

City of Tipton, Iowa

Meeting: Tipton City Council Meeting
Place: Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772
Date/Time: Monday, July 6, 2026, 5:30 p.m.
Web Page: www.tiptoniowa.org
Posted: Thursday, July 1, 2026 (Front door of City Hall & City Website)

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

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

You can also dial in using your phone.

Access Code:

642-904-677

United States (Toll Free):

[1 866 899 4679](tel:18668994679)

Mayor: Tammi Goerdts

Council at Large:	Abby Cummins-VanScoy	Council At Large:	Jason Paustian
Council Ward #1	Kevin Koob	Council Ward #2	Mike Helm
Council Ward #3	Luke Johnston	City Attorney:	Lynch Dallas, P.C.
City Manager:	Tom Doermann	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:	Kate Heffner

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Agenda Additions/Agenda Approval

E. Communications:

1. Brandon Borseth to present long term school building plans.

If you wish to address the City Council regarding an issue, whether on the agenda or something not on the agenda, please approach the lectern and give your name and address for the public record before discussing your item. Scheduled communications are allowed to speak up to five minutes. Unscheduled communications are allowed to speak up to three minutes.

F. Consent Agenda

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

1. Approval – Council Meeting Minutes, June 15, 2026
2. Approval – Place TRIP, DRIP, TIP, Revolving Loans and Tax Exemption on hold until August 17, 2026.
3. Approval – Street closure, East 5th St., between Cedar St. and Meridian St., for Touch a Truck Event on Saturday, August 8th, 7:30 a.m. to 11:30 a.m.
4. Approval – Appointment of Austin Milligan to the Board of Adjustments committee.

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

G. City Business

1. Resolution No. 070626A: Resolution accepting the work for the rehabilitate apron and runway 11-29 at the Mathews Memorial Airport – Tipton, Iowa, FAA AIP Project Number 3-19-0134-010 & FAA BIL 011 (FY25)
2. Discussion and possible action concerning approval Change Order No. 1 for Mathews Memorial Airport Rehabilitate Apron and Runway Project
3. Discussion and possible action concerning approval Pay Application No. 3 for Mathews Memorial Airport Rehabilitate Apron and Runway Project
4. Resolution No. 070626B: Resolution setting the compensation for appointed city officers and employees for FY 2026-2027
5. Resolution No. 070626C: Resolution approving the Tipton Administration Building Construction Contract
6. Resolution No. 070626D: Resolution adopting Cedar County Hazard Mitigation Plan
7. Resolution No. 070626E: Resolution accepting the completion of the East 1st Street Reconstruction Project and approving: Pay Application #1 and Change Orders #1 & #2

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

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

I. Adjournment

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

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

June 15, 2026
 Fire Station
 301 Lynn Street
 Tipton, Iowa

The City Council of the City of Tipton, Cedar County, Iowa, met in regular session at 5:30 p.m. Mayor Goerdts called the meeting to order. Upon roll being called the following named council members were present: Koob, Paustian, Johnston, Helm and Cummins. Also present: T. Doermann, Armstrong, A. Lenz, D. Lenz, Walsh, B. Brennan, Terry Goerdts, Peck, C. Doermann, S. Paustian, other visitors, and the press.

Agenda:

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

Communications:

Mayor Goerdts recognized two boys with life safety awards for their heroic efforts when they noticed a fire at a residence, knocked on the family's door and called 911.

Consent Agenda:

Motion by Cummins, second by Johnston to approve the consent agenda which includes June 1st Council Meeting Minutes, June 2026 Investment and Treasurer's Report, tobacco license renewals for Brothers Market, Tiger Mart, Walmart and Casey's, Manatts crack sealing quote, No One Fights Alone 5K on July 4th, contract with Public Consulting Group for Ground Emergency Medical Transportation program, purchase of odorization system from Nelson Technologies, and the following claims list. Following the roll call vote the motion passed unanimously.

ACTION SEWER & SEPTIC	JET & CLEAN SEWER MAIN	1477.00
ALLIANCE ELECTRIC SERVICES	LAST PAYMNT ON CONTRACT FOR LIGHTS	22480.57
AT&T MOBILITY	MONTHLY SERVICES	426.09
ATLANTIC COCA-COLA BOTTLING	DRINK ORDER	189.30
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	651.90
BRAND NEW ENGINES	SUPPLIES	2117.96
BROTHERS MARKET	MISC SUPPLIES	108.14
CARRICO AQUATIC RESOURCES	CHEMICALS	248.75
CEDAR CO PUBLIC HEALTH	VACCINES	216.00
CEDAR COUNTY COOP	FUEL, SPRAY CHEMICALS	530.61
CEDAR COUNTY ENGINEER	FUEL	1435.79
CEDAR COUNTY SOLID WASTE	TRANSFER FEES	5501.00
CHALLIS LAWN CARE	WEED CONTROL	1700.00
CINTAS	UNIFORMS	978.90
CITY UTILITIES	CITY UTILITIES	15471.59
CORE & MAIN LP	AMI SETUP FEES	15814.99
CORE-MARK US LLC	FOOD ORDER	1494.25
CRESCENT ELECTRIC SUPPLY	SUPPLIES	15.17
CYPRESS ENGINE ACCESSORIES	FUEL PUMP FOR ENGINE 1	3610.11
D & R PEST CONTROL	D & R PEST CONTROL	166.40
ESRI	ARGIS PRIMARY MAINTENANCE	460.00
GARDEN & ASSOCIATES INC	EAST 1ST STREET	1641.20
GROEBNER & ASSOCIATES INC	AMI GAS METERS	197777.14
HASTY AWARDS	92 MEDALS	276.88

HAWKINS INC	CHEMICALS	3501.86
HUPP ELECTRIC MOTORS INC	CRANE INSPECTIONS	1178.80
IOWA PRISON INDUSTRIES	6 SIGNS	149.40
JOHN DEERE FINANCIAL	SUPPLIES	2864.76
JOHNSON COUNTY AMBULANCE	ALS SERVICE	400.00
JP GLASS & MORE	PARTS	390.00
KARL EMERGENCY VEHICLES	PARTS	450.59
LAWSON PRODUCTS INC	SUPPLIES	58.50
LECTRONICS INC	ALARM SERVICE	120.00
LEXIPOL LLC	MANUAL & BULLETINS	5866.11
LYNCH DALLAS PC	LEGAL SERVICES	2745.65
MACQUEEN	PARTS	104.38
MC CLURE ENGINEERING	TAXILANE & APRON	1755.85
MIDWEST ALARM SERVICES	FIRE ALARM MONITORING	600.00
MISC. VENDOR	MISC VENDORS	1862.34
MITCHELL 1	WEB SUBSCRIPTION	369.00
NILES CHIROPRACTIC	4 SCREENINGS	156.17
NRS	BOAT, DRY SUITS, WET SHOES	5674.42
PUBLIC CONSULTING GROUP	GEMT SERVICES	6051.56
REPUBLIC SERVICES OF IOWA	RECYCLING SORT FEES	817.94
RODNEY'S YARD MOWING	MOWING	1105.00
SCHIMBERG CO	VALVE WRENCH	593.40
SCHWARZ EXCAVATING INC	DRAINAGE TILE	24037.50
STATE HYGIENIC LABORATORY	TESTING FEES	93.00
T & M CLOTHING	SHIRTS	823.00
TERRY DURIN COMPANY	INNER DUCT	3156.50
TEST INC	WASTEWATER TESTING	1739.00
TIPTON ELECTRIC MOTORS	UPS CHARGES, TOOLS	1567.40
TIPTON PHARMACY	PHARMACEUTICALS	614.86
TUBE PRO INC	15 TUBES	583.25
ULINE	3 BLACK RECEPTACLES	570.18
VESTIS	MATS	194.04
WENDLING QUARRIES INC	6.67 TN SUPPLIES	126.73
** TOTAL **		345110.93
FUND TOTALS		
001 GENERAL GOVERNMENT		39801.90
110 ROAD USE TAX FUND		2310.10
121 LOCAL OPTION TAX		21176.80
600 WATER OPERATING		8667.61
610 WASTEWATER/AKA SEWER REV		8237.45
630 ELECTRIC OPERATING		17416.74
640 GAS OPERATING		203410.93
660 AIRPORT OPERATING		1883.16

670	GARBAGE COLLECTION		6992.36	
740	STORM WATER		24129.50	
810	CENTRAL GARAGE		7057.52	
835	ADMINISTRATIVE SERVICES		4026.86	
	GRAND TOTAL		345110.93	
	CITY CREDIT CARD STATEMENT		Card Ttl	-28,402.94
	City Card			
	Office Supplies	Iowa Secretary of State	30.00	
				30.00
	Finance Director			
	Miscellaneous	Amazon, Iowa Paper	362.06	
	Technology	License Renewal - Microsoft	2254.92	
			322.92	
			874.92	
			598.92	
			322.92	
			598.92	
			322.92	
			138.92	
			138.92	
			1702.92	
			874.92	
			138.92	
			322.92	
			1426.92	
				10,402.94
	Library			
	Library Materials	Amazon, Demco	1614.58	
	Programming	Amazon, Demco	1121.05	
	Postage/Shipping	USPS	7.81	
				2,743.44
	Ambulance			
	Dues/Fees	Active Screening, CLIA Lab	291.30	
	Training	Amazon	109.36	
	Advertising	Indeed	120.00	
	Office Supplies	Microsoft	192.60	
	Miscellaneous	Namecheap.com	130.88	
	Miscellaneous	Amazon	120.29	
				964.43
	Fire			
	Miscellaneous	Walmart	76.55	
				76.55

Police

Travel Training -	Doordash, Jimmy Johns, Smokey D's, Perkins, Tasty Toacos, Culvers, Casy's, Hampton Inn, Hyatt Regency	954.70
Uniforms/Equipment	Merrell	209.10
Office Supplies	Amazon	99.28

1,263.0**Gas**

Travel Training -	KFC, McDonald's, Holiday Inn, Home 2 Suites	762.71
Operating Supplies	United Electrical Distributors	145.35

908.0**Electric**

Travel Training -	McDonald's, Buffalo Wild Wings, Panda Express, Outback, Holiday Inn, Kwik Star, Fleet Farm, Magee's	1459.08
Office Supplies	Amazon	278.19
Safety	Red Wing Shoes	450.48
CIP Reserve	Amazon	314.56
Safety	Amazon	79.71

2,582.0**Public Works**

Miscellaneous	smugmug.com	13.50
Training	Kirkwood Comm College	280.00
Operating Supplies	Camalot	124.85
Repair Parts	Amazon	277.53
Office Supplies	Walmart	17.55
Operating Supplies	Terminal Supply	236.88

950.3**REC / Aquatic Center**

Operating Supplies	Amazon	93.73
Miscellaneous	Grainger	27.39
Uniforms/Equipment	Epic Sports	1263.22
Operating Supplies	FusionSite	472.07
Dues/Fees	HomeBase	719.04
Operational Equip & Repair	Pool Warehouse, INYO Pool Products	3492.57
Advertising	Royal Publishing	200.00
Uniforms/Equipment	The Lifeguard Store, SwimOutlet	1570.80
Operating Supplies	Walmart, Canva, BigTimeClocks, Amazon, Grainger, Walmart	614.51
Fuel	County Auto	28.82

8,482.1**Statement Total****28,402.9**

City Business:

1. Resolution No. 061526A: Resolution to authorize the transfer of funds.
Motion by Johnston, second by Koob to approve Resolution No. 061526A, the resolution to authorize the transfer of funds. Following the roll call vote the motion passed unanimously.

2. Resolution No. 061526B: Resolution to authorize the transfer of funds.
Motion by Johnston, second by Cummins to approve Resolution No. 061526B, the resolution to authorize the transfer of funds. Following the roll call vote the motion passed unanimously.

3. Resolution No. 061526C: Resolution approving Advanced Metering Infrastructure and residential opt-out program and application form.
Motion by Cummins, second by Koob to approve Resolution No. 061526C, the resolution approving Advanced Metering Infrastructure and residential opt-out program and application form. Following the roll call vote the motion passed unanimously.

4. New city hall bids.
Motion by Cummins, second by Helm to approve the new city hall bids. The motion passed with the following roll call vote:
Aye: Cummins, Paustian, Helm, Johnston
Nay: Koob

Reports:

1. It is the consensus of the council to allow the closure of East 5th Street between Cedar and Meridian for a car show on the 4th of July, 9:00 a.m. to 11:00 a.m.

Adjourn:

With no further business to come before the council a motion to adjourn was made by Paustian, second by Cummins. Following the roll call vote the motion passed unanimously.
Meeting adjourned at 6:11 p.m.

Mayor _____

Attest: _____
City Clerk

AGENDA ITEM

AGENDA INFORMATION

TIPTON CITY COUNCIL COMMUNICATION

DATE:	07/06/2026
AGENDA ITEM:	TRIP, DRIP, TIP, Revolving Loans, and Tax Exemption
ACTION:	Motion to approve, deny, or table.

SYNOPSIS:

I am requesting that the City Council place the above programs on hold until mid-fall. During this period, I would like the opportunity to review the programs, gather additional information, and develop proposed revisions.

