

City of Tipton, Iowa

Meeting: Tipton City Council Meeting – **AMENDED AGENDA**
Place: Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772
Date/Time: Monday, August 17, 2026, 5:30 p.m.
Web Page: www.tiptoniowa.org
Posted: Thursday, August 14, 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):

1-571-317-3116

Mayor: Tammi Goerd

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:**

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 state your name and address for the public record before discussing your item. Scheduled communications are allowed to speak for up to five minutes. Unscheduled communications are allowed to speak for up to three minutes.

F. Consent Agenda

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

1. Approval – Council Meeting Minutes, August 3, 2026
2. Approval – Liquor License, Pacheco's Steakhouse
3. Approval – Liquor License, The Red Pin
4. Approval – Liquor license renewal, Mi Tierra
5. Approval – Garbage Exemption, 410 West 6th Street

6. Approval – Tipton Revitalization Incentive Program reimbursement request, Fry Funeral Home, 220 East 6th Street, \$2,752.03
7. Approval – Pay Application No. 1, Change Order No. 1, and Pay Application No. 2, for City Administration Building Remodel with Adam Builders
8. Approval – Fire sprinkler backflow prevention device.
9. Approval – Stairlift for new city hall.
10. Approval – Utility Sync file software related to AMI project.
11. Approval - Aureon contract for new City Hall building.
12. Approval – Amended Airport Farm Lease
13. Approval – Appointment of Max Coppess and Mike Moes to the Airport Committee
(Item F13 added after the agenda was posted on Thursday, August 13th)
14. Approval – Claims Register which includes claims paid under the current Purchase Policy

G. City Business

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 to 24 hours before the posted meeting time.

If anyone with a disability would like to attend the meeting, please call City Hall at 563-886-6187 to make arrangements.

August 3, 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. With roll being called the following council members were present: Koob, Paustian, Johnston, Helm and Cummins. Also present: T. Doermann, Armstrong, A. Lenz, DuFour, Walsh, Terry Goerdts, Coppess, other visitors, and the press.

Agenda:

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

Consent Agenda:

Motion by Cummins, second by Koob to approve the consent agenda which includes July 20th Council Meeting Minutes, Tiger Prowl 5K on August 22nd, appointment of Julie Roman to the Library Board, June 2026 Investment and Treasurer's Report, purchase of power plant fuel, Gen #1 vertical drive repair, and the following claims list. Following the roll call vote the motion passed unanimously.

ACCESS SYSTEMS LEASING	COPIER CONTRACT	1618.59
ADVANCED DRAINAGE SYSTEMS	END SECTIONS KITS	668.56
AFLAC	AFLAC	625.12
ATLANTIC COCA-COLA BOTTLING	DRINK ORDER	487.97
AXA EQUI-VEST PROCESSING	DEF. COMP	1045.00
BITUMINOUS MATERIALS	CRS-2	475.57
BLUE CROSS/BLUE SHIELD	BCBS HEALTH INSURANCE	40261.21
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	342.44
BRAND NEW ENGINES	SUPPLIES	187.94
CARRICO AQUATIC RESOURCES	CHEMICALS	1077.63
CEDAR COUNTY EMA	ASSESSMENT	20468.50
CHALLIS LAWN CARE	WEED CONTROL IN PARK	1450.00
CINTAS	UNIFORMS	617.96
CINTAS CORPORATION	FIRST AID SUPPLIES	334.88
CITY OF TIPTON	MISC. EMPLOYEE REIMBURSEMENTS	275.00
CITY OF TIPTON FUNDS	TRANSFERS	275908.92
CITY OF TIPTON-REVOLVING	CENTRAL GARAGE REPAY	28658.06
CITY UTILITIES	CITY UTILITIES	23273.38
CLIFTON LARSON ALLEN LLP	AUDIT & TAX CREDIT	24255.00
COMMUNITY INSURANCE	EXCESS CRIME	1233.00
CORE-MARK US LLC	FOOD ORDER	3157.84
CYPRESS ENGINE ACCESSORIES	GEN #1 TROUBLESHOOT	15707.47
DR DARLENE A EHLERS	AUGUST RENT	575.00
ELECTRICAL ENGINEERING	SUPPLIES	424.12
ELECTRONIC ENGINEERING	ALARM SERVICES	400.00
FLETCHER-REINHARDT CO	UNDERGROUND SUPPLIES	5498.70
GOERDT INSPECTION	CONTRACT PAY	2500.00
HAWKINS INC	CHEMICALS	3885.64

