City of Tipton, Iowa

Meeting:	**Tipton City Council Meeting**
Place:	**Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772**
Date/Time:	**Monday, October 6, 2025, 5:30 p.m.**
Web Page:	**www.tiptoniowa.org**
Posted:	**Friday, October 3, 2025 (Front door of City Hall & City Website)**

Please join my meeting from your computer, tablet, or smartphone.
https://meet.goto.com/642904677
You can also dial in using your phone.
Access Code:
642-904-677
United States (Toll Free):
1 866 899 4679

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, September 22, 2025

2. Approval – Special Council Meeting Minutes, September 24, 2025

3. Approval – Library Minutes, August 13, 2025

4. Approval – Library Director's Report, August 2025

5. Approval – Payment to Partners 524

6. Approval – Veenstra & Kimm, $5,402.20 *(This asks for approval after the fact. The project itself was approved at a recent council meeting. Brian Brennan suggested that we create a retention/detention basin near the wastewater operation. But, the*

engineering design proposal for the project came in after that, while dirt was being moved at the solar array site.)

7. Approval – Tipton Revitalization Incentive Program reimbursement request for Darlene Ehlers DBA Tipton Chiropractic Center at 200 West South Street, $5,000

8. Approval – Replanting 13 downtown sidewalk trees.

9. Approval – Outside building repairs at City Hall.

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

G. <u>City Business</u>

1. Discussion and possible action concerning to use Federal Airport Entitlement funds (95% Federal, 5% City) to expand the airport's apron and reconstruct its taxilane. *(Adam Thompson with McClure will be making a presentation.)*

2. Discussion and possible action concerning South South Spruce Street Improvements Project/Damages *(Rick Teed with Garden will be present for this item.)*

3. Discussion and possible action concerning Pay Application No. 2 for South South Spruce Improvements Project to Eastern Iowa Excavating & Concrete, $50.690.65

4. Discussion and possible action concerning recommendation to eliminate the gas peak shaving plant.

5. Discussion and possible action concerning remount of 2015 Ford F-450 Lifeline ambulance.

6. Discussion and possible action concerning assisting Hardacre Board with the Theater Project.

7. Discussion and possible action accepting the amended candidate search timeline along with considering the City Manager's offer to extend his last day to a date such as February 13th.

8. Resolution No. 100625A: Resolution approving application and agreement for membership in the Iowa Public Power Agency *(Please note: the application and agreement for membership in the Iowa Public Power Agency is attached as an exhibit to this resolution.)*

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

10. Resolution No. 100625B: Resolution approving joint development agreement and payment of the initial payment of required therein. *(The joint development agreement is a confidential document that was sent to the city council separately for the members' review.)*

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

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

I. Adjournment

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

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

September 22, 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, Koob, Cummins, Helm, and Johnston. Also present: Wagner, Armstrong, Lenz, Nash, DuFour, Walsh, B. Brennan, Smith, Johnson, Terry Goerdt, other visitors, and the press.

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

Proclamation:
1. Domestic Violence Awareness Month

Consent Agenda:
Motion by Cummins, second by Paustian to approve the consent agenda which includes September 8th Council Meeting Minutes, August 2025 Investment and Treasurer's Reports, August 9th Airport Minutes, August 21st Airport Minutes, Sugar Creek Township 2025-2026 Fire Protection Agreement, donating old res-q-jacks struts to Bennett Fire Department, selling of old fire engine, and the following claims list. Following the roll call vote the motion passed unanimously.

ACCESS SYSTEMS LEASING	COPIER AGREEMENT	1,382.81
AFLAC	AFLAC AFTER TAX PY W/HOLDING	584.78
AGILITI HEALTH INC	EQUIPMENT REPAIRS	1,133.03
ALBAUGH PHC INC	TOILET REPAIRS	685
ASCENDANCE TRUCK CENTERS	PARTS	561.08
AT&T MOBILITY	WIRELESS	1,305.10
ATLANTIC COCA-COLA	DRINK ORDER	140.81
AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	1,248.74
AXA EQUI-VEST PROCESSING	DEF. COMP PRETAX	250
BAKER & TAYLOR	BOOKS	484.24
BLUE CROSS/BLUE SHIELD	BCBS HEALTH INSURANCE	33,427.93
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	616.48
BRAND NEW ENGINES	OPERATNG SUPPLIES	53.98
CARRICO AQUATIC RESOURCES	CHEMICALS	243.75
CEDAR COUNTY COOP	FUEL, OIL, SUPPLIES	1,473.80
CEDAR COUNTY EMERGENCY	BALANCE OF ASSESSMENT	180
CEDAR COUNTY SOLID WASTE	TRANSFER FEES	5,220.00
CENTRAL IOWA DISTRIBUTING	MISC SUPPLIES	45
CINTAS	UNIFORMS	775.33
CINTAS CORPORATION	MEDICAL SUPPLIES	245
CITY OF TIPTON	MISC. EMPLOYEE REIMBURSEMENTS	275
CITY OF TIPTON FUNDS	FIREARM REIMB.	37.27
CJ COOPER & ASSOCIATES INC	SPECIMENS	110
COLLECTION SERVICES CENTER	CHILD SUPPORT	59.52
CRESCENT ELECTRIC SUPPLY	SUPPLIES	535.62

CROELL INC	SUPPLIES	558.5
EASTERN IOWA EXCAVATING	PAY APP NO 1	169,585.44
EASTERN IOWA LIGHT & POWER	UTILITIES	692.38
ERIC STORJOHANN	1 BURIAL	600
FAMILY FOODS	CONCESSION SUPPLIES	36.02
GRAINGER	SHOP SUPPLIES	51.39
GRASSHOPPER LAWN CARE	CONTRACT PAY 0816-0915	3,188.33
I.R.S.	FEDERAL WITHHOLDING	26,490.93
IPERS	IPERS WITHHOLDING	17,139.75
JOHN DEERE FINANCIAL	SUPPLIES	806.05
JOHNSON COUNTY AMBULANCE	ALS SERVICE	200
LYNCH DALLAS PC	LEGAL SERVICES	7,398.00
MANATTS INC	CURB & GUTTER ON LYNN	421.01
MBR INC	FREEZER REPAIRS	2,351.81
MC CLURE ENGINEERING CO	AIRPORT APRON & RUNWAY	2,751.24
MISC. VENDOR	MISC VENDORS	4,019.36
MOSCA DESIGN	CHRISTMAS DECOR	7,772.76
NAPA AUTO PARTS	PARTS AND SUPPLIES	168.89
OFFICE MACHINE CONSULTANTS	TECH SERVICES	363.25
PRINCIPAL	PRINCIPAL DENTAL POLICY	2,391.21
REPUBLIC SERVICES OF IOWA	RECYCLING SORT FEES	1,033.75
RODNEY'S YARD MOWING	MOW & CLEAN UP 511 W 8TH ST	100
SCHUMACHER ELEVATOR CO	MONTHLY MAINTENANCE	262.15
SENECA COMPANIES INC	FUEL TANK CLEANING	5,249.37
SHERMCO INDUSTRIES INC	GRID RESILIENCY	22,500.00
SPAHN & ROSE LUMBER CO	SUPPLIES	55.54
STATE HYGIENIC LABORATORY	TESTING	258
STUART C IRBY CO	SUPPLIES	409.28
T & M CLOTHING	UNIFORMS	1,987.00
THE SHERWIN- WILLIAMS CO	STREET PAINT	2,188.93
TIPTON CHAMBER OF COMMERCE	DUES	500
TIPTON CONSERVATIVE	ADS & PRINTING & PUBLISHING	994.03
TIPTON ELECTRIC MOTORS	UPS CHARGES, SUPPLIES, REPAIRS	2,325.96
TIPTON PHARMACY	PHARMAECEUTICALS	401.04
TOTAL MAINTENANCE INC	MONTHLY SERVICE	569
TREASURER, STATE OF IOWA	STATE WITHOLDING	2,948.99
UNIVERSITY OF IOWA HEALTH	OCC HEALTH VISIT	1,050.00
VAN METER INC	WATER PLANT CONTROLS MATERIALS	19,710.93
VERIZON	TOUGHBOOKS	80.06
VESTIS	BLDG MAINT SUPPLIES	552.84
WENDLING QUARRIES INC	37.56 TN ROAD STONE	544.63
WERLING ABSTRACT COMPANY	ABSTRACTS	2,400.00
WINDSTREAM	MONTHLY SERVICES	97.64

** TOTAL **		364,279.73	
FUND TOTALS			
001 GENERAL GOVERNMENT		53,097.85	
110 ROAD USE TAX FUND		170,323.81	
600 WATER OPERATING		24,309.47	
610 WASTEWATER/AKA SEWER REV		4,609.17	
630 ELECTRIC OPERATING		39,099.34	
640 GAS OPERATING		4,602.09	
660 AIRPORT OPERATING		2,830.11	
670 GARBAGE COLLECTION		9,904.62	
740 STORM WATER		252.11	
810 CENTRAL GARAGE		3,798.74	
835 ADMINISTRATIVE SERVICES		19,015.99	
860 PAYROLL ACCOUNT		32,436.43	
GRAND TOTAL		364,279.73	
CITY CREDIT CARD STATEMENT		Card Ttl	**-11,287.82**
City Manager			
Technology	Copernic	93.08	
			93.08
Library			
Building Maint & Repair	Amazon	170.66	
Building Supplies	Walmart, Amazon	61.85	
Technology	Amazon	650.00	
Materials	Walmart, Amazon	1,132.52	
Programming	Walmart, Family Foods, Costco	120.06	
Office Supplies	Demco, Amazon, Walmart	574.28	
Postage/Shipping	USPS	1.90	
Miscellaneous	Amazon	29.99	
			2,741.26
Ambulance			
Training	PWW Advisory Group, Butterfly	453.87	
Op Equip Maint & Repair	Novair	92.25	
Advertising	Indeed	120.00	
Building Maint. & Repair	Amazon	22.98	
Technology	Amazon	80.54	
			769.64
Fire			
Op Equip Maint & Repair	Amazon	58.91	
Miscellaneous	Amazon	27.94	
			86.85
Police			
Training -	Eventbrite	107.48	

Uniforms/Equipment	Galls, Gov Deals	621.09	
Operating Supplies	Foremost Promotions	225.00	
Miscellaneous	Cedar Valley Outfitters	894.51	
			1,848.08
Electric			
Miscellaneous	FRSafety Closeouts	341.70	
Operational Equip & Repair	Amazon	569.72	
			911.42
Public Works			
Uniforms/Equipment	Theisen's	158.99	
Miscellaneous		138.03	
Repair Parts	Amazon	48.14	
Computer Supplies	Bosch	855.00	
Operating Supplies	Amazon	74.89	
			1,275.05
REC / Aquatic Center			
Concession Supplies	Walmart	28.26	
Operating Supplies	Canva, Temp Stick, Kiefer, Amazon, Daysmart	3,434.18	
Fuel	Casey's	100.00	
			3,562.44
Statement Total			**11,287.82**

City Business

1. Discussion and possible action concerning TMI's proposed maintenance agreement for the library.
Motion by Cummins, second by Paustian to approve the Total Coverage Maintenance Agreement. Following the roll call vote the motion passed unanimously.

2. Outdoor Warning Sirens
Motion by Helm, second by Paustian to approve outdoor warning siren annual inspection and battery replacement for our three sirens at a cost of $800 per siren. Following the roll call vote the motion passed unanimously.

3. Selling 2013 Explorer in the police department through PurpleWave
Motion by Paustian, second by Koob to approve selling the 2013 Explorer in the police department through PurpleWave. Following the roll call vote the motion passed unanimously.

4. Update on Schwarz quotes and motel area.
Motion by Paustian, second by Koob to approve the quotes from Schwarz to do the proposed drainage tile. Following the roll call vote the motion passed unanimously.

5. Resolution No. 092225A: Resolution approving Option Agreement reference city purchase of 102 East 5th Street, Tipton, Iowa
Motion by Paustian, second by Koob to approve Resolution No. 092225A, the resolution approving Option Agreement reference city purchase of 102 East 5th Street, Tipton, Iowa. Following the roll call vote the motion passed unanimously.

6. Hiring process for the city manager position.
Motion by Paustian, second by Cummins to approve moving forward with Hinson's full proposal to do the city manager search. Following the roll call vote the motion passed unanimously.

7. Closed session as permitted by Iowa Code Sections 21.5(1)(a), 388.9(1), and 21.5(1)(k), the Council at this time go into closed session to review or discuss records which are required or authorized by state or federal law to be kept confidential; to discuss proprietary information and information required by a noncustomer contracting party to be kept confidential pursuant to a nondisclosure agreement which relates to electric transmission planning and construction and critical energy infrastructure; and to discuss information contained in records in the custody of a governmental body that are confidential records pursuant to section 22.7, subsection 50.
Motion by Paustian, second by Cummins to adjourn from regular session to closed session at 6:23 p.m. Following the roll call vote the motion passed unanimously.

Roll call to return to regular session:
The council reconvened to regular session from closed session at 6:42 p.m. with the following named council member's present: Cummins, Paustian, Koob, Helm, and Johnston. Motion by Paustian, second by Helm to reconvene to regular session from closed session. Following the roll call vote the motion passed unanimously.

8. Potential action following closed session to direct staff to proceed as directed in closed session.
Motion by Paustian, second by Cummins 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 Cummins. Following the roll call vote the motion passed unanimously.
Meeting adjourned at 6:53 p.m.

Mayor________________________

Attest:________________________
City Clerk

September 24, 2025
Go To Meeting
Tipton, Iowa

The City Council of the City of Tipton, Cedar County, Iowa, met in special session at 12:00 p.m. Mayor Goerdt called the meeting to order. Upon roll being called the following named council members were present: Cummins, Helm, Paustian, and Koob. Absent: Johnston. Also present: Wagner, Armstrong, Lenz, and the press.

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

City Business:
1. Resolution No. 092425A: Resolution relating to the financing of proposed projects to be undertaken by the City of Tipton, Iowa; establishing compliance with reimbursement bond regulations under the Internal Revenue Code
Motion by Cummins, second by Paustian to approve Resolution No. 092425A, the resolution relating to the financing of proposed projects to be undertaken by the City of Tipton, Iowa; establishing compliance with reimbursement bond regulations under the Internal Revenue Code. Following the roll call vote the motion passed unanimously.

2. Waiving the council pay for this council meeting.
Motion by Cummins, second Helm to approve waiving the council pay for this council meeting. Following the roll call vote the motion passed unanimously.

Adjourn:
With no further business to come before the council a motion to adjourn was made by Paustian, second by Cummins. Following the roll call vote the motion passed unanimously.
Meeting adjourned at 12:10 p.m.

Mayor______________________

Attest:______________________
City Clerk

Tipton Library

Board of Trustees Meeting

Aug. 13th, 2025 at 4:30 pm

The regular meeting of the Tipton Library Board of Trustees was called to order at 4:30 pm on Aug. 13th at the library by Amanda Fonteyne.

Present

Amanda Fonteyne, Board President | Michala Becthold, Vice President

Maggie Helmold, Secretary | Laura Woods, Board Member

Karen Anderson, Board Member | Bill Ostola, Board Member

Denise Smith, Library Director

Becky Knoche, Assistant Director/Youth Services Librarian

Tanya Demmel, Public Service Librarian

Absent

Jacob McFadon, Board Member

Approval of Agenda

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

Approval of Minutes

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

Communication

None at this time.

Financial Report

Questions about Part-Time employment. **27.83%**

Questions about Miscellaneous line were addressed and resolved. **$174.64**

Clipboards $8.46

Foldable cart $83.99

Construction cones $32.20

Vinegar $2.48

Step stool $24.97

Totes $23.54

Karen motions to accept the financial report, seconded by Laura.

Director's Report

Discussed directors report.

Trustee Handbook

Chapter 3 - Five Primary Responsibilities of Boards, Chapter 4 - Hiring of Library Director

Unfinished Business

Discuss and possible action of the Service Policy.

Maggie motioned to approve the new Service Policy, Michala seconded. New Policy approved.