While the programs are on hold, the city will not accept or process any new applications. Following the review period, updated information and recommendations will be presented for the Council's consideration.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

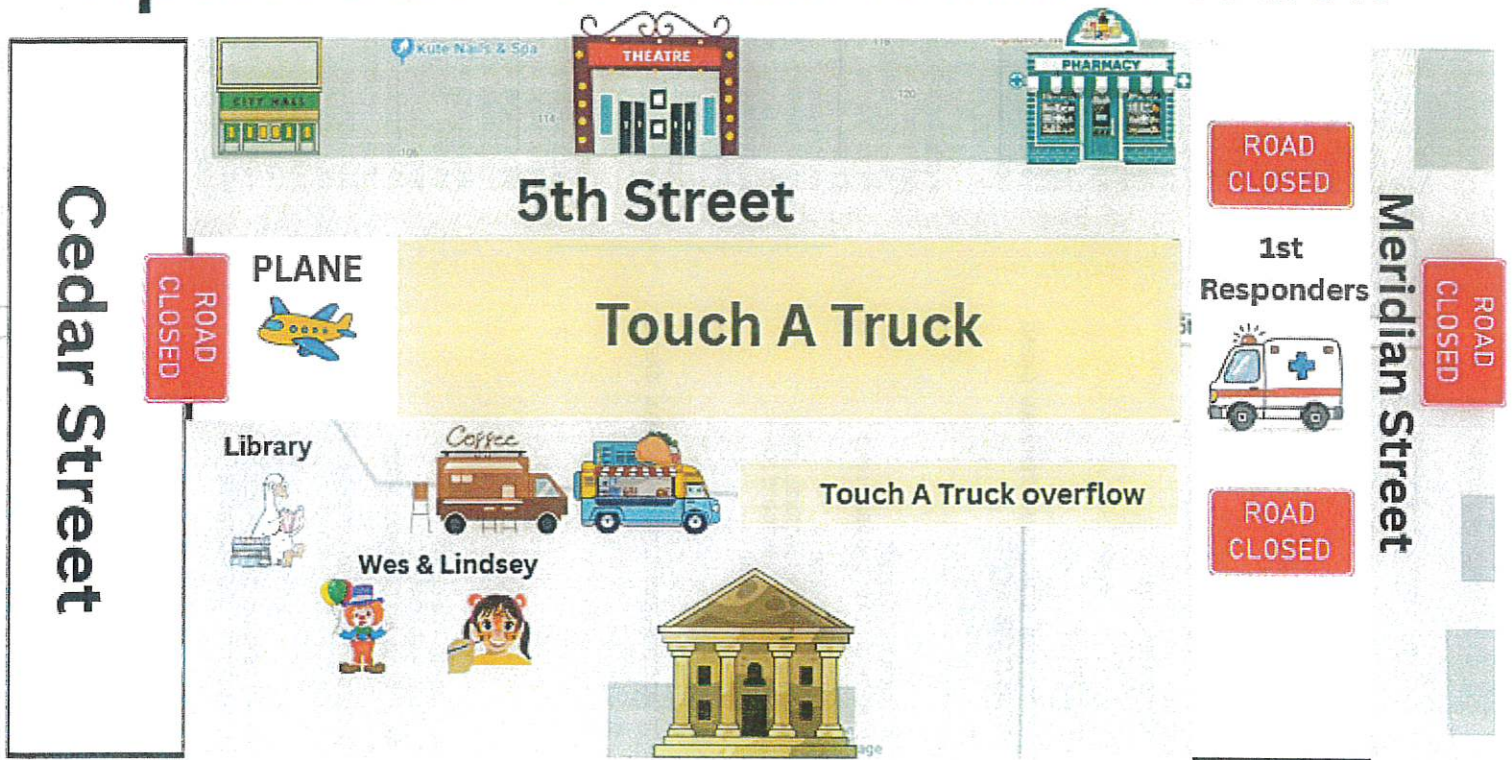
MAYOR/COUNCIL ACTION: Motion to approve, deny or table.

ATTACHMENTS: None

DATE PREPARED: 6/24/2026

Saturday, August 8, 2026
Street closure 7:30 am. - 11:30 am.

Tipton's 10th Annual Touch-A-Truck



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CITY UTILITIES	CITY UTILITIES	290.47
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	CITY UTILITIES	51.25
		BLUE CROSS/BLUE SHIELD	vehicle/equipment charges	2,857.95
			BCBS HEALTH INS PY CITY	320.29
			TOTAL:	18,889.08
STREET DEPARTMENT	GENERAL GOVERNMENT	I. R. S.	FICA WITHOLDING	210.88
			MEDICARE WITHOLDING	32.11
			MEDICARE WITHOLDING	1.38
			MEDICARE WITHOLDING	3.94
			MEDICARE WITHOLDING	10.41
			MEDICARE WITHOLDING	1.47
			CRS-2	457.26
			UNIFORMS	42.88
			UNIFORMS	42.88
			IPERS REGULAR EMPLOYEES	337.74
			CRACK SEALING	17,500.00
			PRINCIPAL DENTAL POLICY	56.77
			10.28 TN MANSAND	182.47
			Central Stores services pa	2,283.51
			PSF payment	55.37
			TRANSFERS	1,539.25
			CITY UTILITIES	15.00
			vehicle/equipment charges	3,405.93
			BCBS HEALTH INS PY CITY	1,540.11
			TOTAL:	27,719.36
SIDEWALKS	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS	Central Stores services pa	37.99
			TOTAL:	37.99
TREES	GENERAL GOVERNMENT	BRAND NEW ENGINES	POLE PRUNER	799.99
		CITY OF TIPTON FUNDS	Central Stores services pa	155.45
			TOTAL:	955.44
CEMETERY	GENERAL GOVERNMENT	EASTERN IOWA LIGHT & POWER	UTILITIES	10.96
			UTILITIES	21.92
			LICENSE SERVICE AGREEMENT	595.00
			ADS, PRINTING, PUBLISHING	43.20
			TOTAL:	671.08
GENERAL ADMINISTRATION	GENERAL GOVERNMENT	I. R. S.	FICA WITHOLDING	169.61
			MEDICARE WITHOLDING	24.36
			MEDICARE WITHOLDING	0.25
			MEDICARE WITHOLDING	14.86
			MEDICARE WITHOLDING	0.20
			UNIFORMS	20.11
			UNIFORMS	20.11
			IPERS REGULAR EMPLOYERS	264.78
			MANAGEMENT SERVICES	210.00
			PRINCIPAL DENTAL POLICY	36.19
			Central Stores services pa	1,132.17
			PSF payment	13.82
			vehicle/equipment charges	1,391.16
			BCBS HEALTH INS PY CITY	1,029.75
			TOTAL:	4,327.37

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
LIBRARY	GENERAL GOVERNMENT	I. R. S.	FICA WITHHOLDING	220.74
			MEDICARE WITHHOLDING	47.86
		AMAZON CAPITAL SERVICES	MEDICARE WITHHOLDING	3.76
		VESTIS	MATERIALS	437.62
		AUREON COMMUNICATIONS	BLDG MAINT SUPPLIES	273.45
		DEMCO INC.	PHONE, INTERNET, CIRCUIT	144.70
			MATERIALS	218.92
			MATERIALS	235.91
		MISC. VENDOR	BINSPIRE LLC:MESSY BIN PRO	195.00
			LINZEE KULL MCCRAY	400.00
			ENTERTAINMENT GROUP	500.00
		GRASSHOPPER LAWN CARE	JUNE MOWING	500.00
		IPERS	IPERS REGULAR EMPLOYEES	380.32
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	180.00
		PRINCIPAL	PRINCIPAL DENTAL POLICY	156.36
		SCHUMACHER ELEVATOR COMPANY	MONTHLY MAINTENANCE	270.01
		SWANK MOVIE LICENSING USA	MONTHLY LICENSE RENEWAL	120.00
		WINDSTREAM	MONTHLY SERVICES	188.07
		CITY OF TIPTON FUNDS	PSF payment	7.90
		CITY UTILITIES	CITY UTILITIES	435.63
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	3,330.50
			TOTAL:	8,246.75
PARK	GENERAL GOVERNMENT	I. R. S.	FICA WITHHOLDING	32.48
			MEDICARE WITHHOLDING	1.27
			MEDICARE WITHHOLDING	5.28
			MEDICARE WITHHOLDING	1.04
		MISC. VENDOR	MIDWEST WOODWORKS	3,339.00
		IPERS	IPERS REGULAR EMPLOYEES	15.35
		PRINCIPAL	PRINCIPAL DENTAL POLICY	1.95
		CITY OF TIPTON FUNDS	Repay Admin Services	315.63
			PSF payment	0.40
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,166.30
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	51.24
			TOTAL:	4,929.94
RECREATION DEPARTMENT	GENERAL GOVERNMENT	I. R. S.	FICA WITHHOLDING	72.86
			MEDICARE WITHHOLDING	17.04
		ACCESS SYSTEMS LEASING	COPIER CONTRACT	107.65
		IPERS	IPERS REGULAR EMPLOYEES	117.68
		PRINCIPAL	PRINCIPAL DENTAL POLICY	19.55
		T & M CLOTHING	4 SHIRTS	32.00
		CITY OF TIPTON FUNDS	Repay Admin Services	287.74
			PSF payment	3.95
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	223.66
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	522.60
			TOTAL:	1,404.73
SUMMER BALL PROGRAMS	GENERAL GOVERNMENT	MISC. VENDOR	COLTON HOLSTEIN:UMPIRE	80.00
			COLTON MARCHIK	40.00
			BRAYDON CALONDER	65.00
			BRODY DEERBERG	40.00
			CARLY LANGENBERG	100.00
			COLTON MARCHIK	25.00
			TOTAL:	350.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
RED CROSS SWIM	GENERAL GOVERNMENT	MISC. VENDOR	JENNA BRECHT: SWIM LESSONS	50.00
			TOTAL:	50.00
YOUTH RECREATION	GENERAL GOVERNMENT	MISC. VENDOR	BRODY JOHNSON: SOCCER CAMP	60.00
			AVERIE BOLGER: BASKETBALL C	35.00
			COLTON MARCHIK: BASKETBALL	72.00
			MICHELLE BARTON: PICKLEBALL	145.00
			SKYLER HEIN: BASKETBALL CAM	18.00
			TOTAL:	330.00
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT	I. R. S.	FICA WITHHOLDING	1,235.99
			MEDICARE WITHHOLDING	36.10
			MEDICARE WITHHOLDING	252.97
			COPIER CONTRACT	107.65
			REPLACE MULTIPLE FUSES	565.87
			PHONE, INTERNET, CIRCUIT	150.52
			DRINK ORDER	84.60
			DRINK ORDER	187.80
			ROBOTIC CLEANER	13,083.75
			BLDG MAINT SUPPLIES	129.66
			FOOD ORDER	626.21
			FOOD ORDER	595.77
			FOOD ORDER	996.77
			CHEMICALS	1,772.81
			CHEMICALS	1,532.35
			IPERS REGULAR EMPLOYEES	344.35
			MANAGEMENT SERVICES	210.00
			PRINCIPAL DENTAL POLICY	58.63
			4 SHIRTS	32.00
			ADS, PRINTING, PUBLISHING	354.00
			Repay Admin Services	2,745.21
			PSF payment	3.95
			vehicle/equipment charges	178.20
			BCBS HEALTH INS PY CITY	1,985.54
			TOTAL:	27,270.70
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT	I. R. S.	FICA WITHHOLDING	150.48
			MEDICARE WITHHOLDING	21.11
			MEDICARE WITHHOLDING	14.08
			13 VETERAN BANNERS	1,758.25
			MILEAGE REIMBURSEMENT	179.80
			IPERS REGULAR EMPLOYEES	238.72
			JULY RENT	600.00
			CHRISTMAS DECOR	1,382.90
			MANAGEMENT SERVICES	70.00
			PRINCIPAL DENTAL POLICY	23.35
			EMAIL MARKETING	25.00
			PSF payment	7.90
			BCBS HEALTH INS PY CITY	1,024.77
			TOTAL:	5,496.36
EXECUTIVE	GENERAL GOVERNMENT	I. R. S.	FICA WITHHOLDING	136.09
			MEDICARE WITHHOLDING	31.84
			IPERS ELECTED OFFICIALS	105.73
			TOTAL:	273.66