I.R.S.	FEDERAL WITHHOLDING	30255.34
IOWA ONE CALL	LOCATES	144.00
IOWA PRISON INDUSTRIES	SUPPLIES	304.56
IOWA WORKFORCE DEVELOPMENT	BENEFIT CHARGES	4597.13
IPERS	IPERS WITHHOLDING	17753.24
KARL EMERGENCY VEHICLES	REPAIR PARTS	1625.28
KIMBALL MIDWEST	SHOP SUPPLIES	181.44
KIRKWOOD COMMUNITY COLLEGE	CEH AGREEMENT	300.00
LISBON-MT VERNON AMBULANCE	PARAMEDIC INTERCEPT	200.00
LYNCH DALLAS PC	LEGAL SERVICES	5781.23
LYNCH'S PLUMBING INC	FILTER FOR DRINKING FOUNTAIN	145.00
MANATTS INC	THOLEN MEM PROJECT IN PARK	1004.38
MARCIA MEYERS	AUGUST RENT	600.00
MENARDS - IOWA CITY	GREENSPACE SUPPLIES	115.73
MIDAMERICAN ENERGY COMPANY	AUGUST CASH REQUEST	10000.00
MIDWEST BREATHING AIR LLC	ANNUAL AIR TEST	860.99
MISC. VENDORS	MISC VENDORS	798.55
OFFICE EXPRESS	OFFICE SUPPLIES	184.94
PRINCIPAL	PRINCIPAL DENTAL POLICY	2604.70
QUADIENT FINANCE USA INC	POSTAGE	2000.00
SCHIMBERG CO	SUPPLIES	324.00
SCHUMACHER ELEVATOR COMPANY	MONTHLY MAINTENANCE	270.01
STATE HYGIENIC LABORATORY	TESTING	575.50
STUART C IRBY CO	SUPPLIES	4119.01
THOMPSON TIRE & SERVICE	TIRES #5	1487.68
TIPTON PHARMACY	PHARMACEUTICALS	463.69
TOTAL MAINTENANCE INC	REPLACE LEAKING GAS VALVE	2159.95
TREASURER, STATE OF IOWA	STATE WITHHOLDING	3203.08
VERMEER	REPAIR PARTS #161	1023.34
VESTIS	MATS	132.28
WINDSTREAM	MONTHLY SERVICES	376.14
WING PC	MEDICAL DIRECTOR	500.00
WRIGHT LAWN CARE	CONTRACT PAY AUGUST	500.00
** TOTAL ** -City of Tipton		550004.69
FUND TOTALS		
001 GENERAL GOVERNMENT		96654.78
110 ROAD USE TAX FUND		8117.35
112 TRUST AND AGENCY FUND		46687.88
121 LOCAL OPTION TAX		29470.26
125 TIF SPECIAL REVENUE FUND		25480.87
192 FIRE ENTERPRISE TRUST		5319.75
600 WATER OPERATING		15433.60
610 WASTEWATER/AKA SEWER REV		61392.58

630 ELECTRIC OPERATING	135288.61
640 GAS OPERATING	22663.63
660 AIRPORT OPERATING	816.28
670 GARBAGE COLLECTION	12038.45
740 STORM WATER	6176.88
810 CENTRAL GARAGE	5973.03
835 ADMINISTRATIVE SERVICES	41661.75
860 PAYROLL ACCOUNT	36828.99
GRAND TOTAL	550004.69

Payroll Amount for July 2026 \$268,825.99

City Business:

1. Fill the City Council At Large opening by appointment.

Motion by Paustian, second by Cummins to fill the City Council At Large opening by appointment and to direct city staff to publish the required public notice including a request for "letters of interest" from people interested in this appointment. The Council further directs that letters will be accepted until noon on **September 14** and that the Council intends to appoint someone at its regular meeting on **September 21**. 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 Helm, second by Paustian.

Following the roll call vote the motion passed unanimously.

Meeting adjourned at 5:45 p.m.

Mayor _____

Attest: _____

City Clerk

REVENUE RECEIVED

Jun-26

Property Taxes	39,172.89
Local Option Sales Tax	32,635.85
Licenses & Permits	2,976.25
Use of Money and Property	41,873.85
Intergovernmental	44,605.43
Charge for Services	753,912.00
Special Assessment	0.00
Miscellaneous	139,273.14
Sale of Fixed Assets	0.00
TOTAL	\$1,054,449.41



August 1, 2026

To: City of Tipton

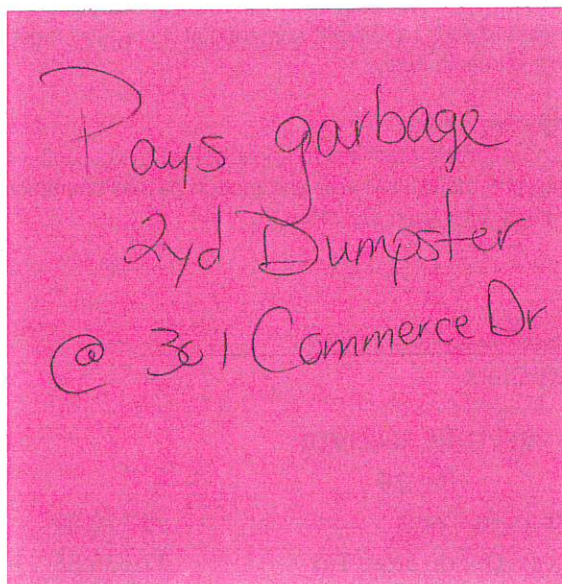
I am writing to request a garbage and recycling collection fee exemption for our property located at 410 W. 6th Street, Tipton.