New Business

a. Discuss Director/Staff salaries for FY 26/27.
    i. Normal : Director Review. Job Description. Board Reviews Director. Make recommendations for salary.
    ii. Denise recommends that we meet with the City Council and talk with them to remediate this. The Director Review is separate from Salary.
    iii. The Code says that the Library Board sets the salary for the Director. We need to decide with the City Council about what needs to happen with the Directors Salary.
    iv. Amanda has talked to Brian, Melissa, and Tammi about this issue.
    v. Discussion was had on this issue.
b. Discuss and possible action on back door repair.
    i. Bid from Kofron to repair the hinges.
    ii. Laura motioned to approve, Bill seconded. Motion passed to approve Kofron to repair the back door.

Miscellaneous Items

a. Open meetings/open records training Friday, August 15, 12-1:30 pm
b. Next meeting- September 17th at 4:30 p.m.

Adjournment

The meeting was adjourned at 5:40 by Maggie, seconded by Laura, motion passed. The next meeting will be held September 17th at 4:30 p.m at the Tipton Public Library.

Minutes submitted by: Maggie Helmold

President: [signature] (Amanda Fonteyne)

Secretary: Maggie Helmold

TIPTON
PUBLIC LIBRARY

Director's Report

Denise Smith

August 2025

Library Grounds/Building

- The faucets in both bathrooms and kitchen were replaced. The water shutoff valves in the kitchen were corroded and were replaced.
- Grasshopper applied Fall application on August 28th.
- The Tipton Chamber will be using the library grounds for their annual scarecrow event. Details are still being worked out.

Library Staff/Services

- The staff updated the Procedures Manual.
- All library personnel files have been moved to City Hall.
- Trustee Info/Policy binder has been reorganized and more user friendly.
- The Grant Wood and Marvin Cone Binder has been organized so that it is also user friendly.
- The TPL Book Club met on September 12th and discussed *The Heaven & Earth Grocery Store* by James McBride.
- The Grant Wood AEA is now taking care of transporting all materials from other libraries (except for colleges and universities).

Programs

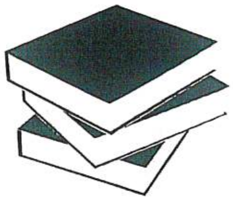
- **TPL Book Club:** The TPL Book Club will meet on October 10th and discuss *Tom Lake* by Ann Patchett.
- The first Crafternoon was September 15. School buses were made out of twinkies.

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

August 2025

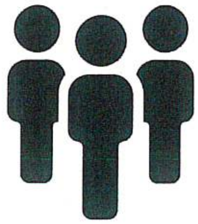
Circulation



Physical Items
August 2025:
1,525
August 2024:
1,232

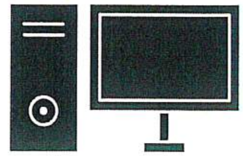
Bridges
August 2025:
508
August 2024:
438

Visitors



August 2025:
1732
August 2024:
1,876

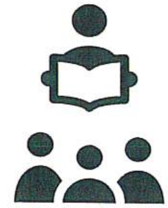
Computer Use



August 2025
Computers: 83
WiFi: 242

August 2024
Computers: 102
WiFi: 240

Programs



Number of Programs
August 2025:
25
Number of Attendees
August 2025:
565

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 08/25)
- ☐ Library Conduct (Reviewed 05/25)
- ☐ Internet and Technology (Reviewed 02/25)
- ☐ Personnel (Reviewed 09/23)
- ☐ Meeting Room (Reviewed 05/25)

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Strategic Plan

- ☐ 5 year plan 12/12/2023-12/12/2027

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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

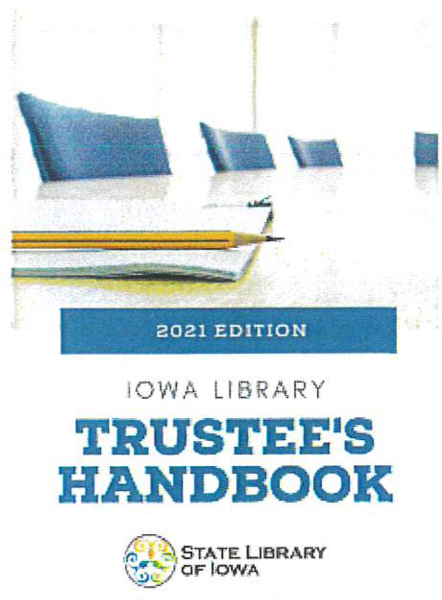
February
Chapter 10
- ☐ Evaluating the Library Director

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



2023-2024 Strategic Plan Items

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

2024/2025

- [x] ~~**Discuss modernizing the historical space**~~
- [x] ~~**Look into utilizing students (Silver Cord)**~~

By Fall of 2025

- [x] ~~**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

- [x] ~~**Look into different seating for teens and children**~~
- [x] ~~**Look into new youth furniture**~~

AGENDA ITEM:

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	**10/06/25**
AGENDA ITEM:	**Discussion and possible action concerning payment to Partners 524**
ACTION:	**Motion to Approve, Deny or Table**

SYNOPSIS:

Partners 524 owns an existing building located at 524 Cedar Street (Rhino's). The City submitted a grant application to Iowa Economic Development Authority on behalf of Partners 524 and was awarded the Community Catalyst Building Remediation grant in June 2022 in the amount of $100,000.

Partners 524 has completed the scope of work for the grant. The City has submitted the final draw to the State. Because the City was the grant recipient, the City is required to reimburse Partners 524 for the second draw totaling $40,000.

Ultimately, the City's role is that of a "pass-through." The City sends the Developers its second draw of $40,000, then the State sends the City an equal amount to make us whole.

The payment to Partners 524 will be issued once the City receives the payment from the State.

PREPARED BY: MA **DATE PREPARED:** 10/01/25

AGENDA ITEM
AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	10/6/2025
AGENDA ITEM:	TRIP Program Reimbursement Request
ACTION:	Motion to approve, deny or table.

SYNOPSIS:

Tipton Revitalization Incentive Program (TRIP) Reimbursement request

Applicant: Darlene Ehlers DBA Tipton Chiropractic Health Center

Location: 200 W South Street

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

Total amount of project: $30,238.35 (cost was estimated at $21,900.25). Reimbursement amount of $5,000.00.

Project Summary:

- Removal of asphalt and sidewalk
- New asphalt and concrete

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

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

MAYOR/COUNCIL ACTION: Approve, deny, or table.

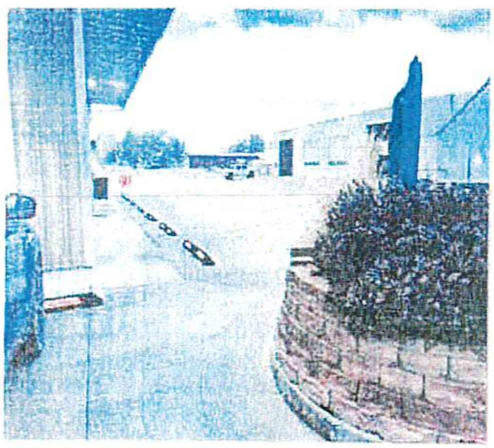
ATTACHMENTS: After pictures

PREPARED BY: Linda Beck
DATE PREPARED: 10/2/2025

Darlene Ehlers DBA: Tipton Chiropractic and Health Center

200 W South Street

After photos



Darlene Ehlers DBA Darlene K Ehlers DC

Before Parking lot Photos

City Of Tipton

Memo

To: City Council, Mayor Goerdt

From: Steve Nash, Public Works

cc: Brian Wagner, City Manager & Melissa Armstrong

Date: 9-30-2025

Re: Replanting downtown sidewalk trees.

The last detail with our Highway 38 project is to replant the sidewalk trees. My initial plan was to add these trees to our normal fall planting which has been funded by various grants. However, this fall the grants have not been available. We do, however, have enough in the tree budget to replace some of the trees downtown. We currently need 15 trees to replace the ones that are gone. There are a couple of other trees that are questionable and will be evaluated in the spring. Currently, I'd like to plant 13 trees in places that are vacant. Because of the late timing this fall I haven't been able to get all the species that we would normally use. As a result, we will add the rest of the planting to next spring.

As always, I'm very receptive to your thoughts and ideas for making our downtown more attractive and greener.

Kelly Tree Farm LLC
279 Delta Ave
Mechanicsville, IA 52306
563-432-6257
ktf@netins.net
www.kellytreefarm.com

KELLY TREE FARM LLC

Invoice 11389

BILL TO	SHIP TO
Steve Nash	Steve Nash
City of Tipton	City of Tipton
124 West South Street	124 West South Street
Tipton, IA 52772	Tipton, IA 52772

DATE	PLEASE PAY	DUE DATE
09/30/2025	$2,475.00	10/30/2025

SHIP VIA

Pickup

ITEM	QTY	RATE	AMOUNT
Sun Valley Maple 10 Gallon Potted	3	235.00	705.00T
Ivory Silk Lilac 10 Gallon Potted	3	225.00	675.00T
Crimson Spire Oak 10 Gallon Potted	3	250.00	750.00T
Sunburst Honeylocust 10 Gallon Potted	2	220.00	440.00T
Vanilla Strawberry Hydrangea Tree #7 Potted	1	180.00	180.00T

Thank you for your business!

SUBTOTAL	2,750.00
DISCOUNT 10%	-275.00
TAX	0.00
TOTAL	2,475.00
TOTAL DUE	$2,475.00

THANK YOU.

A 25% down payment is required to hold your order. The remaining balance can be paid at pick up or 10 days prior to shipment. There is 3% convenience fee for using credit cards.

AGENDA ITEM:

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	**10/06/25**
AGENDA ITEM:	**Discussion and possible action concerning outside building repairs at City Hall**
ACTION:	**Motion to Approve, Deny or Table**

SYNOPSIS:

During a rainstorm this May, the entryway of City hall had two significant areas that had some water leaking. Esbeck Masonry has recommended some spot tuck point and caulking of the bad areas above the new addition to the City hall building to prevent future leaks.

He has proposed an estimate of not to exceed $5,000 which includes the lift, material and labor. He will contact the City if he needs authority to go beyond the $5,000.

PREPARED BY: MA **DATE PREPARED:** 10/02/25

Esbeck Masonry
1315 Hwy 130
Tipton, IA, 52772
Home (319) 886-3053
Cell (319) 551-2922

Estimate

City of Tipton
407 Lynn Street
Tipton Ia 52772

05-30-2025

For:

Spot tuck point and caulk bad areas above new addition to city hall building, inspect areas that possibly causing water leaks inside, Do not exceed $5,000.00 before notifying city if there is more concern or work to be done.

Total: $5,000.00

Estimate includes material, Labor, lift rental.

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE DEPARTMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	1,521.18
			MEDICARE WITHOLDING	297.22
			MEDICARE WITHOLDING	15.88
			MEDICARE WITHOLDING	15.81
			MEDICARE WITHOLDING	10.86
			MEDICARE WITHOLDING	14.03
			MEDICARE WITHOLDING	1.98
		AT&T MOBILITY	WIRELESS	166.90
		THE HARTFORD	LONG TERM DISABILITY PAYRO	97.14
			GTL_VTL INSURANCE	33.40
		IPERS	IPERS REGULAR EMPLOYEES	5.06
			IPERS WITHHOLDING EMT	16.16
			IPERS WITHOLDING POLICE	2,277.97
		LISA DUFOUR	TRAVEL TRAINING	27.80
		CAPITAL ONE	SUPPLIES	18.84
		CITY OF TIPTON FUNDS	Repay Admin Services	5,149.01
			PSF payment	431.38
			TRANSFERS	416.67
		CITY UTILITIES	City Hall	5.04
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	2,626.28
			TOTAL:	13,148.61
FIRE DEPARTMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	41.73
			MEDICARE WITHOLDING	9.77
		IPERS	IPERS WITHHOLDING, FIRE	57.27
		CITY OF TIPTON FUNDS	Repay Admin Services	1,075.65
			TRANSFERS	416.67
		CITY UTILITIES	CITY UTILITIES	683.07
			CITY UTILITIES	69.89
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,059.02
			TOTAL:	3,413.07
AMBULANCE	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	589.80
			MEDICARE WITHOLDING	80.19
			MEDICARE WITHOLDING	43.34
			MEDICARE WITHOLDING	4.99
			MEDICARE WITHOLDING	9.42
		ACE ELECTRIC	GENERATOR REPAIR	339.42
		AT&T MOBILITY	WIRELESS	238.54
		THE HARTFORD	LONG TERM DISABILITY PAYRO	26.49
			GTL_VTL INSURANCE	13.80
		BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	53.61
			MEDICAL SUPPLIES	96.53
			MEDICAL SUPPLIES	51.50
		IOWA GEMT PAYMENT PROGRAM	SEPT & OCT STATE SHARE PYM	3,364.26
		IPERS	IPERS WITHHOLDING EMT	863.04
		JOHNSON COUNTY AMBULANCE SERVICE	ALS SERVICE	200.00
			ALS SERVICE	200.00
		LISBON-MT VERNON AMBULANCE SERVICE	PARAMEDIC INTERCEPT	200.00
		PCC	JUNE BILLING	3,307.87
		WING PC	MEDICAL DIRECTOR	500.00
		CITY OF TIPTON FUNDS	Repay Admin Services	3,513.29
			PSF payment	7.90
			TRANSFERS	1,448.67
		CITY UTILITIES	CITY UTILITIES	320.75
			CITY UTILITIES	43.74

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	6,289.88
			TOTAL:	21,807.03
STREET DEPARTMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	212.29
			MEDICARE WITHOLDING	37.24
			MEDICARE WITHOLDING	0.40
			MEDICARE WITHOLDING	0.85
			MEDICARE WITHOLDING	1.60
			MEDICARE WITHOLDING	9.56
		THE HARTFORD	LONG TERM DISABILITY PAYRO	13.74
			GTL_VTL INSURANCE	6.33
		CINTAS	UNIFORMS	42.88
			UNIFORMS	78.29
		IPERS	IPERS REGULAR EMPLOYEES	334.85
		MANATTS INC	CONCRETE	986.63
			CONCRETE	1,608.50
		CITY OF TIPTON FUNDS	Central Stores services pa	2,144.34
			PSF payment	177.00
			TRANSFERS	1,539.25
		CITY UTILITIES	CITY UTILITIES	15.00
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	3,337.26
			TOTAL:	10,546.01
SIDEWALKS	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS	Central Stores services pa	35.67
			TOTAL:	35.67
TREES	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS	Central Stores services pa	145.98
			TOTAL:	145.98
CEMETERY	GENERAL GOVERNMENT	ERIC STORJOHANN	2 BURIALS	950.00
			TOTAL:	950.00
GENERAL ADMINISTRATION	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	171.20
			MEDICARE WITHOLDING	33.29
			MEDICARE WITHOLDING	0.28
			MEDICARE WITHOLDING	0.27
			MEDICARE WITHOLDING	6.20
		THE HARTFORD	LONG TERM DISABILITY PAYRO	11.53
			GTL_VTL INSURANCE	2.66
		CINTAS	UNIFORMS	20.11
			UNIFORMS	20.11
		IPERS	IPERS REGULAR EMPLOYEES	266.76
		CITY OF TIPTON FUNDS	Central Stores services pa	1,063.17
			PSF payment	44.28
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,363.11
			TOTAL:	3,002.97
LIBRARY	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	311.17
			MEDICARE WITHOLDING	50.47
			MEDICARE WITHOLDING	4.94
			MEDICARE WITHOLDING	17.36
		THE HARTFORD	LONG TERM DISABILITY PAYRO	14.00
			GTL_VTL INSURANCE	9.44
		BAKER & TAYLOR	BOOKS	59.27
		MISC. VENDOR BECKY KNOCHE	BECKY KNOCHE:PROGRAM SUPPL	42.86
		IPERS	IPERS REGULAR EMPLOYEES	477.57

