City of Tipton, Iowa

Meeting:	**Tipton City Council Meeting**
Place:	**Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772**
Date/Time:	**Monday, November 3, 2025, 5:30 p.m.**
Web Page:	**www.tiptoniowa.org**
Posted:	**Friday, October 31, 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.

1. Library Director Denise Smith will present grant award letter from Carnegie Corporation of New York

F. Consent Agenda

Note: These are routine items and will be enacted by one motion without separate discussion unless a Council Member requests separate consideration.

1. Approval – Council Meeting Minutes, October 20, 2025
2. Approval – Liquor license renewal, Tavern on the Square
3. Approval – 2024-2025 Annual Financial Report
4. Approval – Hydroponic in floor hear repair at the Fire Station
5. Approval – Downtown Revitalization Incentive Program reimbursement request for Alex Tichuk DBA A & J Enterprise, Inc. (Hardees) at 601 Cedar Street, $5,000
6. Approval – Downtown Revitalization Incentive Program reimbursement request for Daisy Wingert at 118 East 5th Street, $

7. Approval – Mayoral appointment establishing the Zoning Board of Adjustment as the City's Construction Board of Appeals with these current members (and their "terms in office") serving in this dual role:

Beau Holub	5/1/2026
Jason Harmon	5/1/2027
Mark Nissen	5/1/2029
Catilyn Boyle	5/1/2029
Vacancy	Nearest May 1, 5-years from date of appointment

8. Approval – 2026-2027 Tax Increment Financing Indebtedness Report

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

G. <u>City Business</u>

1. Discussion and possible action concerning masonry repair options for City Hall *(Dane Esbeck will be present to discuss options)*

2. Discussion and possible action concerning the City Manager Search Process Update

3. Resolution No. 110325A: Resolution accepting the completion of the "South-South Spruce improvement project" and approving pay application #2; change-order #2 regarding as built final quantities and pavement damage deduct; pay application #3; and the release of retainage

4. Discussion and possible action concerning the City Manager Search Process Update

5. Ordinance No. 598: Ordinance amending Chapter 69, Parking Regulations, Section 69.08, No Parking Zones *(Second Reading)*

6. Resolution No. 110325B: Resolution accepting the Fiscal Year 24/25 Annual Audit

7. Resolution No. 110325C: Resolution to accept and approve 2025 Urban Renewal Report for fiscal year ending June 30, 2025

8. Resolution No. 110325D: Resolution approving the Street Finance Report for road use tax funds used on city streets and parking.

9. Resolution No. 110325E: Resolution to assess nuisance charge due to non-payment by property owner

H. <u>Reports of Mayor/ Council/ Manager/ Department Heads</u>

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

I. <u>Adjournment</u>

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

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

October 20, 2025
Fire Station
301 Lynn Street
Tipton, Iowa

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

Agenda:
Motion by Helm, second by Koob to approve the agenda with a change in the order of items under City Business, and an update from Hinson on the City Manager search at the end. Following the roll call vote the motion passed unanimously.

Consent Agenda:
Motion by Johnston, second by Koob to approve the consent agenda which includes October 6th Council Meeting Minutes, September 2025 Investment and Treasurer's Report, September 22nd Library Minutes, September 2025 Library Director's Report, liquor license renewal for Tee Time Tavern, agreement for Provision of Limited Professional Services for 102 East 5th Street, purchase 2025 Ford Police Interceptor, and the following claims list. Following the roll call vote the motion passed unanimously.

AFLAC	AFLAC AFTER TAX PY W/HOLDING	584.78
AMERICAN TEST CENTER	INSPECTION	1280.00
AT&T MOBILITY	WIRELESS	1311.34
AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	1251.30
AXA EQUI-VEST PROCESSING	DEF. COMP PRETAX	225.00
BLUE CROSS/BLUE SHIELD	BCBS HEALTH INSURANCE	33427.93
CEDAR COUNTY COOP	55 GL OIL & FUEL	20656.77
CEDAR COUNTY ENGINEER	FUEL	1529.10
CEDAR COUNTY ENVIRONMENTAL	POOL INSPECTION	979.00
CEDAR COUNTY SOLID WASTE	TRANSFER FEES	4599.00
CENTRAL IOWA DISTRIBUTING	MISC SUPPLIES	345.00
CINTAS	UNIFORMS	657.63
CINTAS CORPORATION	FIRST AID SUPPLIES	553.65
CITY OF TIPTON	MISC. EMPLOYEE REIMBURSEMENTS	275.00
CITY OF TIPTON FUNDS	ADMIN SERVICES	350231.24
CITY UTILITIES	CITY UTILITIES	14656.51
CJ COOPER & ASSOCIATES INC	ANNUAL FEES	400.00
CLIFTON LARSON ALLEN LLP	TEDCO TRANSACTIONS, AUDIT	11865.00
COLLECTION SERVICES CENTER	CHILD SUPPORT	59.52
D & R PEST CONTROL	PEST CONTROL	435.60
EASTERN IOWA LIGHT & POWER	UTILITIES	1265.56
ELECTRICAL ENGINEERING	SUPPLIES	198.16
ELIJAH ENTERPRISES	NITROGEN	64.20
EMC INSURANCE COMPANIES	INSURANCE	222.00
ERIC STORJOHANN	1 BURIAL	1200.00
FAMILY FOODS	MISC SUPPLIES	111.50
FUSION SITE MIDWEST LLC	PORT A POTTIE SERVICES	162.00

GRAINGER	SHOP SUPPLIES	42.41
GRASSHOPPER LAWN CARE	CONTRACT PAY 0916-1015	3083.33
H & H AUTO	TIRE REPAIR	24.00
HEUER CONSTRUCTION INC	MANHOLE CEDAR AND SOUTH	1500.00
I.R.S.	FEDERAL WITHHOLDING	26531.89
IMFOA	FALL CONFERENCE	200.00
IAMU	SGEI SAFETY TRAINING	2720.58
IOWA GEMT PAYMENT PROGRAM	NOVEMBER STATE SHARE PYMNT	1636.84
IOWA PUBLIC POWER AGENCY	SEED MONEY	50000.00
IPERS	IPERS WITHHOLDING	17463.10
JOHN DEERE FINANCIAL	PARTS	590.75
JOHNSON COUNTY AMBULANCE	ALS SERVICE	200.00
KELLY TREE FARM LLC	13 DOWNTOWN TREES	2475.00
LAWSON PRODUCTS INC	SHOP SUPPLIES	65.79
LECTRONICS INC	ALARM SERVICES	120.00
MANATTS INC	CONCRETE	913.00
MC CLURE ENGINEERING	AIRPORT APRON & RUNWAY	760.02
MISC. VENDOR	MISC VENDORS	6689.71
MUNICIPAL SUPPLY INC	METERS	3673.40
MUSCATINE FIRE DEPARTMENT	PARAMEDIC TIER	225.00
OFFICE EXPRESS	SUPPLIES	94.84
OFFICE MACHINE CONSULTANTS	MANAGEMENT NETWORK SERVICES	3368.15
PARTNERS 524	SECOND/FINAL DRAW	40000.00
PRINCIPAL	DENTAL POLICY	2532.97
REPUBLIC SERVICES OF IOWA	RECYCLING SORT FEES	1307.10
SCHIMBERG CO	SUPPLIES	2238.13
SPAHN & ROSE LUMBER CO	SUPPLIES	1237.26
STATE HYGIENIC LABORATORY	TESTING	174.50
STUART C IRBY CO	SUPPLIES	123.91
TEST INC	WASTEWATER TESTING	2167.00
TIPTON CONSERVATIVE	VETERAN BANNERS,ADS,PRINTING,PUBLISHING	1004.18
TIPTON ELECTRIC MOTORS	UPS CHARGES & SUPPLIES	475.89
TIPTON PHARMACY	PHARMACEUTICALS	508.79
TOYNE INC	REPAIR PARTS	183.23
TREASURER, STATE OF IOWA	STATE WITHOLDING	2932.19
VERIZON	TOUGHBOOKS	80.02
VESTIS	BLDG MAINT SUPPLIES	559.43
W L CONSTRUCTION SUPPLY	RESCUE MASTER BLADE	321.00
WINDSTREAM	MONTHLY SERVICES	98.04
** TOTAL **		626868.24
FUND TOTALS		
001 GENERAL GOVERNMENT		80152.08
110 ROAD USE TAX FUND		5162.27

112	TRUST AND AGENCY FUND	48441.75
121	LOCAL OPTION TAX	27637.33
125	TIF SPECIAL REVENUE FUND	22022.58
160	ECONOMIC/INDUSTRIAL DEV	45077.59
192	FIRE ENTERPRISE TRUST	5369.75
317	GO CP 2023	1500.00
600	WATER OPERATING	21189.29
610	WASTEWATER/AKA SEWER REV	67123.91
630	ELECTRIC OPERATING	169721.78
640	GAS OPERATING	36685.51
660	AIRPORT OPERATING	1312.20
670	GARBAGE COLLECTION	25598.97
740	STORM WATER	6803.10
810	CENTRAL GARAGE	9411.75
835	ADMINISTRATIVE SERVICES	21029.08
860	PAYROLL ACCOUNT	32629.30
GRAND TOTAL		626868.24

CITY CREDIT CARD STATEMENT		Card Ttl	**8,088.48**
City Manager			
Travel Training -	Hilton Hotel	601.41	
Miscellaneous	City of Des Moines	30.00	
			631.41
Finance Director			
Travel Training	Hilton Hotel	400.94	
Miscellaneous	City of Des Moines, Tipton Family Restaurant	47.62	
			448.56
Economic Development			
Miscellaneous	1000 Bulbs, Amazon	449.32	
			449.32
Library			
Building Maint & Repair	Amazon	102.89	
Building Supplies	Amazon	53.30	
Grounds Maint & Repair	Walmart	6.00	
Technology	Amazon, Microsoft	462.13	
Materials	Amazon, Walmart	1,189.65	
Programming	Amazon, Walmart	102.27	
Office Supplies	Amazon	118.61	
Postage/Shipping	USPS	9.92	
			2,044.77
Ambulance			
Dues/Fees	Active Screening	47.30	
Building Maint & Repair	Lowe's	312.68	

Advertising	Indeed	120.00	
Computer Exp	Ebay	532.86	
Building Maint & Repair	Amazon	37.33	
Operating Supplies	True Cable	265.48	
Operating Supplies	True Cable	280.20	
Telecommunications	ChatGPT	21.40	
			1,617.25
Fire			
Vehicle Operations	Amazon, Speed Tech Lights	404.35	
Uniforms/Equipment	Taylor's Tins, The Fire Center	362.22	
			766.57
Police			
Technology	Adobe	254.27	
			254.27
Electric			
Training -	IAEI-Iowa Racereach.com	400.00	
Overhead Supplies	Amazon	111.74	
			511.74
Public Works			
Operating Supplies	Harbor Freight	106.99	
			106.99
REC / Aquatic Center			
Operating Supplies	Walmart	270.85	
Building Maint. & Repair	Recreation Supply Co.	444.17	
Operating Supplies	Canva, Walmart, Global Industrial	284.44	
Miscellaneous	SwimOutlet	258.14	
			1,257.60
Statement Total			**8,088.48**

City Business

1. Resolution No. 102025A: Resolution approving "Request for Proposals" (RFP) and public notice related thereto, regarding sale of city owned real estate.
Motion by Koob, second by Johnston to approve Resolution No. 102025A, the resolution approving "Request for Proposals" (RFP) and public notice related thereto, regarding sale of city owned real estate with the changes discussed. Following the roll call vote the motion passed unanimously.

2. Ordinance No. 598: Ordinance amending Chapter 69, Parking Regulations, Section 69.08, No Parking Zones *(First Reading)*
Motion by Helm, second by Koob to approve the first reading of Ordinance No. 598, the ordinance amending Chapter 69, Parking Regulations, Section 69.08, No Parking Zones. Following the roll call vote the motion passed unanimously.

3. South South Spruce Street Improvements Project/Damages update on status.
Motion by Helm, second by Koob to make selection based on the DOT Table and not pursue cutting off the edges and approve Pay App No. 2 at the November 3rd council meeting. Following the roll call vote the motion passed unanimously.

4. 2026 East 1st Street Improvement Project
Motion by Koob, second by Helm to approve full replacement with 7" PCC pavement (concrete). Following the roll call vote the motion passed unanimously.

Cummins in attendance at 6:15.

5. Engineering Services Agreement with Garden & Associates for East 1st Street from Cedar Street to Mulberry Street Project
Motion by Johnston, second by Koob to approve the Engineering Services Agreement with Garden & Associates for East 1st Street from Cedar Street to Mulberry Street Project. Following the roll call vote the motion passed unanimously.

Adjourn:
With no further business to come before the council a motion to adjourn was made by Johnston, second by Helm. Following the roll call vote the motion passed unanimously.
Meeting adjourned at 6:49 p.m.

Mayor________________________

Attest:________________________
City Clerk

REVENUE RECEIVED
Sep-25

Property Taxes	165,859.84
Local Option Sales Tax	35,452.51
Licenses & Permits	1,135.00
Use of Money and Property	53,995.10
Intergovernmental	68,112.78
Charge for Services	815,573.39
Special Assessment	0.00
Miscellaneous	165,239.69
Sale of Fixed Assets	0.00
TOTAL	**$1,305,368.31**

Amy Lenz

From:	noreply@salesforce.com on behalf of IOWA ABD Licensing Support <licensingnotification@iowaabd.com>
Sent:	Wednesday, October 22, 2025 9:45 AM
To:	Amy Lenz
Cc:	licensingnotification@iowaabd.com
Subject:	Application App-228900 Ready for Review

Hello,

Application Number App-228900 has been set to "Submitted to Local Authority" status and is currently ready for your review.

Corp Name: T.O.T.S. L.L.C.

DBA: Tavern On The Square

License Number: LC0036453

Application Number: App-228900

Tentative Effective Date: 10/16/2025

License Type: Class C Retail Alcohol License (LC)

Application Type: Renewal

Amendment Type:

Thank you.

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	**11/03/2025**
AGENDA ITEM:	**Discussion and possible action concerning the 2024-2025 Annual Financial Report**
ACTION:	**Motion to Approve, Deny or Table**

SYNOPSIS:

The Annual Financial Report is required to be filed with the Auditor of the State not later than December 1, 2025.

This is a high-level report that summarizes the 2024-2025 funds. The Annual Financial Report was completed by the City of Tipton auditors, Clifton Larson Allen.