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT			
FINANCE & ADMINISTRATI	GENERAL GOVERNMENT	I. R. S.	FICA WITHHOLDING	22.93			
			MEDICARE WITHHOLDING	4.85			
			MEDICARE WITHHOLDING	0.40			
			MEDICARE WITHHOLDING	0.10			
			4TH OF JULY	590.41			
			DOLGENCORP LLC:TOBACCO REF	56.25			
			WAYLON BISBEE:4TH CLEANUP	200.00			
			CONTRACT PAY	2,500.00			
			LEMON & WEST 7TH	531.25			
			IPERS REGULAR EMPLOYEES	38.36			
			CHAMBER BUCKS FOR THE 4TH	45.00			
			MANAGEMENT SERVICES	0.00			
			PRINCIPAL DENTAL POLICY	4.71			
			4TH OF JULY GRAND MARSHAL	86.40			
			Repay Admin Services	948.00			
			PSF payment	73.62			
			City Hall	167.88			
			City Hall	15.76			
			City Hall	332.38			
			City Hall	54.84			
			CITY UTILITIES	1,714.45			
			BCBS HEALTH INS PY CITY	155.79			
			TOTAL:	7,543.38			
			BUILDING MAINTENANCE	GENERAL GOVERNMENT	I. R. S.	FICA WITHHOLDING	21.30
						MEDICARE WITHHOLDING	4.99
						MATS	196.04
						MATS	132.28
						FIRST AID SUPPLIES	59.04
						IPERS REGULAR EMPLOYEES	32.44
						OFFICE SUPPLIES	152.27
TOTAL:	598.36						
AMBULANCE TRUST	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS				TRANSFERS	1,448.67
						TOTAL:	1,448.67
TRANSFER-COMM/LOCAL AC	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS				TRANSFERS	1,666.67
						TOTAL:	1,666.67
STREET DEPARTMENT	ROAD USE TAX FUND	CITY OF TIPTON-REVOLVING CENTRAL GARAG				vehicle/equipment charges	1,971.95
						TOTAL:	1,971.95
TRAFFIC SERVICE MAINT.	ROAD USE TAX FUND	I. R. S.				FICA WITHHOLDING	4.87
			MEDICARE WITHHOLDING	1.02			
			MEDICARE WITHHOLDING	0.11			
			IPERS REGULAR EMPLOYEES	7.80			
			PRINCIPAL DENTAL POLICY	1.18			
			Central Stores services pa	34.02			
			PSF payment	0.24			
			CITY UTILITIES	47.79			
			BCBS HEALTH INS PY CITY	53.34			
			TOTAL:	150.37			
			SNOW AND ICE REMOVAL	ROAD USE TAX FUND	I. R. S.	FICA WITHHOLDING	61.83
						MEDICARE WITHHOLDING	12.85
						MEDICARE WITHHOLDING	0.33

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		IPERS PRINCIPAL CITY OF TIPTON FUNDS	MEDICARE WITHOLDING MEDICARE WITHOLDING IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY	0.78 0.49 99.53 17.51
		CITY OF TIPTON-REVOLVING CENTRAL GARAG BLUE CROSS/BLUE SHIELD	Central Stores services pa PSF payment vehicle/equipment charges BCBS HEALTH INS PY CITY TOTAL:	671.03 18.12 1,158.13 542.92 2,583.52
		CITY OF TIPTON FUNDS	Central Stores services pa vehicle/equipment charges TOTAL:	121.28 820.00 941.28
		CITY OF TIPTON FUNDS	TRANSFERS	2,920.00
		CITY OF TIPTON FUNDS	TOTAL:	2,920.00
		CITY OF TIPTON FUNDS	TRANSFERS	48,441.75
		CITY OF TIPTON FUNDS	TOTAL:	48,441.75
		CITY OF TIPTON FUNDS	TRANSFERS	27,637.33
		CITY OF TIPTON FUNDS	TOTAL:	27,637.33
		DAVE & SALLY KRUSE O'ROURKE MOTORS INC CITY OF TIPTON FUNDS	TIF REBATE PAYMENT REBATE PAYMENT LMI SET ASIDE TOTAL:	8,539.27 13,500.00 4,399.02 26,438.29
		CITY OF TIPTON FUNDS	TRANSFERS	7,022.58
		CITY OF TIPTON FUNDS	TOTAL:	15,000.00
		CITY OF TIPTON FUNDS	TOTAL:	22,022.58
		ECONOMIC/INDUSTRIA HARDACRE THEATER	CATALYST BUILDING REMEDIAT TOTAL:	40,000.00 40,000.00
		CITY OF TIPTON FUNDS	TRANSFERS	5,369.75
		CITY OF TIPTON FUNDS	TOTAL:	5,369.75
		ORIGIN DESIGN	CEDAR ST & UTILITIES IMPRV TOTAL:	1,586.00 1,586.00
		I.R.S.	FICA WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING PHONE, INTERNET, CIRCUIT UNIFORMS UNIFORMS	318.87 69.54 0.15 1.01 1.54 2.34 36.25 0.00 0.00
		CINTAS CORPORATION ENVIRONMENTAL SYSTEMS RESEARCH INSTITU IOWA ONE CALL IPERS OFFICE MACHINE CONSULTANTS INC PRINCIPAL	FIRST AID SUPPLIES ARCGIS BALANCE LOCATES IPERS REGULAR EMPLOYEES MANAGEMENT SERVICES PRINCIPAL DENTAL POLICY	19.81 18.00 29.40 524.91 35.00 70.57

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TIPTON CONSERVATIVE	ADS, PRINTING, PUBLISHING	151.20
		TYLER TECHNOLOGIES INC	ANNUAL MAINTENANCE SOFTWARE	2,361.98
		CITY OF TIPTON FUNDS	Repay Admin Services	3,604.35
			PSF payment	928.87
		CITY UTILITIES	City Hall	8.59
			City Hall	29.90
			CITY UTILITIES	555.51
			CITY UTILITIES	651.66
			CITY UTILITIES	1,059.98
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	553.69
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	2,184.17
			TOTAL:	13,217.29
		I. R. S.	FICA WITHOLDING	59.56
			MEDICARE WITHOLDING	11.85
			MEDICARE WITHOLDING	1.36
			MEDICARE WITHOLDING	0.71
		IPERS	IPERS REGULAR EMPLOYEES	97.91
		PRINCIPAL	PRINCIPAL DENTAL POLICY	19.55
		TYLER TECHNOLOGIES INC	UB NOTIFICATION CALLS	9.00
		CITY OF TIPTON FUNDS	Repay Admin Services	241.77
			PSF payment	3.95
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	727.03
			TOTAL:	1,172.69
		CITY OF TIPTON FUNDS	TRANSFERS	4,133.33
			TRANSFERS	2,834.09
			TOTAL:	6,967.42
		I. R. S.	FICA WITHOLDING	332.42
			MEDICARE WITHOLDING	69.63
			MEDICARE WITHOLDING	0.15
			MEDICARE WITHOLDING	1.79
			MEDICARE WITHOLDING	4.57
			MEDICARE WITHOLDING	1.59
			ARCGIS BALANCE	18.00
			IPERS REGULAR EMPLOYEES	546.28
			MANAGEMENT SERVICES	35.00
			PRINCIPAL DENTAL POLICY	72.49
			ANNUAL MAINTENANCE SOFTWARE	2,361.97
			Repay Admin Services	1,643.64
			PSF payment	910.81
			City Hall	8.59
			City Hall	29.90
			CITY UTILITIES	4,323.03
			vehicle/equipment charges	1,115.81
			BCBS HEALTH INS PY CITY	2,496.99
			TOTAL:	13,972.66
		EASTERN IOWA LIGHT & POWER	UTILITIES	1,436.89
		VAN METER INC	CONTROL PANEL PARTS & WIRE	439.00
			TOTAL:	1,875.89
		CITY OF TIPTON FUNDS	TRANSFERS	3,866.67
			TRANSFERS	48,212.25
			TOTAL:	52,078.92

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING	999.50
			MEDICARE WITHOLDING	200.77
			MEDICARE WITHOLDING	5.40
			MEDICARE WITHOLDING	3.20
			MEDICARE WITHOLDING	12.39
			MEDICARE WITHOLDING	9.91
			MEDICARE WITHOLDING	2.10
			PHONE, INTERNET, CIRCUIT	36.25
			SERVICE CHAINSAW	101.62
			UNIFORMS, SHOP TOWELS, MAT	83.22
			UNIFORMS, SHOP TOWELS, MAT	63.52
			UNIFORMS, SHOP TOWELS, MAT	82.70
			UNIFORMS, SHOP TOWELS, MAT	63.52
			UNIFORMS, SHOP TOWELS, MAT	85.88
			UNIFORMS, SHOP TOWELS, MAT	63.52
			FIRST AID SUPPLIES	51.55
			JULY RENT	575.00
			OPERATING SUPPLIES	1.09
			ARCGIS BALANCE	18.00
			ANDERSON'S:CRANE SRVC COOP	600.00
			SUPPLIES	28.89-
			SUPPLIES	39.75
			SUPPLIES	2,187.72
			SUPPLIES	172.08
			TRAINING FEES	2,600.00
			LOCATES	29.40
			IPERS REGULAR EMPLOYEES	1,618.52
			MANAGEMENT SERVICES	420.00
			PRINCIPAL DENTAL POLICY	200.52
			SAFETY GLOVES	83.46
			ANNUAL MAINTENANCE SOFTWARE	2,361.98
			Repay Admin Services	8,469.03
			PSF payment	844.89
			City Hall	10.74
			City Hall	37.38
			CITY UTILITIES	178.78
			CITY UTILITIES	21.27
			CITY UTILITIES	58.02
			vehicle/equipment charges	4,370.89
			BCBS HEALTH INS PY CITY	4,959.51
			TOTAL:	31,694.19
ELECTRIC POWER PLANT	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING	34.22
			MEDICARE WITHOLDING	5.88
			MEDICARE WITHOLDING	1.60
			MEDICARE WITHOLDING	0.53
			FIRST AID SUPPLIES	117.36
			PARTS	23.92
			IPERS REGULAR EMPLOYEES	56.16
			PRINCIPAL DENTAL POLICY	6.95
			ANNUAL TANK INSPECTION	1,965.00
			Repay Admin Services	1,157.68
			PSF payment	1.58
			CITY UTILITIES	357.00
			CITY UTILITIES	1,288.52
			CITY UTILITIES	1,215.42
ELECTRIC OPERATING I.R.S.			FICA WITHOLDING	34.22
			MEDICARE WITHOLDING	5.88
			MEDICARE WITHOLDING	1.60
			MEDICARE WITHOLDING	0.53
			FIRST AID SUPPLIES	117.36
			PARTS	23.92
			IPERS REGULAR EMPLOYEES	56.16
			PRINCIPAL DENTAL POLICY	6.95
			ANNUAL TANK INSPECTION	1,965.00
			Repay Admin Services	1,157.68
			PSF payment	1.58
			CITY UTILITIES	357.00
			CITY UTILITIES	1,288.52
			CITY UTILITIES	1,215.42

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CITY OF TIPTON-REVOLVING CENTRAL GARAG BLUE CROSS/BLUE SHIELD	CITY UTILITIES vehicle/equipment charges BCBS HEALTH INS PY CITY TOTAL:	42.00 526.61 262.89 <u>7,063.32</u>
		ELECTRIC BILL/COLLECT ELECTRIC OPERATING I.R.S.	FICA WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY UB NOTIFICATION CALLS Repay Admin Services PSF payment vehicle/equipment charges BCBS HEALTH INS PY CITY TOTAL:	134.73 26.03 0.04 3.76 0.87 0.79 219.69 35.36 9.00 533.37 7.51 368.63 <u>1,211.24</u> 2,551.02
		LOUISA GENERATING STAT ELECTRIC OPERATING MIDAMERICAN ENERGY COMPANY	EST CASH REQUEST EST CASH REQUEST EST CASH REQUEST EST CASH REQUEST TOTAL:	11,550.00 19,140.00 330.00 1,980.00 <u>33,000.00</u>
		TRANSFER/OTHER SOURCES ELECTRIC OPERATING CITY OF TIPTON FUNDS	TRANSFERS TRANSFERS TRANSFERS TOTAL:	26,579.00 34,529.25 7,320.34 <u>68,428.59</u>
		GAS DISTRIBUTION GAS OPERATING I.R.S.	FICA WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING PHONE, INTERNET, CIRCUIT UNIFORMS, SHOP TOWELS, MAT UNIFORMS, SHOP TOWELS, MAT UNIFORMS, SHOP TOWELS, MAT 5 ROTARY METER TESTING ARCGIS BALANCE LOCATES IPERS REGULAR EMPLOYEES MANAGEMENT SERVICES PRINCIPAL DENTAL POLICY GARAGE DOOR REPAIRS ANNUAL MAINTENANCE SOFTWARE Repay Admin Services PSF payment City Hall City Hall CITY UTILITIES vehicle/equipment charges BCBS HEALTH INS PY CITY TOTAL:	474.19 91.28 0.85 5.36 11.13 2.28 36.25 56.81 61.57 64.75 2,093.19 18.00 29.40 771.32 210.00 102.10 551.00 2,361.97 11,153.06 424.31 10.74 37.38 59.60 202.25 1,030.39
		ELECTRIC OPERATING I.R.S.	AUREON COMMUNICATIONS CINTAS ENERGY ECONOMICS INC ENVIRONMENTAL SYSTEMS RESEARCH INSTITU IOWA ONE CALL IPERS OFFICE MACHINE CONSULTANTS INC PRINCIPAL DAMON SCHARS TYLER TECHNOLOGIES INC CITY OF TIPTON FUNDS CITY UTILITIES	
		CITY OF TIPTON-REVOLVING CENTRAL GARAG BLUE CROSS/BLUE SHIELD	CITY UTILITIES vehicle/equipment charges BCBS HEALTH INS PY CITY TOTAL:	42.00 526.61 262.89 <u>7,063.32</u>