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
		WINDSTREAM		MONTHLY SERVICES	191.67
		CITY OF TIPTON FUNDS		PSF payment	26.54
		CITY UTILITIES		CITY UTILITIES	488.03
				TOTAL:	1,693.32
PARK	GENERAL GOVERNMENT	I.R.S.		FICA WITHOLDING	38.29
				MEDICARE WITHOLDING	1.88
				MEDICARE WITHOLDING	6.63
				MEDICARE WITHOLDING	0.43
		THE HARTFORD		LONG TERM DISABILITY PAYRO	0.68
				GTL_VTL INSURANCE	0.12
		CHALLIS LAWN CARE		WEED CONTROL	1,600.00
				WEED CONTROL	1,500.00
				WEED CONTROL	200.00
		IPERS		IPERS REGULAR EMPLOYEES	15.35
		CITY OF TIPTON FUNDS		Repay Admin Services	306.12
				PSF payment	0.40
		CITY UTILITIES		CITY UTILITIES	208.98
				CITY UTILITIES	73.59
		CITY OF TIPTON-REVOLVING CENTRAL GARAG		vehicle/equipment charges	794.27
				TOTAL:	4,746.74
RECREATION DEPARTMENT	GENERAL GOVERNMENT	I.R.S.		FICA WITHOLDING	74.50
				MEDICARE WITHOLDING	17.43
		ACCESS SYSTEMS LEASING		COPIER AGREEMENT	101.10
		THE HARTFORD		LONG TERM DISABILITY PAYRO	5.20
				GTL_VTL INSURANCE	2.36
		IPERS		IPERS REGULAR EMPLOYEES	117.68
		CITY OF TIPTON FUNDS		Repay Admin Services	279.07
				PSF payment	3.95
		CITY OF TIPTON-REVOLVING CENTRAL GARAG		vehicle/equipment charges	132.58
				TOTAL:	733.87
YOUTH RECREATON	GENERAL GOVERNMENT	MISC. VENDOR	COLTON MARCHIK	COLTON MARCHIK:REF FLAG FT	44.00
			ISAAC SPANGLER	ISAAC SPANGLER:REF FLAG FT	44.00
			MAX LASHMIT	MAX LASHMIT:REF FLAG FOOTB	44.00
			OAKLEY KRUSE	OAKLEY KRUSE:REF FLAG FTBA	44.00
			TATE REZAC	TATE REZAC:REF FLAG FOOTBA	44.00
			COLTON MARCHIK	COLTON MARCHIK:REF FLAG FT	44.00
			GAVIN SORGENFREY	GAVIN SORGENFREY:REF FLAG	44.00
			JACKSON TIMMERMAN	JACKSON TIMMERMAN:REF FLG	44.00
			MAX LASHMIT	MAX LASHMIT:REF FLAG FOOTB	44.00
			OAKLEY KRUSE	OAKLEY KRUSE:REF FLAG FOOT	44.00
			TATE REZAC	TATE REZAC:REF FLAG FOOTBA	44.00
		FUSION SITE MIDWEST LLC		PORT A POTTIE SERVICES	450.51
				PORT A POTTIE SERVICES	247.79
		HASTY AWARDS		MEDALS FOR YOUTH REC	473.62
		ADAM SPANGLER		HOSTING REC VOLLEYBALL	740.00
		T & M CLOTHING		SOCCER SHIRTS	300.00
				TOTAL:	2,695.92
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT	I.R.S.		FICA WITHOLDING	229.59
				MEDICARE WITHOLDING	17.42
				MEDICARE WITHOLDING	36.27
		ACCESS SYSTEMS LEASING		COPIER AGREEMENT	101.10
		ATLANTIC COCA-COLA BOTTLING CO		DRINK ORDER	140.81

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		THE HARTFORD	LONG TERM DISABILITY PAYRO	5.20
			GTL_VTL INSURANCE	2.36
		CRESCENT ELECTRIC SUPPLY CO	SUPPLIES	11.19
		IPERS	IPERS REGULAR EMPLOYEES	225.13
		FOSTERS KRAUS	REPLACE COIL CONCESSION UN	2,245.00
		LECTRONICS INC	FRYER INSPECTION	141.00
		CITY OF TIPTON FUNDS	Repay Admin Services	2,662.50
			PSF payment	3.95
		CITY UTILITIES	CITY UTILITIES	5,765.93
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	87.12
			TOTAL:	11,674.57
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	151.99
			MEDICARE WITHOLDING	32.00
			MEDICARE WITHOLDING	3.55
		THE HARTFORD	LONG TERM DISABILITY PAYRO	10.55
			GTL_VTL INSURANCE	3.07
		IPERS	IPERS REGULAR EMPLOYEES	238.72
		MARCIA MEYERS	OCTOBER RENT	600.00
		SPINUTECH INC	EMAIL MARKETING	25.00
		CITY OF TIPTON FUNDS	PSF payment	7.90
		CITY UTILITIES	CITY UTILITIES	116.33
			TOTAL:	1,189.11
EXECUTIVE	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	108.50
			MEDICARE WITHOLDING	25.38
		IPERS	IPERS ELECTED OFFICIALS	99.12
			TOTAL:	233.00
FINANCE & ADMINISTRATI	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	24.63
			MEDICARE WITHOLDING	5.58
			MEDICARE WITHOLDING	0.14
			MEDICARE WITHOLDING	0.04
		THE HARTFORD	LONG TERM DISABILITY PAYRO	1.56
			GTL_VTL INSURANCE	0.51
		GOERDT INSPECTION AND CONSULTATION SER	CONTRACT PAY	2,500.00
		IPERS	IPERS REGULAR EMPLOYEES	38.65
		CITY OF TIPTON FUNDS	Repay Admin Services	919.43
			PSF payment	23.35
		CITY UTILITIES	City Hall	312.50
			City Hall	9.24
			CITY UTILITIES	2,395.91
			TOTAL:	6,231.54
BUILDING MAINTENANCE	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	20.14
			MEDICARE WITHOLDING	4.71
		VESTIS	MATS	189.17
		IPERS	IPERS REGULAR EMPLOYEES	30.67
			TOTAL:	244.69
AMBULANCE TRUST	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS	TRANSFERS	1,448.67
			TOTAL:	1,448.67
TRANSFER-COMM/LOCAL AC	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS	TRANSFERS	1,666.67
			TOTAL:	1,666.67

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
STREET DEPARTMENT	ROAD USE TAX FUND	GARDEN & ASSOCIATES INC	SPRUCE ST RECONSTRUCTION	9,656.15
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	5,411.42
			TOTAL:	15,067.57
TRAFFIC SERVICE MAINT.	ROAD USE TAX FUND	I.R.S.	FICA WITHOLDING	5.20
			MEDICARE WITHOLDING	1.02
			MEDICARE WITHOLDING	0.09
			MEDICARE WITHOLDING	0.06
			MEDICARE WITHOLDING	0.06
		THE HARTFORD	LONG TERM DISABILITY PAYRO	0.30
			GTL_VTL INSURANCE	0.14
		IPERS	IPERS REGULAR EMPLOYEES	8.39
		CITY OF TIPTON FUNDS	Central Stores services pa	31.95
			PSF payment	1.10
		CITY UTILITIES	CITY UTILITIES	49.93
			TOTAL:	98.24
SNOW AND ICE REMOVAL	ROAD USE TAX FUND	I.R.S.	FICA WITHOLDING	64.74
			MEDICARE WITHOLDING	13.86
			MEDICARE WITHOLDING	0.43
			MEDICARE WITHOLDING	0.48
			MEDICARE WITHOLDING	0.37
		THE HARTFORD	LONG TERM DISABILITY PAYRO	4.11
			GTL_VTL INSURANCE	2.01
		IPERS	IPERS REGULAR EMPLOYEES	102.50
		CITY OF TIPTON FUNDS	Central Stores services pa	630.14
			PSF payment	41.79
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	3,178.14
			TOTAL:	4,038.57
STREET CLEANING	ROAD USE TAX FUND	CITY OF TIPTON FUNDS	Central Stores services pa	113.89
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	820.00
			TOTAL:	933.89
TRANSFER/OTHER SOURCES	ROAD USE TAX FUND	CITY OF TIPTON FUNDS	TRANSFERS	2,920.00
			TOTAL:	2,920.00
TRANSFERS/OTHER SOURCE	TRUST AND AGENCY F	CITY OF TIPTON FUNDS	TRANSFERS	48,441.75
			TOTAL:	48,441.75
TRANSFERS/OTHER SOURCE	LOCAL OPTION TAX	CITY OF TIPTON FUNDS	TRANSFERS	27,637.33
			TOTAL:	27,637.33
TRANSFERS/OTHER SOURCE	TIF SPECIAL REVENU	CITY OF TIPTON FUNDS	TRANSFERS	7,022.58
			TRANSFERS	15,000.00
			TOTAL:	22,022.58
REVOLVING LOAN PRGRM	ECONOMIC/INDUSTRIA	DORSEY & WHITNEY LLP	URBAN REVITE AMEND	1,552.00
		CITY UTILITIES	CITY UTILITIES	77.59
			TOTAL:	1,629.59
TRANSFERS/OTHER SOURCE	FIRE ENTERPRISE TR	CITY OF TIPTON FUNDS	TRANSFERS	5,369.75
			TOTAL:	5,369.75
HWY 38 PROJECT	GO CP 2023	ORIGIN DESIGN	CEDAR ST & UTILITIES IMPRV	2,236.00
			CEDAR ST & UTILITIES IMPRV	2,533.25

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	4,769.25
ELECTRIC SOLAR PROJECT	ELECTRIC SOLAR PRO	D A DAVIDSON & COMPANY	ELECTRIC REVENUE BONDS	19,500.00
		VEENSTRA & KIMM INC	SOLAR SITE PLAN & SWPPP RE	3,330.00
			TOTAL:	22,830.00
WATER DISTRIBUTION	WATER OPERATING	I.R.S.	FICA WITHOLDING	336.83
			MEDICARE WITHOLDING	74.79
			MEDICARE WITHOLDING	1.16
			MEDICARE WITHOLDING	1.28
			MEDICARE WITHOLDING	1.55
		THE HARTFORD	LONG TERM DISABILITY PAYRO	21.96
			GTL_VTL INSURANCE	8.53
		CINTAS	UNIFORMS	0.00
			UNIFORMS	0.00
		HAWKINS INC	CHEMICALS	1,304.99
		IOWA DEPT OF NATURAL RESOURCES	ANNUAL WATER USE FEE	115.00
		IOWA ONE CALL	LOCATES	27.60
		IPERS	IPERS REGULAR EMPLOYEES	529.27
		MUNICIPAL SUPPLY INC	SUPPLIES	1,283.08
		PSC DISTRIBUTION INC	SUPPLIES	231.21
		CITY OF TIPTON FUNDS	Repay Admin Services	3,495.76
			PSF payment	241.27
		CITY UTILITIES	City Hall	5.04
			CITY UTILITIES	609.74
			CITY UTILITIES	588.16
			CITY UTILITIES	1,074.39
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	385.41
			TOTAL:	10,337.02
WATER BILL/COLLECT	WATER OPERATING	I.R.S.	FICA WITHOLDING	60.11
			MEDICARE WITHOLDING	13.30
			MEDICARE WITHOLDING	0.75
		THE HARTFORD	LONG TERM DISABILITY PAYRO	4.33
			GTL_VTL INSURANCE	2.36
		IPERS	IPERS REGULAR EMPLOYEES	97.92
		TYLER TECHNOLOGIES INC	UB NOTIFICATION CALLS	8.23
		CITY OF TIPTON FUNDS	Repay Admin Services	234.48
			PSF payment	3.95
			TOTAL:	425.43
TRANSFER/OTHER SOURCES	WATER OPERATING	CITY OF TIPTON FUNDS	TRANSFERS	4,133.33
			TRANSFERS	2,834.09
			TOTAL:	6,967.42
NON-DEPARTMENTAL	WASTEWATER/AKA SEW	CITIZENS SAVINGS BANK	CD	248,930.42
			TOTAL:	248,930.42
WASTEWATER/AKA SEWER	WASTEWATER/AKA SEW	I.R.S.	FICA WITHOLDING	348.93
			MEDICARE WITHOLDING	76.42
			MEDICARE WITHOLDING	1.25
			MEDICARE WITHOLDING	1.05
			MEDICARE WITHOLDING	2.90
		THE HARTFORD	LONG TERM DISABILITY PAYRO	23.01
			GTL_VTL INSURANCE	8.34
		IPERS	IPERS REGULAR EMPLOYEES	551.16

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SCHIMBERG CO	SUPPLIES	436.64
		CITY OF TIPTON FUNDS	Repay Admin Services	1,594.12
			PSF payment	294.22
		CITY UTILITIES	City Hall	5.04
			CITY UTILITIES	4,980.59
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	943.30
			TOTAL:	9,266.97
TRANSFER/OTHER SOURCES	WASTEWATER/AKA SEW	CITY OF TIPTON FUNDS	TRANSFERS	3,866.67
			TRANSFERS	48,212.25
			TOTAL:	52,078.92
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING	I.R.S.	FICA WITHOLDING	1,036.78
			MEDICARE WITHOLDING	213.30
			MEDICARE WITHOLDING	8.50
			MEDICARE WITHOLDING	6.99
			MEDICARE WITHOLDING	12.19
			MEDICARE WITHOLDING	1.49
		THE HARTFORD	LONG TERM DISABILITY PAYRO	62.76
			GTL_VTL INSURANCE	23.65
		CEDAR COUNTY TREASURER	TAXES	38,782.00
		CINTAS	UNIFORMS, SHOP TOWELS, MAT	100.74
			UNIFORMS, SHOP TOWELS, MAT	61.84
			UNIFORMS, SHOP TOWELS, MAT	100.74
			UNIFORMS, SHOP TOWELS, MAT	61.84
		CRESCENT ELECTRIC SUPPLY CO	SUPPLIES	219.07
		DR DARLENE A EHLERS	OCTOBER RENT	575.00
		MISC. VENDOR CANTONWINE, PAT	03-0820-00	655.35
		GRAINGER	SUPPLIES	68.07
		HI LINE INC	METER SUPPLIES	285.50
			METER SUPPLIES	238.00
			METER SUPPLIES	310.50
			METER SUPPLIES	109.90
			METER SUPPLIES	217.50-
		IOWA ONE CALL	LOCATES	27.60
		IPERS	IPERS REGULAR EMPLOYEES	1,630.01
		JONES COUNTY TREASURER	TAXES	314.00
		LOUISA COUNTY TREASURER	TAXES	8,791.00
		MUSCATINE COUNTY TREASURER	TAXES	1,790.00
		NILES CHIROPRACTIC	DRUG SCREENS	25.00
		STUART C IRBY CO	SUPPLIES	1,471.25
			SUPPLIES	30.12
			SUPPLIES	2.84
			SUPPLIES	112.35
			SUPPLIES	149.16
			SUPPLIES	273.92
		CAPITAL ONE	SUPPLIES	42.55
		WASHINGTON COUNTY TREASURER	TAXES	458.00
		CITY OF TIPTON FUNDS	Repay Admin Services	8,213.86
			PSF payment	252.82
		CITY UTILITIES	City Hall	6.30
			CITY UTILITIES	67.35
			CITY UTILITIES	336.88
			CITY UTILITIES	19.88
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	4,132.33
			TOTAL:	70,863.93