PREPARED BY: Melissa Armstrong **DATE PREPARED:** 10/23/25

STATE OF IOWA 2025 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2025 CITY OF TIPTON, IOWA DUE: December 1, 2025	16201600700000 CITY OF TIPTON 407 Lynn Street TIPTON IA 52772-1633 POPULATION: 3149

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	2,265,236		2,265,236	2,118,269
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	2,265,236		2,265,236	2,118,269
Delinquent Property Taxes	0		0	0
TIF Revenues	283,697		283,697	288,609
Other City Taxes	399,756	0	399,756	407,024
Licenses and Permits	17,203	0	17,203	22,525
Use of Money and Property	97,162	141,097	238,259	475,655
Intergovernmental	2,577,890	68,273	2,646,163	2,759,133
Charges for Fees and Service	585,957	9,521,682	10,107,639	10,171,954
Special Assessments	0	0	0	0
Miscellaneous	1,110,726	1,121,522	2,232,248	1,519,186
Other Financing Sources	0	0	0	0
Transfers In	1,927,472	112,855	2,040,327	2,977,026
Total Revenues and Other Sources	9,265,099	10,965,429	20,230,528	20,739,381
Expenditures and Other Financing Uses				
Public Safety	2,030,977		2,030,977	1,899,056
Public Works	1,078,586		1,078,586	1,191,386
Health and Social Services	0		0	0
Culture and Recreation	1,006,762		1,006,762	1,029,411
Community and Economic Development	434,694		434,694	1,246,193
General Government	962,903		962,903	333,346
Debt Service	824,719		824,719	798,364
Capital Projects	3,375,398		3,375,398	5,485,000
Total Governmental Activities Expenditures	9,714,039	0	9,714,039	11,982,756
BUSINESS TYPE ACTIVITIES		10,442,954	10,442,954	11,472,948
Total All Expenditures	9,714,039	10,442,954	20,156,993	23,455,704
Other Financing Uses	0	0	0	
Transfers Out	1,320,999	719,328	2,040,327	2,977,026
Total All Expenditures/and Other Financing Uses	11,035,038	11,162,282	22,197,320	26,432,730
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	-1,769,939	-196,853	-1,966,792	-5,693,349
Beginning Fund Balance July 1, 2024	4,256,931	5,341,464	9,598,395	33,297,616
Ending Fund Balance June 30, 2025	2,486,992	5,144,611	7,631,603	27,604,267

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2025	Amount	Indebtedness at June 30, 2025	Amount
General Obligation Debt	5,935,000	Other Long-Term Debt	55,123
Revenue Debt	9,119,000	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	13,479,334

CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

Signature of Preparer	**Publication**
Printed name of Preparer	Phone Number
Signature of Mayor or Mayor Pro Tem (Name and Title)	Date Signed

PLEASE PUBLISH THIS PAGE ONLY

REVENUE P2

CITY OF TIPTON
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section A - Taxes	1										1
Taxes levied on property	2	1,264,233	598,733		402,270			2,265,236		2,265,236	2
Less: Uncollected Property Taxes - Levy Year	3							0		0	3
Net Current Property Taxes	4	1,264,233	598,733		402,270	0	0	2,265,236		2,265,236	4
Delinquent Property Taxes	5							0		0	5
Total Property Tax	6	1,264,233	598,733		402,270	0	0	2,265,236		2,265,236	6
TIF Revenues	7			283,697				283,697		283,697	7
Other City Taxes											
Utility Tax Replacement Excise Taxes	8							0		0	8
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9							0		0	9
Parimutuel Wager Tax	10							0		0	10
Gaming Wager Tax	11							0		0	11
Mobile Home Tax	12							0		0	12
Hotel / Motel Tax	13							0		0	13
Other Local Option Taxes	14		399,756					399,756		399,756	14
Total Other City Taxes	15	0	399,756		0	0	0	399,756	0	399,756	15
Section B - Licenses and Permits	16	17,203						17,203		17,203	16
Section C - Use of Money and Property	17										17
Interest	18	32,747	19,919	6,221	10,130	7,982	5,728	82,727	126,377	209,104	18
Rents and Royalties	19	480						480	14,720	15,200	19
Other Miscellaneous Use of Money and Property	20	13,955						13,955		13,955	20
	21							0		0	21
Total Use of Money and Property	22	47,182	19,919	6,221	10,130	7,982	5,728	97,162	141,097	238,259	22
Section D - Intergovernmental	24										24
Federal Grants and Reimbursements	26										26
Federal Grants	27	86,832	80,000					166,832	68,273	235,105	27
Community Development Block Grants	28							0		0	28
Housing and Urban Development	29							0		0	29
Public Assistance Grants	30							0		0	30
Payment in Lieu of Taxes	31							0		0	31
	32							0		0	32
Total Federal Grants and Reimbursements	33	86,832	80,000		0	0	0	166,832	68,273	235,105	33

REVENUE P3

CITY OF TIPTON
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section D - Intergovernmental - Continued	41										41
State Shared Revenues	43										43
Road Use Taxes	44		447,219					447,219		447,219	44
Other state grants and reimbursements	48										48
State grants	49	34,492	120,000			1,641,387		1,795,879		1,795,879	49
Iowa Department of Transportation	50							0		0	50
Iowa Department of Natural Resources	51							0		0	51
Iowa Economic Development Authority	52							0		0	52
CEBA grants	53							0		0	53
C&I Replacement and Tier I Business Tax Replacement	54	16,579	8,023		5,366			29,968		29,968	54
Salvage Theft Reimbursement	55	1,880						1,880		1,880	55
	56							0		0	56
	57							0		0	57
	58							0		0	58
	59							0		0	59
Total State	60	52,951	575,242	0	5,366	1,641,387	0	2,274,946	0	2,274,946	60
Local Grants and Reimbursements											
County Contributions	63	20,663						20,663		20,663	63
Library Service	64							0		0	64
Township Contributions	65							0		0	65
Fire/EMT Service	66	5	115,444					115,449		115,449	66
	67							0		0	67
	68							0		0	68
	69							0		0	69
Total Local Grants and Reimbursements	70	20,668	115,444	0	0	0	0	136,112	0	136,112	70
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	160,451	770,686	0	5,366	1,641,387	0	2,577,890	68,273	2,646,163	71
Section E -Charges for Fees and Service	72										72
Water	73							0	661,673	661,673	73
Sewer	74							0	1,039,030	1,039,030	74
Electric	75							0	4,787,917	4,787,917	75
Gas	76							0	2,087,365	2,087,365	76
Parking	77							0		0	77
Airport	78							0	17,300	17,300	78
Landfill/garbage	79							0	597,770	597,770	79
Hospital	80							0		0	80

REVENUE P4

CITY OF TIPTON
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section E - Charges for Fees and Service - Continued	81										81
Transit	82							0		0	82
Cable TV	83	16,758						16,758		16,758	83
Internet	84							0		0	84
Telephone	85							0		0	85
Housing Authority	86							0		0	86
Storm Water	87							0	104,154	104,154	87
Other:	88										88
Nursing Home	89							0		0	89
Police Service Fees	90							0		0	90
Prisoner Care	91							0		0	91
Fire Service Charges	92							0		0	92
Ambulance Charges	93	416,906						416,906		416,906	93
Sidewalk Street Repair Charges	94							0		0	94
Housing and Urban Renewal Charges	95							0		0	95
River Port and Terminal Fees	96							0		0	96
Public Scales	97							0		0	97
Cemetery Charges	98	13,080					600	13,680		13,680	98
Library Charges	99							0		0	99
Park, Recreation, and Cultural Charges	100	138,613						138,613		138,613	100
Animal Control Charges	101							0		0	101
Central Garage and PSF Health Insurance	102							0	226,473	226,473	102
	103							0		0	103
Total Charges for Service	104	585,357	0	0	0	0	600	585,957	9,521,682	10,107,639	104
Section F - Special Assesments	106							0		0	106
Section G - Miscellaneous	107										107
Contributions	108	20,733	6,629					27,362	518	27,880	108
Deposits and Sales/Fuel Tax Refunds	109	127,101	596					127,697	51,113	178,810	109
Sale of Property and Merchandise	110							0		0	110
Fines	111	1,478						1,478		1,478	111
Internal Service Charges	112							0	963,393	963,393	112
Tipton RLF Payment	113		47,511					47,511		47,511	113
Miscellaneous	114	43,761	862,917					906,678	55,607	962,285	114
Reimbursements	115							0	33,397	33,397	115
Sewer Tap Sanitation	116							0	1,500	1,500	116
Aviation Fuel	117							0	15,994	15,994	117
	118							0		0	118
	119							0		0	119
Total Miscellaneous	120	193,073	917,653	0	0	0	0	1,110,726	1,121,522	2,232,248	120

REVENUE P5

CITY OF TIPTON
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Total All Revenues (Sum of lines 6, 7, 15,16,22, 71, 104, 106, and 120)	121	2,267,499	2,706,747	289,918	417,766	1,649,369	6,328	7,337,627	10,852,574	18,190,201	121
Section H - Other Financing Sources	123										123
Proceeds of capital asset sales	124							0		0	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125							0		0	125
Proceeds of anticipatory warrants or other short-term debt	126							0		0	126
Regular transfers in and interfund loans	127	1,472,245	555		236,873			1,709,673	112,855	1,822,528	127
Internal TIF loans and transfers in	128		37,799		180,000			217,799		217,799	128
	129							0		0	129
	130							0		0	130
Total Other Financing Sources	131	1,472,245	38,354	0	416,873	0	0	1,927,472	112,855	2,040,327	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132	3,739,744	2,745,101	289,918	834,639	1,649,369	6,328	9,265,099	10,965,429	20,230,528	132
Beginning Fund Balance July 1, 2024	134	1,062,109	1,145,525	9,726	392,276	1,522,714	124,581	4,256,931	5,341,464	9,598,395	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136	4,801,853	3,890,626	299,644	1,226,915	3,172,083	130,909	13,522,030	16,306,893	29,828,923	136

EXPENDITURES P6

CITY OF TIPTON
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section A - Public Safety	1										1
Police Department/Crime Prevention	2	1,111,747						1,111,747		1,111,747	2
Jail	3							0		0	3
Emergency Management	4							0		0	4
Flood control	5							0		0	5
Fire Department	6							0		0	6
Ambulance	7	236,195						236,195		236,195	7
Building Inspections	8	683,035						683,035		683,035	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10							0		0	10
Other Public Safety	11							0		0	11
	12							0		0	12
	13							0		0	13
Total Public Safety	14	2,030,977	0		0	0	0	2,030,977		2,030,977	14
Section B - Public Works	15										15
Roads, Bridges, Sidewalks	16	321,444	475,446			764		797,654		797,654	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18							0		0	18
Traffic Control Safety	19		7,073					7,073		7,073	19
Snow Removal	20		81,963					81,963		81,963	20
Highway Engineering	21							0		0	21
Street Cleaning	22		17,637					17,637		17,637	22
Airport (if not an enterprise)	23	3,743						3,743		3,743	23
Garbage (if not an enterprise)	24							0		0	24
Other Public Works	25	170,516						170,516		170,516	25
	26							0		0	26
	27							0		0	27
Total Public Works	28	495,703	582,119		0	764	0	1,078,586		1,078,586	28
Section C - Health and Social Services	29										29
Welfare Assistance	30							0		0	30
City Hospital	31							0		0	31
Payments to Private Hospitals	32							0		0	32
Health Regulation and Inspections	33							0		0	33
Water, Air, and Mosquito Control	34							0		0	34
Community Mental Health	35							0		0	35
Other Health and Social Services	36							0		0	36
	37							0		0	37
	38							0		0	38
Total Health and Social Services	39	0	0		0	0	0	0		0	39
Section D - Culture and Recreation	40										40
Library Services	41	280,479	4,841					285,320		285,320	41
Museum, Band, Theater	42							0		0	42
Parks	43	117,267						117,267		117,267	43
Recreation	44	553,997						553,997		553,997	44
Cemetery	45	50,178						50,178		50,178	45
Community Center, Zoo, Marina, and Auditorium	46							0		0	46
Other Culture and Recreation	47							0		0	47
	48							0		0	48
	49							0		0	49
Total Culture and Recreation	50	1,001,921	4,841		0	0	0	1,006,762		1,006,762	50

EXPENDITURES P7

CITY OF TIPTON

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 — Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (I)	Line
Section E - Community and Economic Development	51										51
Community beautification	52							0		0	52
Economic development	53	108,554	269,700					378,254		378,254	53
Housing and urban renewal	54							0		0	54
Planning and zoning	55							0		0	55
Other community and economic development	56							0		0	56
TIF Rebates	57			56,440				56,440		56,440	57
	58							0		0	58
Total Community and Economic Development	59	108,554	269,700	56,440	0	0	0	434,694		434,694	59
Section F - General Government	60										60
Mayor, Council and City Manager	61	14,603						14,603		14,603	61
Clerk, Treasurer, Financial Administration	62	152,023						152,023		152,023	62
Elections	63							0		0	63
Legal Services and City Attorney	64							0		0	64
City Hall and General Buildings	65	18,280						18,280		18,280	65
Tort Liability	66							0		0	66
Other General Government	67		777,997					777,997		777,997	67
	68							0		0	68
	69							0		0	69
Total General Government	70	184,906	777,997		0	0	0	962,903		962,903	70
Section G - Debt Service	71	26,357			798,362			824,719		824,719	71
	72							0		0	72
	73							0		0	73
Total Debt Service	74	26,357	0	0	798,362	0	0	824,719		824,719	74
Section H - Regular Capital Projects - Specify	75										75
Street Improvements	76					3,375,398		3,375,398		3,375,398	76
	77							0		0	77
Subtotal Regular Capital Projects	78	0	0		0	3,375,398	0	3,375,398		3,375,398	78
TIF Capital Projects - Specify	79										79
	80							0		0	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0		0	0	0	0		0	82
Total Capital Projects	83	0	0		0	3,375,398	0	3,375,398		3,375,398	83
Total Governmental Activities Expenditures	84	3,848,418	1,634,657	56,440	798,362	3,376,162	0	9,714,039		9,714,039	84
(Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	85										85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

EXPENDITURES P8

CITY OF TIPTON

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 – Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section I - Business Type Activities	87										87
Water - Current Operation	88								468,131	468,131	88
Capital Outlay	89								225	225	89
Debt Service	90									0	90
Sewer and Sewage Disposal - Current Operation	91								455,863	455,863	91
Capital Outlay	92									0	92
Debt Service	93								576,728	576,728	93
Electric - Current Operation	94								4,170,242	4,170,242	94
Capital Outlay	95								232,005	232,005	95
Debt Service	96								400,424	400,424	96
Gas Utility - Current Operation	97								1,885,472	1,885,472	97
Capital Outlay	98								16,000	16,000	98
Debt Service	99									0	99
Parking - Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport - Current Operation	103								125,485	125,485	103
Capital Outlay	104								103,988	103,988	104
Debt Service	105									0	105
Landfill/Garbage - Current operation	106								597,930	597,930	106
Capital Outlay	107									0	107
Debt Service	108									0	108
Hospital - Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit - Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet - Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority - Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water - Current Operation	120								157,835	157,835	120
Capital Outlay	121									0	121
Debt Service	122									0	122
Other Business Type - Current Operation	123									0	123
Capital Outlay	124									0	124
Debt Service	125									0	125
Internal Service Funds - Specify	126										126
Central Garage	127								571,355	571,355	127
Administrative Services and PSF Health Insurance	128								681,271	681,271	128
Total Business Type Activities	129								10,442,954	10,442,954	129

EXPENDITURES P9

CITY OF TIPTON

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	3,848,418	1,634,657	56,440	798,362	3,376,162	0	9,714,039	10,442,954	20,156,993	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	147,706	952,773		2,721			1,103,200	719,328	1,822,528	132
Internal TIF loans/repayments and transfers out	133			217,799				217,799		217,799	133
	134							0		0	134
Total Other Financing Uses	135	147,706	952,773	217,799	2,721	0	0	1,320,999	719,328	2,040,327	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	3,996,124	2,587,430	274,239	801,083	3,376,162	0	11,035,038	11,162,282	22,197,320	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nonspendable	140						100,000	100,000		100,000	140
Restricted	141	162,608	1,879,475	25,405	425,832		30,909	2,524,229		2,524,229	141
Committed	142							0		0	142
Assigned	143	203,377						203,377		203,377	143
Unassigned	144	439,744	-576,279			-204,079		-340,614		-340,614	144
Total Governmental	145	805,729	1,303,196	25,405	425,832	-204,079	130,909	2,486,992		2,486,992	145
Proprietary	146								5,144,611	5,144,611	146
Total Ending Fund Balance June 30,	147	805,729	1,303,196	25,405	425,832	-204,079	130,909	2,486,992	5,144,611	7,631,603	147
Total Requirements (Sum of lines 136 and 147)	148	4,801,853	3,890,626	299,644	1,226,915	3,172,083	130,909	13,522,030	16,306,893	29,828,923	148

OTHER P10

Part III Intergovernmental Expenditures
Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.