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
GAS BILL/COLLECT	GAS OPERATING	I. R. S.	TOTAL:	19,859.18
			FICA WITHHOLDING	76.66
			MEDICARE WITHHOLDING	14.79
			MEDICARE WITHHOLDING	2.16
			MEDICARE WITHHOLDING	0.71
			MEDICARE WITHHOLDING	0.26
			IPERS REGULAR EMPLOYEES	125.98
			PRINCIPAL DENTAL POLICY	23.04
			UB NOTIFICATION CALLS	9.00
			Repay Admin Services	304.39
			PSF payment	4.74
			BCBS HEALTH INS PY CITY	858.44
			TOTAL:	1,420.17
TRANSFER/OTHER SOURCES	GAS OPERATING	CITY OF TIPTON FUNDS	TOTAL:	13,838.00
			TOTAL:	13,838.00
AIRPORT	AIRPORT OPERATING	I. R. S.	FICA WITHHOLDING	15.46
			MEDICARE WITHHOLDING	3.62
			PHONE, INTERNET, CIRCUIT	36.25
			IPERS REGULAR EMPLOYEES	23.54
			TAXILANE AND APRON	25,202.00
			MANAGEMENT SERVICES	0.00
			CONTRACT PAY JULY	500.00
			CITY UTILITIES	107.41
			vehicle/equipment charges	164.58
			TOTAL:	26,052.86
TRANSFER/OTHER SOURCES	AIRPORT OPERATING	CITY OF TIPTON FUNDS	TOTAL:	362.17
			TOTAL:	362.17
GARBAGE COLLECTION	GARBAGE COLLECTION	I. R. S.	FICA WITHHOLDING	210.17
			MEDICARE WITHHOLDING	41.12
			MEDICARE WITHHOLDING	3.31
			MEDICARE WITHHOLDING	3.93
			MEDICARE WITHHOLDING	0.83
			UNIFORMS	21.94
			UNIFORMS	21.94
			IPERS REGULAR EMPLOYEES	348.80
			PRINCIPAL DENTAL POLICY	52.31
			ANNUAL MAINTENANCE SOFTWARE	2,361.97
			Repay Admin Services	2,188.92
			Central Stores services pa	4,935.74
			PSF payment	431.26
			City Hall	8.59
			City Hall	29.90
			vehicle/equipment charges	1,955.86
			BCBS HEALTH INS PY CITY	1,894.36
			TOTAL:	14,510.95
RECYCLING	GARBAGE COLLECTION	I. R. S.	FICA WITHHOLDING	77.27
			MEDICARE WITHHOLDING	7.22
			MEDICARE WITHHOLDING	6.53
			MEDICARE WITHHOLDING	2.45
			MEDICARE WITHHOLDING	1.88

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		IPERS	IPERS REGULAR EMPLOYEES	80.39
		PRINCIPAL	PRINCIPAL DENTAL POLICY	15.63
		CITY OF TIPTON FUNDS	PSF payment	16.85
		CITY UTILITIES	CITY UTILITIES	27.11
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,170.66
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	769.69
			TOTAL:	2,175.68
		TRANSFER OUT/SINKING F GARBAGE COLLECTION	TRANSFERS	3,532.33
		CITY OF TIPTON FUNDS	TRANSFERS	413.50
			TOTAL:	3,945.83
		I.R.S.	FICA WITHHOLDING	23.80
			MEDICARE WITHHOLDING	4.85
			MEDICARE WITHHOLDING	0.34
			MEDICARE WITHHOLDING	0.11
			MEDICARE WITHHOLDING	0.27
			ARCGIS BALANCE	18.00
		ENVIRONMENTAL SYSTEMS RESEARCH INSTITU	IPERS REGULAR EMPLOYEES	38.48
		IPERS	PRINCIPAL DENTAL POLICY	7.55
		PRINCIPAL	Repay Admin Services	1,000.69
		CITY OF TIPTON FUNDS	PSF payment	10.95
			vehicle/equipment charges	110.36
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	BCBS HEALTH INS PY CITY	198.12
		BLUE CROSS/BLUE SHIELD	TOTAL:	1,413.52
		CITY OF TIPTON FUNDS	TRANSFERS	685.50
			TRANSFERS	4,377.83
			TOTAL:	5,063.33
		I.R.S.	FICA WITHHOLDING	81.11
			MEDICARE WITHHOLDING	17.07
			MEDICARE WITHHOLDING	1.92
			DIELECTRIC TEST	560.68
			DIELECTRIC TEST	508.68
			DIELECTRIC TEST	271.78
			DSL EXHAUST FLUID	91.92
		ASCENDANCE TRUCKS MIDWEST LLC	PHONE, INTERNET, CIRCUIT	36.25
		AUREON COMMUNICATIONS	UNIFORMS	109.71
		CINTAS	UNIFORMS	19.44
		CINTAS CORPORATION	FIRST AID SUPPLIES	32.21
		GRAYBILL COMMUNICATIONS	REPAIR PARTS	91.00
		GRAINGER	PARTS	82.01
		H & H AUTO	TIRE REPAIR	24.00
		IPERS	IPERS REGULAR EMPLOYEES	130.02
		LAWSON PRODUCTS INC	SHOP SUPPLIE	119.84
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	70.00
		PRINCIPAL	PRINCIPAL DENTAL POLICY	19.51
		TRUCK COUNTRY OF CEDAR RAPIDS	REPAIR PARTS	93.96
		CITY OF TIPTON FUNDS	Repay Admin Services	2,153.31
			PSF payment	3.95
		CITY UTILITIES	CITY UTILITIES	276.35
			CITY UTILITIES	76.23
			CITY UTILITIES	79.00
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INS PY CITY	889.02
			TOTAL:	5,838.97

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
INT SRVC-OTHER BUSINES ADMINISTRATIVE SER	I.R.S.		FICA WITHHOLDING	123.05
			MEDICARE WITHHOLDING	24.46
			MEDICARE WITHHOLDING	4.32
		ACCESS SYSTEMS LEASING	COPIER CONTRACT	1,450.57
		AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	664.47
		COMMUNITY INSURANCE SERVICES	CYBER & PRIVACY RENEWAL	9,584.47
		IIMC	IIMC DUES	220.00
		IOWA WORKFORCE DEVELOPMENT	BENEFIT CHARGES	15.86
		IOWA LEAGUE OF CITIES	MEMBER DUES	2,239.00
		IPERS	IPERS REGULAR EMPLOYEES	195.59
		KONNIE DAUFELDT	SUMMER SHIRTS	114.45
		STOREY KENWORTHY/MATT PARROTT	#10 NO WINDOW ENVELOPES	245.00
		QUADIEN FINANCE USA INC	POSTAGE	2,000.00
		OFFICE EXPRESS	OFFICE SUPPLIES	92.32
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	700.00
		PRINCIPAL	PRINCIPAL DENTAL POLICY	37.91
		SPINUTECH INC	LICENSE, SUPPORT, HOSTING	885.00
		TIPTON CONSERVATIVE	ADS, PRINTING, PUBLISHING	518.00
		TYLER TECHNOLOGIES INC	ANNUAL MAINTENANCE SOFTWARE	2,191.07
			ANNUAL MAINTENANCE SOFTWARE	15,210.83
			ANNUAL MAINTENANCE SOFTWARE	1,150.08
			ANNUAL MAINTENANCE SOFTWARE	1,700.00
			MONTHLY SERVICES	934.70
		WINDSTREAM	PSF payment	7.66
		CITY OF TIPTON FUNDS	vehicle/equipment charges	9.17
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	BCBS HEALTH INS PY CITY	1,866.49
		BLUE CROSS/BLUE SHIELD	TOTAL:	42,184.47
NON-DEPARTMENTAL	PAYROLL ACCOUNT	I.R.S.	FEDERAL WITHHOLDING	8,841.36
			FICA WITHHOLDING	7,340.65
			MEDICARE WITHHOLDING	1,716.80
		AFLAC	AFLAC AFTER TAX PY W/HOLDI	89.65
			AFLAC PY PRETAX WITHHOLDING	536.78
		AXA EQUI-VEST PROCESSING OFFICE	AFLAC AFTER TAX DEDUCTION	30.24
		IPERS	DEF. COMP PRETAX	1,045.00
			IPERS WITHHOLDING, FIRE	34.62
			IPERS ELECTED OFFICIALS	70.46
			IPERS REGULAR EMPLOYEES	4,438.25
			IPERS WITHHOLDING EMT	578.72
			IPERS WITHHOLDING POLICE	1,502.03
		PRINCIPAL	PRINCIPAL DENTAL POLICY	1,041.18
			VISION POLICY	248.14
		CITY OF TIPTON FUNDS	FIREARM REIMB.	37.27
		TREASURER, STATE OF IOWA	STATE WITHHOLDING	2,859.25
		BLUE CROSS/BLUE SHIELD	BCBS HEALTH INSURANCE PYM	2,560.00
		CITY OF TIPTON	MISC. EMPLOYEE REIMBURSEME	275.00
			TOTAL:	33,245.40

DEPARTMENT FUND VENDOR NAME DESCRIPTION AMOUNT

===== FUND TOTALS =====	
001	GENERAL GOVERNMENT 139,953.34
110	ROAD USE TAX FUND 8,567.12
112	TRUST AND AGENCY FUND 48,441.75
121	LOCAL OPTION TAX 27,637.33
125	TIF SPECIAL REVENUE FUND 48,460.87
160	ECONOMIC/INDUSTRIAL DEVEL 40,000.00
192	FIRE ENTERPRISE TRUST 5,369.75
317	GO CP 2023 1,586.00
600	WATER OPERATING 21,357.40
610	WASTEWATER/AKA SEWER REVE 67,927.47
630	ELECTRIC OPERATING 142,737.12
640	GAS OPERATING 35,117.35
660	AIRPORT OPERATING 26,415.03
670	GARBAGE COLLECTION 20,632.46
740	STORM WATER 6,476.85
810	CENTRAL GARAGE 5,838.97
835	ADMINISTRATIVE SERVICES 42,184.47
860	PAYROLL ACCOUNT 33,245.40

	GRAND TOTAL: 721,948.68

RESOLUTION 07062LA

Moved by _____ and Seconded by _____ that
the following resolution be adopted:

**RESOLUTION ACCEPTING THE WORK FOR THE REHABILITATE APRON AND
RUNWAY 11-29 AT THE MATHEWS MEMORIAL AIRPORT – TIPTON, IOWA
FAA AIP PROJECT NUMBER 3-19-0134-010 & FAA BIL 011 (FY 25)**

BE IT RESOLVED BY THE Tipton City Council:

That the work of constructing certain pavement rehabilitation improvements under contract between Heuer Construction Inc. of Muscatine, Iowa and the City of Tipton for the construction of the Rehabilitate Apron and Runway 11-29 at the Mathews Memorial Airport, Tipton, Iowa, and such other work as may be incidental thereto, as described in the plans and specifications for said project, is hereby accepted by the City of Tipton and the final contract price is \$207,513.35, as determined by the Engineer's Statement of Completion dated June 12, 2026.

PASSED AND APPROVED this _____ day of _____, 20____.

Mayor

City Clerk

June 12, 2026

Mrs. Tammi Goerdts & City Council Members
Tipton City Hall
407 Lynn St.
Tipton, Iowa 52772



**RE: Mathews Memorial Airport
Rehabilitate Apron and Runway 11-29
FAA AIP 3-19-0134-010 & FAA BIL 3-19-0134-011**

STATEMENT OF COMPLETION

Dear Mrs. Tammi Goerdts & City Council Members,

This is to verify that McClure has reviewed the work performed by Heuer Construction of Muscatine, Iowa on the above referenced project under their contract to City of Tipton, Tipton, Iowa dated March 24, 2025. The original contract amount for this project was \$208,946.45 and the final construction cost was \$207,513.35.

There was one change order for this project:

- Change Order #1 removed \$1,433.10 from the project to adjust for as-built quantities.

We find the work to be completed in substantial compliance with the Plans and Specifications governing the construction of this Work. We, therefore, recommend this Work be accepted by the City of Tipton and final payment released to the said Contractor 30 days thereafter.

Respectfully submitted,

McCLURE

Adam Thompson, Team Leader

ACCEPTED BY: City of Tipton, Iowa

By: _____
Mayor

Dated: _____, 2026



McClure Engineering Co.
Change Order Details
 Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29

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

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

Change Order
 1

Status
 Pending

Date Created
 05/14/2026

Type
 As-Built Quantities

Summary
 As-Built Change Order

Change Order Description
 Change Order to Balance plan quantities to the correct As-built Quantities. No time limit changes are authorized with this change order

Awarded Project Amount
 \$208,946.45

Authorized Project Amount
 \$208,946.45

Change Order Amount -\$1,433.10
 Revised Project Amount \$207,513.35

B - Reason for change:
 update quantities to as-built totals.