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
ELECTRIC POWER PLANT	ELECTRIC OPERATING	I.R.S.	FICA WITHOLDING	37.36
			MEDICARE WITHOLDING	7.03
			MEDICARE WITHOLDING	0.47
			MEDICARE WITHOLDING	0.83
			MEDICARE WITHOLDING	0.41
		ACTERRA GROUP	FUEL SKID	2,840.35
		THE HARTFORD	LONG TERM DISABILITY PAYRO	2.20
			GTL_VTL INSURANCE	0.83
		CRESCENT ELECTRIC SUPPLY CO	SUPPLIES	6.35
			SUPPLIES	61.85
		ELECTRICAL ENGINEERING & EQUIPMENT CO	SUPPLIES	642.86
		IPERS	IPERS REGULAR EMPLOYEES	59.31
		PMMIC INSURANCE	FUEL TANK INSURANCE	2,423.00
		POWER PLANT COMPLIANCE	ENGINE TESTING	12,500.00
		THOMAS HEATING & AIR	SUPPLIES & REPAIRS	214.30
			SUPPLIES & REPAIRS	6,000.00
		CITY OF TIPTON FUNDS	Repay Admin Services	1,122.80
			PSF payment	1.58
		CITY UTILITIES	CITY UTILITIES	196.29
			CITY UTILITIES	1,243.33
			CITY UTILITIES	751.65
			CITY UTILITIES	42.00
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	497.87
			TOTAL:	28,652.67
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING	I.R.S.	FICA WITHOLDING	140.58
			MEDICARE WITHOLDING	29.06
			MEDICARE WITHOLDING	0.99
			MEDICARE WITHOLDING	1.46
			MEDICARE WITHOLDING	0.75
			MEDICARE WITHOLDING	0.62
		THE HARTFORD	LONG TERM DISABILITY PAYRO	9.12
			GTL_VTL INSURANCE	4.31
		IPERS	IPERS REGULAR EMPLOYEES	224.89
		TYLER TECHNOLOGIES INC	UB NOTIFICATION CALLS	8.24
		CITY OF TIPTON FUNDS	Repay Admin Services	517.30
			PSF payment	6.72
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	348.51
			TOTAL:	1,292.55
LOUISA GENERATING STAT	ELECTRIC OPERATING	MIDAMERICAN ENERGY COMPANY	Est cash request	25,550.00
			Est cash request	42,340.00
			Est cash request	730.00
			Est cash request	4,380.00
			TOTAL:	73,000.00
TRANSFER/OTHER SOURCES	ELECTRIC OPERATING	CITY OF TIPTON FUNDS	TRANSFERS	26,579.00
			TRANSFERS	34,529.25
			TRANSFERS	7,320.34
			TOTAL:	68,428.59
GAS DISTRIBUTION	GAS OPERATING	I.R.S.	FICA WITHOLDING	481.39
			MEDICARE WITHOLDING	91.84
			MEDICARE WITHOLDING	9.05
			MEDICARE WITHOLDING	10.16
			MEDICARE WITHOLDING	1.53

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		THE HARTFORD	LONG TERM DISABILITY PAYRO	30.65
			GTL_VTL INSURANCE	12.06
		CINTAS	UNIFORMS, SHOP TOWELS, MAT	49.82
			UNIFORMS, SHOP TOWELS, MAT	49.82
		GRAINGER	SUPPLIES	68.07
		IOWA ONE CALL	LOCATES	27.60
		IPERS	IPERS REGULAR EMPLOYEES	765.71
		STUART C IRBY CO	SUPPLIES	591.62
			SUPPLIES	407.99
			SUPPLIES	395.81
		CITY OF TIPTON FUNDS	Repay Admin Services	10,817.02
			PSF payment	554.40
		CITY UTILITIES	City Hall	6.30
			CITY UTILITIES	112.29
			CITY UTILITIES	28.11
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	272.41
			TOTAL:	14,783.65
GAS BILL/COLLECT	GAS OPERATING	I.R.S.	FICA WITHOLDING	78.80
			MEDICARE WITHOLDING	16.82
			MEDICARE WITHOLDING	0.23
			MEDICARE WITHOLDING	0.41
			MEDICARE WITHOLDING	0.75
			MEDICARE WITHOLDING	0.20
		THE HARTFORD	LONG TERM DISABILITY PAYRO	5.42
			GTL_VTL INSURANCE	2.78
		IPERS	IPERS REGULAR EMPLOYEES	127.59
		TYLER TECHNOLOGIES INC	UB NOTIFICATION CALLS	8.23
		CITY OF TIPTON FUNDS	Repay Admin Services	295.22
			PSF payment	4.74
			TOTAL:	541.19
GAS PEAK SHAVING PLANT	GAS OPERATING	CITY UTILITIES	CITY UTILITIES	84.00
			TOTAL:	84.00
TRANSFER/OTHER SOURCES	GAS OPERATING	CITY OF TIPTON FUNDS	TRANSFERS	13,838.00
			TOTAL:	13,838.00
AIRPORT	AIRPORT OPERATING	WRIGHT LAWN CARE	CONTRACT PAY OCTOBER	358.33
		CITY UTILITIES	CITY UTILITIES	108.76
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	164.58
			TOTAL:	631.67
TRANSFER/OTHER SOURCES	AIRPORT OPERATING	CITY OF TIPTON FUNDS	TRANSFERS	362.17
			TOTAL:	362.17
GARBAGE COLLECTION	GARBAGE COLLECTION	I.R.S.	FICA WITHOLDING	220.08
			MEDICARE WITHOLDING	49.72
			MEDICARE WITHOLDING	0.14
			MEDICARE WITHOLDING	0.89
			MEDICARE WITHOLDING	0.75
		THE HARTFORD	LONG TERM DISABILITY PAYRO	14.49
			GTL_VTL INSURANCE	5.41
		CINTAS	UNIFORMS	21.94
			UNIFORMS	21.94
		IPERS	IPERS REGULAR EMPLOYEES	351.40

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CITY OF TIPTON FUNDS	Repay Admin Services	2,122.97
			Central Stores services pa	4,634.95
			PSF payment	562.65
		CITY UTILITIES	City Hall	5.04
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	4,397.00
			TOTAL:	12,409.37
RECYCLING	GARBAGE COLLECTION	I.R.S.	FICA WITHOLDING	76.41
			MEDICARE WITHOLDING	11.06
			MEDICARE WITHOLDING	6.53
			MEDICARE WITHOLDING	0.28
		THE HARTFORD	LONG TERM DISABILITY PAYRO	3.55
			GTL_VTL INSURANCE	1.23
		IPERS	IPERS REGULAR EMPLOYEES	80.39
		CITY OF TIPTON FUNDS	PSF payment	413.61
		CITY UTILITIES	CITY UTILITIES	25.64
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	2,931.32
			TOTAL:	3,550.02
TRANSFER OUT/SINKING F	GARBAGE COLLECTION	CITY OF TIPTON FUNDS	TRANSFERS	3,532.33
			TRANSFERS	413.50
			TOTAL:	3,945.83
STORM WATER	STORM WATER	I.R.S.	FICA WITHOLDING	24.47
			MEDICARE WITHOLDING	5.56
			MEDICARE WITHOLDING	0.11
			MEDICARE WITHOLDING	0.03
		THE HARTFORD	LONG TERM DISABILITY PAYRO	1.65
			GTL_VTL INSURANCE	0.84
		IPERS	IPERS REGULAR EMPLOYEES	38.50
		CITY OF TIPTON FUNDS	Repay Admin Services	970.54
			PSF payment	42.41
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	93.29
			TOTAL:	1,177.40
OTHER SOURCES	STORM WATER	CITY OF TIPTON FUNDS	TRANSFERS	685.50
			TRANSFERS	4,377.83
			TOTAL:	5,063.33
INT SRVC-OTHER BUSINES	CENTRAL GARAGE	I.R.S.	FICA WITHOLDING	86.87
			MEDICARE WITHOLDING	17.01
			MEDICARE WITHOLDING	1.42
			MEDICARE WITHOLDING	0.94
			MEDICARE WITHOLDING	0.94
		ASCENDANCE TRUCK CENTERS LLC	REPAIR PARTS #35	104.90
		THE HARTFORD	LONG TERM DISABILITY PAYRO	5.10
			GTL_VTL INSURANCE	2.05
		CENTRAL IOWA DISTRIBUTING INC	SHOP SUPPLIES	132.00
		CINTAS	UNIFORMS	19.44
			SUPPLIES	166.31
			UNIFORMS	19.44
		IPERS	IPERS REGULAR EMPLOYEES	139.77
		LAWSON PRODUCTS INC	SHOP SUPPLIES	23.07
		NILES CHIROPRACTIC	DRUG SCREENS	25.00
		SHOTTENKIRK	REPAIR PARTS	57.52
		VERMEER IOWA & N. MISSOURI	REPAIR PARTS	30.21

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CITY OF TIPTON FUNDS	Repay Admin Services	2,088.43
			PSF payment	18.34
		CITY UTILITIES	CITY UTILITIES	249.22
			CITY UTILITIES	42.00
			CITY UTILITIES	58.56
			TOTAL:	3,288.54
INT SRVC-OTHER BUSINES	ADMINISTRATIVE SER	I.R.S.	FICA WITHOLDING	122.99
			MEDICARE WITHOLDING	26.79
			MEDICARE WITHOLDING	0.72
			MEDICARE WITHOLDING	1.26
		THE HARTFORD	LONG TERM DISABILITY PAYRO	8.64
			GTL_VTL INSURANCE	4.58
		MISC. VENDOR UNTRAUER DRAFTING SERV	UNTRAUER DRAFTING SERVICES	195.00
		IOWA CITY/COUNTY MANAGEMENT ASSOCIATIO	DUES RENEWAL	150.00
		IPERS	IPERS REGULAR EMPLOYEES	195.52
		MELISSA ARMSTRONG	MILEAGE	197.40
			2025 IMFOA FALL CONFERENCE	200.00
		QUADIENT FINANCE USA INC	POSTAGE	1,500.00
		RODNEY'S YARD MOWING	MOWING	670.00
		SPINUTECH INC	LICENSE, SUPPORT, HOSTING	885.00
		WERLING ABSTRACT COMPANY	ABSTRACT	1,350.00
		WINDSTREAM	MONTHLY SERVICES	944.49
		CITY OF TIPTON FUNDS	PSF payment	7.66
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	9.17
			TOTAL:	6,469.22
NON-DEPARTMENTAL	PAYROLL ACCOUNT	I.R.S.	FEDERAL WITHHOLDING	9,563.01
			FICA WITHOLDING	6,616.55
			MEDICARE WITHOLDING	1,547.46
		AFLAC	AFLAC AFTER TAX PY W/HOLDI	111.93
			AFLAC PY PRETAX WITHOLDING	442.61
			AFLAC AFTER TAX DEDUCTION	30.24
		AXA EQUI-VEST PROCESSING OFFICE	DEF. COMP PRETAX	250.00
		THE HARTFORD	GTL_VTL INSURANCE	411.77
		COLLECTION SERVICES CENTER	CHILD SUPPORT- SPANGLER-96	59.52
		IPERS	IPERS WITHHOLDING, FIRE	38.20
			IPERS ELECTED OFFICIALS	66.05
			IPERS REGULAR EMPLOYEES	4,432.84
			IPERS WITHHOLDING EMT	586.43
			IPERS WITHOLDING POLICE	1,571.14
		CITY OF TIPTON FUNDS	FIREARM REIMB.	37.27
		TREASURER, STATE OF IOWA	STATE WITHOLDING	2,926.95
			TOTAL:	28,691.97

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT

=============== FUND TOTALS ================

001	GENERAL GOVERNMENT	85,607.44
110	ROAD USE TAX FUND	23,058.27
112	TRUST AND AGENCY FUND	48,441.75
121	LOCAL OPTION TAX	27,637.33
125	TIF SPECIAL REVENUE FUND	22,022.58
160	ECONOMIC/INDUSTRIAL DEVEL	1,629.59
192	FIRE ENTERPRISE TRUST	5,369.75
317	GO CP 2023	4,769.25
320	ELECTRIC SOLAR PROJECT	22,830.00
600	WATER OPERATING	17,729.87
610	WASTEWATER/AKA SEWER REVE	310,276.31
630	ELECTRIC OPERATING	242,237.74
640	GAS OPERATING	29,246.84
660	AIRPORT OPERATING	993.84
670	GARBAGE COLLECTION	19,905.22
740	STORM WATER	6,240.73
810	CENTRAL GARAGE	3,288.54
835	ADMINISTRATIVE SERVICES	6,469.22
860	PAYROLL ACCOUNT	28,691.97
	GRAND TOTAL:	906,446.24

TOTAL PAGES: 12

McCLURE™

October 3, 2025

Mathews Memorial Airport
1118 Airport Rd
Tipton, IA 52772

Re: Proposed 5-Year Airport Capital Plan
Expand Apron and Reconstruct Taxilane

As displayed in **Table 1** below, in FY2026 the Airport will have expiring entitlement and Infrastructure Investment and Jobs Act funds (IIJA). To ensure the projected funds are not redirected to another airport, the Expand Apron and Reconstruct Taxliane project may be moved into the FY 2026 cycle. The federal/local funding split will remain at 95%/5% for FY 2026 and 90%/10% for FY 2027 with this proposed change.

Table 1. FAA's Estimated Available Entitlement Summary

	Estimated Available Entitlement Summary					
	2023[1]	2024	2025	2026[2]	Total	
AIP	$150,000	$150,000	$150,000	$150,000	$600,000	You have funds that expire on September 30, 2026
IIJA[3]	$68,438	$113,000	$108,000	$108,000	$397,438	You have funds that expire on September 30, 2026

[1] FFY 2023 AIP Entitlement will expire in FFY 2026
[2] FFY 2026 AIP Nonprimary Entitlement unknown pending legislation - $150,000 is assumed for planning
[3] IIJA Allotment is recalculated each fiscal year (previous FY's amount assumed for planning)

The expand apron and reconstruct taxilane project is proposed to be completed across two (2) budget years with engineering in FY2026 and construction in FY2027.

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

Property acquisition remains a high priority for the Airport and after this project is completed there are still funds remaining to complete property acquisition.

Sincerely,

Adam Thompson
Project Manager

Enclosures

- CIP Data Sheet

2229 E Grantview Lane, Suite 2, Coralville, IA 52241
P 319.626.9090 | mcclurevision.com

FEDERAL AVIATION ADMINISTRATION

CAPITAL IMPROVEMENT PROGRAM (CIP)

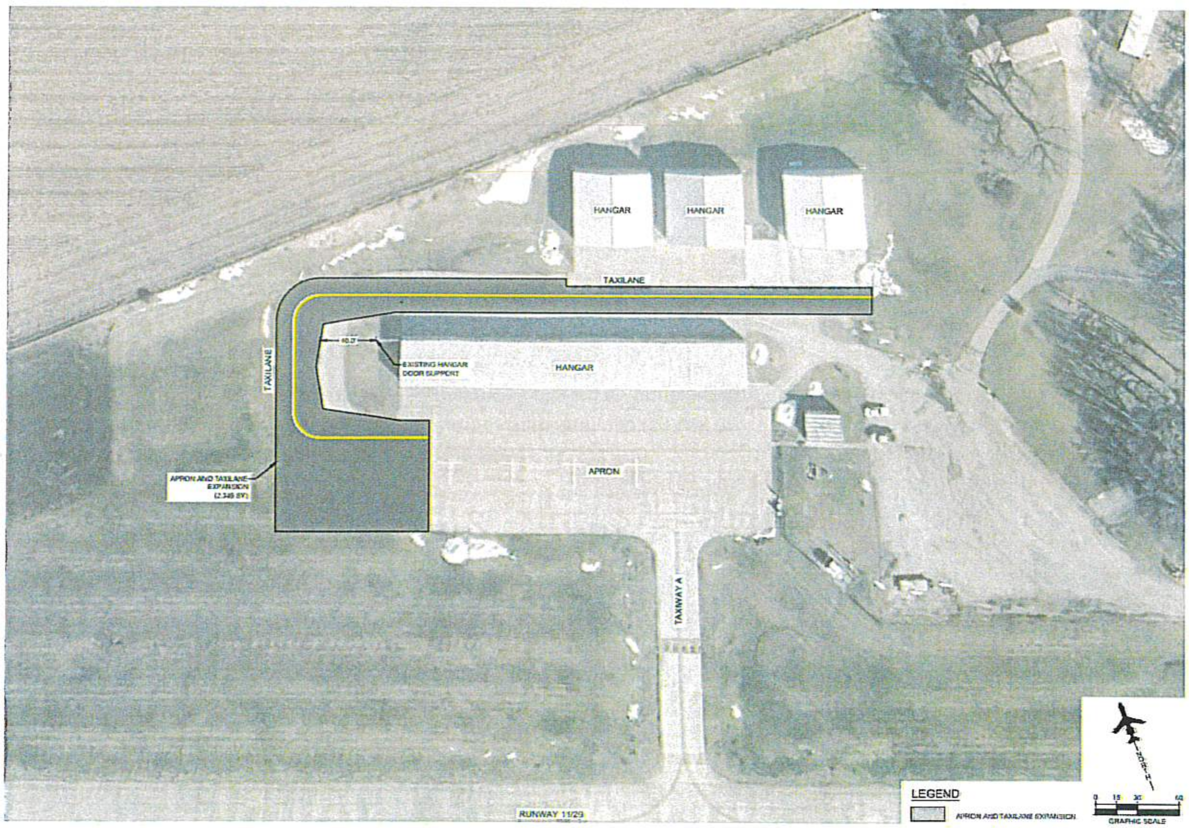
AIRPORTS DIVISION - CENTRAL REGION

CIP DATA SHEET

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

Project Justification and Scope:

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



SPONSOR SIGNATURE BLOCK			
Signature:		**Date:**	
Printed Name:	Brian Wagner	**Title:**	City Manager
Phone Number:	563-886-6564	**Email:**	citymanager@tiptoniowa.org

From: Richard Teed <rteed@gardenassociates.net>
Sent: Wednesday, October 1, 2025 11:29 AM
To: Brian Wagner, City of Tipton <citymanager@tiptoniowa.org>
Subject: FW: Tipton, IA | South South Spruce Street Improvements | Damages

Brian,

Below is the email I sent to the contractor today. What I'm trying to work through is figuring out the value of damages for the damaged edges. There are a few things that make this difficult:

1. Damaged edges do not necessarily mean the concrete panels are not acceptable.
2. Some of the edges are still unraveling/spalling. This spalling is the most concerning right now.