Purpose	Amount paid to other local governments
Correction	
Health	
Highways	
Transit Subsidies	
Libraries	
Police protection	
Sewerage	
Sanitation	
All other	

Purpose	Amount paid to State
Highways	
All other	

Part IV
Wages & Salaries
Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID	Amount
Total Salaries and Wages Paid	2,925,504

Part V Debt Outstanding, Issued, and Retired

Transit subsidies

A. Long-Term Debt

Debt During the Fiscal Year					Debt Outstanding JUNE 30, 2025				
Purpose	Line	Debt Outstanding JULY 1, 2024	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Interest Paid This Year
Water Utility	1.	0	0	0	0	0	0	0	0
Sewer Utility	2.	7,716,400	0	422,400	0	0	7,294,000	0	135,037
Electric Utility	3.	2,130,000	0	305,000	0	0	1,825,000	0	94,323
Gas Utility	4.	0	0	0	0	0	0	0	0
Transit-Bus	5.	0	0	0	0	0	0	0	0
Industrial Revenue	6.	0	0	0	0	0	0	0	0
Mortgage Revenue	7.	0	0	0	0	0	0	0	0
TIF Revenue	8.	0	0	0	0	0	0	0	0
Other Purposes / Miscellaneous	9.	80,566	0	25,443	0	0	0	55,123	914
GO	10.	6,525,000	0	590,000	5,935,000	0	0	0	206,063
Parking	11.	0	0	0	0	0	0	0	0
Airport	12.	0	0	0	0	0	0	0	0
Stormwater	13.	0	0	0	0	0	0	0	0
Section 108	14.	0	0	0	0	0	0	0	0
Total Long-Term		16,451,966	0	1,342,843	5,935,000	0	9,119,000	55,123	436,337

B. Short-Term Debt Amount	
Outstanding as of July 1, 2024	
Outstanding as of JUNE 30, 2025	

Part VI DEBT LIMITATION FOR GENERAL OBLIGATIONS

	Amount		
Actual valuation — January 1, 2023	269,586,687	x.05 = $	13,479,334.35

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2025

Type of asset	Amount				
	Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)	All other Funds (d)	Total (e)
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.	425,832			7,205,771	7,631,603
	If you budget on a NON-GAAP CASH BASIS, the amount in the Total above SHOULD EQUAL the above summed amounts on the sheet All Funds P1: Ending fund balance, column C PLUS the amounts in the shaded Note area.				

CITY DEBT DETAIL - LT DEBT1

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, 2024	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
Corporate Purpose 2015	1	GO	04-07-2015	032315B	2.25-3.00	No Vote - Essential GO	1,000,000	205,000	100,000	6,150		General Obligation (GO)	Purchase equipment and various improvement projects
Corporate Purpose 2018	2	GO	06-19-2018	February 2018	3.00-3.15	No Vote - Essential GO	1,500,000	800,000	150,000	24,503		General Obligation (GO)	Purchase equipment and various improvement projects
Corporate Purpose 2021	3	GO	06-22-2021	060721B	1.00-1.35	No Vote - Essential GO	2,000,000	1,575,000	215,000	17,610		General Obligation (GO)	Purchase equipment and various improvement projects
Corporate Purpose 2023	4	GO	06-20-2023	032023C	4	No Vote - Essential GO	4,020,000	3,945,000	125,000	157,800		General Obligation (GO)	Purchase equipment and various improvement projects
IKEAC	5	Other	12-01-2023	N/A	4	No Vote - Non-GO	9,531	8,515	1,799	301		Other Purposes/Misc	Lease of copier equipment
Economic Development Office	6	Other	10-01-2017	N/A	1	No Vote - Non-GO	43,641	23,034	7,008	192		Other Purposes/Misc	Lease of building space
Copier Lease	7	Other	05-19-2022	N/A	1	No Vote - Non-GO	65,949	38,250	12,988	312		Other Purposes/Misc	Lease of copier
Postage Machine	8	Other	02-02-2022	N/A	1.24	No Vote - Non-GO	19,397	10,767	3,648	109		Other Purposes/Misc	Lease of postage machine
Electric Revenue 2012	9	Revenue	03-28-2012	030512D	2.20-3.50	No Vote - Non-GO	2,720,000	635,000	205,000	21,400		Electric Utility	Electric Utility Improvements
Electric Revenue 2024	10	Revenue	03-12-2024	020523B	4	No Vote - Non-GO	1,495,000	1,495,000	100,000	72,923		Electric Utility	Electric Utility Improvements
Sewer Revenue Bond Series 2020	11	Revenue	07-24-2020	061520D	1.75	No Vote - Non-GO	7,960,400	7,716,400	422,400	135,037		Sewer Utility	Sewer Utility Improvements
	12	-				-						-	-
	13	-				-						-	-
	14	-				-						-	-
	15	-				-						-	-
	16	-				-						-	-
	17	-				-						-	-
	18	-				-						-	-
	19	-				-						-	-
	20	-				-						-	-

AGENDA ITEM:

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	**11/3/25**
AGENDA ITEM:	**Hydroponic In Floor Heat**
ACTION:	**Motion to Approve, Deny or Table**

SYNOPSIS: The in-floor heat at the fire department has not worked affectively since the 23-24 winter. After several service calls last year to our previous service company the in-floor heat just never worked correctly. It was found to have incompatible chemicals inside the loops that caused sludge to build up inside the lines, rendering them inoperable. The system has been flushed and attempts to get the loops cleaned are still on going. Brecke Mechanical Contractors has provided a time and material quote to not exceed $10,800. This work includes 4 new manifolds, a new filter housing, cleaning the remaining sludge out of the system, and making sure the boilers and equipment are running. Brecke has a chemical specialist on their workforce so they can quickly correct the chemical problems within the system to "clean and test" the chemical. Brecke is the only company that has a chemical specialist on staff without involving several different companies. Repairs will be done with current budget money.

PREPARED BY: Sean Paustian, Fire Chief **DATE PREPARED:** 10/28/25

Date: 10-20-25
Customer: Tipton Fire Department
Attn: Sean Paustian
Email: tiptonfire@tiptoniowa.org

We are pleased to present our proposal for the referenced project.

Base Price: $ 10,810.00[ten thousand eight hundred ten dollars and no cents] (plus applicable tax)
Time and Material not to exceed
Included in our Base Scope:

1) Remove the 4 existing manifolds for the infloor heat and install 4 new manifolds.
2) Remove the existing 2" filter housing in the mechanical room and install a new 2" Stainless Steel filter housing.
3) Provide 10new bag filters for the new filter housing.
4) Pressure test the hydronic system and verify no leaks.
5) Fill the infloor water lines and hydronic system. Start the system and fire the boiler burners.
6) Verify proper operation of the hydronic heating system.
7) Pull water samples from the system and have the samples tested.

Exclusions from our Base Scope:

1) Water chemistry testing and chemicals
2) Temporary Utilities
3) Overtime
4) Temporary Filters
5) Bond
6) Allowances
7) Electrical
8) Painting
9) Schedule Accelerations

Prices quoted herein are firm prices provided this proposal is accepted within 30 days from the date of this quotation. Proposals accepted after this date are subject to adjustments at the option of either party. This proposal is contingent upon a mutually satisfactory, equitable contract agreement.
We thank you for the opportunity of presenting this quotation. If you have any questions or should require any additional information, please feel free to contact our office.

Sincerely,
Dwain Sanford
Dwain.sanford@brecke.com
Brecke Mechanical Contractors

ACCEPTANCE OF PROPOSAL – THE ABOVE PRICES, SCOPE OF WORK AND WARRANTY POLICY ARE ACCEPTED AND B.G. BRECKE, INC., IS AUTHORIZED TO PERFORM THE OUTLINED SCOPE OF WORK. PAYMENT TERMS ARE NET 30 DAYS. B.G. BRECKE RESERVES THE RIGHT TO TAKE ALL ACTIONS NECESSARY TO PROTECT ITS INTEREST IN THE EVENT OF ACCOUNT DELIQUENCY.

DATE OF ACCEPTANCE ________________________ PURCHASE ORDER NUMBER ______________________________________

SIGNATURE ____

NAME ____ TITLE ________________________________

THIS DOCUMENT CONTAINS CONFIDENTIAL INFORMATION AND IS INTENDED ONLY FOR THE COMPANY NAMED. ANY USE, COPING OR DISCLOSURE OF INFORMATION OUTSIDE OF THE NAMED COMPANY IS STRICTLY PROHIBITED.

CUSTOMER BILLING INFORMATION

CUSTOMER NAME ____

ADDRESS ____ CITY ___________________________________

STATE ____ ZIP ____________________________________

EMAIL ____ PHONE __________________________________

Performance: B.G. Brecke, Inc. (hereto referred to as Contractor) shall provide services under this agreement, and the price subject to credit approval by Contractor, and also contingent upon strikes, accidents, fires, and the inability to procure materials from the usual sources of supply, or upon any like or unlike cause beyond the control of Contractor. In the event of account delinquency, Contractor may delay performance or, as its option, renegotiate prices, terms and conditions with the customer. If Contractor and customer are unable to agree on such revisions, this agreement shall be cancelled without any liability, other than the customer's obligation to pay for services rendered by Contractor to the date of cancellation. Services will be performed during normal working hours with any overtime or emergency calls billed separately unless otherwise stated.

Preventive Maintenance: Labor, travel and materials to perform preventive tasks outlined in schedules and equipment listings.

Full Coverage Service: Provide required labor and materials for repairs on covered equipment. At our option we may utilize used, reconditioned or new materials. Equipment covered under this agreement will be subject to our inspection within 30 days of the agreement date. If the equipment is inaccessible or cannot be tested due to climate conditions, said equipment will be tested at such time conditions allow operation. Contractor will provide a report indicating the condition of the equipment not operating properly along with a proposal for repairs. Upon approval of proposal, Contractor will make outlined repairs. If our proposed repairs are not accepted, we will exclude the equipment from the maintenance agreement.

Payment and Taxes: Customer shall pay Contractor invoices net 30 days of invoice date. Interest of 1 ½% on unpaid balances may be charged. Customer shall pay, in addition to the agreement price, all taxes, or acceptable tax exemption certificate shall be filed with Contractor.

Insurance: Contractor agrees to carry insurance in the following minimum amounts:

a. Commercial General Liability $1,000,000 per occurrence
b. Automobile Liability $1,000,000 CSL
c. Workers Compensation Statutory Limits

Asbestos, Mold and Hazardous Materials: Contractor's services in connection with this agreement expressly excludes any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos, mold, polychlorinated biphenyl (PCB) or other hazardous materials. Shall Contractor become aware of the presence of such materials, Contractor may immediately stop work in the affected area and shall notify customer. Customer will be responsible for all action including payments necessary to correct the condition in accordance with all applicable laws and regulations.

New Equipment Warranty: Contractor shall pass on any and all warranties provided by the original manufacturer of the equipment we install. Such warranty, if any, is specified in the owner's manual provided by the original manufacturer, and is normally limited to the actual part that becomes defective, not the labor to replace the part. The customer is responsible for reading and understanding this matter for their specific situation. Contractor warrants its original installation labor on the new equipment to be free of defects due to workmanship for a period of twelve months from the date of completion of said installation. Labor warranty is limited to the normal straight time labor rate, excluding any overtime or weekend emergency costs. No other costs are covered by this warranty policy.

Service Call Warranty: All service labor performed by Contractor is warranted for a period of ninety (90) days from the date of that service. Warranty labor is limited to the normal straight time labor rate, excluding any overtime or weekend emergency costs. All parts purchased and installed by Contractor carry the original manufacturer's warranty, which Contractor passes on to the customer. For parts and materials purchased by the customer, but installed by Contractor, the manufacturer's warranty is the responsibility of the owner.

Warranty Limitations: All claims for warranty must be made to Contractor directly, as Contractor will not accept warranty claims from third parties. Contractor assumes no liability for losses arising from warranty issues other than those outlined in this policy. Contractor reserves the right to change this policy, without notice, at any time, at its sole discretion.

Indemnification: to the fullest extent permitted by law, customer shall indemnify and hold harmless Contractor, its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of customer, anyone directly or indirectly employed by customer or anyone for whose acts customer may be liable, regardless of whether it is caused in part by the negligence of Contractor.

Exclusions: This agreement does not include responsibility for design of the system unless otherwise stated, repair and replacement of non-maintainable parts of the system such as unit cabinets, shells, ductwork, hydronic piping structural supports, boiler refractory materials and shells, storage tanks, obsolescence, removal and reinstallation of valve bodies and dampers, repair or replacement necessitated by freezing weather, damage to piping, wiring, equipment or systems from removal of floors, walls or ceilings to complete proposed scope of work, damage or malfunction resulting from corrosion or erosion on the water side of the equipment or caused by scale or sludge except where water treatment services are provided by Contractor, removal of moisture or oil in pneumatic tubing and piping, electrical power failure, low voltage, burned-out main or branch fuses, low water pressure, vandalism, misuse or abuse of the system(s), negligence of others (including customer), failure of customer to properly operate the system(s), requirements of governmental, regulatory or insurance agencies, or other beyond control of Contractor.

AGENDA ITEM
AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	11/3/2025
AGENDA ITEM:	DRIP Program Request
ACTION:	Motion to approve, deny, or table.

SYNOPSIS: Downtown Revitalization Incentive Program (DRIP) Reimbursement Request.
Reimbursement amount: $5,000.

Applicant: Alex Tichuk DBA: A & J Enterprises, Inc. (Hardees)
Building location: located at 601 Cedar Street

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

Total amount of project: $34,713.26 for a Commercial Grant.

Project Summary:

- Repainting the building
- Removal of red awing with fluorescent bulbs.
- Place with LED lighting
- ACM band will be added to the roof line

BUDGET ITEM: 160-5-599-2-64996
RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck
MAYOR/COUNCIL ACTION: Approve, Deny or Table.
ATTACHMENTS: After pictures
DATE PREPARED: 10/28/25

A & J Enterprises, Inc. 601 Cedar Street

Alex Tischuk

After Photos

AGENDA ITEM
AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	11/3/2025
AGENDA ITEM:	DRIP Program Request
ACTION:	Motion to approve, deny, or table.

SYNOPSIS: Downtown Revitalization Incentive Program (DRIP) Reimbursement Request.
Reimbursement amount: $2,019.60

Applicant: Daisy Wingert
Building location: located at 118 E 5th Street

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

Total amount of project: $6,492.40 for a Commercial Grant. Project costs increased by $372.40 from original estimate but reimbursement amount remains the same.

Project summary:

- Replace the skin on the awning
- Painting window frames, and entrance to the storefront of the building

BUDGET ITEM: 160-5-599-2-64996

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

MAYOR/COUNCIL ACTION: Approve, Deny or Table.

ATTACHMENTS: After pictures

DATE PREPARED: 10/28/25

Daisy Wingert
Building 118 E 5th Street

After Picture

AGENDA ITEM:

AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION

DATE:	**11/03/2025**
AGENDA ITEM:	**2026-2027 Tax Increment Financing Indebtedness**
ACTION:	**Motion to Approve, Deny or Table**

SYNOPSIS: Enclosed is a copy of the 2026-2027 Tax Increment Financing (TIF) Indebtedness report. Also included is a debt certificate which gives more detail regarding each debt and a timeline that shows estimated future year TIF claims. The TIF Indebtedness report is required to be filed with the Cedar County Auditor not later than December 1, 2025.