The building is vacant as of August 1, 2026, so no waste is being generated at the location. I respectfully request that the garbage and recycle service charges be suspended. Please let me know if additional information is required for this process.

Thank you,

A handwritten signature in black ink, appearing to read "Jason Cummins", written over a light blue horizontal line.

Jason Cummins, V.P.
Cummins Mfg., Inc.
301 Commerce Blvd
P.O. Box 465
Tipton IA 52772
563-886-2255
jasoncummins@jasoncumminsmfg.com



AGENDA ITEM

AGENDA INFORMATION

TIPTON CITY COUNCIL COMMUNICATION

DATE:	8/17/24
AGENDA ITEM:	TRIP Program Reimbursement Request
ACTION:	Motion to approve, deny or table

SYNOPSIS: Tipton Revitalization Incentive Program (TRIP) Reimbursement request.

Applicant: David Fry DBA Fry Funeral Home

Location: 220 E 6th Street

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

Total amount of project: \$8,339.49 for a Commercial Grant. David had originally planned to replace the front door and install a new awning; however, he postponed those two items at this time. As a result, the reimbursement request has been adjusted. Originally the total amount of this projected was \$27,062.00.

Requested reimbursement amount: \$2,752.03. This is a 2:1 match. 66% by the applicant and 33% by the city. Total project cost: \$8,339.49.

Project Summary:

- Refurbished the existing sign cabinet, including repainting and retrofitting with LED lighting
- Replaced the sign faces with the updated Fry Funeral Home logo
- Installed two double-sided post-and-panel signs to designate:
 - Entrance (alley access on 6th Street)
 - Exit (north side portico, exiting onto Mulberry Street)

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

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

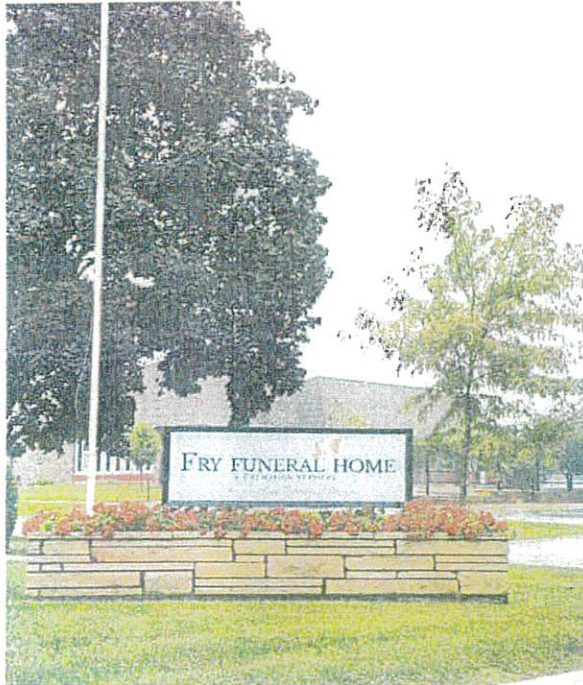
MAYOR/COUNCIL ACTION: Approve, Deny or Table

ATTACHMENTS: Pictures

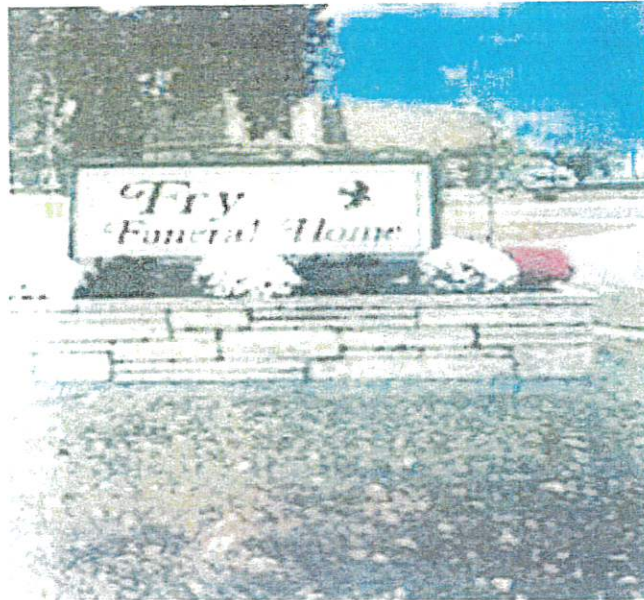
DATE PREPARED: 7/31/2026

Fry Funeral Home

After Pictures of New Signs



Fry Funeral Home
Before Sign



Pay App No. 1

Adam Builders LLC				Architect:		N/A				Owner:		City of Tipton	
Schedule of Values												407 Lynn Street	
Project:		City of Tipton										Tipton, IA 52772	
		City Administration Building Remodel											