My plan is to monitor the pavement. At some point I will recommend the panels to be replaced if the spalling doesn't stop. I plan on stopping out before it snows to see how bad it gets this year. Best case scenario is that there is no more spalling and then we can figure out what a reasonable compensation is.

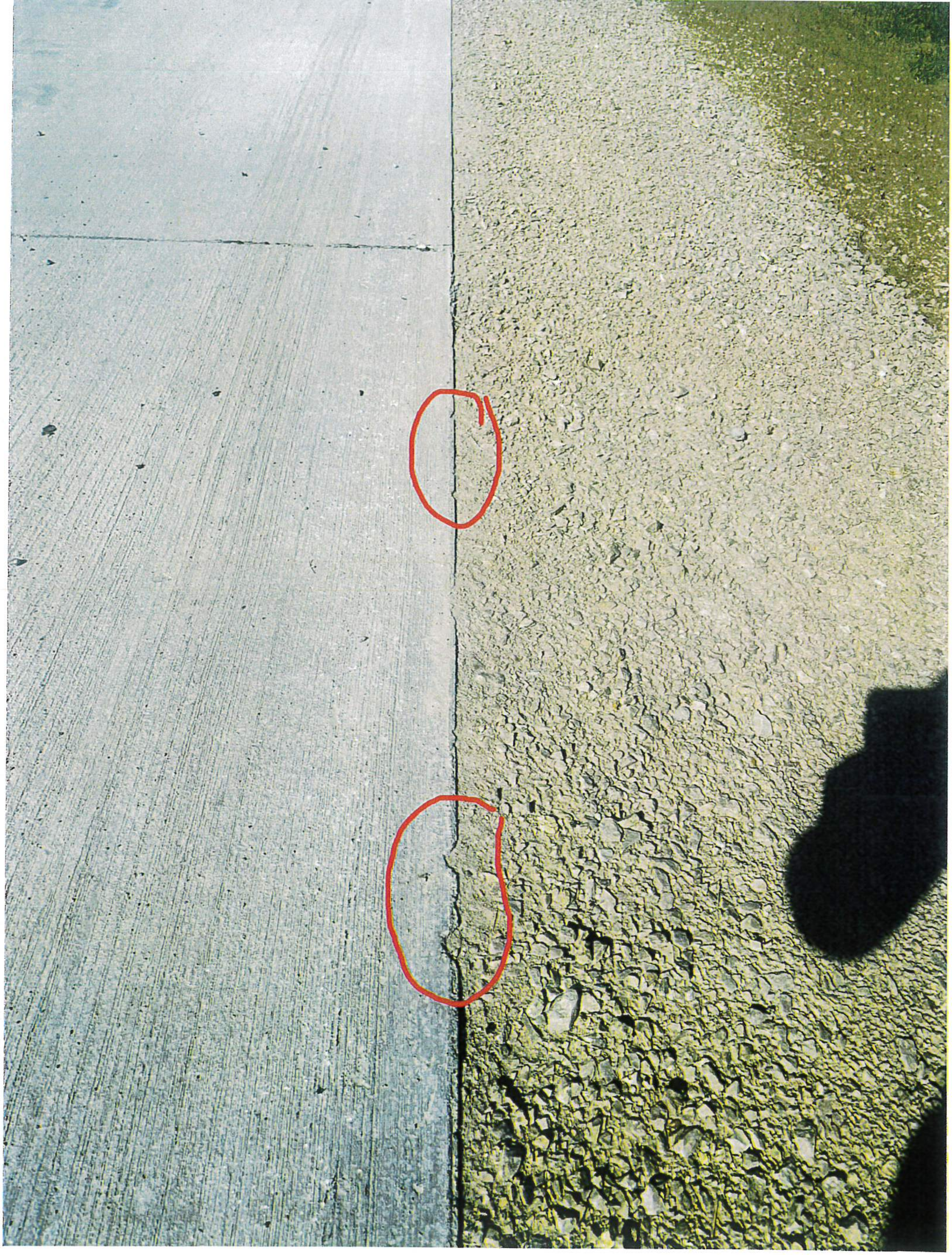
Rick Teed, P.E.

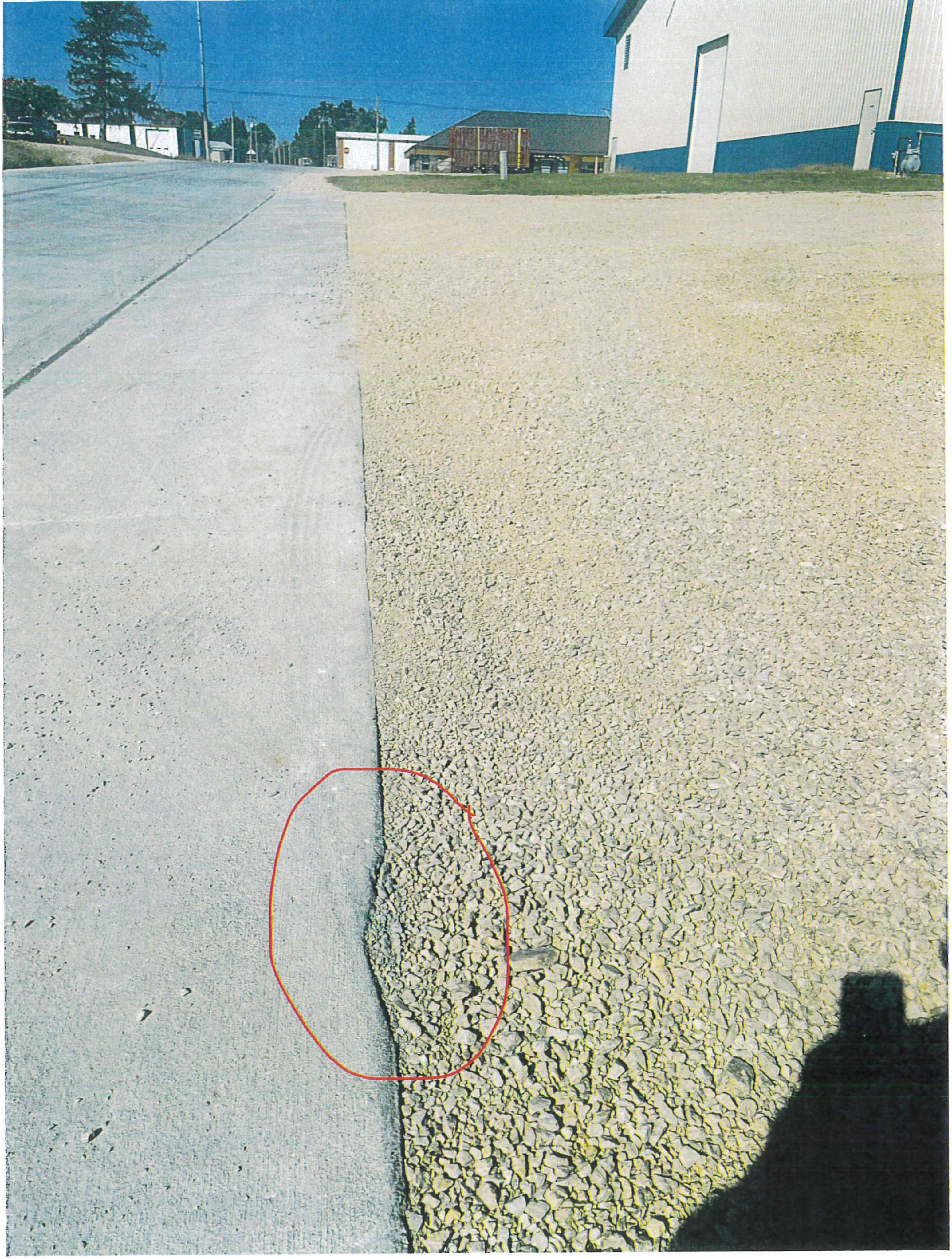
GARDEN & ASSOCIATES, LTD.

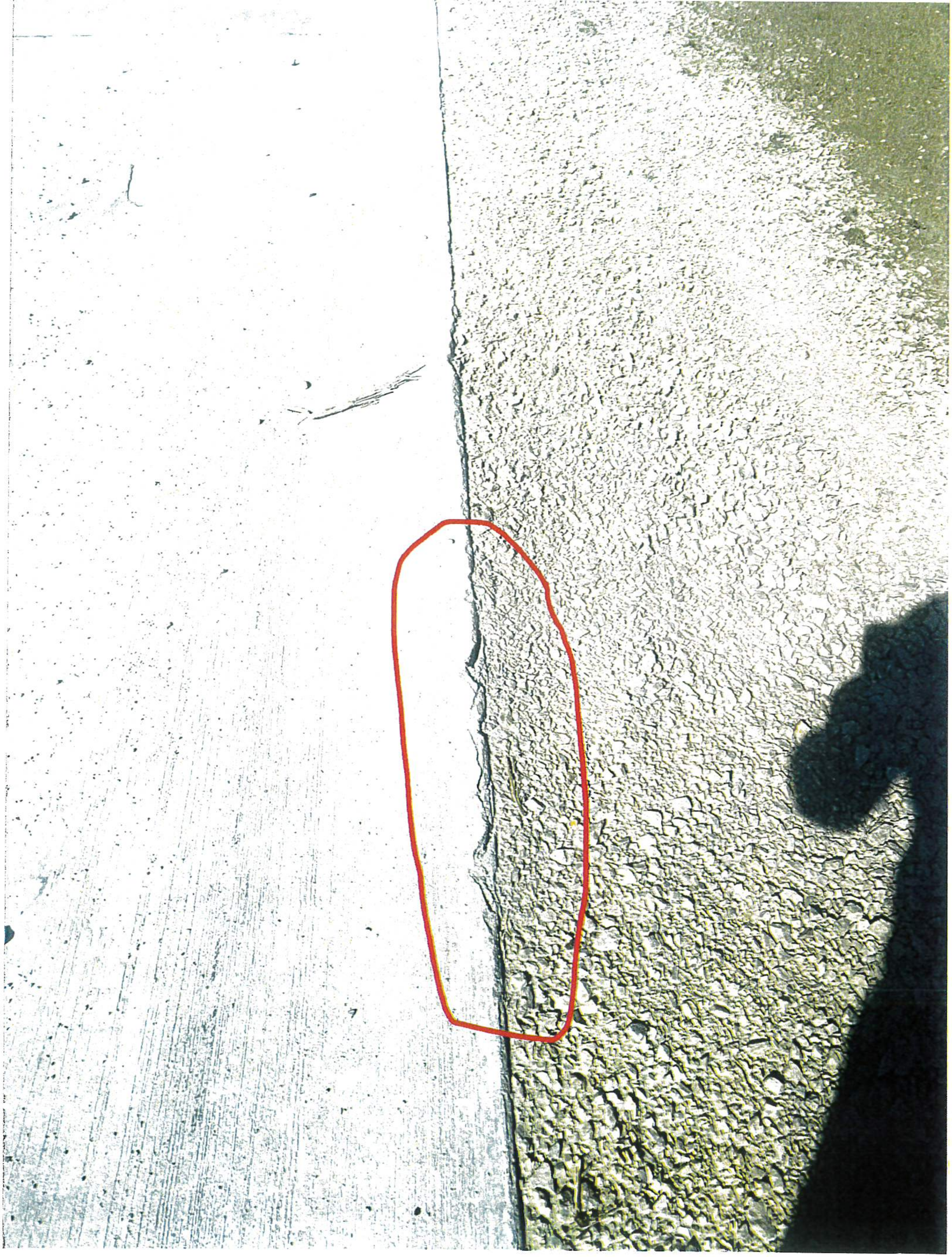
"Engineering a Better Iowa...
Helping Build Stronger Communities"

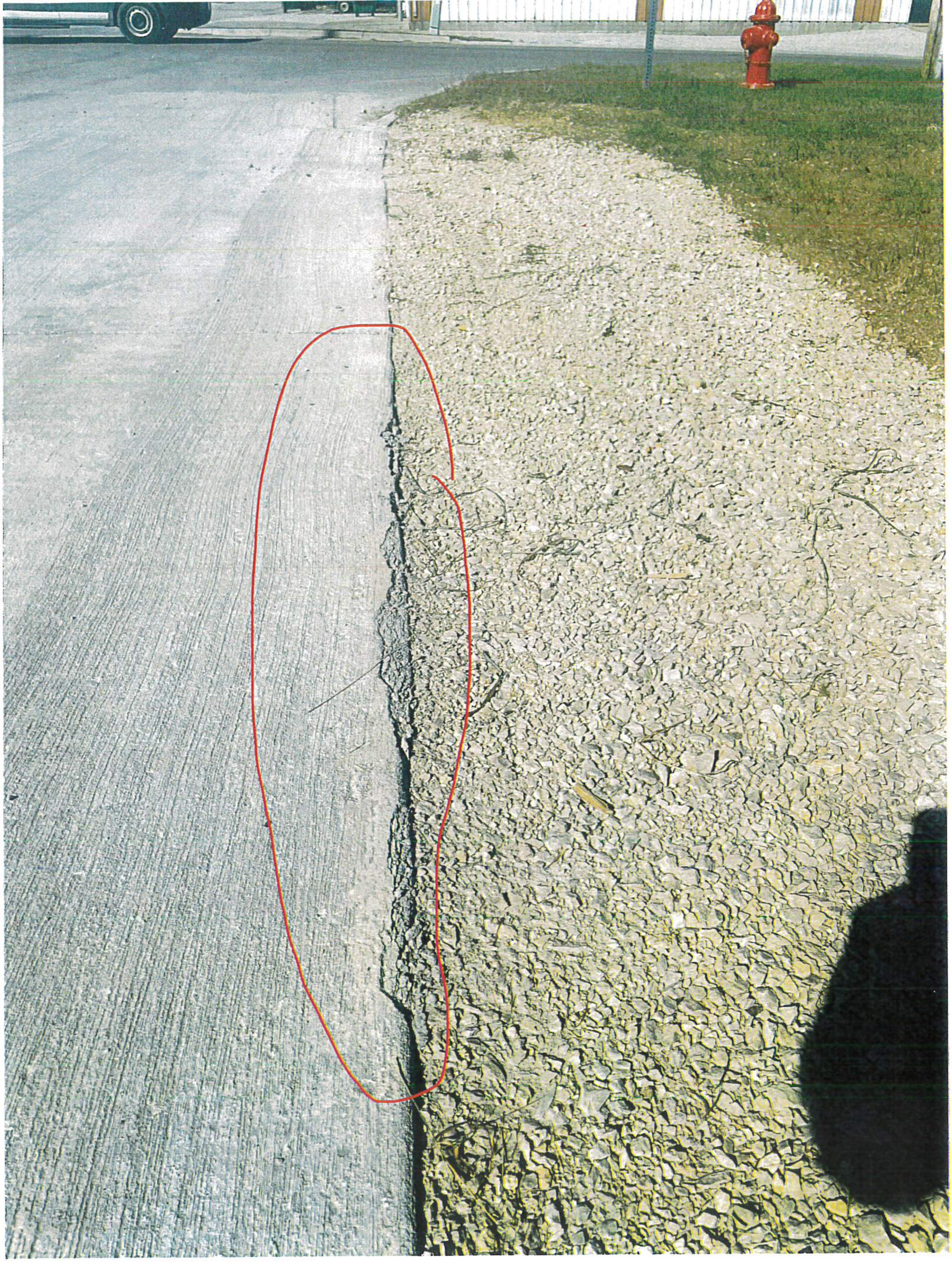
1701 3rd Avenue East - Suite 1
P.O. Box 451
Oskaloosa, Iowa 52577