PREPARED BY: MA

Date Prepared: 10/30/2025

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Tipton County: Cedar

Urban Renewal Area Name: Tipton Urban Renewal

Urban Renewal Area Number: 16005 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **305,770**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this ______ day of ______________________, ________

Signature of Authorized Official Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Tipton County: Cedar

Urban Renewal Area Name: Tipton Urban Renewal

Urban Renewal Area Number: 16005 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1.	Business District Revitalization - DRIP Revenue will not exceed $150,000 over FY2020-2024 Revenue will not exceed $200,000 over FY2022 - 2027 UR Plan Updated 7/6/2022 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	8-5-13	29,749
2.	Tipton Revitalization Incentive Program - TRIP Revenue will not exceed $150,000 over FY2020-2024 Revenue will not exceed $200,000 over FY2022 - 2027 UR Plan Updated 7/6/2022 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/18/2018	59,222
3.	Hardacre Theater Project ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/18/2018	11,799
4.	Rhinos Building Redevelopment Project Resolution 080723A Revenue will not exceed $150,000 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	08-4-23	25,000
5.	Cedar Street/Highway 38 Reconstruction Project GO Bond 2023, Revenue will not exceed $2,350,000 plus interest ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/18/2018	180,000

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 305,770

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

Attachment to Tax Increment Debt Certificate:

TIPTON URBAN RENEWAL

AMOUNT OF DEBT	NAME OF PROJECT
$ 29,749	The City of Tipton is claiming reimbursement for TIF-eligible expenses related to the approval of DRIP applications from 11/1/24 – 10/31/25. The reimbursement will be spread through FY26/27.
$ 59,222	The City of Tipton is claiming reimbursement for TIF-eligible expenses related to the approval of Tipton Revitalization Incentive Program from 11/1/24 – 10/31/25. The reimbursement will be spread through FY26/27. This includes O'Rourke TRIP claim.
$ 11,799	The City of Tipton is claiming reimbursement for TIF-eligible expenses related to the approval of Hardacre Theater Project from 11/1/20 – 10/30/21. TIF revenue will not exceed $200,000 for the entire project. The reimbursement will be spread through FY29/30.
$ 25,000	The City of Tipton is claiming reimbursement for TIF-eligible expenses related to the approval of Rhinos Building Redevelopment Project from 11/1/24 – 10/31/25. The reimbursement will be spread through FY26/27.
$180,000	The City of Tipton is claiming reimbursement for TIF-eligible expenses related to the approval of Cedar Street/Highway 38 Reconstruction Project from 11/1/24 – 10/31/25. The reimbursement will be spread through FY26/27.

Item #	10/23/2025 TIF PROJECTS	CLAIM Nov' 24 FOR 25-26	CLAIM Nov' 25 FOR 26-27	CLAIM Nov' 26 FOR 27-28	CLAIM Nov' 27 FOR 28-29	CLAIM Nov' 28 FOR 29-30	CLAIM Nov' 29 FOR 30-31	CLAIM Nov' 30 FOR 31-32	CLAIM Nov' 31 FOR 32-33	CLAIM Nov' 32 FOR 33-34	CLAIM Nov' 33 FOR 34-35
1	David/Sally Kruse Housing Project Rebates NTE $150,000, 11 years LMI - 34%	$ 41,994									
2	O'Rourke TRIP Reimbursement 3 years, $15K est. per year Revised on 12/2/24 to $13,500 per year	$ 15,000	$ 12,000	$ 13,500							
3	DRIP Claim Reimbursement Revenue NTE $150,000 from FY20-24 Revenue NTE $200,000 from FY22-27	$ 32,250	$ 29,749	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000
4	TRIP Claim Reimbursement Revenue NTE $150,000 from FY20-24 Revenue NTE $200,000 from FY22-27	$ 25,222	$ 47,222	$ 40,000	$ 40,000	$ 55,000	$ 55,000	$ 55,000	$ 55,000	$ 55,000	$ 55,000
5	Tipton Revolving Loan Fund Program Revenue NTE $150,000 from FY 20-24 Revenue NTE $150,000 from FY22-27	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6	Hardacre Theater Project Revenue NTE $200,000	$ 11,799	$ 11,799	$ 11,799	$ 11,799	$ 11,799	$ 11,799	$ 10,670	$ 10,670	$ -	$ -
7	Rhinos Building Redevelopment Project Revenue NTE $150,000	$ -	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ -	$ -
8	Cedar Street/Highway 38 Reconstruction Project Revenue NTE $2,350,000 GO Bond 2023	$ 180,000	$ 180,000	$ 180,000	$ 180,000	$ 180,000	$ 180,000	$ 180,000	$ 180,000	$ 180,000	$ 180,000
9											
	TIF CLAIM TOTALS:	$ 306,265	$ 305,770	$ 310,299	$ 296,799	$ 311,799	$ 311,799	$ 310,670	$ 310,670	$ 275,000	$ 275,000

NOTE: This representation shows the City's current TIF projects and the timeline for each. The amount of our annual TIF claim for each project is subject to modifications due to changes in tax values.

Yellow	Annual payments for bonds paid with TIF revenues
Pink	Self financed or internal loan TIF debt
Blue	Tax Rebatements and other agreements paid with TIF revenues

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL GOVERNMENT	IOWA TREASURER OF STATE	IOWA TREASURER OF STATE	7.92
			TOTAL:	7.92
POLICE DEPARTMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	1,475.02
			MEDICARE WITHOLDING	325.08
			MEDICARE WITHOLDING	3.98
			MEDICARE WITHOLDING	1.26
			MEDICARE WITHOLDING	14.64
		IPERS	IPERS REGULAR EMPLOYEES	4.79
			IPERS WITHOLDING POLICE	2,192.00
		LYNCH DALLAS PC	LEGAL SERVICES	334.50
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	2,967.28
			TOTAL:	7,318.55
FIRE DEPARTMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	54.13
			MEDICARE WITHOLDING	12.67
		DINGES FIRE COMPANY	3 TURNOUT GEAR	11,850.00
		HAWKEYE FIRE AND SAFETY	FIRE EXTINGUISHER INSPECTI	351.75
		IPERS	IPERS WITHHOLDING, FIRE	57.27
			IPERS REGULAR EMPLOYEES	18.88
		NAPA AUTO PARTS	SUPPLIES AND PARTS	34.62
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	3,644.58
			TOTAL:	16,023.90
AMBULANCE	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	615.02
			MEDICARE WITHOLDING	88.90
			MEDICARE WITHOLDING	44.08
			MEDICARE WITHOLDING	6.75
			MEDICARE WITHOLDING	4.10
		BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	160.86
		IPERS	IPERS WITHHOLDING EMT	824.62
		WING PC	MEDICAL DIRECTOR	500.00
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,551.76
			TOTAL:	3,796.09
STREET DEPARTMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	232.16
			MEDICARE WITHOLDING	31.82
			MEDICARE WITHOLDING	0.84
			MEDICARE WITHOLDING	0.91
			MEDICARE WITHOLDING	6.07
			MEDICARE WITHOLDING	12.49
			MEDICARE WITHOLDING	2.18
		CINTAS	UNIFORMS	42.88
		IPERS	IPERS REGULAR EMPLOYEES	354.20
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	3,864.91
			TOTAL:	4,548.46
GENERAL ADMINISTRATION	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	175.83
			MEDICARE WITHOLDING	37.27
			MEDICARE WITHOLDING	0.60
			MEDICARE WITHOLDING	0.20
			MEDICARE WITHOLDING	2.76
			MEDICARE WITHOLDING	0.29
		CINTAS	UNIFORMS	20.11
		IPERS	IPERS REGULAR EMPLOYEES	268.70
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,578.63

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	2,084.39
LIBRARY	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	313.65
			MEDICARE WITHOLDING	65.52
			MEDICARE WITHOLDING	4.94
			MEDICARE WITHOLDING	2.89
		IPERS	IPERS REGULAR EMPLOYEES	477.57
			TOTAL:	864.57
PARK	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	23.35
			MEDICARE WITHOLDING	2.23
			MEDICARE WITHOLDING	3.12
			MEDICARE WITHOLDING	0.12
		IPERS	IPERS REGULAR EMPLOYEES	15.35
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	727.81
			TOTAL:	771.98
RECREATION DEPARTMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	77.29
			MEDICARE WITHOLDING	18.08
		ACCESS SYSTEMS LEASING	COPIER AGREEMENT	124.54
		IPERS	IPERS REGULAR EMPLOYEES	117.68
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	138.11
			TOTAL:	475.70
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	263.25
			MEDICARE WITHOLDING	18.07
			MEDICARE WITHOLDING	43.49
		ACCESS SYSTEMS LEASING	COPIER AGREEMENT	124.54
		IPERS	IPERS REGULAR EMPLOYEES	199.70
		FOSTERS KRAUS	REPLACE BLOWER MOTOR	230.00
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	92.65
			TOTAL:	971.70
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	154.47
			MEDICARE WITHOLDING	36.13
		IPERS	IPERS REGULAR EMPLOYEES	238.72
		MARCIA MEYERS	NOVEMBER RENT	600.00
			TOTAL:	1,029.32
FINANCE & ADMINISTRATI	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	25.30
			MEDICARE WITHOLDING	4.81
			MEDICARE WITHOLDING	0.16
			MEDICARE WITHOLDING	0.95
		GOERDT INSPECTION AND CONSULTATION SER	CONTRACT PAY	2,500.00
		IPERS	IPERS REGULAR EMPLOYEES	38.65
			TOTAL:	2,569.87
BUILDING MAINTENANCE	GENERAL GOVERNMENT	I.R.S.	FICA WITHOLDING	24.80
			MEDICARE WITHOLDING	5.80
		VESTIS	MATS	189.17
		IPERS	IPERS REGULAR EMPLOYEES	37.75
			TOTAL:	257.52
STREET DEPARTMENT	ROAD USE TAX FUND	CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	2,076.73
			TOTAL:	2,076.73

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
TRAFFIC SERVICE MAINT.	ROAD USE TAX FUND	I.R.S.	FICA WITHOLDING	5.89
			MEDICARE WITHOLDING	1.08
			MEDICARE WITHOLDING	0.18
			MEDICARE WITHOLDING	0.12
		IPERS	IPERS REGULAR EMPLOYEES	8.97
			TOTAL:	16.24
SNOW AND ICE REMOVAL	ROAD USE TAX FUND	I.R.S.	FICA WITHOLDING	69.20
			MEDICARE WITHOLDING	12.13
			MEDICARE WITHOLDING	0.90
			MEDICARE WITHOLDING	0.17
			MEDICARE WITHOLDING	2.26
			MEDICARE WITHOLDING	0.73
		IPERS	IPERS REGULAR EMPLOYEES	105.41
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,219.67
			TOTAL:	1,410.47
STREET CLEANING	ROAD USE TAX FUND	CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	820.00
			TOTAL:	820.00
ELECTRIC SOLAR PROJECT	ELECTRIC SOLAR PRO	CUSTOM BUILDERS INC	SOLAR PROJECT	545,022.00
			TOTAL:	545,022.00
WATER DISTRIBUTION	WATER OPERATING	I.R.S.	FICA WITHOLDING	359.14
			MEDICARE WITHOLDING	66.71
			MEDICARE WITHOLDING	4.30
			MEDICARE WITHOLDING	1.12
			MEDICARE WITHOLDING	9.69
			MEDICARE WITHOLDING	2.18
		CINTAS	UNIFORMS	0.00
		IPERS	IPERS REGULAR EMPLOYEES	549.71
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	260.87
			TOTAL:	1,253.72
WATER BILL/COLLECT	WATER OPERATING	I.R.S.	FICA WITHOLDING	62.88
			MEDICARE WITHOLDING	14.21
			MEDICARE WITHOLDING	0.50
		IPERS	IPERS REGULAR EMPLOYEES	97.91
			TOTAL:	175.50
WASTEWATER/AKA SEWER	WASTEWATER/AKA SEW	I.R.S.	FICA WITHOLDING	373.12
			MEDICARE WITHOLDING	71.96
			MEDICARE WITHOLDING	4.49
			MEDICARE WITHOLDING	1.77
			MEDICARE WITHOLDING	7.95
			MEDICARE WITHOLDING	1.09
		IPERS	IPERS REGULAR EMPLOYEES	572.18
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	850.65
			TOTAL:	1,883.21
LAGOON	WASTEWATER/AKA SEW	SCHIMBERG CO	CULVERT PIPE	280.40
			TOTAL:	280.40
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING	I.R.S.	FICA WITHOLDING	1,088.67
			MEDICARE WITHOLDING	205.81
			MEDICARE WITHOLDING	16.06

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE WITHOLDING	3.83
			MEDICARE WITHOLDING	15.43
			MEDICARE WITHOLDING	12.19
			MEDICARE WITHOLDING	1.28
		CINTAS	UNIFORMS, SHOP TOWELS, MAT	102.75
			UNIFORMS, SHOP TOWELS, MAT	61.84
		DR DARLENE A EHLERS	NOVEMBER RENT	575.00
		FLETCHER-REINHARDT CO.	UNDERGROUND SUPPLIES	843.16
			UNDERGROUND SUPPLIES	75.97
		IPERS	IPERS REGULAR EMPLOYEES	1,673.50
		POWER LINE SUPPLY	STREET LIGHT BULBS	485.71
		RVM LANDSCAPING LLC	BUNKER WALL	2,944.20
		STUART C IRBY CO	SUPPLIES	386.52
			SUPPLIES	59.74
			SUPPLIES	1,238.53
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	2,605.73
			TOTAL:	12,395.92
ELECTRIC POWER PLANT	ELECTRIC OPERATING	I.R.S.	FICA WITHOLDING	36.58
			MEDICARE WITHOLDING	6.53
			MEDICARE WITHOLDING	1.07
			MEDICARE WITHOLDING	0.32
			MEDICARE WITHOLDING	0.64
		IPERS	IPERS REGULAR EMPLOYEES	56.16
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	313.94
			TOTAL:	415.24
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING	I.R.S.	FICA WITHOLDING	144.32
			MEDICARE WITHOLDING	29.44
			MEDICARE WITHOLDING	0.71
			MEDICARE WITHOLDING	2.13
			MEDICARE WITHOLDING	0.52
			MEDICARE WITHOLDING	0.96
		IPERS	IPERS REGULAR EMPLOYEES	222.60
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	219.76
			TOTAL:	620.44
GAS DISTRIBUTION	GAS OPERATING	I.R.S.	FICA WITHOLDING	496.77
			MEDICARE WITHOLDING	85.84
			MEDICARE WITHOLDING	1.61
			MEDICARE WITHOLDING	4.90
			MEDICARE WITHOLDING	8.07
			MEDICARE WITHOLDING	10.83
			MEDICARE WITHOLDING	4.93
		CINTAS	UNIFORMS, SHOP TOWELS, MAT	49.82
		IPERS	IPERS REGULAR EMPLOYEES	766.73
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	300.49
			TOTAL:	1,729.99
GAS BILL/COLLECT	GAS OPERATING	I.R.S.	FICA WITHOLDING	81.19
			MEDICARE WITHOLDING	17.47
			MEDICARE WITHOLDING	1.03
			MEDICARE WITHOLDING	0.16
			MEDICARE WITHOLDING	0.34
		IPERS	IPERS REGULAR EMPLOYEES	125.99
			TOTAL:	226.18