CHANGE ORDER #1

To:	City of Tipton, Iowa
	407 Lynn St
	Tipton, IA

Project Name:	City Administration Building
Project Number:	N/A
Project Address:	102 E. 5 th Streety
City, State Zip:	Tipton, IA
Date:	7/24/26

SCOPE OF CHANGE ORDER: Provide a performance and payment bond for the project

CURRENT CONTRACT AMOUNT: One Hundred Ninety-Seven Thousand Five Hundred Dollars (\$197,500.00)

CHANGE ORDER AMOUNT: Six Thousand Dollars (\$6,000.00)

REVISED CONTRACT AMOUNT: Two Hundred Three Thousand Five Hundred Dollars (\$203,500.00)

All provisions of the original contract not altered by this change order shall remain in effect.

Adam Builders LLC

SIGNATURE: _____
John Adam – Owner

Date: _____

Owner Representative: _____

SIGNATURE: _____

Date: _____

Adam Builders LLC			Architect:		N/A			Owner:		City of Tipton	
Schedule of Values										407 Lynn Street	
Project:		City of Tipton								Tipton, IA 52772	
		City Administration Building Remodel									
A	B	C	D	E	F	G	H	I			
Item	Description of Work	Scheduled Value	From Previous Applications	Work Completed This Period	Materials Presently Stored	Total Completed and Stored to Date	%	Balance to Finish	Retainage		
1	Mobilization	10000		5000		5000	50	5000		0	
2	General Conditions	20000		4000		4000	20	16000		0	
3	Demolition	15500		9000		9000	58	6500		0	
4	Doors, Windows and Hardware	15000				0	0	15000		0	
5	Gypsum Board Systems	17500				0	0	17500		0	
6	Acoustical Ceiling System	15000		5500		5500	37	9500		0	
7	Floor Coverings	22000				0	0	22000		0	
8	Carpet/Tile Cleaning	9000				0	0	9000		0	
9	Painting	14000				0	0	14000		0	
10	Specialties	4000				0	0	4000		0	
11	Plumbing	23000				0	0	23000		0	
12	HVAC	7500				0	0	7500		0	
13	Electrical	25000		15000		15000	60	10000		0	
14	Change Order 001 - P & P Bond	6000	6000			6000	100	0	180	0	
15		0				0	0	0		0	
16		0				0	0	0		0	
17		0				0	0	0		0	
18		0				0	0	0		0	
19		0				0	0	0		0	
20		0				0	0	0		0	
Totals		\$ 203,500.00	\$ 6,000.00	\$ 38,500.00	\$ -	\$ 44,500.00	22%	\$ 159,000.00	\$ -	0	

AGENDA ITEM:

AGENDA INFORMATION
— TIPTON CITY COUNCIL COMMUNICATION

DATE:	8/17/26
AGENDA ITEM:	Fire sprinkler backflow prevention device
ACTION:	Motion to Approve, Deny or Table

SYNOPSIS: During our annual fire sprinkler inspection, it was noted that the backflow prevention device is not functioning. To replace this is going to cost \$6,375.00 through Midwest Alarm Services who provides all our maintenance for the system.

PREPARED BY: Sean Paustian, Fire Chief

DATE PREPARED: 8/4/26



From **Midwest Alarm Services**
225 5th Avenue Southwest
Cedar Rapids IA 52404
(319) 362-3625
MW-AS.com

Quote No. 0002129
Type Service Call
Prepared By Johnnie Engelke
Created On 05/26/2026

Quote For **Tipton Fire Station - 1003641**
Tipton Fire Station
304 Lynn St
Tipton IA 52772
5157792770

Services to be completed

[5-year Sprinkler] Location - Building

Watts 009 3inch RPZ failed - repair

5-year Internal Pipe Inspection, 5-year Check Valve Inspection and 5-year Gauge Replacement