D - Justification for cost(s):
 During the project, an additional 67 feet of silt fence was installed and later removed to minimize site erosion, increasing project costs by two hundred and one dollars (\$201.00). The project also had an underrun of 8.38 tons of cement for cement treatment. Cement was applied uniformly throughout the area, and the quantities used were verified using contractor-supplied cement tickets. This underrun reduced project costs by one thousand six hundred thirty-four dollars and ten cents (-\$1,634.10). This as-built change order corrects the quantities actually installed on site. The original project cost was two hundred eight thousand nine hundred forty-six dollars and forty-five cents (\$208,946.45). With this change order, the total cost is reduced by one thousand four hundred thirty-three dollars and ten cents (-\$1,433.10), resulting in a new project total of two hundred seven thousand five hundred thirteen dollars and thirty-five cents (\$207,513.35).

Increases/Decreases

Item	Description	Quantity	Unit	Amount	Change	Amount	Quantity	Amount
Section: 1 - REHABILITATE APRON AND RUNWAY 11-29								
0002	C-102-1	LJF		\$3,000	300,000	\$900.00	67,000	\$201.00
INSTALLATION AND REMOVAL OF SILT FENCE								
Reason: Balancing Change Order								
0012	P-156-2	TN		\$195,000	63,000	\$12,285.00	-8,380	-\$1,634.10
CEMENT								
							54,620	\$10,650.90

Change Order Details:

Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29



McClure Engineering Co.

Payment Summary

Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29

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

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

Notice to Proceed Date 10/20/2025

Construction Start Date 10/20/2025

Work Completion Date

Awarded Project Amount \$208,946.45

Authorized Project Amount \$207,513.35

Net Change by Change Order -\$1,433.10

Payment Number 3

Pay Period 12/05/2025 to 05/14/2026

Type Rehabilitation

% Complete Paid Awarded Amount 99.314%

% Complete Paid Authorized Amount 100.000%

Change Orders

Change Order #	Approval Date	Additions	Deductions	Total
1	05/13/2026	\$201.00	-\$1,634.10	-\$1,433.10
		\$201.00	-\$1,634.10	-\$1,433.10

Payment Summary:

Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29

05/14/2026

Page 1 of 2

Summary

Current Approved Work:	\$1,500.00	Approved Work To Date:	\$207,513.35
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$45.00	Retainage To Date:	\$6,225.40
Current Retainage Released:	\$3,825.40	Retainage Released To Date:	\$6,225.40
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$5,280.40	Payments To Date:	\$207,513.35



McCLURE™
ENGINEERING CO.

McClure Engineering Co.

Detailed Payment

Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29

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

Payment Number

3

Pay Period

12/05/2025 to 05/14/2026

Prime Contractor

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

Payment Status

Pending

Awarded Project Amount

\$208,946.45

Authorized Amount

\$207,513.35

Detailed Payment:

Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity	Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section 1 - REHABILITATE APRON AND RUNWAY 11-29										
0001	GP-50-1	LS	\$5,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$5,000.00
CONTRACTOR QC TESTING										
0002	C-102-1	LF	\$3.000	367.000	0.000	367.000	367.000	367.000	\$0.00	\$1,101.00
INSTALLATION AND REMOVAL OF SILT FENCE										
0003	C-102-2	AC	\$4,500.000	0.200	0.000	0.200	0.200	0.200	\$0.00	\$900.00
TEMPORARY SEEDING AND MULCHING										
0004	C-105-1	LS	\$20,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$20,000.00
MOBILIZATION										
0005	C-105-2	LS	\$4,995.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$4,995.00
TRAFFIC CONTROL										
0006	C-105-3	LS	\$3,500.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$3,500.00
CONSTRUCTION STAKING										
0007	P-101-1	SY	\$8.000	1,720.000	0.000	1,720.000	1,720.000	1,720.000	\$0.00	\$13,760.00
PAVEMENT REMOVAL										
0008	P-101-2	LF	\$3.500	200.000	0.000	200.000	200.000	200.000	\$0.00	\$700.00
RUNWAY JOINT CLEANING & SEALING (AS DIRECTED BY RPR)										
0009	P-101-3	LF	\$2.750	500.000	0.000	500.000	500.000	500.000	\$0.00	\$1,375.00
RUNWAY CRACK ROUTE & SEAL (AS DIRECTED BY RPR)										
0010	P-152-1	CY	\$15.000	277.000	0.000	277.000	277.000	277.000	\$0.00	\$4,155.00
UNCLASSIFIED EXCAVATION										

Line Number	Proj ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity	Total Quantity Paid To Date	Current Payment Amount	Total Amount Paid To Date
0011	P-156-1	SY	\$3.250	1,854.000	0.000	1,854.000	1,854.000	1,854.000	\$0.00	\$6,025.50
CEMENT TREATED SUBGRADE, 12-INCH										
0012	P-156-2	TN	\$195.000	54.620	0.000	54.620	54.620	54.620	\$0.00	\$10,650.90
CEMENT										
0013	IDOT 2115-1	SY	\$8.650	1,783.000	0.000	1,783.000	1,783.000	1,783.000	\$0.00	\$15,422.95
MODIFIED SUBBASE, 10-INCH, IOWA DOT 4123										
0014	IDOT 4196-1	SY	\$2.000	1,783.000	0.000	1,783.000	1,783.000	1,783.000	\$0.00	\$3,566.00
ENGINEERING FABRIC, TRIAXIAL GEOGRID										
0015	IDOT 2301-1	SY	\$62.000	1,652.000	0.000	1,652.000	1,652.000	1,652.000	\$0.00	\$102,424.00
6" PLAIN PORTLAND CEMENT CONCRETE, CLASS C										
0016	IDOT 2301-2	SY	\$116.000	63.000	0.000	63.000	63.000	63.000	\$0.00	\$7,308.00
6" REINFORCED PORTLAND CEMENT CONCRETE, CLASS C										
0017	IDOT 2301-3	LS	\$2,500.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,500.00
PORTLAND CEMENT CONCRETE PAVEMENT SAMPLES										
0018	P-620-1	SF	\$20.000	39.000	0.000	39.000	39.000	39.000	\$0.00	\$780.00
PAVEMENT MARKING (WATERBORNE), WITH BEADS										
0019	T-901-1	AC	\$3,750.000	0.200	0.200	0.000	0.200	0.200	\$750.00	\$750.00
SEEDING AND FERTILIZING										

Time Charge Number	Unit	Unit Price	Authorized Charge	Current Paid Quantity	Previous Paid Quantity	Total Quantity	Total Amount	Placed To Date	Current Payment Amount	Total Amount Paid To Date	
0020	T-905-1	CY	\$10,000	0.000	85.000	85.000	850,000	85.000	\$0.00	\$850,000	
TOPSOILING, ON-SITE, STRIP, SALVAGE, AND RE-SPREAD											
0021	T-908-1	AC	\$3,750,000	0.200	0.000	0.200	750,000	0.200	\$750.00	\$750.00	
HYDRAULIC MULCHING											
0022	SP-1	LS	\$1,000,000	0.000	1.000	1.000	1,000,000	1.000	\$0.00	\$1,000,000	
LOCATION AND PROTECTION OF EXISTING AND NEW UTILITIES, CABLES, AND EQUIPMENT											
									Section Totals:	\$1,500.00	\$207,513.35
									Total Payments:	\$1,500.00	\$207,513.35

Time Charges

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

Detailed Payment:

Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29

Summary

Current Approved Work:	\$1,500.00	Approved Work To Date:	\$207,513.35
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$45.00	Retainage To Date:	\$6,225.40
Current Retainage Released:	\$3,825.40	Retainage Released To Date:	\$6,225.40
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$5,280.40	Payments To Date:	\$207,513.35
Previous Payment:	\$48,230.60	Previous Payments To Date:	\$202,232.95

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

Captain Dute 5-14-26

Heuer Construction Inc.

Date

Alan Johnson

6-12-26

McClure

Date

City of Tipton, IA.

Date

Detailed Payment:

Mathews Memorial Airport - Rehabilitate Apron and Runway 11-29

RESOLUTION NO. 070626B

**SETTING THE COMPENSATION FOR APPOINTED CITY
OFFICERS AND EMPLOYEES FOR FISCAL YEAR 2026-2027**

Be It Resolved by the Council for the City of Tipton, Iowa:

Section 1. Effective July 1, 2026, the following persons and positions shall be paid salaries or wages indicated and the City Clerk is authorized to issue checks less legally required authorized deductions from the amounts set out below, bi-weekly or monthly; and make such contributions to IPERS and FICA and other purposes as required by law or authorization of the Council, all subject to audit and review by the City Council:

The above salaries will be effective July 1, 2026.

Position	Name	Rate
City Manager	Tom Doermann	\$ 60.14
Administrative Assistant	Konnie Daufeldt	\$ 27.44
Airport Manager	Max Coppess	\$3,038.77/ Annually
Ambulance Service Director	Brad Ratliff	\$ 34.04
Ambulance Member	Connor Alt	\$ 18.85
Ambulance Member	Alex Crispin	\$ 28.56
Aquatic Center Supervisor	Kennedy Wirfs	\$ 19.63
City Clerk	Amy Lenz	\$ 31.74
City Worker II	Chris Tholen	\$ 29.11
City Worker II	Cheyne Miller	\$ 24.57
City Worker II	Austin Lenz	\$ 24.57
Chief of Police	Lisa DuFour	\$ 53.52
Director of Public Works	Steve Nash	\$ 41.78
Economic Development	Linda Beck	\$ 32.50
Electric Superintendent	Jon Walsh	\$ 49.41
Finance Director	Melissa Armstrong	\$ 53.07
Fire Chief	Sean Paustian	\$13,198.78 / Annually
Fleet Manager	Klay Johnson	\$ 35.40
Gas Superintendent	Darren Lenz	\$ 39.15
Gas Apprentice	Tucker Brennan	\$ 29.94
Library Director	Kate Heffner	\$ 27.40
Library Personnel	Brittini Kuehl	\$ 19.71
Lineperson - Journeyman	Daniel Lilienthal	\$ 39.07
Lineperson - Apprentice	Colton Cruse	\$ 34.43
Lineperson - Apprentice	John Crowley	\$ 28.92
Maintenance Worker II - Refuse	Roger DeWulf	\$ 27.36
Police Officer	Matt Jennings	\$ 40.45
Police Officer	David Dierks	\$ 40.45

Police Officer	Charles Adolph	\$	40.45
Police Officer	Will Wagner	\$	39.10
Police Officer	Derek Latimer	\$	39.10
Police Sergeant/Investigator	Brad Peck	\$	44.45
Power Plant Operator	Tawnya Namer	\$	38.23
Recreation/FAC Manager	Adam Spangler	\$	32.03
Utility Account Clerk	Cindy Doermann	\$	26.66
Utility Account Clerk	Deb Bixler	\$	26.66
Water/ Waste Water Supervisor	Brian Brennan	\$	47.22

Passed and Approved this 6th day of July 2026.

Tammi Goerd, Mayor

ATTEST:

Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution No. 070626B which was passed by the Tipton City Council this 6th day of July 2026.

Amy Lenz, City Clerk

RESOLUTION NO. 070626C

RESOLUTION APPROVING THE “TIPTON CITY ADMINISTRATION BUILDING”
CONSTRUCTION CONTRACT

WHEREAS, the City of Tipton City Administration Building location at 102 E. 5th Street, Tipton, IA has a need for improvements; and

WHEREAS, for cities of Tipton’s population, the “competitive quotation” method is allowed when the cost of a vertical infrastructure project (in 2026) is \$206,000 or less; and

WHEREAS, City Administration personnel sought informal quotes with these results:

Building Renovation 1st Floor & Basement

Low bidder: Adam Builders \$197,500

AND, WHEREAS, the Adam Builders was asked to obtain the cost of a performance bond, which totaled \$ [REDACTED], and

WHEREAS, the City Council finds that the City should pay the cost of the performance bond, as the requirement to have a performance bond was not included in the project bid documents, and

WHEREAS, the City Council finds that the Construction Contract prepared for this project, appended hereto, should be approved.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Tipton, Iowa that:

1.) The City Council approves the use of the “competitive quotation” process allowed under Chapter 26 of the Iowa Code for this project.

2.) The quote received from Adam Builders is approved.

3.) The Construction Contract appended hereto is approved, and the Mayor and Clerk is hereby authorized to execute same on behalf of the City Council.

4.) The Council approves the reimbursement to Adam Builders of the actual cost of the performance bond to be acquired by Adam Builders.

Tammi Goerd, Mayor

ATTEST:

Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution No. 070626C which was passed by the Tipton City Council this 6th day of July 2026.

Amy Lenz, City Clerk

[Type here]



407 Lynn St. Tipton, Iowa 563.886.6187

www.tiptoniowa.org

Construction Contract

Owner: City of Tipton, Iowa
Contractor: Adam Builders, LLC
Project: City Administration Building, 102 E. 5th Street, Tipton, Iowa
Contract Sum: One Hundred Ninety-Seven Thousand Five Hundred and 00/100 Dollars (\$197,500.00)

This Construction Contract (“Agreement”) is made and entered into as of the ____ day of _____, 2026, by and between the City of Tipton, Iowa, an Iowa municipal corporation (“Owner” or “City”), and Adam Builders, LLC (“Contractor”). Owner and Contractor may be referred to individually as a “Party” and collectively as the “Parties.”