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
AIRPORT	AIRPORT OPERATING	WRIGHT LAWN CARE	CONTRACT PAY NOVEMBER	358.33
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	164.58
			TOTAL:	522.91
GARBAGE COLLECTION	GARBAGE COLLECTION	I.R.S.	FICA WITHOLDING	230.21
			MEDICARE WITHOLDING	42.34
			MEDICARE WITHOLDING	0.30
			MEDICARE WITHOLDING	3.55
			MEDICARE WITHOLDING	7.26
			MEDICARE WITHOLDING	0.36
		CINTAS	UNIFORMS	21.94
		IPERS	IPERS REGULAR EMPLOYEES	352.39
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	2,928.80
			TOTAL:	3,587.15
RECYCLING	GARBAGE COLLECTION	I.R.S.	FICA WITHOLDING	80.70
			MEDICARE WITHOLDING	8.18
			MEDICARE WITHOLDING	6.53
			MEDICARE WITHOLDING	2.62
			MEDICARE WITHOLDING	1.54
		IPERS	IPERS REGULAR EMPLOYEES	80.39
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,952.53
			TOTAL:	2,132.49
STORM WATER	STORM WATER	I.R.S.	FICA WITHOLDING	25.30
			MEDICARE WITHOLDING	4.17
			MEDICARE WITHOLDING	0.23
			MEDICARE WITHOLDING	1.07
			MEDICARE WITHOLDING	0.43
		IPERS	IPERS REGULAR EMPLOYEES	38.51
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	84.14
			TOTAL:	153.85
INT SRVC-OTHER BUSINES	CENTRAL GARAGE	I.R.S.	FICA WITHOLDING	98.22
			MEDICARE WITHOLDING	17.97
			MEDICARE WITHOLDING	3.00
			MEDICARE WITHOLDING	1.99
		CINTAS	UNIFORMS	19.44
		MISC. VENDOR KARL FORD	KARL FORD:2025 EXPLORER	44,143.20
		GRAINGER	SAFETY GLASSES	31.15
		IPERS	IPERS REGULAR EMPLOYEES	149.53
		MITCHELL 1	WEB SUBSCRIPTION	329.02
		NAPA AUTO PARTS	SUPPLIES AND PARTS	605.71
			SUPPLIES AND PARTS	302.99
			TOTAL:	45,702.22
INT SRVC-OTHER BUSINES	ADMINISTRATIVE SER	I.R.S.	FICA WITHOLDING	128.40
			MEDICARE WITHOLDING	25.53
			MEDICARE WITHOLDING	1.50
			MEDICARE WITHOLDING	3.00
		OFFICE OF AUDITOR OF STATE	24-25 AUDIT FILING FEE	625.00
		IPERS	IPERS REGULAR EMPLOYEES	195.52
		MELISSA ARMSTRONG	MILEAGE IMFOA	226.80
		LYNCH DALLAS PC	LEGAL SERVICES	380.00
			LEGAL SERVICES	1,219.50
			LEGAL SERVICES	1,740.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		OFFICE EXPRESS	OFFICE SUPPLIES	30.32
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	9.17
			TOTAL:	4,584.74
NON-DEPARTMENTAL	PAYROLL ACCOUNT	I.R.S.	FEDERAL WITHHOLDING	10,061.41
			FICA WITHOLDING	6,714.86
			MEDICARE WITHOLDING	1,570.41
		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	225.00
		COLLECTION SERVICES CENTER	CHILD SUPPORT- SPANGLER-96	59.52
		IPERS	IPERS WITHHOLDING, FIRE	38.20
			IPERS REGULAR EMPLOYEES	4,509.29
			IPERS WITHHOLDING EMT	550.05
			IPERS WITHOLDING POLICE	1,511.84
		TREASURER, STATE OF IOWA	STATE WITHOLDING	3,031.22
			TOTAL:	28,856.58

FUND TOTALS

001	GENERAL GOVERNMENT	40,719.97
110	ROAD USE TAX FUND	4,323.44
320	ELECTRIC SOLAR PROJECT	545,022.00
600	WATER OPERATING	1,429.22
610	WASTEWATER/AKA SEWER REVE	2,163.61
630	ELECTRIC OPERATING	13,431.60
640	GAS OPERATING	1,956.17
660	AIRPORT OPERATING	522.91
670	GARBAGE COLLECTION	5,719.64
740	STORM WATER	153.85
810	CENTRAL GARAGE	45,702.22
835	ADMINISTRATIVE SERVICES	4,584.74
860	PAYROLL ACCOUNT	28,856.58
	GRAND TOTAL:	694,585.95

TOTAL PAGES: 6

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

10-28-2025

Based upon removal of deteriorating spalled brick and inspection, we are providing the following proposal in regards to recommended masonry repairs.

<u>3 options for the scope of work outlined below.</u>

<u>Option#1 replace with new brick leave windows.</u> Back parge with mortar seal up open areas in existing cmu backing wall...**$4,800.00**

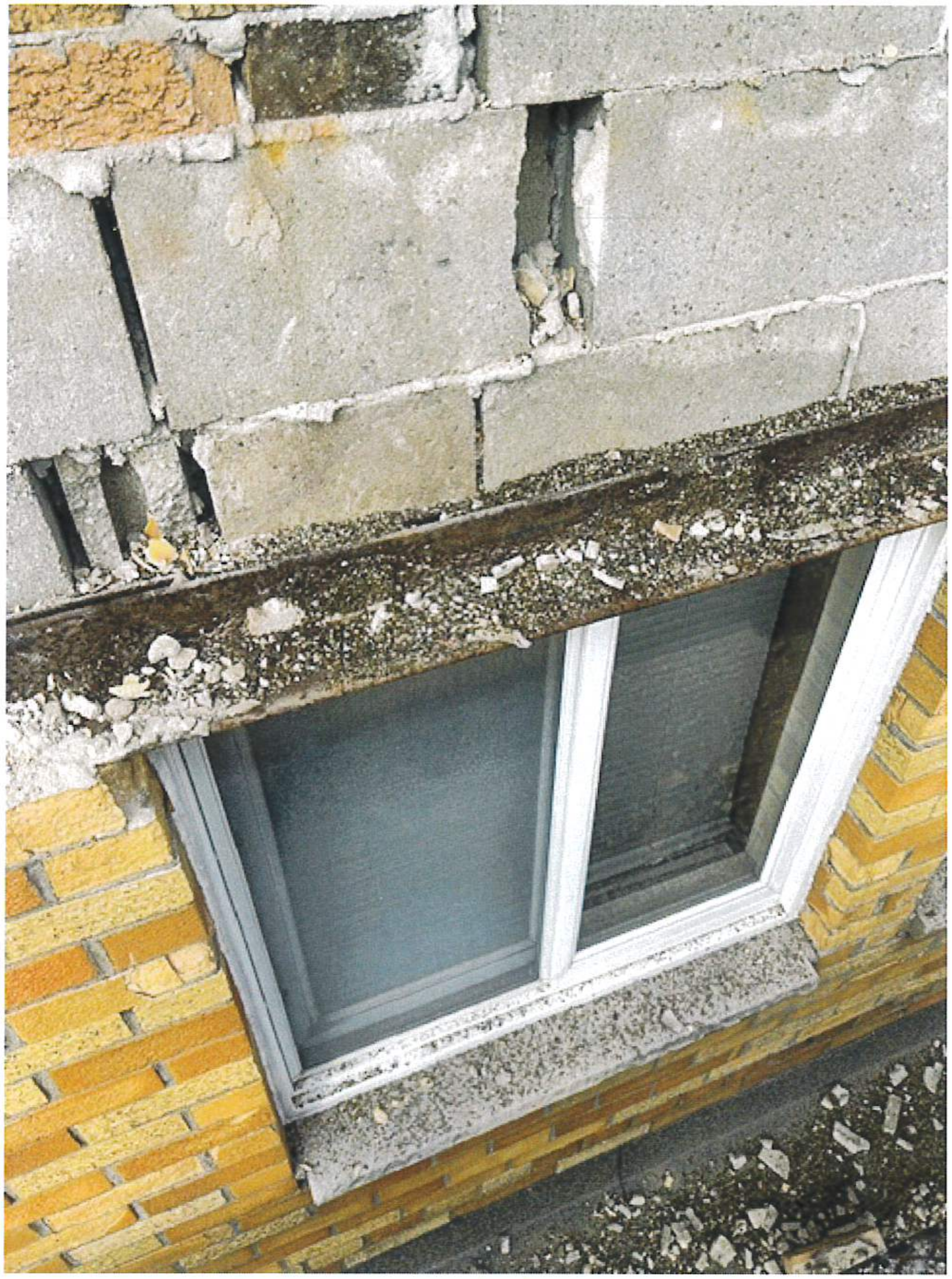
<u>Option #2 remove 2 windows, infill with block, replace outside with new brick.</u> Same as option #1 just eliminating windows...**$5,200.00**

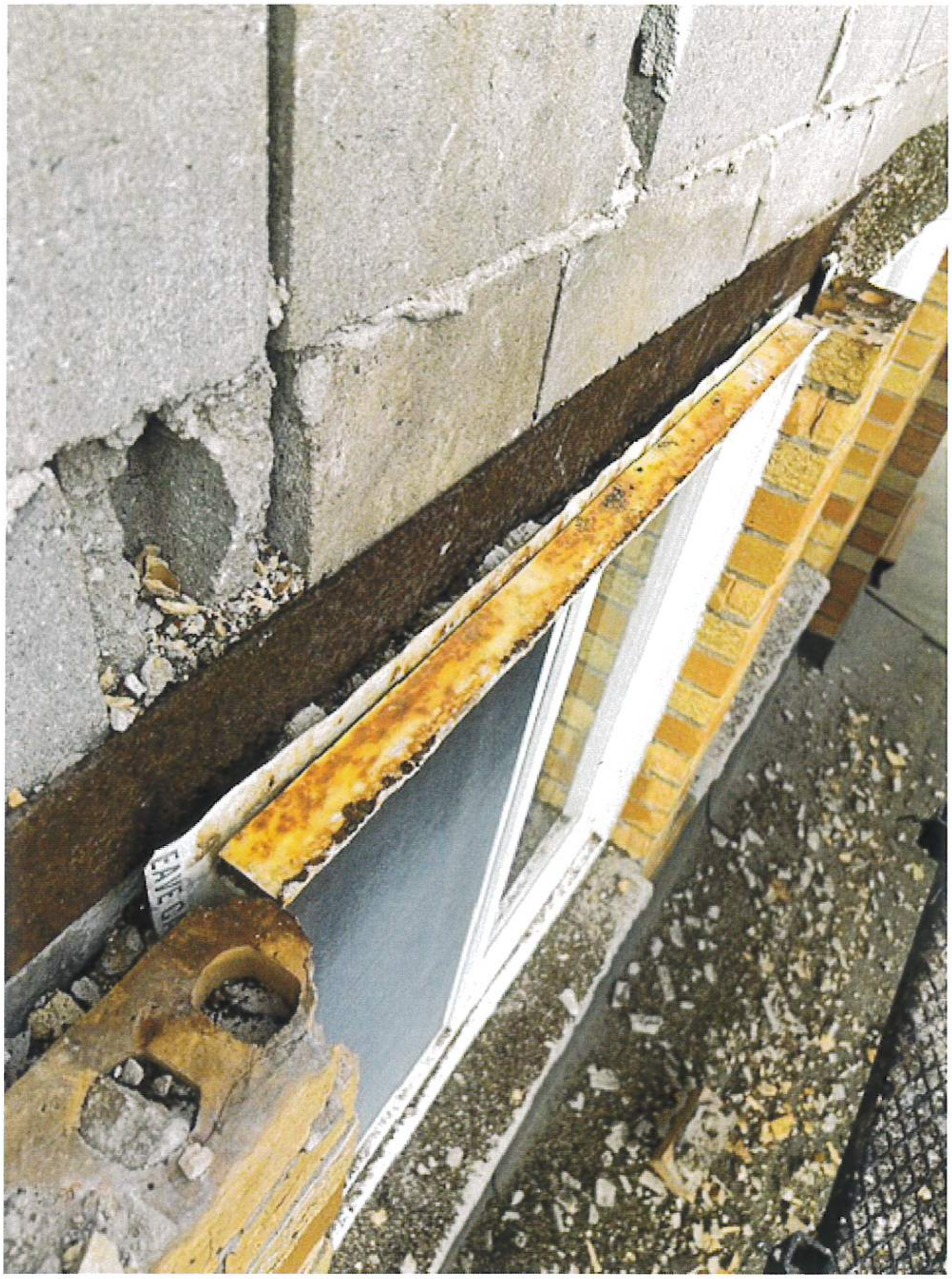
<u>Option #3 Demo 4" CMU block replace with 2x6 wall insulation sheet rock inside, siding to match lower addition.</u> This option also includes 1 window centered in opening to match lower addition windows...**$11,000.00**

Estimate includes material and labor.

Melissa Armstrong

Subject: FW: Double window under city hall sign





Sent from my iPhone

Hinson Consulting, LLC

Local Government Hiring, Planning & Finance

October 30, 2025

To: Mayor & City Council; Tipton, Iowa

From: Brent Hinson,
Hinson Consulting, LLC

Re: City Manager Search Process- November 3 Meeting

As we move forward in the City Manager search process, we need the Council's review and concrete direction on a number of items. I plan to join you virtually on November 3 for this discussion.

One-on-One Meetings

Thanks to everyone for their time in meeting one on one with Marketa or Mark. We greatly enjoyed meeting with each of you, and the input we gained from those meetings. We have utilized this input to inform the writing of the position profile.

Proposed Timetable for the Search Process

See below for the timetable for the process. The schedule is the same as in our engagement letter.

We have also included for the first time a preliminary schedule for interviews, which are now slated for the afternoon/evening of Friday, January 2 and Saturday, January 3. This can be changed however you would like, but it gives you an idea of the elements involved. Some communities want to do all interviews in one day, but we like the split of 2 days as the default approach. We are big believers in the idea that a single interview is not enough, and that you want to see the candidates in a variety of settings, from informal to formal, over the course of the two days. This process helps you really get a feel for and understanding of each of the candidates and how they would interface with your organization and community. We will need specific guidance on how you would like to involve department heads and community members in the process.

Position Advertising & Profile

We will provide a detailed position profile for advertising the position over this weekend. We are asking for approval of the position profile (with any final edits you may have) and permission to begin advertising. We would like to request approval to place paid advertising on ICMA and the SGR job board. We will also work with your staff to post a free ad on the Iowa League of Cities website and publish the position profile on our Facebook and LinkedIn accounts.

Organizational Survey

We have received 7 responses to the survey as of this writing; I plan to leave the survey open through Saturday. If you have not yet responded, that is located at: https://www.surveymonkey.com/r/tiptoncm2526. I will have a PowerPoint to present on the survey results at Monday's meeting.

Wage & Benefit Package

We propose a starting salary range for preferred qualifications of $106,979.89-$124,753.87/year for preferred qualifications. This is indicative of a range from Step 3 to Step 5 on the adopted scales under the plan we developed and later updated for you. We have based the range on a candidate with a master's degree and 3-5 years of related experience. The Council needs to be comfortable with hiring anywhere in that range as merited for the employee's background and experience. We have operated in a "candidate's market" for the last several years, as the Baby Boom generation reaching retirement age has led to a lower number of applicants for positions such as this. If the selected candidate does not have the preferred qualifications, the Council can consider offering below the advertised range at a Step 1 or Step 2 on the scale.

We would like to raise the topic of benefits that may be requested as part of contract negotiations. We are presenting this information not to lock the City into anything (each negotiation is unique and reasonable flexibility is usually needed on both sides), but rather to prepare you for the types of requests you may receive from candidates, and to make sure we have proper guidance from you when the time comes to negotiate a contract with your preferred candidate.

Here are some common points of negotiation for a City Manager letter of agreement or employment contract:

- Salary: Typically the #1 item.
- Vacation Time: We believe the City should be willing to allow for vacation time in excess to the normal starting employee if you are able to attract experienced candidates. Often, we see this take shape in the form of a certain number of days "in the bank" to start or by crediting the new employee's past years of public service as if they worked in your city that whole time.
- Severance Pay: In a position that involves a fair amount of political change over time, and also often requires a new manager to move from community to community, severance pay is considered a must for most managers in this day and age. We believe an organization of your size should allow at least 4 months' pay & benefits if the CM is terminated without cause (Council is looking for new leadership, for example). A termination with cause (such as for provable misconduct) would not require a severance payment.
- Car allowance/City vehicle/mileage reimbursement: This really depends on your preferred candidate's preferences but should be an item you will be ready to negotiate.
- Performance evaluations: Generally speaking, we encourage you to include initial and ongoing performance evaluations in the contract. Often, it works well to have a 3-month "check-up" in a closed session, and then to conduct a 6-month and 12-month formal evaluation. Please note that we provided a price of $800 per evaluation process to oversee either or both of these evaluation processes.

Following interviews and the selection of a preferred candidate, the Council will make the formal decisions as to what to include in an offer letter, as well as an indication of any negotiating flexibility on any of the items. We would then verbally discuss the terms with the candidate, make a tentative agreement on the offer, and then ask the City to sign an offer letter that would be sent to the candidate to countersign and return. We plan to work with your City Attorney on a form of employment agreement in advance of the interviews, so then the terms of the offer letter can be quickly incorporated into the agreement. It is not unusual that we end the interview weekend with an employment agreement signed by the candidate. Any specific feedback you have on these items is certainly appreciated.