Control Valve missing indicator

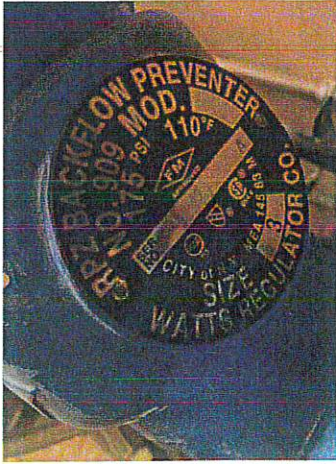
Code	Parts, Labor, and Items	Quantity	Unit Price	Total
	Backflow Parts	1	\$3,600.00	\$3,600.00
	Gauges	1	\$35.00	\$35.00
	Indicator for Butterfly Valve	1	\$100.00	\$100.00
	Lift Rental	1	\$1,000.00	\$1,000.00
Labor	Labor	1	\$1,640.00	\$1,640.00
GRAND TOTAL				\$6,375.00

By my signature below, I authorize work to begin and agree to pay the Grand Total.

Name: _____ Date: _____

Signature: _____

Photo



Needs full rebuild

AGENDA ITEM

AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

DATE: 8-12-2026

AGENDA ITEM: Approval of Stairlift for “New City Hall”

ACTION: Motion to Approve, Deny or Table

SYNOPSIS:

As you may remember we pulled the stairlift from the general contractor’s list of City Hall improvements and decided to manage that part of the project in-house. The stairlift that we selected is from Access Elevator & Lifts, Inc. for a price of \$17,950, This model is a Bruno – Elite Curve with a capacity of 400 lbs.

BUDGET ITEM: City Hall Remodel

RESPONSIBLE DEPARTMENT: Administration

MAYOR/COUNCIL ACTION:

ATTACHMENTS: Bid Sheet

PREPARED BY: TD

DATE PREPARED: 8-12-2026



Bid

Selections:

Product	Description	Amount
Bruno - ELITE CURVE	Turns: 180 Degree Outside Hand: Left Capacity: 400 lbs Travel: 234 Cab Style: CRE-2110	\$17,950.00

Total Bid

Qualifications: A deposit of 70% of the contract price will be required to put the unit into production. All configurations to be final with approved drawings, changes to configurations subject to price changes.

\$17,950.00

Inclusions: As Per Spec, AEL agrees to furnish and install (1) new curved left-hand Bruno Elite curved stairlift with an incline start at the bottom, (1) 180-degree right hand outside turn at the mid-landing and an incline finish at the top. Features include 400 lbs. capacity, (2) remotes, manual swivel seat, wider & longer armrests, one hand retractable seatbelt, manual folding footrest & a lifetime factory warranty on the motor and gearbox. Plugs into standard 110V household outlet. Lift takes (4-6) weeks to manufacture and once onsite it takes (1) day to install.

Exclusions: Prevailing Wage, Performance and Payment Bond, Owner is responsible for providing a 110V outlet at the top and/or bottom of each staircase. All work is to be performed during normal working hours Monday-Friday. There will be a 3.5% service fee for credit card amounts over \$3,999.00. Bid good for 60 days.

THIS BID IS NOT BINDING ON AEL, INC UNLESS AND UNTIL AEL, INC AND THE CUSTOMER HAVE SIGNED AEL, INC STANDARD FORM OF CUSTOMER CONTRACT.



Billing Address:
Tipton, Ia City Of
417 Cedar St
Tipton IA 52772-1730

Quoted By Tanner Cate
Quote Expiration 1/25/27
Quote Name

Tyler Software		License Total		Annual Maintenance
Description				
ERP Pro				
ERP Pro 9 Customer Relationship Management Suite				
Utility Meter Data Sync w/Scheduler		\$ 9,000		\$ 2,250
Additional Utility Meter-Reader Interface		\$ 3,000		\$ 750
TOTAL:		\$ 12,000		\$ 3,000

Services		Hours/Units	Extended Price
Description			
ERP Pro 9 Customer Relationship Management Suite			
Professional Services		12	\$ 1,440
Other Services			
Project Management		1	\$ 250

2026-629054-Z0N6M9

CONFIDENTIAL

Summary Total

\$ 13,690

\$ 3,000

Comments

Work will be delivered remotely unless otherwise noted in this agreement.
Expenses associated with onsite services are invoiced as incurred according to Tyler's standard business travel policy.
SaaS is considered a term of one year unless otherwise indicated.

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, unless otherwise indicated in an agreement, amendment, or similar document in which this sales quotation is included:

- License fees for Tyler and third-party software are invoiced upon the earlier of (i) delivery of the license key or (ii) when Tyler makes such software available accessible.
- Fees for hardware are invoiced upon delivery.
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware.
- Annual Maintenance and Support fees are first payable when Tyler makes the software accessible to the Client, and SaaS fees, Hosting fees, and Subscription fees are first payable on the first day of the first month following the date this quotation was signed (or if later, the commencement of the agreement's initial term). Any such fees are prorated to align with the applicable term under the agreement, with renewals invoiced annually thereafter in accord with the agreement.