1. Project and Contract Documents

A. Owner hereby retains Contractor to furnish all labor, supervision, materials, equipment, tools, transportation, services, permits, testing, coordination, and other items necessary or incidental to complete the improvements to the City of Tipton City Administration Building located at 102 E. 5th Street, Tipton, Iowa, also identified in the bid documents as the Old US Bank Building and New City Administration Building Remodel.

B. The Contract Documents consist of this Agreement; the bid documents, drawings, specifications, plans, addenda, and pricing materials for the project, including the documents prepared by VSP Engineering for Project No. VC26-302, Sheet D100 Demolition Plan, Sheet A100 New Floor Plan, and Sheet A200 Basement Plan, each as revised through Revision 1 dated April 30, 2026; Contractor’s accepted bid or proposal; approved change orders; and any written clarifications or supplemental instructions issued by Owner or Owner’s authorized representative. In the event of conflict, this Agreement shall control unless a subsequently executed change order expressly provides otherwise.

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2. Scope of Work

A. Contractor shall perform the work described in the Contract Documents, including, without limitation, demolition and remodeling work, construction of new rooms and walls, restroom and accessibility improvements, plumbing, mechanical, electrical, lighting, flooring, finish work, cabinetry and fixture work, security and teller-window related improvements, ceiling, basement work, patching, painting, and all related work necessary to provide a complete, code-compliant, functional, and operable installation.

B. Contractor shall carefully review the Contract Documents, visit and inspect the site, verify existing conditions and dimensions, protect existing facilities and equipment, coordinate with Owner, and perform all work in accordance with the current building codes and applicable federal, state, and local laws, ordinances, regulations, and requirements. Work shall include all items reasonably inferable from the Contract Documents as necessary to produce the intended result, whether or not specifically shown or described.

3. Contract Sum and Lump Sum Nature of Contract

A. Owner shall pay Contractor, as full compensation for complete performance of the Work, the lump sum amount of One Hundred Ninety-Seven Thousand Five Hundred and 00/100 Dollars (\$197,500.00), subject only to additions and deductions authorized by written change order signed by Owner and Contractor. Contractor acknowledges that the Contract Sum includes all costs, overhead, profit, supervision, insurance, bonds, permits, taxes, labor, materials, equipment, subcontractors, disposal, cleanup, and all other expenses necessary to complete the Work.

4. Time of Performance

A. Time is of the essence. Contractor shall commence the Work promptly after receipt of a written notice to proceed or other written authorization from Owner. Contractor shall achieve substantial completion of the Work no later than September 15, 2026. Contractor shall achieve final completion, including completion of punch-list items, delivery of closeout documents, final cleanup, correction of deficiencies, and readiness for final acceptance by Owner, no later than December 30, 2026.

B. Contractor shall prosecute the Work diligently and shall provide sufficient labor, materials, equipment, supervision, and coordination to meet the completion dates. Delays caused by acts of God, unusually severe weather, unavoidable casualties, labor disputes not caused by Contractor, or other causes beyond Contractor's reasonable control may justify an extension of time only if

[Type here]

Contractor gives written notice to Owner within five (5) calendar days after the occurrence giving rise to the delay and Owner approves the extension in a written change order. No extension of time shall increase the Contract Sum unless expressly stated in a written change order.

5. Performance Bond and Payment Bond

A. Before commencing the Work, Contractor shall purchase and provide to Owner a performance bond in the full amount of the Contract Sum, issued by a surety authorized to do business in the State of Iowa and otherwise acceptable to Owner. The performance bond shall guarantee faithful performance of the Contract Documents and completion of the Work.

6. Payment Procedures

A. Contractor may submit periodic applications for payment in a form acceptable to Owner, supported by a schedule of values and such invoices, lien waivers, payroll certifications, subcontractor statements, stored-material documentation, and other information as Owner may reasonably require. Owner shall withhold retainage in the amount of 3% and other amounts as permitted or required by Iowa law and may withhold payment for defective work, incomplete work, unsatisfactory progress, claims, failure to pay subcontractors or suppliers, failure to comply with the Contract Documents, or other reasonable grounds.

B. Final payment, including payment of retainage, shall not become due until Contractor has achieved final completion, Owner has accepted the Work, Contractor has delivered all required closeout documents, and Contractor has provided final lien waivers, consent of surety if required, warranties, manuals, as-built information reasonably required by Owner, and evidence that all claims for labor, materials, equipment, taxes, and services have been paid or otherwise resolved.

7. Changes in the Work

A. No change in the Work, Contract Sum, or Contract Time shall be valid unless authorized by a written change order signed by Owner and Contractor. Contractor shall not perform extra work or incur additional costs for which it seeks compensation without prior written authorization from Owner. If Contractor believes that any instruction, condition, or event requires a change order, Contractor shall provide written notice to Owner before proceeding with the affected work, except in an emergency affecting safety or property protection.

8. Contractor Responsibilities

A. Contractor shall be solely responsible for means, methods, techniques, sequences, procedures, safety precautions, and coordination of the Work. Contractor shall employ competent

[Type here]

personnel and properly licensed subcontractors and tradespeople where required. Contractor shall keep the site reasonably clean and safe, protect the public and adjacent property, promptly remove debris, and comply with all occupational safety and health requirements.

B. Contractor shall obtain and all permits, licenses, inspections, tests, approvals, utility locates, and fees required for the Work unless the Contract Documents expressly provide otherwise. (City permit fees will be waived in their entirety) Contractor shall coordinate work affecting City operations to minimize disruption and shall comply with Owner's reasonable instructions concerning access, security, work hours, storage, and protection of existing systems, records, furniture, fixtures, equipment, and information technology facilities.

9. Subcontractors and Suppliers

A. Contractor may use subcontractors and suppliers in performing the Work, but Contractor shall remain fully responsible for all acts, omissions, work, materials, and obligations of its subcontractors, suppliers, employees, and agents. Owner may require Contractor to provide a list of subcontractors and major suppliers. Contractor shall not use any subcontractor or supplier to whom Owner has made a reasonable written objection.

10. Insurance

A. Before commencing the Work, Contractor shall provide certificates of insurance acceptable to Owner evidencing coverage maintained with insurers authorized to do business in Iowa, including commercial general liability, automobile liability, workers' compensation, employer's liability, and any other coverage reasonably required by Owner for a municipal construction project of this type. The City shall be named as an additional insured on Contractor's commercial general liability policy for ongoing and completed operations to the extent available under standard endorsement forms.

B. Insurance shall not limit Contractor's duties, liabilities, indemnity obligations, or responsibility for the Work. Contractor shall require subcontractors to maintain appropriate insurance coverage and shall provide evidence of such coverage upon request.

11. Public Contracting Compliance

A. Contractor shall comply with all applicable requirements for public improvements and municipal contracts under Iowa law, including requirements relating to retainage, prompt payment, nondiscrimination, equal employment opportunity, immigration and employment eligibility

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compliance, tax obligations, safety, and public records. Contractor shall comply with all applicable federal, state, and local laws, rules, ordinances, and regulations in performing the Work.

B. Contractor shall not discriminate against any employee, applicant, subcontractor, or supplier in violation of applicable law. Contractor shall maintain records necessary to demonstrate compliance with the Contract Documents and applicable law and shall provide such records to Owner upon reasonable request, subject to applicable confidentiality and public records requirements.

12. Taxes

A. Contractor shall be responsible for all taxes, contributions, assessments, and charges required by law in connection with the Work, except to the extent Owner provides tax-exempt certificates or other documentation available to an Iowa municipality. Contractor shall comply with applicable Iowa sales and use tax requirements for public improvement projects and shall cooperate with Owner in documenting any available exemptions or refund procedures.

13. Warranty and Correction of Work

A. Contractor warrants that the Work shall be completed with all new components/parts/equipment unless otherwise specified, of good quality, free from defects, performed in a workmanlike manner, and in strict accordance with the Contract Documents, applicable codes, manufacturer instructions, and industry standards. Contractor shall promptly correct, at its own cost, any defective, nonconforming, or incomplete Work discovered before or after final acceptance.

B. Unless a longer period is provided by law, manufacturer warranty, or the Contract Documents, Contractor shall warrant the Work for one year from final acceptance by Owner. This warranty is in addition to, and does not limit, any longer statutory, contractual, manufacturer, or surety obligations.

14. Indemnification

A. To the fullest extent permitted by law, Contractor shall defend, indemnify, and hold harmless Owner and its elected and appointed officials, officers, employees, agents, representatives, and consultants from and against claims, damages, losses, liabilities, fines, penalties, costs, and expenses, including reasonable attorney fees, arising out of or related to the Work or Contractor's performance of this Agreement, but only to the extent caused by the negligent

[Type here]

acts, errors, omissions, willful misconduct, breach of contract, or violation of law by Contractor or its subcontractors, suppliers, employees, or agents.

15. Hazardous Materials and Existing Conditions

A. If Contractor encounters material reasonably believed to be asbestos, lead, mold, petroleum, hazardous waste, or other hazardous material not identified in the Contract Documents, Contractor shall stop work in the affected area, secure the area, and promptly notify Owner in writing. Contractor shall not disturb such material except as authorized by Owner and applicable law. Contractor remains responsible for hazardous materials brought to the site by Contractor or its subcontractors, suppliers, employees, or agents.

16. Owner's Rights and Inspections

A. Owner and its representatives may inspect the Work at reasonable times. Inspection, payment, occupancy, or acceptance by Owner shall not constitute acceptance of defective or nonconforming Work or relieve Contractor of responsibility for compliance with the Contract Documents. Owner may reject Work that does not conform to the Contract Documents and may require correction or replacement at Contractor's expense.

17. Default and Termination

A. Contractor shall be in default if Contractor fails to prosecute the Work diligently, fails to supply sufficient labor or materials, fails to pay subcontractors or suppliers, disregards laws or ordinances, performs defective or nonconforming Work, fails to maintain required insurance or bonds, becomes insolvent, or otherwise materially breaches the Contract Documents. Upon default, Owner may provide written notice and a reasonable opportunity to cure unless emergency, safety, abandonment, insolvency, or other circumstances justify immediate action.

B. If Contractor fails to cure, Owner may terminate this Agreement, take possession of materials and equipment on site, complete the Work by any reasonable means, call upon the surety, and recover from Contractor and its surety all costs, damages, delays, attorney fees, and expenses resulting from the default.

18. Dispute Resolution

A. In the event of a dispute between the Parties on any matter associated with this Contract, the Parties shall first attempt in good faith to resolve disputes through direct negotiation. If unresolved, either Party may pursue remedies available at law or in equity in the Iowa District Court for Cedar County, Iowa, unless another venue is required by law.

[Type here]

19. Governing Law

A. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa, without regard to conflicts-of-law principles, with jurisdiction being in the District Court in and for Cedar County, Iowa.

20. Assignment

A. Contractor shall not assign this Agreement, any payment due under this Agreement, or any material portion of the Work without Owner’s prior written consent. Any attempted assignment without consent shall be void.

21. Notices

A. Notices under this Agreement shall be in writing and delivered personally, by recognized overnight courier, by certified mail, or by email with confirmation of receipt to the addresses designated by the Parties. Notices to Owner shall be sent to the City of Tipton, Iowa, 417 Cedar Street, Tipton, Iowa 52772, or such other address as Owner may designate in writing. Notices to Contractor shall be sent to Adam Builders, LLC at PO Box 1126 Iowa City, IA 52244. (John Adams, 319.430.1477).

22. Entire Agreement

A. This Agreement and the Contract Documents constitute the entire agreement between Owner and Contractor concerning the Project and supersede all prior negotiations, representations, or agreements, whether written or oral. This Agreement may be amended only by a written document signed by both Parties. If any provision is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

OWNER:

City of Tipton, Iowa

CONTRACTOR:

Adam Builders, LLC

By: _____

Name: _____

Title: _____

Date: _____

By: _____

Name: _____

Title: _____

Date: _____

RESOLUTION NUMBER 070626D

WHEREAS, the Federal Disaster Mitigation Act of 2000 was signed into law on October 30, 2000, placing new emphasis on state and local mitigation planning for natural hazards and requiring communities to adopt a hazard mitigation action plan to be eligible for pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, a Hazard Mitigation Plan was prepared by the Cedar County Emergency Management Agency, with assistance from JEO Consulting Group, Inc.

WHEREAS, the purpose of the mitigation plan was to lessen the effects of disasters by increasing the disaster resistance of the region and participating jurisdictions located within the planning boundary by identifying the hazards that affect the City of Tipton and prioritize mitigation strategies to reduce potential loss of life and property damage from those hazards, and

WHEREAS, FEMA regulations require documentation that the plan has been formally adopted by the governing body of the City of Tipton in the form of a resolution and further requesting approval of the plan at the Federal Level; and

NOW, THEREFORE, the governing body of the City of Tipton does herewith adopt the Cedar County Hazard Mitigation Plan Update in its entirety as approved by FEMA; and

PASSED AND APPROVED this 6th day of July 2026.

Tammi Goerdts, Mayor

ATTEST:

Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution No. 070626D which was passed by the Tipton City Council this 6th day of July 2026.