Future Steps in the Process

As stated above, our plan is to meet with you in person at a special meeting on Monday, December 8 to select semi-finalists, and then to do virtual interviews of these candidates on the afternoon/evening of Wednesday, December 10. To make the best use of your time, we as consultants are proposing to present you with the top 6-8 candidates, and have you narrow that to 4-6 semifinalists. Following the December 10 interviews, Council will be asked to narrow this group to 3-4 finalists. We will also discuss the final schedule for interview weekend at that meeting.

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 (Virtual)/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

Italics= Completed

Tentative Schedule for Interview Weekend

Friday, January 2:

Time	Event
3:00 PM	Initial Briefing for Candidates
3:15-4:30 PM	City Tours for Candidates & Spouses
5:00-7:00 PM	Reception- Either Public or Private
7:00-7:30 PM	Candidate Debriefing/ Q&A on Saturday Process

Saturday, January 3:

Time	Event
8:30-9:15 AM	Interview Time #1
9:30-10:15 AM	Interview Time #2
10:30-11:15 AM	Interview Time #3
11:30 AM- 12:15 PM	Interview Time #4
12:15 PM	Candidates Excused
12:15- 1:15 PM	Closed Session Lunch- Box or Buffet Lunch Provided by City Discussion/Input Session of Non-Council Participants
Approx 1:15 PM	Non-Council Participants Excused; Full Council Discussion & Determination of Direction
Approx 2:00 PM	Offer to Selected Candidate/ Begin Negotiations or Consider Other Options
By 3:30 PM	All Candidates Updated on Direction

This is still a loose schedule, as we will talk much more at the December 8 meeting about the actual structure and participants in the interviews.

Thanks for your confidence in us in helping you to conduct this important search. We look forward to further discussions, and feel free to reach out if you have any questions.

Brent, Pat, Mark & Marketa

RESOLUTION 110325A

RESOLUTION ACCEPTING THE COMPLETION OF THE "SOUTH-SOUTH SPRUCE IMPROVEMENT PROJECT" (or "Project") AND APPROVING: PAY APPLICATION #2; CHANGE-ORDER #2 REGARDING AS-BUILT FINAL QUANTITIES AND PAVEMENT DAMAGE DEDUCT; PAY APPLICATION #3; AND THE RELEASE OF RETAINAGE

WHEREAS, the City Council of the City of Tipton accepted a bid from Eastern Iowa Excavating & Concrete for the construction of a concrete street on previously unpaved South Spruce Street (aka South-South Spruce Street) generally located on Spruce Street south of South Street; and

WHEREAS, the City Engineer for this Project (Rick Teed, Garden & Associates) has submitted a letter (Oct 28, 2025) recommending that the City accept the Project as complete; and

WHEREAS, the City Engineer has submitted recommendations that the Council authorize the following approvals:

1.) Pay Application #2: $50,690.65

2.) Change-Order #2: ($2,322.08)

3.) Pay Application #3: $ 579.11

4.) Release of Retainage: $ 6,830.57

NOW, THEREFORE, BE IT RESOLVED, in accordance with the City Engineer's recommendations, the City Council of the City of Tipton does hereby accept the Project as complete.

BE IT FURTHER RESOLVED, the City Council approves Pay Application #2; Change-Order #2; Pay Application #3; and the release of the Project's retainage no later than thirty days after the passage of this Resolution.

AND, BE IT FURTHER RESOLVED, the Mayor and City Clerk are authorized to execute all contract documents and other documents related to the scope of this Resolution.

PASSED AND APPROVED this 3rd day of November 2025.

Tammi Goerdt, Mayor

ATTEST:

Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution 110325A which was passed by the Tipton City Council this 3rd day of November 2025.

Amy Lenz, City Clerk

GARDEN & ASSOCIATES, LTD.
1701 3rd Avenue East, Suite 1 • P.O. Box 451 • Oskaloosa, IA 52577
Phone: 641.672.2526 • Fax: 641.672.2091

October 28, 2025

Brian Wagner, City Manager
City of Tipton
407 Lynn Street
Tipton, IA 52772

Re: South- South Spruce Street Improvements - Engineer's Completion Statement
Tipton, Iowa
G&A 5025020

Honorable Mayor and Council:

I hereby state that the work of the South South Spruce Street Improvement Project – Tipton, Iowa - 2025 under contract bearing the date of July 11, 2025 by and between the City of Tipton (Owner) and Eastern Iowa Excavating & Concrete, (Contractor) has been completed and substantially complies with the terms, conditions and stipulations of the plans and specifications for said improvements.

Retainage in the amount of $6,830.57 should be released to the contractor no later than 30 days after approval of final Pay Application #3.

Respectfully submitted this 28th day of October, 2025.

Sincerely,
GARDEN & ASSOCIATES, LTD.

Rick Teed, P.E.

Cc: Eastern Iowa Excavating & Concrete.

GARDEN & ASSOCIATES, LTD.
1701 3rd Avenue East, Suite 1 • P.O. Box 451 • Oskaloosa, IA 52577
Phone: 641.672.2526 • Fax: 641.672.2091

Tabled 10/14/25

October 1, 2025

City of Tipton
Attn: Brian Wagner
407 Lynn Street
Tipton, IA 52772

Re: South-South Spruce Street Improvements – Pay App #2
Tipton, Iowa
G&A 5025020

Dear Brian:

Enclosed are three (3) copies of Pay Application No. 2 submitted by Eastern Iowa Excavating & Concrete for the above referenced project in the amount of $50,690.65 for work completed through September 25, 2025. All contract work has been completed and Garden & Associates continues to work with the contractor determine acceptable remedies for project closeout.

If the Council approves the pay application, please sign all three copies, forward one copy with payment to All American Concrete, keep one copy for your files, and return the final copy to Garden & Associates.

If you have any questions, please contact me at 641-672-2526.

Sincerely,
GARDEN & ASSOCIATES, LTD.

Rick Teed, P.E.

Enc: Pay Application #2 (3 copies)

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 Wenster　　Date: 10-1-25

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

is recommended by: ______ (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

GARDEN & ASSOCIATES, LTD.

1701 3rd Avenue East, Suite 1 • P.O. Box 451 • Oskaloosa, IA 52577
Phone: 641.672.2526 • Fax: 641.672.2091

October 28, 2025

City of Tipton
Attn: Brian Wagner
407 Lynn Street
Tipton, IA 52772

Re: South-South Spruce Street Improvements – Pay App #3 Final, Change Order #2
Tipton, Iowa
G&A 5025020

Dear Brian:

Enclosed are three (3) copies of final Pay Application No. 3 submitted by Eastern Iowa Excavating & Concrete for the above referenced project in the amount of $579.11 for work completed through October 28, 2025.

Further enclosed are three (3) copies of Change Order No. 2 adjusting for as-built quantities and to account for the pavement damage deduct.

If the Council approves the pay application and the change order, please sign all three copies of each where indicated, forward one copy with payment to Eastern Iowa Excavating & Concrete, keep one copy for your files, and return the final copy to Garden & Associates.

We are also enclosing the Engineer's Completion State for the project.

If you have any questions, please contact me at 641-672-2526.

Sincerely,
GARDEN & ASSOCIATES, LTD.

Rick Teed, P.E.

Enc: Pay Application #3 (3 copies)
Change Order #2 (3 copies)
Engineer's Completion Statement

ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Contractor's Application for Payment No. 3

To (Owner): City of Tipton, Iowa	Application Period: 9/26/2025-10/28/2025	Application Date: 11/3/2025
	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	
2	-$2,322.08	
TOTALS	$15,396.42	
NET CHANGE BY CHANGE ORDERS	**$15,396.42**	

1. **ORIGINAL CONTRACT PRICE**	$	**$212,289.35**
2. **Net change by Change Orders**	$	**$15,396.42**
3. **Current Contract Price (Line 1 ± 2)**	$	**$227,685.77**
4. **TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)**	$	**$227,685.77**
5. **RETAINAGE:**		
a. 3% X $227,685.77 **Work Completed**	$	**$6,830.57**
b. X **Stored Material**	$	
c. Total Retainage (Line 5.a + Line 5.b)	$	**$6,830.57**
6. **AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)**	$	**$220,855.20**
7. **LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**	$	**$220,276.09**
8. **AMOUNT DUE THIS APPLICATION**	$	**$579.11**
9. **BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)**	$	**$6,830.57**

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: [signature] Date: 10-28-2025

Payment of: $ **579.11**
(Line 8 or other - attach explanation of the other amount)

is recommended by: [signature] (Engineer) 10 / 28 / 2025 (Date)

Payment of: $ **579.11**
(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:	3		
Application Period:	9/26/2025-10/28/2025							Application Date:	11/3/2025		
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		LS	$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	1,972	SY	$50.50	$99,586.00	1972	$99,586.00		$99,586.00	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	232	SY	$64.35	$14,922.77	231.9	$14,922.77		$14,922.77	100.0%	
14	Driveway, Granular (Class 'A' Crushed Stone, IDOT Gradation No. 11)	75	TON	$29.25	$2,193.75	75	$2,193.75		$2,193.75	100.0%	
15	Granular Shoulders (Class 'A' Crushed Stone, IDOT Gradation No. 11)	160	TON	$38.00	$6,080.00	160	$6,080.00		$6,080.00	100.0%	
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%	
21	Change Order #2, Pavement Damage	1	LS	-$1,162.50	-$1,162.50	1	-$1,162.50		-$1,162.50	100.0%	
	Totals				$227,685.77		$227,685.77		$227,685.77	100.0%	
									$211,129.77		

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 2

Date of Issuance: 10/28/2025		Effective Date:	11/3/2025
Owner:	City of Tipton, Iowa	Owner's Contract No.:	
Contractor:	Eastern Iowa Excavating & Concrete	Contractor's Project No.:	
Engineer:	Garden & Associates, Ltd.	Engineer's Project No.:	5025020
Project:	South-South Spruce Street Improvements	Contract Name:	

The Contract is modified as follows upon execution of this Change Order:

Bid Item 4, Trench Compaction Testing: Decrease quantity to zero (0); Contract adjustment ($1,685.00)
Bid Item 11, Pavement, PCC, 7" Thick, C-3 or C-4: Increase total quantity to 1972 SY; Contract adjustment $1,111.00
Bid Item 13, Driveway, Paved, PCC. 7" Thick: Decrease quantity to 231.9 SY; Contract adjustment ($585.58)
Damages – Paving Deduct: 31 panels with up to 2 inches of edge damage each 15' long; Contract adjustment ($1,162.50)
Attachments: Table N

CHANGE IN CONTRACT PRICE	~~**CHANGE IN CONTRACT TIMES**~~ ~~*[note changes in Milestones if applicable]*~~
Original Contract Price: $ 212,289.35	~~Original Contract Times:~~ ~~Substantial Completion:~~ ______ ~~Ready for Final Payment:~~ ______ ______ ~~days or dates~~
[**Increase**] [~~Decrease~~] from previously approved Change Orders No. 1 ~~to No.~~ __: $ 17,718.50	~~[Increase] [Decrease] from previously approved Change Orders No. __ to No. __:~~ ~~Substantial Completion:~~ ______ ~~Ready for Final Payment:~~ ______ ______ ~~days~~
Contract Price prior to this Change Order: $ 230,007.85	~~Contract Times prior to this Change Order:~~ ~~Substantial Completion:~~ ______ ~~Ready for Final Payment:~~ ______ ______ ~~days or dates~~
[~~Increase~~] [**Decrease**] of this Change Order: $ 2,322.08	~~[Increase] [Decrease] of this Change Order:~~ ~~Substantial Completion:~~ ______ ~~Ready for Final Payment:~~ ______ ______ ~~days or dates~~
Contract Price incorporating this Change Order: $ 227,685.77	~~Contract Times with all approved Change Orders:~~ ~~Substantial Completion:~~ ______ ~~Ready for Final Payment:~~ ______ ______ ~~days or dates~~

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: [signature]	By: ______	By: [signature]
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Project Engineer	Title ______	Title Owner
Date: 10/28/2025	Date ______	Date 10-28-2025

Approved by Funding Agency (if applicable)

By: ______ Date:

Title: ______

Table N

Price Adjustment for PCC Pavement Edge Damage

Price Adjustment Per Lineal Foot of Damage			
Damage up to 2 inches in depth or width	Damage greater than 2 inches and up to 4 inches in depth or width	Damage greater than 4 inches and up to 6 inches in depth or width	Damage greater than 6 inches in depth or width
$2.50	$5.00	$12.50 *	Patch and $12.50

1. Length used to calculate price adjustment will be determined based upon the length of the panel damaged.
Example - A 20 foot panel has 4 feet of damaged edge. The length of price adjustment will be 20 lineal feet.

2. Price adjustment for edge damage at a transverse joint that falls within both adjacent panels will be calculated based upon the length of both panels.
Example - Edge damage occurs at a transverse joint location in a PCC overlay with 5 foot panel lengths. Length of price adjustment will be 10 feet.

3. Price adjustment level for a panel will be based upon the most severe damage in the panel.
Example - Most of the damage within a panel is less than 2 inches in width, but some is between 2 and 4 inches wide. The full panel length will be price adjusted $5.00 per lineal foot.

4. For damage greater than 6 inches in width or depth, full or partial depth repair will be required in addition to a price adjustment of $12.50 per lineal foot of damage as calculated above.

* The Engineer may elect to require partial depth repair (for full depth pavements or thick overlays) or full depth repair (for thin overlays) instead of price adjustment.

Note: Contact the Construction Office for recommended repair procedures when patching is required.
This price adjustment schedule is intended to be used for pavements with a significant percentage
of pavement edge damage. It is not intended for random damage at isolated locations.

ORDINANCE NO. 598

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

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

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

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

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

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

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

PASSED AND APPROVED this _______ day of _______________, 2025.

____
Tammi Goerdt, Mayor

ATTEST:

____
Amy Lenz, City Clerk

CERTIFICATION

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

____
Amy Lenz, City Clerk

RESOLUTION NO. 110325B

RESOLUTION ACCEPTING THE FISCAL YEAR 24/25 ANNUAL AUDIT

WHEREAS, annually the City of Tipton is required by the Iowa Code to conduct an audit by an independent accounting firm; and

WHEREAS, Clifton Larson Allen LLP has prepared the FY 24/25 audit; and

WHEREAS, the City Council of the City of Tipton has reviewed the audit report for FY 24/25 as presented by Clifton Larson Allen LLP; and

WHEREAS, the City Council of the City of Tipton accepts the audit for FY 24/25.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Tipton, Iowa, that the audit report for fiscal year 24/25 for the City of Tipton, Iowa, on file in the Finance Director's office and the Tipton Public Library, is hereby accepted and approved.

Passed and approved this 3rd day of November 2025.

____
Tammi Goerdt, Mayor

ATTEST: __________________________
Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution No. 110325B which was passed by the Tipton City Council the 3rd day November 2025.

____
Amy Lenz, City Clerk

CliftonLarsonAllen LLP
CLAconnect.com

Honorable Mayor and Members of the City Council
City of Tipton, Iowa

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Tipton, Iowa (the City) as of and for the year ended June 30, 2025, and have issued our report thereon dated October 7, 2025. We have previously communicated to you information about our responsibilities under auditing standards generally accepted in the United States of America and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit in our engagement letter dated April 9, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant audit findings or issues

Qualitative aspects of accounting practices

Accounting policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City of Tipton, Iowa are described in Note 1 to the financial statements.

During the fiscal year ended June 30, 2025, the City changed accounting policies related to compensated absences by adopting GASB Statement No. 101, *Compensated Absences*. There was no material impact on the City's financial position and results of operations as a result of the adopting of this accounting standard.

We noted no transactions entered into by the entity during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There were no accounting estimates affecting the financial statements which were particularly sensitive or required substantial judgments by management.

Financial statement disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements was:

- The disclosure of bonds and notes payable in Note 3 to the financial statements.