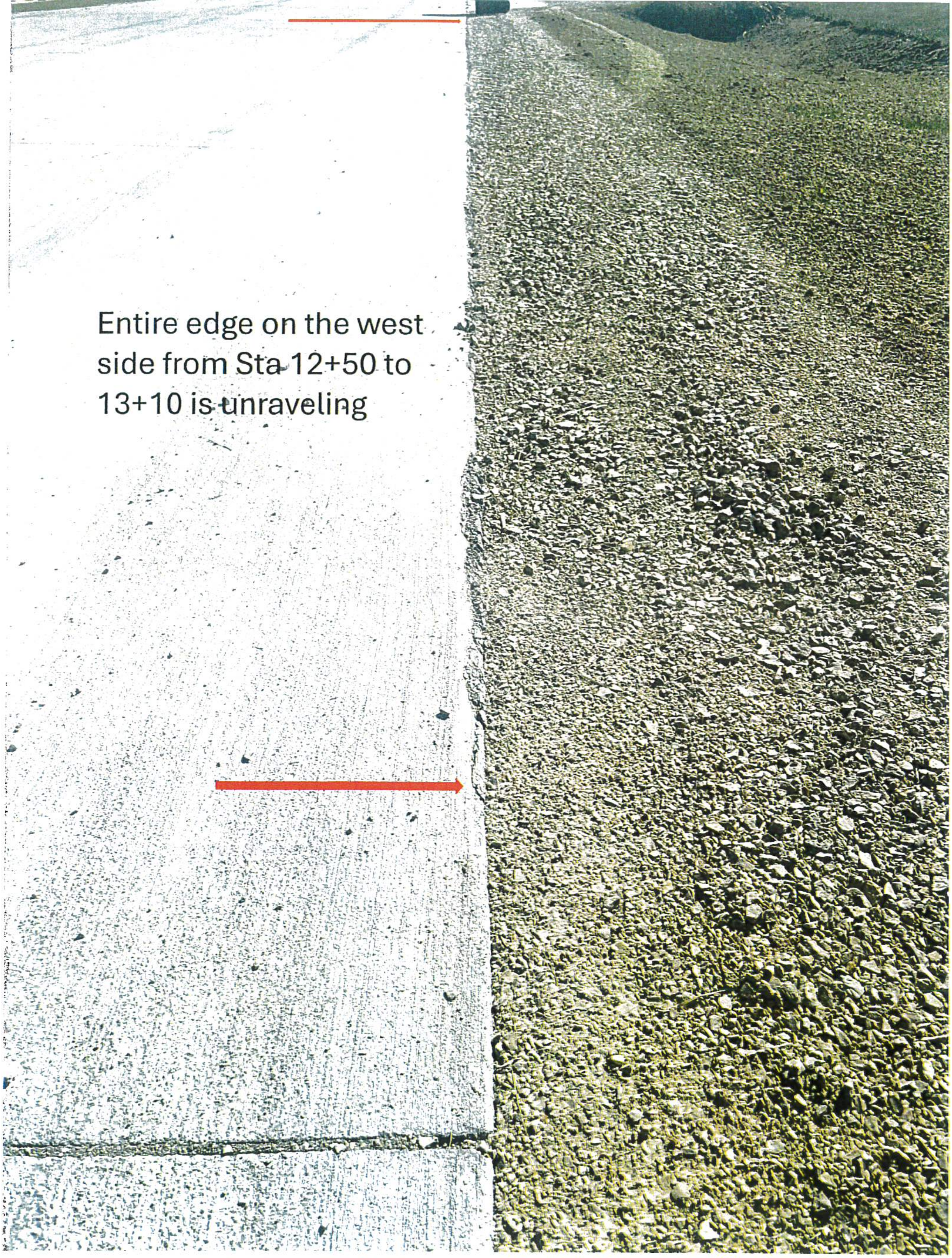
Phone: (641) 672-2526
Cell: (563) 316-1868










Entire edge on the west side from Sta 12+50 to 13+10 is unraveling

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Contractor's Application for Payment No. 2

To (Owner): City of Tipton, Iowa	Application Period: 9/4/2025 - 9/25/2025	Application Date: 10/6/2025
	From (Contractor): Eastern Iowa Excavating & Concrete, LLC	Via (Engineer): Garden & Associats
Project: South-South Spruce Street Improvements	Contract: South-South Spruce Street Improvements	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 5025020

Contract Working Day Summary:

Original Contract Time:	60
Added by Change Order:	
Contract Time To Date:	60
Working Days Used to Date:	31
Working Days Remaining:	29

Application For Payment
Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1	$17,718.50	
TOTALS	$17,718.50	
NET CHANGE BY CHANGE ORDERS	$17,718.50	

1. ORIGINAL CONTRACT PRICE	$ $230,007.85
2. Net change by Change Orders	$ $17,718.50
3. Current Contract Price (Line 1 ± 2)	$ $247,726.35
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)	$ $227,088.75
5. RETAINAGE:	
a. 3% X $227,088.75 Work Completed	$ $6,812.66
b. X Stored Material	$
c. Total Retainage (Line 5.a + Line 5.b)	$ $6,812.66
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)	$ $220,276.09
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	$ $169,585.44
8. AMOUNT DUE THIS APPLICATION	$ $50,690.65
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)	$ $9,731.76

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: Matt Menster   Date: 10-1-25

Payment of: $ 50,690.65
(Line 8 or other - attach explanation of the other amount)

is recommended by: [signature] (Engineer)   10-1-2025 (Date)

Payment of: $ 50,690.65
(Line 8 or other - attach explanation of the other amount)

is approved by: ______ (Owner)   ______ (Date)

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract):	South-South Spruce Street Improvements	Application Number:	2
Application Period:	9/4/2025 - 9/25/2025	Application Date:	10/6/2025

A					B	C	D	E	F		
Item		Contract Information									
Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item ($)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
1	Excavation, Class 10	1,430	CY	$11.35	$16,230.50	1430	$16,230.50		$16,230.50	100.0%	
2	Subgrade Preparation, 6" Thick (Soil-Aggregate)	2,430	SY	$1.55	$3,766.50	2430	$3,766.50		$3,766.50	100.0%	
3	Subbase, Granular, 6" Thick	2,430	SY	$8.55	$20,776.50	2430	$20,776.50		$20,776.50	100.0%	
4	Trench Compaction Testing	1	LS	$1,685.00	$1,685.00						$1,685.00
5	Storm Sewer, Trenched, 12", RCP	160	LF	$59.25	$9,480.00	160	$9,480.00		$9,480.00	100.0%	
6	Storm Sewer, Trenched, 15", RCP	160	LF	$67.25	$10,760.00	160	$10,760.00		$10,760.00	100.0%	
7	Removal of Storm Sewer, All Types, ≤18" Dia.	315	LF	$7.25	$2,283.75	315	$2,283.75		$2,283.75	100.0%	
8	Pipe Apron, 15", RCP	1	EA	$2,255.00	$2,255.00	1	$2,255.00		$2,255.00	100.0%	
9	Area Intake, SW-512, Case 1, 24" Riser	2	EA	$1,880.00	$3,760.00	2	$3,760.00		$3,760.00	100.0%	
10	Manhole Adjustment, Major	1	EA	$2,550.00	$2,550.00	1	$2,550.00		$2,550.00	100.0%	
11	Pavement, PCC, 7" Thick, C-3 or C-4	1,950	SY	$50.50	$98,475.00	1950	$98,475.00		$98,475.00	100.0%	
12	PCC Pavement Samples and Testing	1	LS	$1,085.00	$1,085.00	1	$1,085.00		$1,085.00	100.0%	
13	Driveway, Paved, PCC, 7" Thick	241	SY	$64.35	$15,508.35	230	$14,800.50		$14,800.50	95.4%	$707.85
14	Driveway, Granular (Class 'A' Crushed Stone, IDOT Gradation No. 11)	75	TON	$29.25	$2,193.75	70	$2,047.50		$2,047.50	93.3%	$146.25
15	Granular Shoulders (Class 'A' Crushed Stone, IDOT Gradation No. 11)	160	TON	$38.00	$6,080.00	150	$5,700.00		$5,700.00	93.8%	$380.00
16	Temporary Traffic Control	1	LS	$2,200.00	$2,200.00	1	$2,200.00		$2,200.00	100.0%	
17	Hydraulic Seeding, Seeding, Fertilizing, and Mulching	1	LS	$4,200.00	$4,200.00	1	$4,200.00		$4,200.00	100.0%	
18	Mobilization	1	LS	$9,000.00	$9,000.00	1	$9,000.00		$9,000.00	100.0%	
19	Change Order #1-1 Excavation, 12"	467	SY	$33.55	$15,667.85	467	$15,667.85		$15,667.85	100.0%	
20	Change Order #1-2, Geo-Grid	651	SY	$3.15	$2,050.65	651	$2,050.65		$2,050.65	100.0%	
	Totals				**$230,007.85**		**$227,088.75**		**$227,088.75**	98.7%	**$2,919.10**

EJCDC® C-620 Contractor's Application for Payment

AGENDA ITEM

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE: 10/01/2024

AGENDA ITEM: Recommendation to eliminate the gas peak shave plant

ACTION: Approve or Deny

SYNOPSIS: The gas department will be making the recommendation to the council to eliminate the peak shave plant. The plant has not been operational for 4 years now and possesses numerous safety concerns. The plant is also no longer needed because of changes made by Clayton Energy and their purchasing of gas that is allocated to us. Also with the current Sagar System, developing solar field, and future proposals of a housing development, walking trail and Montgomery drive and possible pond area, its not a safe situation to have the peak shave plant in that area. Discussions with Cedar County Coop also has offered us the option to sell back the LP gas in the 30,000 gallon tank as well as the opportunity for them to possibly purchase the tank from us. The plant is old and falling apart and a lot of replacement parts obsolete. With all the safety concerns and no longer a need for it, it makes sense to eliminate the building and sell the product and tank. The money could then be used for some important pressing needs within the gas department and help with the budget.

BUDGET ITEM: No

RESPONSIBLE DEPARTMENT: Gas Department

MAYOR/COUNCIL ACTION: Approve or Deny

ATTACHMENTS:

PREPARED BY: Darren Lenz **DATE PREPARED:** 10/01/24

AGENDA ITEM:

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	**10/06/2025**
AGENDA ITEM:	**Ambulance Remount**
ACTION:	**Council consideration, Motion to approve Remount if loan is approved by ECIA**

SYNOPSIS:

The ambulance is requesting council approval to move forward with pursuing a low-interest loan from ECIA to fund the remount of our 2015 Ford F-450 Lifeline ambulance. The proposed work would be completed by McGrath Sirens, a local vendor with technicians meeting factory specifications per the ambulance manufacturer.

The total project cost is approximately $170,000. The project timeline includes a 2–3 month lead time for parts procurement, followed by a 4–6 week completion window once all parts are in stock.

ECIA has an established low-interest loan program, which has been successfully used by other small rural EMS agencies to acquire essential equipment. Recently, Linda, Brian, and I met with Matt and Holly from ECIA. They expressed strong support and shared in our excitement about the opportunity to remount our ambulance with a fairly local vendor on such a timely schedule. If approved, the loan would be offered at 2% interest with agreeable repayment terms. The ambulance itself would serve as collateral for the loan.

We believe this project represents a fiscally responsible solution to ensure continued reliability of our ambulance fleet while avoiding the significantly higher costs and longer delays associated with purchasing a new ambulance.

BUDGET ITEM: Ambulance

RESPONSIBLE DEPARTMENT: Ambulance

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

ATTACHMENTS: McGrath Sirens Quote

PREPARED BY: Brad Ratliff **DATE PREPARED:** 09/12/2025

Prepared for: Brad Ratliff, Director of EMS, City of Tipton
210 W 1st St
Tipton, IA 52772
Office: 563-886-6502 | Mobile: 319-499-8734
Email: tiptonambulance@tiptoniowa.org
Ordering FIN Code: KJ691
End User FIN Code: KJ691

2026 F-450 Chassis 4x4 SD Regular Cab 193" WB DRW XLT (F4H)

Price Level: 625

Client Proposal

Prepared by:
Tyler Young
Office: (641)430-341-2
Email: tyoung@mcgrathauto.com
Quote ID: KJ691.0664
Date: 08/28/2025

Prepared for: Brad Ratliff
Director of EMS, City of Tipton
Prepared by: Tyler Young
08/28/2025

McGrath Ford | 1040 N. Center Point NE Hiawatha Iowa | 52233

2026 F-450 Chassis 4x4 SD Regular Cab 193" WB DRW XLT (F4H)

Price Level: 625 | Quote ID: KJ691.0664

Major Equipment

(Based on selected options, shown at right)
10-speed automatic

Exterior: Oxford White
Interior: Medium Dark Slate w/Cloth 40/20/40 Split Bench Seat

* 19.5 x 6-inch front and dual rear polished forged aluminum wheels
* Front tires LT load rating: G
* PTO transmission provision
* Transmission electronic control
* Stainless steel single exhaust
* Battery rating: 750CCA
* Battery run down protection
* Fuel tank capacity: 40.00 gal.
* Steering wheel mounted audio controls
* 8 inch primary display
* AM/FM
* Auxiliary input jack
* Vehicle body length: 278.8"
* Cab to axle: 108.0"
* Axle capacity rear: 12,880 lbs.
* Axle capacity front: 7,000 lbs.
* Firm ride suspension
* Rear window defroster
* Heated driver and passenger side door mirrors
* LT225/70RS19.5 AS BSW front and rear tires
* Overdrive transmission
* Lock-up transmission
* Alternator Amps: 250A
* Driveline managed traction control
* Dual lead acid battery
* Injection Type: sequential MPI
* Auxiliary power take-off
* Wireless audio streaming
* AM/FM stereo radio
* Seek scan
* SYNC 4 external memory control
* Wheelbase: 193.0"
* Axle to end of frame: 47.2"
* Tire/wheel capacity rear: 15,000 lbs.
* Spring rating front: 7,000 lbs.
* Trip computer
* Power door mirrors
* Manual folding door mirrors

As Configured Vehicle

As Configured Vehicle	MSRP
STANDARD VEHICLE PRICE	$61,550.00
Order Code 653A	N/C
Engine: 7.3L 2V DEVCT NA PFI V8 Gas	Included
Transmission: TorqShift 10-Speed Automatic	Included
GVWR: 16,500 lb Payload Package	Included
Tires: 225/70Rx19.5G BSW A/P	Included
Cloth 40/20/40 Split Bench Seat	Included
Monotone Paint Application	STD
193" Wheelbase	STD
Radio: AM/FM Stereo w/MP3 Player	Included
410 Amp Dual Alternators	Included
Fleet Customer Powertrain Limited Warranty	N/C
50-State Emissions System	STD
SYNC 4 Communication & Entertainment System	Included
Ford Connectivity Package (1-Year Included)	Included
Medium Dark Slate w/Cloth 40/20/40 Split Bench Seat	N/C
Oxford White	N/C
Limited Slip w/4.88 Axle Ratio	$395.00
Wheels: 19.5" x 6" Forged Polished Aluminum	$1,095.00