Amy Lenz, City Clerk

Community Profile

City of Tipton

**Cedar County
Hazard Mitigation Plan 2026**

Community Fact Sheet

Community Summary Fact Sheet

Tipton City, IA Cedar County Iowa Hazard Mitigation Plan 2026

3,168

Total Population

45.3

Median Age

1,343

Total Households

2.28

Average Household Size

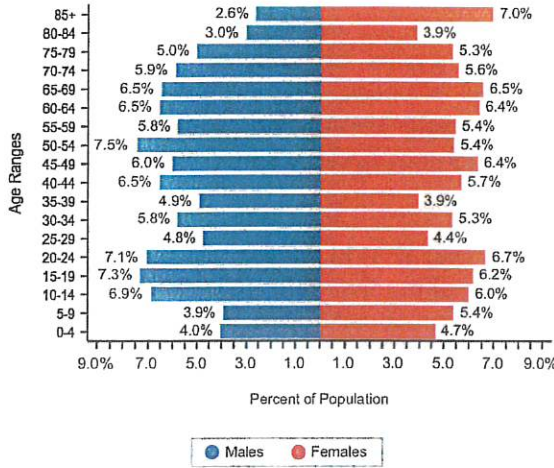
\$179,337

Median Home Value

\$73,956

Median Household Income

AGE PYRAMID



TOTAL POPULATION

2025 Total Population (Estimate)	3,168
2020 Total Population (U.S. Census)	3,149
2010 Total Population (U.S. Census)	3,216
2000 Total Population (U.S. Census)	3,169

AT RISK POPULATIONS



496

Households With Disability



816

Population 65+



99

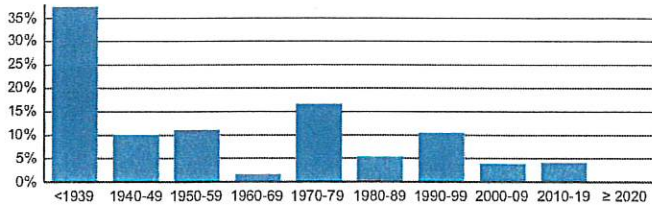
Households Without Vehicle



14%

Households Below the Poverty Level

HOUSING: YEAR BUILT



EMPLOYMENT



215

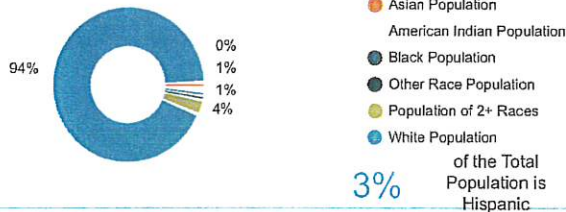
Total Businesses



3.4%

Unemployment Rate

POPULATION BY RACE



HOUSING



151

Vacant Housing Units



6%

Mobile Homes



Source: Esri, U.S. Census, ACS, Esri-Data Axle. Esri forecasts for 2025, 2020, 2010, 2000, 2019-2023.

Local Planning Team

Tipton Local Planning Team

Name	Title	Jurisdiction	Round 1 Meeting	Round 2 Meeting
Brian Wagner	City Manager	City of Tipton	Materials Development	-
Tammi Goerdt	Mayor	City of Tipton	Attended, Materials Development	Attended, Materials Development
Terry Goerdt	Building Official/ Zoning Administrator	City of Tipton	-	Materials Development

Plan Maintenance

Hazard Mitigation Plans are living documents and should be updated regularly to ensure effectiveness and reflect changes in hazard events, priorities, and mitigation actions. These updates are encouraged to occur after every major disaster event, alongside planning document updates, before the Hazard Mitigation Assistance Grants cycle begins, and/or prior to other funding opportunity cycles beginning.

The City Manager, Zoning Administrator/Building Official, and Mayor will be responsible for reviewing and updating the community profile outside of the five-year update. The City of Tipton will review the plan annually. The public will be notified on social media, the city website, through mass mailing, public notices in the local newspaper, and other mechanisms as necessary.

Capability Assessment

The planning team assessed the City of Tipton’s hazard mitigation capabilities by reviewing planning and regulatory capabilities, administrative and technical capabilities, fiscal capabilities, and education and outreach capabilities.

Tipton Capability Assessment

Capability/Planning Mechanism		Yes/No
Planning & Regulatory Capability	Comprehensive Plan	Yes
	Capital Improvements Plan	Yes
	Economic Development Plan	Yes
	Emergency Operations Plan	No
	Floodplain Management Plan	Yes
	Storm Water Management Plan	Yes (in Municipal Code)
	Zoning Ordinance	Yes
	Subdivision Regulation/Ordinance	Yes
	Floodplain Ordinance	Yes
	Building Codes	Yes – 2009 IBC
	Water System Emergency Response Plan	No
	Wellhead Protection Plan	No
	National Flood Insurance Program	Yes

Capability/Planning Mechanism		Yes/No
	Community Rating System	No
	Community Wildfire Protection Plan	No
	Other (if any)	-
Administrative & Technical Capability	Planning Commission	Yes
	Floodplain Administrator	Yes
	GIS Capabilities	No
	Chief Building Official	Yes
	Civil Engineering	Yes (Contracted)
	Grant Manager	Yes
	Mutual Aid Agreement	Yes
	Other (if any)	-
Fiscal Capability	1- & 6-Year Plan	No
	Applied for Grants in the Past	Yes
	Awarded a Grant in the Past	Yes
	Authority to Levy Taxes for Specific Purposes such as Mitigation Projects	No
	Gas/Electric/Water/Sewer Service Fees	Yes
	Storm Water Service Fees	Yes
	Development Impact Fees	No
	General Obligation Revenue or Special Tax Bonds	Yes
	Other (if any)	-
Education & Outreach Capability	Local Citizen Groups or Non-Profit Organizations Focused on Environmental Protection, Emergency Preparedness, Access and Functional Needs Populations, etc.	No
	Ongoing Public Education or Information Program (e.g., Responsible Water Use, Fire Safety, Household Preparedness, Environmental Education)	No
	Natural Disaster or Safety Related School Programs	No
	StormReady Certification	No
	Firewise Communities Certification	No
	Tree City USA	Yes
	Other (if any)	-

Tipton Overall Capability

Capability	Limited/Moderate/High
Financial Resources to Implement Mitigation Projects	Limited
Staff/Expertise to Implement Projects	Limited
Public Support to Implement Projects	Limited
Time to Devote to Hazard Mitigation	Limited
Ability to Expand and Improve the Identified Capabilities to Achieve Mitigation	Limited

National Flood Insurance Program (NFIP)

Tipton NFIP Information

NFIP Overview	
Date of NFIP Participation:	09/04/85
Floodplain Administrator:	City Manager
Is the Floodplain Administrator a Certified Floodplain Manager?	No
Who is responsible for enforcing the floodplain regulations?	City Manager
Is Floodplain Management an Auxiliary Function?	Yes
Number of NFIP Policies In-Force:	0
Total NFIP Premium (\$):	\$0
Total NFIP Coverage (\$):	\$0
Number of Claims Paid Out:	0
Total Amount of Claims Paid Out (\$):	\$0
Number of Repetitive Loss Structures:	0
Number of Severe Repetitive Loss Structures:	0
Is the Community Currently Suspended from the NFIP?	No
Any Outstanding Compliance Issues?	No
FIRMs Digital or Paper?	Digital
Located in a RISK Map Area?	No
Where are regulations or information stored regarding community NFIP standards?	In the Floodplain Ordinance
How are floodplain regulations enforced?	By the City Manager and relevant city departments.
How does your community identify substantially damaged and substantially improved structures after a flood event?	City Building Official
Does Community have higher regulatory standards than NFIP minimums?	No
Does your community plan to continue involvement with the NFIP in the future? If not, why?	Yes
How many LOMAs/LOMRs have been issued for the community?	0

Parcel Improvement and Valuation in the Floodplain

The GIS parcel data for 2025 was acquired from the Cedar County Assessor. This data was analyzed for the location, number, and value of property improvements at the parcel level. Property improvements include any built structures such as roads, buildings, and paved lots. The data did not contain the number of structures on each parcel. A summary of the results of this analysis is provided in the following table.

Tipton Parcel Improvements and Value in the 100-Year Floodplain

Number of Improvements	Total Improvement Value	Number of Improvements in Floodplain	Value of Improvements in Floodplain	Percentage of Improvements in Floodplain
1,686	\$260,746,621	47	\$1,303,870	3%

Source: County Assessor, 2025

Tipton Parcel Improvements and Value in the 500-Year Floodplain

Number of Improvements	Total Improvement Value	Number of Improvements in Floodplain	Value of Improvements in Floodplain	Percentage of Improvements in Floodplain
1,686	\$260,746,621	0	\$0	-

Source: County Assessor, 2025

Plans and Studies

The City of Tipton has several planning documents that discuss or relate to hazard mitigation. Each plan is listed below along with a short description of how it is integrated with the hazard mitigation plan or how it contains hazard mitigation principles. When Tipton updates these planning mechanisms, the local planning team will review the hazard mitigation plan for opportunities to incorporate the goals and objectives, risk and vulnerability data, and mitigation actions into the update.

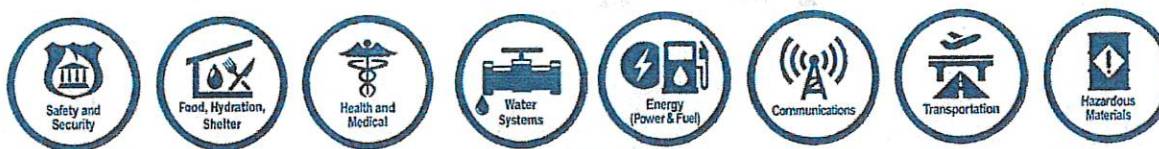
Plan Title	Has the hazard mitigation plan been integrated into this plan? If yes, please explain.	Are there plans to integrate the hazard mitigation plan in future updates?
Comprehensive Plan Year: 1980	No	No
Zoning Ordinance Year: 2014	No	No
Floodplain Ordinance Year: 2014	No	No
Subdivision Regulations Year: 2014	No	No
Building Regulations Year: 2009	No	No
Capital Improvement Plan/1 & 6 Year Plan Year: 2026	No	No
Lower Cedar Watershed Management Plan Year: 2022	Yes, Iowa HSEMD assisted in integrating the hazard mitigation plans with the Lower Cedar WMP.	Yes

Development Trends

Over the past five years, Tipton has undergone a Highway 38 improvement project. This project aims to resurface and repave streets; replace curbs, gutters, pedestrian curb ramps, and sidewalks; repair and replace storm and sanitary sewers; repair and replace water mains; install new fiber-optic conduit crossings; install a portion of a trail; and implement lighting and traffic signal upgrades. Sidewalk, crossing, and traffic signal improvements will comply with ADA requirements. These street improvements lower Tipton’s vulnerability by allowing safer transportation routes throughout the community. For hazards like drought, extreme temperatures, severe thunderstorms, severe winter storms, and tornadoes and windstorms, all development could be impacted. According to the local planning team no new developments occurred in any known hazard locations.