The financial statement disclosures are neutral, consistent, and clear.

Significant unusual transactions

We identified no significant unusual transactions.

Difficulties encountered in performing the audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Uncorrected misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management did not identify and we did not notify them of any uncorrected financial statement misstatements.

Corrected misstatements

The attached schedule summarizes all misstatements (material and immaterial) detected as a result of audit procedures that were corrected by management.

Disagreements with management

For purposes of this communication, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during our audit.

Management representations

We have requested certain representations from management that are included in the attached management representation letter dated October 7, 2025.

Management consultations with other independent accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the entity's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Significant issues discussed with management prior to engagement

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to engagement as the entity's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our engagement.

Emphasis-of-Matter

As discussed in Note 1 to the financial statements, these financial statements were prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Supplementary information in relation to the financial statements as a whole

With respect to the supplementary information in the schedules of cash receipts, disbursements and changes in cash balances combining nonmajor governmental funds – special revenue – nonmajor proprietary funds – electric fund – water fund – gas fund – wastewater fund – nonmajor internal service funds – nonmajor debt service funds, schedule of indebtedness, bond and note maturities, and the 2025 column of the schedule of receipts by source and disbursements by function all governmental funds for the year ended June 30, 2025 accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period or the reasons for such changes, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the schedules of cash receipts, disbursements and changes in cash balances combining nonmajor governmental funds – special revenue – nonmajor proprietary funds – electric fund – water fund – gas fund – wastewater fund – nonmajor internal service funds – nonmajor debt service funds, schedule of indebtedness, bond and note maturities, and the 2025 column of the schedule of receipts by source and disbursements by function all governmental funds for the year ended June 30, 2025 accompanying the financial statements to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated October 7, 2025.

Other information included in annual reports

Other information (financial or nonfinancial information other than the financial statements and our auditors' report thereon) is being included in your annual report and is comprised of the budgetary comparison information, schedule of City's proportionate share of net pension liability, schedule of City's contributions, and the 2024 through 2016 columns of Schedule 12. Our responsibility for other information included in your annual report does not extend beyond the financial information identified in our opinion on the financial statements. We have no responsibility for determining whether such other information is properly stated and do not have an obligation to perform any procedures to corroborate other information contained in your annual report. We are required by professional standards to read the other information included in your annual report and consider whether a material inconsistency exists between the other information and the financial statements because the credibility of the financial statements and our auditors' report thereon may be undermined by material inconsistencies between the audited financial statements and other information. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report. Our auditors' report on the financial statements includes a separate section, "Other Information," which states we do not express an opinion or any form of assurance on the other information included in the annual report. We did not identify any material inconsistencies between the other information and the audited financial statements.

* * *

This communication is intended solely for the information and use of the Honorable Mayor and members of the City Council and management of City of Tipton, Iowa and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Cedar Rapids, Iowa
October 7, 2025

Client: A520302 - City of Tipton, Iowa
Engagement: AUD 2025 - City of Tipton
Period Ending: 6/30/2025
Trial Balance: 0900 - Government Fund Trial Balance
Workpaper: 0920.00 - Combined Journal Entries Report
Fund Level: All
Index: All

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries				
Adjusting Journal Entries JE # 4		3000.01		
to correct beginnging fund balance				
001 2140	SALES TAX PAYABLE		12.00	
001 3870	FUND BALANCE - UNRESERVED		15.00	
630 1220	ACCOUNTS RECEIVABLE		85.00	
634 4-820-4-4300	INTEREST EARNED		1.00	
641 4-825-4-4300	INTEREST EARNED		1.00	
860 1010	CASH - PAYROLL FUND		30.00	
860 2050	PENSION PAYABLE		1.00	
860 2127	DEFFERED COMP PAYABLE		485.00	
860 3870	FUND BALANCE - UNRESERVED		5.00	
001 2222	Unclaimed Property			27.00
630 3870	FUND BALANCE - UNRESERVED			85.00
634 3870	FUND BALANCE - UNRESERVED			1.00
641 3870	FUND BALANCE - UNRESERVED			1.00
860 2040	OTHER PAYROLL LIABILITIES			521.00
Total			635.00	635.00
Adjusting Journal Entries JE # 6		0900		
To zero out AR				
630 1220	ACCOUNTS RECEIVABLE		1,000.00	
630 4-820-1-4500	SALES			1,000.00
Total			1,000.00	1,000.00
	Total Adjusting Journal Entries		1,635.00	1,635.00
Reclassifying Journal Entries				
Reclassifying Journal Entries JE # 1		6000.10		
to remove effect of intrafund transfers				
001 4-620-4-4830	BUDGETED TRANSFERS		20,000.00	
001 4-660-4-4830	BUDGETED TRANSFERS		17,064.00	
630 4-820-4-4833	UTILITIES REIMBURSEMENT TRANSF		32,713.00	
001 5-160-5-69100	TRANSFER			17,064.00
001 5-919-5-69100	TRANSFER-COMM LOCAL ACCESS			20,000.00
630 5-910-5-69120	TRANSFER OUT/UTL REPAYMENT			32,713.00
Total			69,777.00	69,777.00
Reclassifying Journal Entries JE # 5		1300.14		
to reclassify revenues to proper account codes				
001 4-210-4-4799	MISCELLANEOUS		35,358.00	
001 4-465-4-4799	MISCELLANEOUS		8,066.00	
160 4-599-2-4440	STATE GRANTS		80,000.00	
317 4-210-4-4438	STATE FUNDS		175,354.00	
835 4-899-4-4799	MISCELLANEOUS		64,768.00	
835 4-899-4-4799	MISCELLANEOUS		3,505.00	
001 4-221-2-4402	FEDERAL FUNDS			35,358.00
001 4-465-2-4402	FEDERAL GRANTS			8,066.00
160 4-599-2-4402	FEDERAL FUNDS			80,000.00
317 4-210-3-4400	FEDERAL FUNDING			175,354.00
835 4-899-2-4402	FEDERAL GRANTS			64,768.00
835 4-899-2-4402	FEDERAL GRANTS			3,505.00
Total			367,051.00	367,051.00
	Total Reclassifying Journal Entries		436,828.00	436,828.00
	Total All Journal Entries		438,463.00	438,463.00

CITY OF TIPTON
ESTABLISHED 1840

407 Lynn St. Tipton, Iowa 563.886.6187 www.tiptoniowa.org

October 7, 2025

CliftonLarsonAllen LLP
600 3rd Avenue, Suite 300
Cedar Rapids, IA 52401

This representation letter is provided in connection with your audit of the financial statements of City of Tipton, Iowa, which comprise the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information as of June 30, 2025, and the respective changes in financial position for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the financial statements are presented fairly, in all material respects, in accordance with the cash basis of accounting.

Certain representations in this letter are described as being limited to misstatements that are material. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

We confirm, to the best of our knowledge and belief, as of October 7, 2025, the following representations made to you during your audit of the financial statements as of and for the year ended June 30, 2025.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement agreement dated April 9, 2025, for the preparation and fair presentation of the financial statements in accordance with the cash basis of accounting. The financial statements include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.

2. We acknowledge and have fulfilled our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.

4. Methods, data, and significant assumptions used by us in making accounting estimates and their related disclosures, including those measured at fair value, are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with the cash basis of accounting.

5. Related party relationships and transactions, including, but not limited to, revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of cash basis accounting.

6. All events occurring subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.

7. We have not identified or been notified of any uncorrected financial statement misstatements.

8. We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with the cash basis of accounting, and we have not consulted a lawyer concerning litigation, claims, or assessments.

9. We have no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.

Information Provided

1. We have provided you with:

   a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements such as records (including information obtained from within and outside of the general and subsidiary ledgers), documentation, and other matters.

   b. Additional information that you have requested from us for the purpose of the audit.

   c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.

   d. Complete minutes of the meetings of the governing board and related committees, or summaries of actions of recent meetings for which minutes have not yet been prepared.

   e. All communications from regulatory agencies, grantors, lenders, and other funding sources concerning noncompliance with, or deficiencies in, financial reporting practices.

   f. All communications from regulatory agencies, grantors, lenders, and other funding sources concerning noncompliance with the provisions of laws, regulations, contracts, and grant agreements.

   g. Access to all audit or relevant monitoring reports, if any, received from funding sources.

2. All material transactions have been recorded in the accounting records and are reflected in the financial statements.

3. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

4. We have no knowledge of any fraud or suspected fraud that affects the entity and involves:

   a. Management;

b. Employees who have significant roles in internal control; or

c. Others when the fraud could have a material effect on the financial statements.

5. We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, grantors, regulators, or others.

6. We have no knowledge of any instances of noncompliance or suspected noncompliance with laws and regulations and provisions of contracts and grant agreements, or waste or abuse whose effects should be considered when preparing financial statements.

7. We are not aware of any pending or threatened litigation, claims, or assessments, or unasserted claims or assessments, that are required to be accrued or disclosed in the financial statements in accordance with the cash basis or accounting, and we have not consulted a lawyer concerning litigation, claims, or assessments.

8. There are no other material liabilities or gain or loss contingencies that are required to be accrued or disclosed in accordance with the cash basis of accounting.

9. We have disclosed to you the identity of all the entity's related parties and all the related party relationships and transactions of which we are aware, including any side agreements.

10. The entity has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets, nor has any asset been pledged as collateral, except as made known to you and disclosed in the financial statements.

11. We have a process to track the status of audit findings and recommendations.

12. We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.

13. We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for the report.

14. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to City of Tipton, Iowa, including tax or debt limits and debt contracts; and we have identified and disclosed to you all laws, regulations, and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.

15. We have disclosed to you all known instances of violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.

16. The entity has complied with all aspects of contractual or grant agreements that would have a material effect on the financial statements in the event of noncompliance.

17. We have complied with all restrictions on resources (including donor restrictions) and all aspects of contractual and grant agreements that would have a material effect on the financial statements in the event of noncompliance. This includes complying with donor requirements to maintain a specific asset composition necessary to satisfy their restrictions.

18. We have followed all applicable laws and regulations in adopting, approving, and amending budgets.

19. We are responsible for determining whether we have received, expended, or otherwise been the beneficiary of any federal awards during the period of this audit. No federal award, received directly from federal agencies or indirectly as a subrecipient, was expended in an amount that cumulatively totals from all sources $750,000 or more. For this representation, "award" means financial assistance and federal cost-reimbursement contracts that non-federal entities receive directly from federal awarding agencies or indirectly from pass-through entities. It does not include procurement contracts, user grants, or contracts used to buy goods or services from vendors.

20. We have followed all applicable laws and regulations in adopting, approving, and amending budgets.

21. The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures, jointly governed organizations, and other related organizations.

22. The financial statements properly classify all funds and activities.

23. All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.

24. Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned and unassigned) are properly classified and, if applicable, approved.

25. Investments, derivative instruments, and land and other real estate held by endowments are properly valued.

26. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.

27. Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.

28. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.

29. Deposits and investment securities and derivative instruments are properly classified as to risk and are properly valued and disclosed.

30. We have appropriately disclosed the entity's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.

31. We acknowledge our responsibility for presenting the schedules of cash receipts, disbursements and changes in cash balances combining nonmajor governmental funds – special revenue – nonmajor proprietary funds – electric fund – water fund – gas fund – wastewater fund – nonmajor internal service funds – nonmajor debt service funds, schedule of indebtedness, bond and note maturities, and the 2025 column of the schedule of receipts by source and disbursements by function all governmental funds for the year ended June 30, 2025 accompanying the financial statements (the supplementary information) in accordance with the cash basis of accounting, and we believe the supplementary information, including its form and content, is fairly presented in accordance with the cash basis of accounting. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information. If the supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditors' report thereon.

32. We acknowledge our responsibility for the preparation of the other information included in our annual report, which is comprised of the officials, budgetary comparison information, schedule of City's proportionate share of pension liability, schedule of City's contributions, and the 2024 through 2016 columns of the schedule of receipts by source and disbursements by function all government funds (other information). The other information is consistent with the financial statements and does not contain any material misstatements. With regard to the other information that has not been provided to you, the final version of the documents will be provided to you when available, and prior to issuance of the annual report by the entity, so that you can complete your required procedures. We agree to correct material inconsistencies that you may identify.

33. In regards to the preparation of the financial statements, related notes and supplementary information, and lease calculation services performed by you, we have:

    a. Made all management judgments and decisions and assumed all management responsibilities.

    b. Designated an individual who possesses suitable skill, knowledge, and/or experience to understand and oversee the services.

    c. Evaluated the adequacy and results of the services performed.

    d. Accepted responsibility for the results of the services.

e. Ensured that the entity's data and records are complete and received sufficient information to oversee the services.

Signature: Melissa Armstrong Title: Finance Director

RESOLUTION NO. 110325C

RESOLUTION TO ACCEPT AND APPROVE THE 2025 ANNUAL URBAN RENEWAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2025

WHEREAS, the Finance Director has prepared the 2025 Annual Urban Renewal Report as required by the State of Iowa; and,

WHEREAS, the City Council has reviewed the 2025 Annual Urban Renewal Report; and,

WHEREAS, it is recommended by the State of Iowa that the City Council approve the Annual Urban Renewal Report before it is submitted to the State of Iowa;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Tipton, Iowa, hereby accepts and approves the 2025 Annual Urban Renewal Report.

Passed and approved this 3rd day of November 2025.

Tammi Goerdt, Mayor

ATTEST: ______________________________
Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution 110325C which was passed by the Tipton City Council this 3rd day of November 2025.

Amy Lenz, City Clerk

Levy Authority Summary

Local Government Name: TIPTON
Local Government Number: 16G141

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
TIPTON URBAN RENEWAL	16005	11

TIF Debt Outstanding: 2,686,483

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**9,727**	**74,832**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	271,732		
TIF Sp. Revenue Fund Interest:	6,221		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**277,953**		
Rebate Expenditures:	44,474		
Non-Rebate Expenditures:	217,799		
Returned to County Treasurer:	0		
Total Expenditures:	**262,273**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**25,407**	**74,832**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **2,398,803**

Urban Renewal Area Data Collection

Local Government Name:	TIPTON (16G141)
Urban Renewal Area:	TIPTON URBAN RENEWAL
UR Area Number:	16005
UR Area Creation Date:	01/1994
UR Area Purpose:	To create an economic development district that will attract new business, encourage the expansion of existing businesses, and expand the low and moderate income opportunities within the City. Tax increment financing will be utilized to create public facilities and infrastructure projects and provide finanacial assistance to projects that improve the health, safety and welfare of the community.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
TIPTON CITY AG/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM	160071	160072	0
TIPTON CITY/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM	160073	160074	5,789,105
TIPTON CITY/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM	160115	160116	836,204
TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM	160117	160118	0
TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1997) UR TIF INCREM	160123	160124	0
TIPTON CITY/TIPTON SCH/TIPTON 06 UR TIF INCREM	160161	160162	379,475
TIPTON CITY/TIPTON SCH/KRUSE/TIF INCREM	160187	160188	1,315,983
TIPTON CITY/TIPTON SCH/COOK/TIF INCREM	160189	160190	0
TIPTON CITY/TIPTON SCH/OROURKE/TIF INCREM	160191	160192	499,214
TIPTON CITY/TIPTON SCH/DORNFELD/TIF INCREM	160193	160194	0
TIPTON CITY/TIPTON SCH/RHINOS TIF INCREMENT	160205	160206	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	274,930	83,668,242	37,303,391	5,137,190	0	-240,000	125,844,753	0	125,844,753
Taxable	197,503	38,774,231	26,249,737	4,176,343	0	-240,000	68,858,814	0	68,858,814
Homestead Credits									296

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**9,727**	**74,832**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	271,732
TIF Sp. Revenue Fund Interest:	6,221
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**277,953**
Rebate Expenditures:	44,474
Non-Rebate Expenditures:	217,799
Returned to County Treasurer:	0
Total Expenditures:	**262,273**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**25,407**	**74,832**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For TIPTON URBAN RENEWAL