Fees for services included in this sales quotation shall be invoiced as indicated below.

- Implementation and other professional services fees shall be invoiced as delivered.
- Client has six months to use the services. If Client does not use the services within six months, Tyler may remove the unused services or issue a new quote to provide services at then-current rates.
- Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
- Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.

- Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
- If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
- Notwithstanding anything to the contrary stated above, the following payment terms shall apply to fees specifically for migrations: Tyler will invoice Client 50% of any Migration Services Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Annual SaaS Fees will be invoiced upon availability of the hosted environment.

Any SaaS or hosted solutions added to an agreement containing Client-hosted Tyler solutions are subject to Tyler's SaaS Services terms found here: <https://www.tyler-tech.com/terms/tyler-saas-services>.

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held for six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____

Date: _____

Print Name: _____

P.O.#: _____

New Service

Q-39204

Prepared: 8/4/2026

Expires: 10/22/2026

Prepared for:

City of Tipton
407 Lynn St
Tipton, IA 52772

Prepared by:

Aureon
7760 Office Plaza Drive S.
West Des Moines, IA 50266

Tammi Goerdt

(563) 886 6187

mayor@tiptoniowa.org

Sam Dusenbery

(515) 245-7612

sam.dusenbery@aureon.com

102 East 5th Street Tipton Iowa 52772						
TERM	QTY	DESCRIPTION	SKU	UNIT PRICE	MRR	NRR
36	1	Dedicated Internet Access	DIA	\$0.00	\$0.00	
36	1	Dedicated Internet Access 100 Mb	DIA16	\$440.00	\$440.00	
36	1	Installation	DIA16	\$225.00		\$225.00
36	1	IPv4 Subnet /30	DIA87	\$0.00	\$0.00	
36	1	IPv4 Subnet /30 - Installation	DIA87	\$0.00		\$0.00
36	1	IPv4 Routed Subnet /29	DIA88	\$25.00	\$25.00	
					\$465.00	\$225.00

Total Monthly Recurring \$465.00**Total One-Time Fees \$225.00****Circuit Transition Billing Terms**

Provided the Customer disconnects the existing circuit within forty-eight (48) hours of the installation and activation of the replacement circuit, the transition will be treated as a same-day disconnect/install event and the Customer will not be billed for both circuits beyond the transition period.

If the existing circuit remains active more than forty-eight (48) hours after installation of the replacement circuit, the City of Tipton shall be required to submit a thirty (30) day written disconnect notice to initiate cancellation of the existing circuit. In such case, the existing circuit will continue to bill through the applicable notice period and the Customer will be responsible for all associated recurring charges until the disconnect is completed.

This Service Order incorporates and is governed by the Aureon Terms and Conditions and the applicable Service Addendums available at the links below, and Exhibits attached hereto, all collectively the Agreement. By Signing this Service Order, Client is entering into a contractual relationship with one or more Aureon entities (Iowa Network Services, Inc.; Aureon Communications, LLC; and Aureon IT, Inc.). Client's contractual agreement for each service is with the applicable Aureon entity as set forth in the applicable Service Addendum.

<https://contracts.clm.aureon.com/aurcontracts/Aureon Terms and Conditions 0624.pdf>

<https://contracts.clm.aureon.com/aurcontracts/SA Time and Materials.pdf>

<https://contracts.clm.aureon.com/aurcontracts/SA DIA 0824.pdf>

Quote Q-39204 - this quotation has been prepared exclusively for City of Tipton and should not be shared without written permission.

City of Tipton

Aureon

Signature:

Name:

Title:

Date:

Signature:

Name:

Title:

Date:



FARM LEASE – FIXED CASH RENT

THIS LEASE ("Lease") is made between City of Tipton, Iowa ("Landlord"), whose address for the purpose of this Lease is 407 Lynn Street, Tipton, IA 52772 and Bobby Kaufmann ("Tenant"), whose address for the purpose of this Lease is 1527 330th Street, Wilton, Iowa 52778.

THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate situated in Cedar County, Iowa (the "Real Estate"):

The available farmland located on property owned by the City of Tipton immediately surrounding the Tipton Airport, as otherwise depicted on the attached **Exhibit A**, containing 18 total acres, more or less, with possession by Tenant for a term of one (1) year(s) to commence March 1, 2026, and end on February 28, 2027, which shall renew annually, subject to the provisions of paragraphs 2 and 7, below. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. There is no housing, building, or storage structures on the Real Estate.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"):
Total cash rent: March 1, 2023, to February 28, 2024: **\$4,410.00**

All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord 100% Tenant. Governmental cost-sharing payments for permanent soil conservation structures shall be divided 0% Landlord 100% Tenant. Crop disaster payments shall be divided 0% Landlord 100% Tenant.