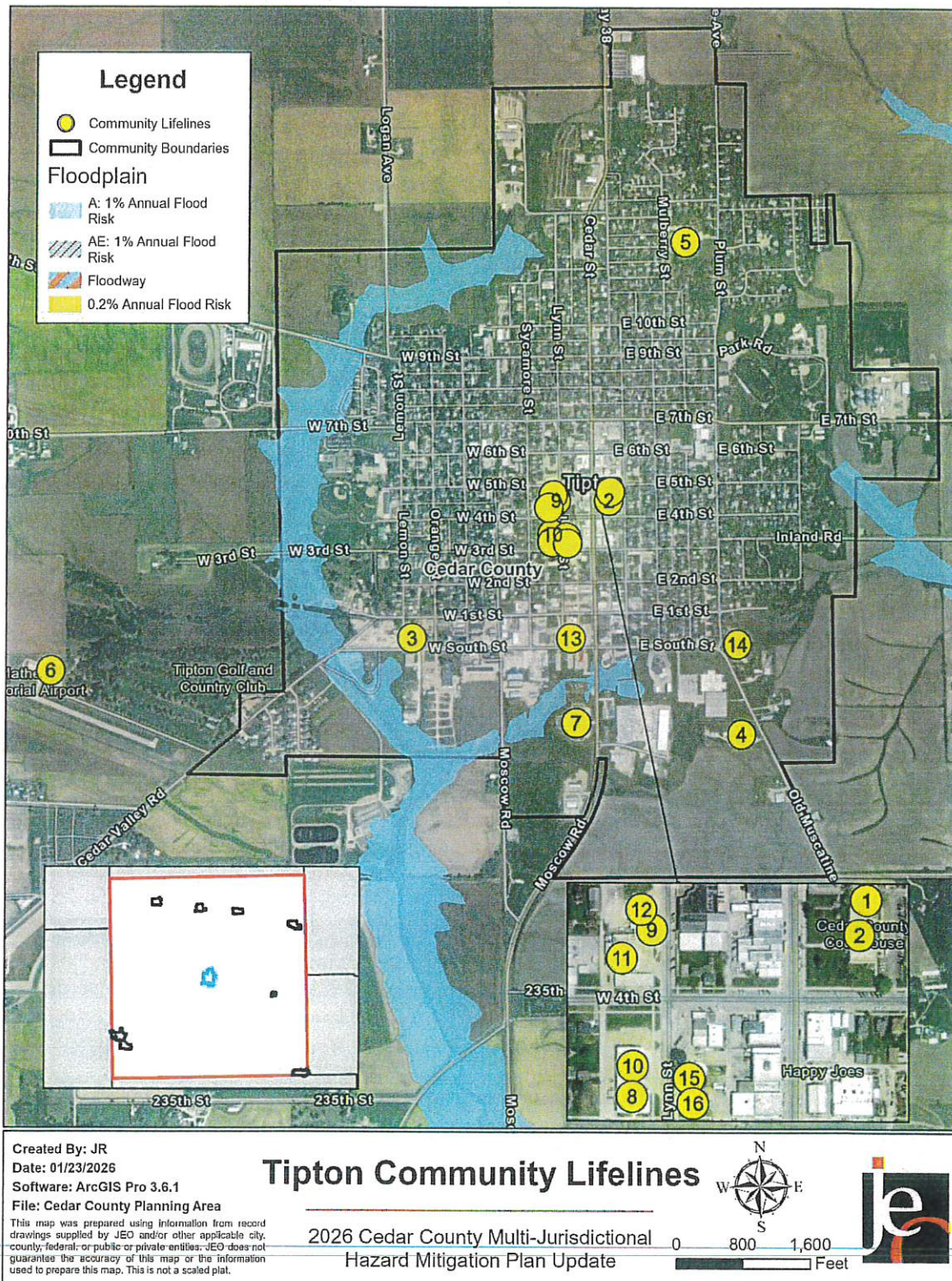
Community Lifelines

As listed in the following table, each participating jurisdiction identified community lifelines that are vital for disaster response and essential for returning the jurisdiction’s functions to normal during and after a disaster per the FEMA Community Lifelines guidance. The FEMA lifeline categories include Safety and Security; Food, Water, and Shelter; Health and Medical; Water Systems; Energy; Communications; Transportation; and Hazardous Material Facilities.



CL Number	Name	Community Lifeline Type	Generator (G) Shelter (S)	In the Floodplain (Y/N)
1	911 Radio Network Tower – Tipton	Communications	-	N
2	Cedar County Courthouse	Safety and Security	S	N
3	Cedar County Maintenance Shed #1	Other	-	N
4	Cedar County Sheriff’s Office	Safety and Security	-	N
5	Cedar Manor Assisted Living Facility	Health and Medical	Unknown	N
6	Mathews Memorial Airport	Transportation	Unknown	N
7	Prairie Hills Assisted Living Facility	Health and Medical	Unknown	N
8	Tipton Ambulance Building	Health and Medical	Unknown	N
9	Tipton City Hall	Safety and Security	-	N
10	Tipton Fire Station	Safety and Security	S	N
11	Tipton Municipal Power Plant	Energy	-	N
12	Tipton Police Department	Safety and Security	-	N
13	Tipton Public Works	Safety and Security	-	N
14	Tipton Senior Citizen Park	Other	-	N
15	Tipton Water Tower	Water Systems	-	N
16	Tipton Water Treatment Facility	Water Systems	G (Likely)	N

Tipton Community Lifelines Map



Hazard Prioritization and Mitigation Strategy

The Cedar County Hazard Mitigation Plan evaluates a range of natural and human-caused hazards that pose a risk to the county, its communities, and other participants. During the planning process, the local planning team prioritized specific hazards of top concern for Tipton which required a more nuanced and in-depth discussion of past local events, potential impacts, capabilities, and vulnerabilities. The following section expands on the prioritized hazards identified by the City of Tipton. Based on this analysis, the local planning team determined that the hazard of dam failure would not impact the community and has been omitted. All other hazards are of secondary concern. For a review and analysis of other regional hazards, please see *Section Five* and *Appendix A*.

Tornadoes and Windstorms

In May 2024, strong winds caused multiple downed trees and damaged property. Overhead power lines were taken down by fallen trees, leaving some community members without power for hours. The city had to call on surrounding communities for mutual aid to help the electrical department reestablish power lines. Tipton is planning to bury power lines to remove overhead lines across the city.

Action	Bury & Secure Utility Lines, Pipes, and Tanks
Description & Location	Work with utility stakeholders on transferring existing utility lines, pipes, and chemical storage tanks from above ground to below ground will reduce property damage from wind, ice, and snow events. Anchoring them or securing them will have a similar effect.
Hazard(s) Addressed	Extreme Temperatures, Severe Thunderstorms, Severe Winter Storms, Tornadoes and Windstorms
Estimated Cost	Varies (\$10 - \$25 per linear foot)
Local Funding	City Operating Budget
Timeline	5+ Years
Priority	Medium
Lead Agency	City Utilities Department
Status	Tipton is in the process of burying all electrical lines. This is an ongoing project based on funding availability. Project started in 2023.

Other Mitigation and Strategic Actions

Action	Insulation & Energy Efficiency
Description & Location	Upgrading a facility's windows, window frames, roofing, and insulation will allow it to better maintain a desired warm or cool temperature during prolonged extreme heat or winter storms. Additionally, it decreases the energy load necessary to do so, decreasing the burden on the local energy grid.
Hazard(s) Addressed	Extreme Temperatures, Severe Winter Storms
Estimated Cost	Varies by project
Local Funding	City Operating Budget
Timeline	5+ Years/Ongoing
Priority	Low
Lead Agency	Public Works Department
Status	Ongoing; New windows were installed in the generator plant in 2023, and replaced doors at the aquatic center in 2025.

Action	Looped Grid Power Systems
Description & Location	Provide looped distribution service and other redundancies in the electrical system as a backup power supply in the event the primary system is destroyed or fails.
Hazard(s) Addressed	Flooding, Severe Thunderstorms, Tornadoes and Windstorms
Estimated Cost	Varies by project
Local Funding	City Operating Budget
Timeline	5+ Years/Ongoing
Priority	Low
Lead Agency	Public Works Department, City Council
Status	Looping systems is an ongoing project.

Action	Public Awareness & Education
Description & Location	Establish a community education program to increase awareness related to household level mitigation actions. Utilize outreach projects and the distribution of maps. Purchasing equipment such as projectors and laptops to facilitate presentation of information.
Hazard(s) Addressed	All Hazards
Estimated Cost	Staff Time
Local Funding	Staff Time
Timeline	2-5 Years
Priority	Low
Lead Agency	City Manager, Mayor
Status	Not started. This action will be reviewed and action will be taken by the new city manager and mayor.

Action	Rainwater Retention Basins
Description & Location	Rainwater retention basins are artificial basins built in strategic locations to protect against floods and droughts by collecting and holding rainwater for an extended period. The participating jurisdictions should implement these installations in areas where the water can be used during a drought, for agricultural or urban use, or in areas where poor functioning, outdated, or old stormwater drainage systems are in place. Construction of these basins will occur in conjunction with local and regional irrigation districts to multiply their effectiveness and benefit.
Hazard(s) Addressed	Drought, Flooding
Estimated Cost	Varies by size of project
Local Funding	Local Operating Budget
Timeline	2-5 Years
Priority	Medium
Lead Agency	City Manager, Public Works Department
Status	A storm water detention pond was constructed in 2025 with the solar array construction. Additional ponds may be necessary as housing development continues.

Action	Relocate or Buyout Vulnerable Structures
Description & Location	Explore a plan and potential funding for relocation of tanks and hazardous storage located in the floodplain or flood-prone areas. Voluntary acquisition and demolition of properties prone to flooding will reduce the general threat of flooding for communities. Additionally, this can provide flood insurance benefits to those communities within the NFIP. Repetitive loss structures are typically the highest priority.
Hazard(s) Addressed	Flooding
Estimated Cost	\$500+
Local Funding	City Operating Budget
Timeline	1 Year
Priority	High
Lead Agency	City Manager, Public Works Department
Status	Tipton will be removing the above-ground LP storage tank in 2026.

Action	Stormwater Drainage System Upgrades
Description & Location	Significant flood damage in developed communities can be prevented by upgrading their storm water drainage system by way of increasing culvert sizes, installing debris blocking grates, and weir dams. This mitigation measure will allow flood waters to drain more quickly and prevent excess accumulation.
Hazard(s) Addressed	Flooding, Severe Thunderstorms
Estimated Cost	Varies by project
Local Funding	City Operating Budget
Timeline	5+ Years/Ongoing
Priority	Medium
Lead Agency	City Manager, Public Works Department
Status	Ongoing; miscellaneous storm water work has been completed throughout the city over the past 10 years.

RESOLUTION NO. 070626E

RESOLUTION ACCEPTING THE COMPLETION OF THE "EAST 1ST STREET RECONSTRUCTION" (or "Project") AND APPROVING: PAY APPLICATION #1 AND CHANGE-ORDER #1 & #2

WHEREAS, the City Council of the City of Tipton accepted a bid from Midwest Concrete, Inc. for the reconstruction of East 1st Street; and

WHEREAS, the City Engineer for this Project (Rick Teed, Garden & Associates) has submitted a letter (July 1, 2026) 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 #1 with Change-Order #1 & 2: \$180,820.49

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 #1; Change-Order #1 & 2.

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 6th day of July 2026.

Tammi Goerd, Mayor

ATTEST:

Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution No. 070626E which was passed by the Tipton City Council this 6th day of July 2026.

Amy Lenz, City Clerk



GARDEN & ASSOCIATES, LTD

1701 3rd Avenue East, Suite 1 • P.O. Box 451 • Oskaloosa, IA 52577

Phone: 641.672.2091

July 1, 2026

City of Tipton
Attn: Tom Doermann
407 Lynn Street
Tipton, IA 52772

Re: East 1st Street Reconstruction
Tipton, Iowa
G&A 5025232

Tom,

I hereby state that the work of the East 1st Street Reconstruction – Tipton, Iowa under contract bearing the date of March 9, 2026 by and between the City of Tipton, Iowa (Owner) and Midwest Concrete, Inc. (Contractor) has been completed and substantially complies with the terms, conditions, and stipulations of the plans and specifications for said improvements.

All project related requirements have been satisfied.

Respectfully submitted this 1st day of July, 2026.

Sincerely,
GARDEN & ASSOCIATES, LTD.

Rick Teed, P.E.

Cc: Midwest Concrete, Inc. (via email: office@midwest-concrete.net)

Progress Estimate - Unit Price Work

Owner: City of Tipton
 Engineer: Garden & Associates, Ltd.
 Contractor: Midwest Concrete, Inc.
 Project: East 1st Street Reconstruction
 Contract: East 1st Street Reconstruction

Contractor's Application for Payment

Owner's Project No.:
 Engineer's Project No.: 5025232
 Contractor's Project No.:

A Bid Item No.	B Description	C		D		E		F	G	H	I	J	K	L
		Item Quantity	Units	Contract Information	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed (E X G) (\$)	Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)		
		Original Contract												
1	Excavation, Class 10	700.00	CY		8.00	5,600.00	700.00	5,600.00				5,600.00	100%	
2	Subgrade Preparation, 6" Thick	2,125.00	SY		1.00	2,125.00	2,181.00	2,181.00				2,181.00	103%	
3	Subgrade Treatment, Geogrid	550.00	SY		2.00	1,100.00	171.78	343.56				343.56	31%	
4	Subbase, Granular, 6" Thick	2,125.00	SY		7.00	14,875.00	2,181.00	15,267.00				15,267.00	103%	
5	Manhole Adjustment Major	1.00	EA		1,500.00	1,500.00	1.00	1,500.00				1,500.00	100%	
6	Pavement, PCC, 7" Thick, C-3 or C-4	2,075.00	SY		54.00	112,050.00	2,181.00	117,774.00				117,774.00	105%	
7	Curb and Gutter, 2.5' Wide, 7" Thick	100.00	LF		50.00	5,000.00	150.30	7,515.00				7,515.00	150%	
8	PCC Pavement Samples and Testing	1.00	LS		1,550.00	1,550.00	1.00	1,550.00				1,550.00	100%	
9	Sidewalk, PCC, 4" Thick	22.00	SY		89.00	1,958.00	19.94	1,774.66				1,774.66	91%	
10	Sidewalk, PCC, 6" Thick	18.00	SY		119.00	2,142.00	12.33	1,467.67				1,467.67	69%	
11	Detectable Warnings	48.00	SF		48.00	2,304.00	48.00	2,304.00				2,304.00	100%	
12	Pavement Removal	2,100.00	SY		3.00	6,300.00	2,181.00	6,543.00				6,543.00	104%	
13	Temporary Traffic Control	1.00	LS		2,830.00	2,830.00	1.00	2,830.00				2,830.00	100%	
14	Hydraulic Seeding, Fertilizing, and Mulching	1.00	LS		2,060.00	2,060.00	1.00	2,060.00				2,060.00	100%	
15	Mobilization	1.00	LS		3,605.00	3,605.00	1.00	3,605.00				3,605.00	100%	
						Original Contract Totals \$	\$	164,999.00	\$	172,314.89	\$	172,314.89	104%	\$