David W. Kruse and Sally M. Kruse

Description:	Residential Housing Development Infrastructure rebates agreement
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Jerry ORourke ORourke Motors

Description:	New Commercial Auto Dealership
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Business District Revitalization

Description:	Business District Revitalization
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Tipton Revitalization Incentive Program

Description:	Tipton Revitalization Incentive Program
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Hardacre Theater Redevelopment Project

Description:	Hardacre Theater Redevelopment Project
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Tipton Revolving Loan Fund Support Program

Description:	Tipton Revolving Loan Fund Support Program
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Cedar Street/HWY 38 Reconstruction Program

Description:	Cedar Street/HWY 38 Reconstruction Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Rhinos Building Redvelopment Project

Description:	Rhinos Building Redvelopment Project
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For TIPTON URBAN RENEWAL

Dave W. Kruse and Sally M. Kruse

Debt/Obligation Type:	Rebates
Principal:	22,830
Interest:	0
Total:	22,830
Annual Appropriation?:	Yes
Date Incurred:	12/05/2011
FY of Last Payment:	2026

Jerry ORourke ORourke Motors

Debt/Obligation Type:	Rebates
Principal:	79,459
Interest:	0
Total:	79,459
Annual Appropriation?:	Yes
Date Incurred:	05/05/2014
FY of Last Payment:	2024

Business District Revitalization

Debt/Obligation Type:	Other Debt
Principal:	88,946
Interest:	0
Total:	88,946
Annual Appropriation?:	Yes
Date Incurred:	08/05/2013
FY of Last Payment:	2027

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/05/2011
FY of Last Payment:	2026

Tipton Revitalization Incentive Program

Debt/Obligation Type:	Other Debt
Principal:	138,200
Interest:	0
Total:	138,200
Annual Appropriation?:	Yes
Date Incurred:	11/19/2018
FY of Last Payment:	2027

Hardacre Theater Redevelopment Project

Debt/Obligation Type:	Other Debt
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	No
Date Incurred:	11/19/2018
FY of Last Payment:	2026

Tipton Revolving Loan Fund Support Program

Debt/Obligation Type:	Other Debt
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	Yes
Date Incurred:	11/19/2018
FY of Last Payment:	2027

Cedar Street/HWY 38 Reconstruction Project

Debt/Obligation Type:	Other Debt
Principal:	2,007,048
Interest:	0
Total:	2,007,048
Annual Appropriation?:	Yes
Date Incurred:	11/19/2018
FY of Last Payment:	2037

Rhinos Building Redvelopment Project

Debt/Obligation Type:	Other Debt
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	No
Date Incurred:	11/06/2022
FY of Last Payment:	2027

Non-Rebates For TIPTON URBAN RENEWAL

TIF Expenditure Amount:	15,000
Tied To Debt:	Business District Revitalization
Tied To Project:	Business District Revitalization

TIF Expenditure Amount:	11,000
Tied To Debt:	Tipton Revitalization Incentive Program
Tied To Project:	Tipton Revitalization Incentive Program

TIF Expenditure Amount:	0
Tied To Debt:	Rhinos Building Redvelopment Project
Tied To Project:	Rhinos Building Redvelopment Project

TIF Expenditure Amount:	180,000
Tied To Debt:	Cedar Street/HWY 38 Reconstruction Project
Tied To Project:	Cedar Street/HWY 38 Reconstruction Program

TIF Expenditure Amount:	11,799
Tied To Debt:	Hardacre Theater Redevelopment Project
Tied To Project:	Hardacre Theater Redevelopment Project

Rebates For TIPTON URBAN RENEWAL

Sunset Estates Ninth Addition

TIF Expenditure Amount:	23,225
Rebate Paid To:	Dave and Sally Kruse
Tied To Debt:	Dave W. Kruse and Sally M. Kruse
Tied To Project:	David W. Kruse and Sally M. Kruse
Projected Final FY of Rebate:	2026

101 Alexander Drive

TIF Expenditure Amount:	21,249
Rebate Paid To:	O'Rourke Motors
Tied To Debt:	Jerry ORourke ORourke Motors
Tied To Project:	Jerry ORourke ORourke Motors
Projected Final FY of Rebate:	2024

Income Housing For TIPTON URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name:	TIPTON (16G141)
Urban Renewal Area:	TIPTON URBAN RENEWAL (16005)
TIF Taxing District Name:	TIPTON CITY AG/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM
TIF Taxing District Inc. Number:	160072
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	99,650	0	0	0	0	0	99,650	0	99,650
Taxable	71,586	0	0	0	0	0	71,586	0	71,586
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	58,360	41,290	0	41,290	853

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	TIPTON (16G141)
Urban Renewal Area:	TIPTON URBAN RENEWAL (16005)
TIF Taxing District Name:	TIPTON CITY/TIPTON SCH/TIPTON ORIG 1993 UR TIF INCREM
TIF Taxing District Inc. Number:	160074
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	42,614,538	19,382,832	4,202,160	0	-124,000	65,922,780	0	65,922,780
Taxable	0	19,748,778	13,800,799	3,465,787	0	-124,000	36,738,614	0	36,738,614
Homestead Credits									148

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,398,356	36,738,614	5,789,105	30,949,509	967,385

FY 2025 TIF Revenue Received: 177,549

TIF Taxing District Data Collection

Local Government Name:	TIPTON (16G141)
Urban Renewal Area:	TIPTON URBAN RENEWAL (16005)
TIF Taxing District Name:	TIPTON CITY/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM
TIF Taxing District Inc. Number:	160116
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2018

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1997

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	32,435,334	5,811,139	935,030	0	-92,000	38,966,003	0	38,966,003
Taxable	0	15,031,455	4,274,204	710,556	0	-92,000	19,800,715	0	19,800,715
Homestead Credits									122

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,915,520	19,800,715	836,204	18,964,511	592,772

FY 2025 TIF Revenue Received: 25,944

TIF Taxing District Data Collection

Local Government Name:	TIPTON (16G141)
Urban Renewal Area:	TIPTON URBAN RENEWAL (16005)
TIF Taxing District Name:	TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1996) UR TIF INCREM
TIF Taxing District Inc. Number:	160118
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2018

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1997

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	62,580	0	0	0	0	0	62,580	0	62,580
Taxable	44,956	0	0	0	0	0	44,956	0	44,956
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	40,053	22,527	0	22,527	465

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	TIPTON (16G141)
Urban Renewal Area:	TIPTON URBAN RENEWAL (16005)
TIF Taxing District Name:	TIPTON CITY AG/TIPTON SCH/TIPTON (AMEND 1997) UR TIF INCREM
TIF Taxing District Inc. Number:	160124
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	112,700	0	0	0	0	0	112,700	0	112,700
Taxable	80,961	0	0	0	0	0	80,961	0	80,961
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	25,120	80,961	0	80,961	1,672

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	TIPTON (16G141)
Urban Renewal Area:	TIPTON URBAN RENEWAL (16005)
TIF Taxing District Name:	TIPTON CITY/TIPTON SCH/TIPTON 06 UR TIF INCREM
TIF Taxing District Inc. Number:	160162
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,552,657	10,224,523	0	0	-4,000	14,769,930	0	14,769,930
Taxable	0	2,109,831	6,657,035	0	0	-4,000	8,759,616	0	8,759,616
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,729,800	6,044,130	379,475	5,664,655	177,059

FY 2025 TIF Revenue Received: 11,799

TIF Taxing District Data Collection

Local Government Name:	TIPTON (16G141)
Urban Renewal Area:	TIPTON URBAN RENEWAL (16005)
TIF Taxing District Name:	TIPTON CITY/TIPTON SCH/KRUSE/TIF INCREM
TIF Taxing District Inc. Number:	160188
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,917,890	0	0	0	-20,000	2,881,640	0	2,881,640
Taxable	0	1,352,233	0	0	0	-20,000	1,315,983	0	1,315,983
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,440	1,315,983	1,315,983	0	0

FY 2025 TIF Revenue Received: 35,191

TIF Taxing District Data Collection

Local Government Name:	TIPTON (16G141)
Urban Renewal Area:	TIPTON URBAN RENEWAL (16005)
TIF Taxing District Name:	TIPTON CITY/TIPTON SCH/COOK/TIF INCREM
TIF Taxing District Inc. Number:	160190
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,123,820	0	0	0	0	1,120,570	0	1,120,570
Taxable	0	520,810	0	0	0	0	517,560	0	517,560
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	42,000	517,560	0	517,560	16,177

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	TIPTON (16G141)
Urban Renewal Area:	TIPTON URBAN RENEWAL (16005)
TIF Taxing District Name:	TIPTON CITY/TIPTON SCH/OROURKE/TIF INCREM
TIF Taxing District Inc. Number:	160192
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	840,400	0	0	0	840,400	0	840,400
Taxable	0	0	690,874	0	0	0	690,874	0	690,874
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,530	690,874	499,214	191,660	5,991

FY 2025 TIF Revenue Received: 21,249

TIF Taxing District Data Collection

Local Government Name:	TIPTON (16G141)
Urban Renewal Area:	TIPTON URBAN RENEWAL (16005)
TIF Taxing District Name:	TIPTON CITY/TIPTON SCH/DORNFELD/TIF INCREM
TIF Taxing District Inc. Number:	160194
TIF Taxing District Base Year:	2015
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	935,150	0	0	0	935,150	0	935,150
Taxable	0	0	776,150	0	0	0	776,150	0	776,150
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,700	776,150	0	776,150	24,260

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	TIPTON (16G141)
Urban Renewal Area:	TIPTON URBAN RENEWAL (16005)
TIF Taxing District Name:	TIPTON CITY/TIPTON SCH/RHINOS TIF INCREMENT
TIF Taxing District Inc. Number:	160206
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	24,003	109,347	0	0	0	133,350	0	133,350
Taxable	0	11,124	50,675	0	0	0	61,799	0	61,799
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	89,630	43,720	0	43,720	1,367

FY 2025 TIF Revenue Received: 0

RESOLUTION NO. 110325 D

RESOLUTION APPROVING THE STREET FINANCE REPORT
FOR ROAD USE TAX FUNDS USED ON CITY STREETS
AND PARKING

WHEREAS, the City of Tipton, Iowa has accepted and expended funds from the Road Use Tax Fund; and,

WHEREAS, the City of Tipton is required to submit an annual Street Finance Report to the Iowa Department of Transportation.

NOW, THEREFORE, Be It Resolved by the City Council of the City of Tipton, Iowa, that the 2025 Fiscal Year Street Finance Report as prepared by City staff is hereby approved and City staff is directed to file said report with the Iowa Department of Transportation.

PASSED AND APPROVED this 3rd day of November 2025.

____
Tammi Goerdt, Mayor

ATTEST:

____
Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution No. 110325 D which was passed and approved this 3rd day of November 2025.

____
Amy Lenz, City Clerk

Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025
Tipton
10/30/2025 10:54:27 AM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets	$165,631						$165,631
Benefits - Roads/Streets	$68,866						$68,866
Other Maintenance and Repair	$62,188	$368,876					$431,064
Engineering		$66,764			$484,144		$550,908
Insurance	$20,514						$20,514
Rents & Leases	$71,173	$39,806					$110,979
Technology Expense	$3,404						$3,404
Other Contract Services	$35,944						$35,944
Operating Supplies	$19,078						$19,078
Street - Capacity Improvement					$2,891,254		$2,891,254
Principal Payment				$372,000			$372,000
Interest Payment				$133,789			$133,789
Bond Registration Fees				$1,415			$1,415
Transfer Out		$29,363	$210,463				$239,826
Traffic Control/Safety		$7,072					$7,072
Snow Removal		$41,051					$41,051
Depreciation & Building Utilities	$195						$195
Street Cleaning		$17,637					$17,637

IOWA DOT

Bureau of Local Systems

Ames, IA 50010

City Street Finance Report

Fiscal Year 2025

Tipton

10/30/2025 10:54:27 AM

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Snow Removal Salaries		$28,263					$28,263
Snow Removal Benefits		$12,650					$12,650
Total	$446,993	$611,482	$210,463	$507,204	$3,375,398		$5,151,540

City Street Finance Report

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	$409,980		$0	$296,741			$706,721
TIF Revenues			$180,000				$180,000
Other Taxes (Hotel, LOST)			$30,463				$30,463
Interest	$7,650	$7,366			$7,982		$22,998
Federal Grants					$175,354		$175,354
State Revenues - Road Use Taxes		$447,219					$447,219
Other State Grants - IDOT					$1,466,033		$1,466,033
Charges/fees						$0	$0
Transfer In	$29,363			$210,463			$239,826
Total	$446,993	$454,585	$210,463	$507,204	$1,649,369	$0	$3,268,614

City Street Finance Report

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
228 - GO CP 2023	$4,054,875	$65,000	$97,200	$65,000	$97,200	$3,989,875
226 - 2021 Street Project	$1,598,756	$140,000	$11,040	$94,207	$7,429	$1,458,756
222 - Street Repairs	$26,850	$17,000	$1,046	$17,000	$1,046	$9,850
224 - 2018 Street Projects	$802,066	$150,000	$24,503	$150,000	$24,503	$652,066
Total	$6,482,547	$372,000	$133,789	$326,207	$130,178	$6,110,547

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
Crafco Pothole Patcher	2015	Purchased	$40,000	No Change
Vermeer VX50-500 Pothole Vac	2019	Purchased	$28,333	No Change
Freightliner	2019	Purchased	$141,000	No Change
Elgin Pelican Street Sweeper	2013	Purchased	$157,265	No Change
International 4300	2001	Purchased	$50,000	No Change
Case Backhoe/Loader	2017	Purchased	$105,945	No Change
Freightliner FL-70	2001	Purchased	$35,000	No Change
International 4300	2007	Purchased	$48,049	No Change
Caterpillar Road Grader	1976	Purchased	$32,000	No Change
Case Skid Steer	2017	Purchased	$45,500	No Change
Ford 550 Dump Truck	2012	Purchased	$61,843	No Change
International L9 350	2021	Purchased	$145,910	No Change

Street Projects

Project Description	Contract Price	Final Price	Contractor Name

Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2025
Tipton
10/30/2025 10:54:27 AM

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	$0	$638,279	$0	$0	$1,841,610	$0	$2,479,889
SubTotal Expenses (-)	$446,993	$582,119		$507,204	$3,375,398		$4,911,714
Transfers Out (-)		$29,363	$210,463				$239,826
Subtotal Revenues (+)	$417,630	$454,585	$210,463	$296,741	$1,649,369	$0	$3,028,788
Transfers In (+)	$29,363			$210,463			$239,826
Ending Balance	$0	$481,382	$0	$0	$115,581	$0	$596,963

Resolution Number:

Execution Date:

Signature:

RESOLUTION NO. 110325E

RESOLUTION TO ASSESS NUISANCE CHARGE DUE TO NON-PAYMENT BY PROPERTY OWNER

WHEREAS, the City of Tipton, Iowa has provided property clean-up services for properties within the City of Tipton, and

WHEREAS, the Utility Billing Clerks billed the subject property owner and the City was never paid, and

WHEREAS, the Finance Director has presented the City Council with a list of costs for services that have not been paid by the subject property owner.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Tipton, Iowa, that the following property owner and costs have hereby been reviewed and approved by this Council and that the Finance Director is hereby directed to file this resolution with the Cedar County Treasurer and to request these costs be collected with and in the same manner as the property taxes paid by the property owner as provided in Section 384.2 Code of Iowa:

Owner/Property	PIN	Legal Description	For	Costs
Geinzer David & Neva	0480-10-01-278-0006-0	Starrs Add Lots 5 & 6 Blk 59	Property Clean-up Services	$547.00

PASSED AND APPROVED this 3rd day of November 2025.

Tammi Goerdt, Mayor

ATTEST: ______________________________
Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution 110325E which was passed by the Tipton City Council this 3rd day of November 2025.

Amy Lenz, City Clerk