3. **LANDLORD'S LIEN AND SECURITY INTEREST.** As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal property kept or used on the real estate that is not exempt from execution. Tenant shall also

sign any additional forms required to validate the security interest in government program payments.

4. **INPUT COSTS AND EXPENSES.** Tenant shall prepare the Real Estate and plant such crops in a timely fashion. Tenant shall only be entitled to pasture or till those portions of the Real Estate designated by Landlord. All machinery, inputs equipment, and labor, necessary to carry out the terms of this lease shall be furnished by and at the expense of the Tenant. Tenant agrees to furnish, at Tenant's cost, all labor, equipment and application for all fertilizer, lime, trace minerals and chemicals.
5. **PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS.** Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis. In the event Tenant fails to do so, Landlord reserves the right, personally or by designated agents, to enter upon the Real Estate and properly care for and harvest all growing crops, charging the cost of the care and harvest to the Tenant, as part of the Rent. Tenant shall timely control all weeds, including noxious weeds, weeds in the fence rows, along driveways and around buildings throughout the premises. Tenant shall comply with all terms of any Natural Resource and Conservation Service (NRCS) conservation plan and any other required environmental plans for the real estate. Tenant shall do what is reasonably necessary to control soil erosion including, but not limited to, the maintenance of existing watercourses, waterways, ditches, drainage areas, terraces and tile drains, and abstain from any practice which will cause damage to the Real Estate. Tenant shall investigate and report all broken or inoperative tile lines to Landlord. Repairs and maintenance of tile will be paid for by: Tenant. Upon request from the Landlord, Tenant shall by August 15 of each lease year provide to the Landlord a written listing showing all crops planted, including the acres of each crop planted, fertilizers, herbicides and insecticides applied showing the place of application, the name and address of the applicator, the type of application and the quantity of such items applied on the lease premises during such year.

Tenant shall distribute upon the poorest tillable soil on the Real Estate, unless directed otherwise by Landlord, all of the manure and compost from the farming operation suitable to be used. Tenant may take any part of the aboveground part of a plant associated with a crop, at the time of harvest or after the harvest, until the farm tenancy terminates. Tenant may use these materials upon the Real Estate for grazing livestock managed by Tenant but shall protect the real estate and all trees, vines, and shrubbery from injury by Tenant's cropping operations or livestock.

Tenant shall maintain accurate yield records for the real estate, and upon request, during or after lease term, shall disclose to Landlord, all yield base information required for participation in government programs.

6. **ENVIRONMENTAL.**
 - a. Landlord. To the best of Landlord's knowledge:

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- i. Neither Landlord nor Landlord's former or present tenants are subject to any investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules, and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.
 - ii. Any handling, transportation, storage, treatment, or use of toxic or hazardous substances that has occurred on the premises has been in compliance with all applicable federal, state, and local codes, rules, and regulations.
 - iii. No leak, spill release, discharge, emission, or disposal of toxic or hazardous substances has occurred on the premises.
 - iv. The soil, groundwater, and soil vapor on or under the premises is free of toxic or hazardous substances except for chemicals (including without limitation fertilizer, herbicides, insecticides) applied in conformance with good farming methods, applicable rules and regulations and the label directions of each chemical.

Landlord shall hold Tenant harmless against liability for removing solid waste disposal sites existing at the execution of this Lease, with the exception that Tenant shall be liable for removal of solid waste disposal sites to the extent that the Tenant created or contributed to the solid waste disposal site at any time.

Landlord shall assume liability and shall indemnify and hold Tenant harmless against any liability or expense arising from any condition which existed, whether known or unknown, at the time of execution of the lease which is not a result of actions of the Tenant or which arises after date of execution but which is not a result of actions of the Tenant.

Landlord shall disclose in writing to Tenant the existence of any known wells, underground storage tanks, hazardous waste sites, and solid waste disposal sites. Disclosure may be provided by a properly completed groundwater hazard statement to be supplemented if changes occur.

- b. Tenant. Tenant shall comply with all applicable environmental laws concerning application, storage and handling of chemicals (including, without limitation, herbicides and insecticides) and fertilizers. Tenant shall apply any chemicals used for weed or insect control at levels not to exceed the manufacturer's recommendation for the soil types involved. Farm chemicals may not be stored on the premises for more than one year. Farm chemicals for use on other properties may not be stored on this property. Chemicals stored on the premises shall be stored in clearly marked, tightly closed containers. No chemicals or chemical containers will be disposed of on the premises. Application of chemicals for agricultural purposes per manufacturer's recommendation shall not be construed to constitute disposal.