Prepared for: Brad Ratliff
Director of EMS, City of Tipton
Prepared by: Tyler Young
08/28/2025

McGrath Ford | 1040 N. Center Point NE Hiawatha Iowa | 52233

2026 F-450 Chassis 4x4 SD Regular Cab 193" WB DRW XLT (F4H)

Price Level: 625 | Quote ID: KJ691.0664

Major Equipment

* DRL preference setting
* Deep tinted windows
* Manual climate control
* Seat mounted side impact driver airbag
* Seat mounted side impact front passenger airbag
* SecuriLock immobilizer
* Driver seat with 8-way directional controls
* Height adjustable front seat head restraints
* Split-bench front seat
* Front seat armrest storage
* Power height adjustable driver seat
* Power driver seat cushion tilt
* Manual passenger seat fore/aft control
* Carpet front seatback upholstery
* 4-wheel disc brakes
* Brake assist system
* Daytime running lights
* Variable intermittent front windshield wipers
* Driver front impact airbag
* Cancellable front passenger air bag
* 6 airbags
* 40-20-40 split-bench front seat
* Front passenger seat with 4-way directional controls
* Manual front seat head restraint control
* Front seat center armrest
* Power reclining driver seat
* Power driver seat fore/aft control
* Manual reclining passenger seat
* Cloth front seat upholstery
* Driver seat with 2-way power lumbar
* 4-wheel antilock (ABS) brakes
* Hill Start Assist

As Configured Vehicle	MSRP
Spare Tire & Wheel	$350.00
6-Ton Hydraulic Jack	Included
Ambulance Prep Package (LPO)	$1,205.00
XLT Value Package	$1,900.00
Autolock/Auto Unlock	Included
Electrochromic Rear View Mirror	Included
8-Way Power Driver's Seat	Included
Rear Window Defroster	Included
Remote Start	Included
Power Adjustable Pedals	Included
SecuriCode Wireless Keyless Entry Keypad	$230.00
SUBTOTAL	$66,725.00
Destination Charge	$2,195.00
TOTAL	**$68,920.00**

Prepared for: Brad Ratliff
Director of EMS, City of Tipton
Prepared by: Tyler Young
08/28/2025

McGrath Ford | 1040 N. Center Point NE Hiawatha Iowa | 52233

2026 F-450 Chassis 4x4 SD Regular Cab 193" WB DRW XLT (F4H)

Price Level: 625 | Quote ID: KJ691.0664

Fuel Economy

City		Hwy
N/A		N/A

Pricing Summary - Single Vehicle

	MSRP
Vehicle Pricing	
Base Vehicle Price	$61,550.00
Options	$5,175.00
Colors	$0.00
Upfitting	$0.00
Fleet Discount	$0.00
Fuel Charge	$0.00
Destination Charge	$2,195.00
Subtotal	$68,920.00

Prepared for: Brad Ratliff
Director of EMS, City of Tipton
Prepared by: Tyler Young
08/28/2025

McGrath Ford | 1040 N. Center Point NE Hiawatha Iowa | 52233

2026 F-450 Chassis 4x4 SD Regular Cab 193" WB DRW XLT (F4H)

Price Level: 625 | Quote ID: KJ691.0664

Pricing Summary - Single Vehicle

Pre-Tax Adjustments

Code	Description	MSRP
Siren	Remount, Liquid Spring & Upgrade Options	$105,455.00

1.) Remount Base Charge - $46,230.00
2.) Front & Rear Liquid Spring +$30,500.00
3.) Upgraded Paint +$2,250.00
4.) Whelen TLIR LED 2 units front & 2 units fender +$1,275.00
5.) Whelen TLIR LED 2 units L & R Skid Tracks +$1,275.00
6.) Upgrade Black Out Bumpers, Steps, and Diamond Tread +$2,250.00
7.) 360 Degree Camera - Brogade Backeye +$6,215.00
8.) Ziamatic Corp Retractable Side Step +$3,475.00
9.) Havis Docking Station Getac F110 Tablet w/ Ext. Power, 10" HD Telescoping, Side Mount Sht Handle, HD Tab/Keybd Mt & Motion Device, Rugged Keybd w/ Mount Pkg. +$2,285.00
10.) Dometic Compressor Refrigerator Freezer SS 1.6C/F - 12/120 Volt Or Comparable Unit & Modifications Necessary For Install +$1,795.00
11.) Decals To Match Old Unit +$4,500.00
12.) Wrap Chrome Bumper Black To Match Paint - Swap Chrome Grille For Ford Black Grille +$1,825.00
13.) Air Horn, Speakers, Whelen Dual Siren +$1,580.00

*************************Remount Base Charge Includes*************************
Dismount Patient Compartment from donor chassis, Prep for paint, paint patient compartment, install mounting on new chassis, mount patient compartment on new chassis,
install new seal at chassis replace door seals, reinstall all exterior components and interior components, install new siren, install new bumper and side steps, rub rails, fender flares,
full inspection. Console, Seal off existing DEF Fluid Fill, Kusmal with light indicator port, Howler & Wiring Replace Federal Commander COM1 LED ICC Marker And Customer To Be A Part Of Design And Layout To Select The Optimal Placing of Equipment.

BODY: Modify new chassis to accept body, Body mounts and bolts, Heat Barrier Bumper ends, Rear Flip-up Step, Standard rear kick panel (recessed kick panel extra charge), Treadbrite corner shields, Fuel Fill Housing, Cab/body gasket, Add Gaskets to Top & Bottom of All Exterior Doors, if missing Standard running boards (med duty - extra charge), Wheel covers (med duty-extra charge), Rear sway bar (E-450's and G4500's), Wind Deflectors (Type I), License Plate Holder, Battery Slides.
ELECTRICAL: Test electrical system Under hood harnesses, Intersection lights (or lenses if LED) & New Standard Grille Lights Siren speakers Battery cables (Type I-Add 3rd Battery) Standard shoreline and cover (if damaged) Heat and A/C hoses 12V-HVAC unit (auxiliary condenser if Type I/if equipped), Systems upgrade maybe required-extra charge.
INTERIOR: Floor and floor trim (including cot mount plates), Test 02 system, Modification or cabinet changes are not included as standard.
PAINT: Cab/body repaint is not included, Significant body damage or modifications must be quoted on an individual basis.

Standard pricing includes the trade-in of the existing chassis to McGrath. Optional paint striping, cabinet modification, or body repair will be quoted on an individual basis. Options To Upgrade Above And Beyond Described To Be Quoted A La Carte Once Unit Received An Inspected For Remount. All transportation is the responsibility of the purchaser or subject to additional charge if requesting to have McGrath coordinate.

Current Chassis Lead Time 2.5-3 Months. Unit Expected To Complete Within 4-6 Weeks Of Chassis Arrival.

McDiscount	McGrath Discount (Chassis)	-$6,982.00
Ford GPC	Government Price Concession (Chassis)	-$1,800.00
Subtotal		$165,593.00

Subtotal	$165,593.00
Total	$165,593.00

Chassis: $60,138.00
Remount And Upgrades: $105,455.00
Total: $165,593.00

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Quote For:	City Of Tipton - KJ691	
Dealer:	McGrath Commercial & Fleet	
Sales Person:	Tyler Young	
Serial Number:	TBD	
PO#	TBD	
Order # & Date:	TBD	
Quote Date:	8/28/2025	
Exp. Date:	10/31/2025	
Remount Quote		
	Items	Cost
	Existing Chassis Traded To McGrath	INC.
	New 2026 Ford F-450 XLT Chassis	$60,138.00
	Remount Base Charge	$46,230.00
	Includes: Dismount Patient Compartment from donor chassis, Prep for paint, paint patient	
	compartment, install mounting on new chassis, mount patient compartment on new chassis,	
	install new seal at chassis replace door seals, reinstall all exterior components and interior	
	components, install new siren, install new bumper and side steps, rub rails, fender flares,	
	full inspection.	
	Console, Seal off existing DEF Fluid Fill, Kusmal with light indicator port, Howler & Wiring Replace	
	Federal Commander COM1 LED ICC Marker And Customer To Be A Part Of Design And Layout	
	To Select The Optimal Placing of Equipment.	
	Front & Rear Liquid Spring	$30,500.00
	Upgraded Paint	$2,250.00
	Whelen TLIR LED 2 units front & fender	$1,275.00
	Whelen TLIR LED 2 units L & R Skid Tracks	$1,275.00
	Black Out Bumpers, Steps, and Diamond Tread	$2,250.00
	360 Degree Camera - Brogade Backeye	$6,215.00
	Ziamatic Corp Retractable Side Step	$3,475.00
	Havis Tablet Docking Station	$2,285.00
	Dometic Compressor Refrigerator Freezer SS 1.6C/F - 12/120 Volt Or Comp Unit & Mods For Install	$1,795.00
	Decals To Match Old Unit	$4,500.00
	Wrap Chrome Bumper Black To Match Paint - Swap Chrome Grille For Ford Black Grille	$1,825.00
	Air Horn, Speakers, Whelen Dual Siren	$1,580.00
	Current Chassis Lead Time 2.5-3 Months	
	Completed Unit Within 4-6 Weeks Of Chassis Arrival	
	Options To Upgrade Above And Beyond Described To Be Quoted A La Carte Once Unit Received	
	An Inspected For Remount.	
Remount Quote Total		$165,593.00

Preview Order 0812 - F4H 4x4 Reg Chas Cab DRW: Order Summary Time of Preview: 08/12/2025 10:48:23 Receipt: NA

Dealership Name: O'Rourke Motors, Inc. **Sales Code :** F41775

Dealer Rep.	JERALD O'ROURKE	**Type**	Fleet	**Vehicle-Line**	Superduty	**Order Code**	0812
Customer Name	Tipton	**Priority Code**	J2	**Model Year**	2026	**Price Level**	625

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F450 4X4 CHASSIS CAB DRW/193	$61550	16500# GVWR PACKAGE	$0
193 INCH WHEELBASE	$0	50 STATE EMISSIONS	$0
TOTAL BASE VEHICLE	$61550	PRO POWER ONBOARD - 2KW	$985
OXFORD WHITE	$0	AMBULANCE PREP PACKAGE	$1205
40/20/40 CLOTH SEAT	$0	JOB #1 ORDER	$0
MEDIUM DARK SLATE	$0	POWERSCOPE TRAILER TOW MIRROR	$280
PREFERRED EQUIPMENT PKG.653A	$0	EXTERIOR BACKUP ALARM	$230
.XLT TRIM	$0	ENG IDLE SHUTDOWN PROGRAMABLE	$250
.AM/FM STEREO MP3/CLK	$0	REAR VIEW CAMERA & PREP KIT	$515
.7.3L DEVCT NA PFI V8 ENGINE	$0	CONN PKG: 1 YR INCL W/FORD APP	$0
10-SPEED AUTO TORQSHIFT	$0	STAINLESS STEEL WHEEL COVERS	$500
225/70R19.5G BSW ALL POSITION	$0	SPECIAL DEALER ACCOUNT ADJUSTM	$0
4.88 RATIO LIMITED SLIP AXLE	$395	SPECIAL FLEET ACCOUNT CREDIT	$0
CARPET DELETE	$0	FUEL CHARGE	$0
XLT VALUE PACKAGE	$1900	PRICED DORA	$0
.BACKGLASS DEFROST	$0	ADVERTISING ASSESSMENT	$0
.POWER ADJUSTABLE PEDALS	$0	DESTINATION & DELIVERY	$2195
.REMOTE START SYSTEM	$0	SecuriCode Wireless Keyless En	$230
.8-WAY POWER SEAT-DRIVER	$0	TOTAL DIO OPTS	$230
PLATFORM RUNNING BOARDS	$320		

	MSRP
TOTAL BASE AND OPTIONS	$70555
DISCOUNTS	NA
TOTAL	$70555

ORDERING FIN: KJ691 **END USER FIN:** KJ691

Customer Name:
Customer Address:

Customer Email:

Customer Phone:

Customer Signature Date

This order has not been submitted to the order bank.
This is not an invoice.

AGENDA ITEM
AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	10/6/2025
AGENDA ITEM:	Assist with Hardacre Board with the Theater Project
ACTION:	Motion to approve, deny or table.

SYNOPSIS:

This project needs some assistance with grants that were awarded on behalf of the city and county. Each grant has a timeline and it's important to keep them on track. The Hardacre board has accomplished many goals including the renovation of the apartments, new marquee, tuckpointing, and now working on the store fronts and alcove. We want to help with the next phase of renovation of the auditorium which must begin soon due to grant deadlines. There are also other areas we feel we can assist the Hardacre board in completing this project.

Therefore, we (Linda and Brian) are proposing to help the Hardacre Board on a limited basis. We're asking the Council to approve our providing the Hardacre Board with short-term assistance that would include but not be limited to:

1. Bringing the Phoenix Theater model back into the scope of this project.
2. Look at seating alternatives and other auditorium options.
3. Work with Christy Monk, FEH (architect) regarding the scope requirements of the grants.
4. Assist with advertising, such as for their currently available apartment. (Hardacre Board is responsible for the cost.)
5. Assist with marketing, such as using the data base from the 100-year School Reunion to send messages/info. (Hardacre board is responsible for the cost.)
6. Work with contractors for budgetary estimates for work in the auditorium/lobby.

Our role in this will not include any in-person fundraising.

We would help the Board as time allows.

BUDGET ITEM: None

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

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

ATTACHMENTS: None

PREPARED BY: LB, BW **DATE PREPARED:** 10/2/2025

Hinson Consulting, LLC

Local Government Hiring, Planning & Finance

September 29, 2025

Honorable Mayor and Council
City of Tipton, Iowa
c/o marmstrong@tiptoniowa.org
407 Lynn Street
Tipton, IA 52772

Dear Mayor and Council:

The purpose of this letter (the "Engagement Letter") is to confirm our agreement that Hinson Consulting, LLC ("Hinson") and its subconsultants will conduct a human resources search and interview process for the position of City Manager for the City of Tipton ("City"). The services to be offered by Hinson are consistent with those of our written proposal dated August 21, 2025, which was approved by this Council. The only significant revision from this proposal is a revised recruitment schedule.

To-wit, this scope of service includes the following:

Hinson Scope of Services:

1. Develop recruiting specifications, in conjunction with the City Council, and other key individuals selected by the City Council, that addresses the specific duties, responsibilities, operational issues, education and training, leadership qualities, and other factors that are relevant to the position.

2. Coordinate all stages of the process with the City Council, with the collaboration of key staff members from the City of Tipton.

3. Translate the Council requirements into a recruitment brochure, to encompass a nation-wide search, with recruiting activities including selected advertising, networking and direct inquiries, and use of our knowledge of candidates from other searches.

4. Assist the Council in screening the initial pool of applicants to an appropriate number of semi-finalists. Provide the Council with summary reports on semi-finalists and respond to questions. Conduct virtual semi-finalist interviews.

5. Work with the Council to narrow the group to a list of approximately four finalists, to determine an appropriate interview process, and to discuss preliminary terms of an employment agreement.

6. Conduct in-depth interviews, detailed background investigations, and contact references and verify the credentials of finalists. Prepare a report on each finalist. Assist the Council with the candidate interviews.

7. Coordinate and/or conduct any additional assessments and background investigations.

8. Assist the Council with the negotiation of an employment agreement with the selected candidate, as directed by the Council.

City Responsibilities:

1. Provide consultants with content & photos for position profile.

2. Respond to various information requests during the process.

3. Provide input throughout the process.

4. Various coordination for interview weekend, including arranging tours of Tipton, a public reception for candidates, refreshments for interview participants, etc.

5. Legal review of proposed employment contract (by City Attorney).

Fee Agreement:

The fee for services will not exceed $15,850 plus $1,750 in reimbursable expenses. Hinson shall invoice City for progress payments on an approximate monthly basis proportionate to the amount of work completed each month.

A breakdown of the fees charged is as follows:

Task	Lead Role	Fee
1. General oversight & management of process	Consultants	$1,000
2. Initial Council meeting to start the search process (Consultants virtual)	Consultants/Council	$250
3. One-on-One Meetings with Elected Officials and Key Staff	Consultants/Staff/ Council	$1,250
3. Preparation of Position Profile	Consultant	$1,250
4. Organizational Survey & Summary Report	Consultant	$350
5. Council Approval of Profile & Session on Organizational Effectiveness & Staffing and Follow-Up Work	Council	$ 500
6. Preparation of List of Potential Candidates	Consultant	$450
7. Printing or emailing of Profiles	Consultant	$ 150
8. Preparation of Advertisements	Consultant	$ 200
9. Placement of Advertisements (includes cost of ads)	Consultant	$ 850
10. Contacts with Potential Candidates	Consultant	$ 550
11. Screening of Candidates	Consultants/Council	$1,250
12. Selection of Candidates for Zoom Interviews - Council Meeting	Consultants/ Council	$500
13. Zoom Interviews of 6 Finalists	Consultants/Council	$1,250
14. Selection of Candidates for Formal Interviews	Council	-0-
15. Send Packets of Information to Candidates for Interviews	Consultant	$300
16. Educational Verification, Credit Checks, & Criminal Background Checks & Report	Consultant	$750

17. Calls on Candidate References	Consultant	$1,500
18. Coordination of Interviews & Calls to Candidates	Consultant	$1,000
19. Formal Interviews – Two Days	Consultant/Council	$2,200
20. Negotiations with Selected Candidate	Consultant	$ 300
21. Formal Approval of Offer of Employment	Council	$0
SUB-TOTAL – Consulting Fee		**$15,850**
Expenses – Mileage, copies, & lodging		**$ 1,750**
Grand Total – Not to Exceed		**$17,600**

Schedule:
Pending any necessary agreed-upon changes during the process, Hinson and City agree to the following project schedule:

A. Phase I – Advertising & Marketing of Position		
1. Initial Council Meeting to start the process	Consultant Hinson/City Council (Virtual)	October 20
2. Confidential Interviews with Mayor, Council Members & Key Staff	Consultants	By October 31
3. Survey of Staff & Elected Officials	Consultant/City	October 21-31
4. Preparation of Profile	Consultant	By November 2
5. Council Approval of Profile & Session on Organizational Effectiveness	Consultant/City	November 3
6. Preparation of Advertisements	Consultant	By November 4
7. Placement of advertisement and posting on websites	Consultant	By November 4
8. Emailing of Profiles	Consultant	November 4-December 3
9. Phone Calls to Potential Candidates	Consultant	November 4-December 3
10. Deadline for Applications	-	December 4

B. Phase II – Selection Process		
11. Screening of Candidates	Consultant	December 4-8
12. Selection of Candidates for Zoom Interviews (Special Meeting)	City Council	December 8
13. Zoom Interviews of Candidates (Special Meeting)	Consultant/Council	December 10
14. Email Information to Candidates for Formal Interviews	Consultant	By December 11
15. Education Verification, Credit Checks, & Criminal Background Checks, -Finalists	Consultant	December 11-January 2
16. Calls on Candidates' References	Consultant	December 11-January 2
17. Coordination of Interviews	Consultant	December 11-January 2
18. Finalist Interviews	Consultant/Council	January 2-3
19. Negotiations with Selected Candidate	Consultant/Mayor	January 3-4
20. Approval of Offer of Employment	City Council	January 5
21. Start of Employment		Approx. February 16

Additional Provisions:
This Engagement Letter shall remain in effect until all related activities associated with the process are complete unless canceled in writing by either party upon thirty (30) days' written notice to the other party. City acknowledges that portions of the work described will be performed by Callahan Municipal Consultants, LLC, Mark A. Jackson Consultants, LLC, Theia Management Consulting, LLC, or other subconsultants that may be selected by Hinson at its sole discretion.

All notices given under this Engagement Letter will be in writing and sent by email to the addresses listed in the Engagement Letter. All materials and work products related to the search shall be the property of the City and shall be furnished upon request and in compliance with Iowa record retention practices and guidelines.

Hinson holds and will continue to maintain professional liability insurance. Except to the extent caused by willful misconduct, bad faith, gross negligence, or reckless disregard of obligations or duties under this Engagement Letter on the part of Hinson or any of its associated subconsultants, neither Hinson nor its subconsultants shall have any liability for any act or omission in connection with performance of its services hereunder, or for any error of judgment or mistake of law.

Hinson and its subconsultants at all times will be independent contractors, and not deemed to be employees or joint ventures of the City by virtue of this Engagement Letter or any actions or services rendered under this Engagement Letter.

This Engagement Letter represents the entire agreement between City and Hinson and may not be amended or modified except in writing.

Respectfully Submitted,

Brent Hinson, Principal
Hinson Consulting, LLC

Approval by City Council:

Passed and approved this 6^{th} day of October, 2025.

____
Mayor

ATTEST:

____
City Clerk

1OOL25A

(This Notice to be posted)

NOTICE AND CALL OF PUBLIC MEETING

Governmental Body:	City of Tipton City Council, State of Iowa.
Date of Meeting:	October 6, 2025.
Time of Meeting:	5:30 o'clock P.M.
Place of Meeting:	Tipton Fire Station, 301 Lynn Street, Tipton, IA 52772, State of Iowa.

PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time, and place above set out. The tentative agenda for said meeting is as follows:

- Resolution approving Application and Agreement for Membership in the Iowa Public Power Agency

Such additional matters as are set forth on the additional ____________ page(s) attached hereto.
(number)

This notice is given at the direction of the City of Tipton pursuant to Chapter 21, Code of Iowa, and the local rules of said governmental body.

____

Amy Lenz, City Clerk of Tipton, IA
State of Iowa

October 6, 2025

The City Council of Tipton, Iowa met in open session at the Tipton Fire Station, 301 Lynn Street, Tipton, Iowa at 5:30 o'clock p.m. on the above date. There were present Mayor Tammi Goerdt, in the chair, and the following named Council Members:

____

____

Absent: ____________________________________

* * * * * * *

1006251A

Council Member ______________________ introduced the following Resolution entitled "RESOLUTION APPROVING APPLICATION AND AGREEMENT FOR MEMBERSHIP IN THE IOWA PUBLIC POWER AGENCY" and moved its adoption. Council Member ________________________ seconded the motion to adopt. The roll was called and the vote was:

AYES: ____________________________________

____

NAYS: ____________________________________

Whereupon the Mayor declared the following Resolution duly adopted:

RESOLUTION APPROVING APPLICATION AND AGREEMENT FOR MEMBERSHIP IN THE IOWA PUBLIC POWER AGENCY

WHEREAS, the Iowa Public Power Agency (IPPA) has been formed to effect joint development of projects for the benefit of member city utilities, electric power agencies, and electric joint action agencies and to exercise all powers conferred by Chapters 28E, 28F and Sections 390.9 through 390.25 of the Code of Iowa, 2025; and

WHEREAS, IPPA will promote the interests of its members through the development and implementation of projects on a joint basis; and

WHEREAS, it is deemed necessary, advisable, and in the best interest of this city utility and its rate payers that the city utility become a member of IPPA; and

WHEREAS, the Second Amended and Restated Agreement to Establish the Iowa Public Power Agency, along with the Articles of Incorporation and Bylaws of IPPA, are now before this governing body; and

WHEREAS, the form of Application and Agreement for Membership in IPPA is now before this governing body and is deemed to be appropriate for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TIPTON, IOWA THAT:

Section 1. The Application and Agreement for Membership in the Iowa Public Power Agency is hereby approved substantially in the form now before the Council with such changes as may be approved by the Mayor and City Clerk.

Section 2. The Mayor and City Clerk are hereby authorized and directed to execute and deliver the Application and Agreement for Membership in the Iowa Public Power Agency, with their signatures thereon being conclusive proof of their approval of the final form thereof.

Section 3. The Mayor and City Clerk are hereby authorized and directed to take all steps necessary to complete the application process with IPPA and to establish this city utility as a member of IPPA.

PASSED AND APPROVED this 6th day of October 2025.

____

Tammi Goerdt, Mayor

ATTEST:

____

Amy Lenz, City Clerk

(Original #1)

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF CEDAR)

I, the undersigned City Clerk of the City of Tipton, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this __________ day of ________________, 2025.

____
Amy Lenz
City Clerk, City of Tipton, State of Iowa

(SEAL)

(Original #2)

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF CEDAR)

I, the undersigned City Clerk of the City of Tipton, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this __________ day of _______________, 2025.

____
Amy Lenz
City Clerk, City of Tipton, State of Iowa

(SEAL)

TO BE APPROVED BY RESOLUTION OF THE GOVERNING BODY OF THE MEMBER

APPLICATION AND AGREEMENT FOR MEMBERSHIP IN THE IOWA PUBLIC POWER AGENCY

THIS AGREEMENT, entered into this 6th day of October, 2025, by and between the Iowa Public Power Agency ("IPPA"), and the City of Tipton, IA (the "Member"), is for the purpose of providing a means by which the Member may jointly and cooperatively proceed under the provisions of Chapters 28E and 28F and Sections 390.9 through 390.25, Code of Iowa, to become a member of and participate in the Iowa Public Power Agency.

This Agreement shall be effective upon its execution and filing with the Secretary of State of the State of Iowa as provided in Sections 28E.8, Code of Iowa.

Member agrees to be bound by the terms and conditions of the Second Amended and Restated Agreement to Establish the Iowa Public Power Agency, the Articles of Incorporation, and the Bylaws of IPPA, as they may be amended from time to time, which documents are by this reference incorporated into this Agreement and made a part hereof. Member agrees to be bound by such other rules and regulations as may from time to time be adopted by the Board of Directors of IPPA.

To the extent that Member, by contract or separate agreement, authorizes the issuance of bonds or obligations on its behalf or otherwise contracts with IPPA, Member shall be obligated to make such payments and repayments as may be required by the contract or separate agreement and shall pledge and dedicate all or part of its revenues for the satisfaction of the contract or separate agreement or the payment of the principal of and interest on bonds or obligations issued on its behalf.

There are specific provisions relating to membership in and withdrawal from IPPA contained in the Second Amended and Restated Agreement to Establish the Iowa Public Power Agency and in the Articles of Incorporation and Bylaws. Member acknowledges receipt and approval of each of those documents and agrees to make payment of all amounts due IPPA on or before its withdrawal, and further agrees that all contracts, separate agreements and obligations of Member shall survive its withdrawal from IPPA.

Member represents and warrants that it is a political subdivision of the State of Iowa, with full legal power and authority to enter into this Agreement, to become a member of IPPA, and to perform its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto do execute this Application and Agreement for Membership in the Iowa Public Power Agency by resolution of the respective governing bodies as of the day and year first above written.

IOWA PUBLIC POWER AGENCY

By: ______________________________
President, Board of Directors

ATTEST:

____
Secretary, Board of Directors

STATE OF IOWA)
) SS:
COUNTY OF _________)

On this ______ day of ______________, 2025, before me, a Notary Public in and for said County, in said State, personally appeared Greg Fritz and John Bilsten, to me personally known and to me known to be the President and Secretary, respectively, of the Iowa Public Power Agency, the corporation described in and which executed the foregoing instrument to which this acknowledgement is attached; and that said instrument was executed and signed on behalf of said corporation by authority of its Board of Directors; and that Greg Fritz and John Bilsten, as such officers acknowledge the execution of said instrument to be the voluntary act and deed of said corporation voluntarily executed.

____
Notary Public

CITY OF TIPTON, IOWA
MUNICIPAL ELECTRIC UTILITY

By: ______________________________
Tammi Goerdt, Mayor

ATTEST:

____
Amy Lenz, City Clerk

STATE OF IOWA)
) SS:
COUNTY OF CEDAR)

On this 6th day of October, 2025, before me, a Notary Public in and for said County, in said State, personally appeared Tammi Goerdt and Amy Lenz, to me personally known and to me known to be the Mayor and City Clerk, respectively, of the City of Tipton, the said city described in and which executed the within and foregoing instrument to which this is attached; and that said instrument was executed and signed on behalf of the city by authority of its City Council; and that the said Tammi Goerdt, Mayor and Amy Lenz, City Clerk, as such officers acknowledge the execution of said instrument to be the voluntary act and deed of the city voluntarily executed.

____

____
Melissa Armstrong
Notary Public

1006258

(This Notice to be posted)

NOTICE AND CALL OF PUBLIC MEETING

Governmental Body:	City Council of City of Tipton, State of Iowa.
Date of Meeting:	October 6, 2025.
Time of Meeting:	5:30 o'clock P.M.
Place of Meeting:	Tipton Fire Station, 301 Lynn Street, Tipton, State of Iowa.

PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for the meeting is as follows:

- Resolution Approving Joint Development Agreement and Payment of Initial Payment Required Therein.

Such additional matters as are set forth on the additional_______ page(s) attached hereto.
(number)

This notice is given at the direction of the City Council pursuant to Chapter 21, Code of State of Iowa, and the local rules of the governmental body.

____

Amy Lenz, City Clerk
City of Tipton, State of Iowa

October 6, 2025

The City Council of Tipton, Iowa met in open session at the Tipton Fire Station, 301 Lynn Street, Tipton, Iowa at 5:30 o'clock p.m. on the above date. There were present Mayor Tammi Goerdt, in the chair, and the following named Council Members:

____

____

Absent: ____

* * * * * * *

1006258

Council Member ______________________ introduced the following Resolution entitled "RESOLUTION APPROVING JOINT DEVELOPMENT AGREEMENT AND PAYMENT OF INITIAL PAYMENT REQUIRED THEREIN", and moved that the same be adopted. Council Member ______________________ seconded the motion to adopt. The roll was called and the vote was,

AYES: ______________________

____

NAYS: ______________________

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION APPROVING JOINT DEVELOPMENT AGREEMENT AND PAYMENT OF INITIAL PAYMENT REQUIRED THEREIN

WHEREAS, the city has determined that it will be a participant in the proposed MISO Tranche 2.1 transmission projects through the Iowa Public Power Agency (IPPA), and has participated in informational exchanges with IPPA, in order to obtain the benefit of participation in transmission projects; and

WHEREAS, a Joint Development Agreement has been prepared and presented to this Governing Body; and

WHEREAS, the Joint Development Agreement appears to be in proper form and in the best interests of the City and its Municipal Electric Utility.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF TIPTON, STATE OF IOWA:

Section 1. The Joint Development Agreement, and the form thereof including all exhibits attached, shall be and is hereby approved substantially in the form now before this Council with such changes as may be approved by IPPA and the Mayor and City Clerk.

Section 2. The Mayor and City Clerk are hereby authorized and directed to execute and deliver the Joint Development Agreement, with their signatures thereon being conclusive proof of their approval of the final form thereof.

Section 3. The payment obligations in the Joint Development Agreement are hereby acknowledged, and the Secretary and Treasurer are hereby authorized and directed to make payment of the Initial Payment required therein to IPPA.

Section 4. All prior actions, resolutions, and orders of this governing body inconsistent with the terms of the Joint Development Agreement or this Resolution shall be and are hereby superseded and no longer in force or effect to the extent of such inconsistency, and the terms of the Joint Development Agreement and this Resolution shall control in all respects over any prior actions, resolutions, and orders of this governing body to the extent such prior actions, resolutions, and orders are inconsistent with the terms of the Joint Development Agreement or this Resolution.

PASSED AND APPROVED this 6th day of October 2025.

____

Tammi Goerdt, Mayor

ATTEST:

____

Amy Lenz, City Clerk

(Original #1)

CERTIFICATE

STATE OF IOWA	)	
	) SS	
COUNTY OF ________________	)	

I, the undersigned City Clerk of the City of Tipton, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this __________ day of _______________, 2025.

____

Amy Lenz, City Clerk
City of Tipton, State of Iowa

(SEAL)

(Original #2)

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF _________________)

I, the undersigned City Clerk of the City of Tipton, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this __________ day of _______________, 2025.

____

Amy Lenz, City Clerk
City of Tipton, State of Iowa

(SEAL)

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