Tenant shall employ all means appropriate to insure that well or ground water contamination does not occur and shall be responsible to follow all applicator's licensing requirements. Tenant shall install and maintain safety check valves for injection of any chemicals and/or fertilizers into an irrigation system (injection valve only, not main well check valve). Tenant shall properly post all fields (when posting is required) whenever chemicals are applied by ground or air. Tenant shall haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements. Tenant shall not dispose of waste oil, tires, batteries, paint, other chemicals or containers anywhere on the premises. Solid waste may not be disposed of on the premises. Dead livestock may not be buried on the premises. If disposal of solid waste or burial of dead animals is permitted as stated in the previous two sentences, the disposal or burial shall be in compliance with all applicable environmental laws. Tenant shall not use waste oil as a means to suppress dust on any roads on or near the premises. No underground storage tanks, except human waste septic systems that meet current codes, rules, and regulations, shall be maintained on the premises.

Tenant shall immediately notify Landlord of any chemical discharge, leak, or spill which occurs on premises. Tenant shall assume liability and shall indemnify and hold Landlord harmless for any claim or violation of standards which results from Tenant's use of the premises. Tenant shall assume defense of all claims, except claims resulting from Landlord's negligence, in which case each party shall be responsible for that party's defense of any claim. After termination, Tenant shall remain liable for violations which occurred during the term of this Lease.

In the absence of selection of an alternative where choices are provided in this paragraph 6b, the choice of the words "may not" shall be presumed unless that presumption is contrary to applicable environmental laws and regulations.

7. **TERMINATION OF LEASE.** This Lease shall automatically renew upon expiration from year-to-year, upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew this Lease. If renewed, the tenancy shall terminate on March 1 of the year following, provided that the tenancy shall not continue because of an absence of notice in the event there is a default in the performance of this Lease. All notices of termination of this Lease shall be as provided by law.
8. **POSSESSION AND CONDITION AT END OF TERM.** At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord \$100.00 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.

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9. **LANDLORD'S RIGHT OF ENTRY AND INSPECTION.** In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for inspection and/or other legal and appropriate purposes in the sole discretion of the Landlord. Tenant may not use the Real Estate for hunting, fishing, or recreational purposes.
10. **VIOLATION OF TERMS OF LEASE.** If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.
11. **REPAIRS.** Tenant shall maintain the fences on the Real Estate in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord. If a fence must be totally replaced Landlord will pay one-half of the labor.
12. **IMPROVEMENTS.** All fences and improvements of every kind and nature that may be erected or established upon the Real Estate during the term of the Lease by the Tenant shall constitute additional rent and shall inure to the Real Estate, becoming the property of Landlord unless the Landlord has agreed in writing prior to the erection that the Tenant may remove the improvement at the end of the lease. Tenant is prohibited from erecting any structures on the Real Estate.
13. **EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD.** No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.
14. **NO AGENCY.** Unless otherwise provided in writing, Tenant is not an agent of the Landlord.
15. **HOUSING.** This lease does not include any housing.
16. **ATTORNEY FEES AND COURT COSTS.** If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.
17. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.

18. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.
19. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 7, which shall be governed by the Code of Iowa.
20. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.
21. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.
22. **CHOICE OF LAW.** This Lease shall be construed under the laws of the State of Iowa.
23. **INSURANCE/TAXES.** Landlord will pay all real estate taxes and maintain insurance on Landlord's interest in the Real Estate. Tenant shall insure its interest in the Real Estate and maintain liability insurance.
24. **MEDIATION.** The parties agree to mediate any dispute prior to litigation.
25. **ADDITIONAL PROVISIONS.**
- a. See Addendum "A" attached hereto for additional provisions and Tenant obligations.

DATED: _____.

TENANT:

LANDLORD:

Bobby Kaufmann, Tenant

Tammi Goerdt, Mayor,
City of Tipton, Iowa, Landlord

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA)
)§
COUNTY OF CEDAR)

 This record was acknowledged before me on _____, by
Bobby Kaufmann.

Signature of Notary Public

CORPORATE ACKNOWLEDGMENT

STATE OF IOWA)
)§
COUNTY OF CEDAR)

 This record was acknowledged before me on _____,
by _____ as _____ of City
of Tipton, Iowa.

Signature of Notary Public

Addendum "A"

1. Tenant shall not cross or travel on the runway or taxiway at any time except to access the areas between the runway and taxiway and in those circumstances tenant may cross the TAXIWAY only, and shall be responsible for clearing the taxiway of any and all mud, rocks, or other debris that are tracked onto the runway by said crossings.
2. Tenant shall not travel on taxiway with equipment due to the fact that mud/debris left on taxiway can be very hazardous to aircraft.
3. Any gates used to access airport property must be closed and locked at the end of each day.

4. Farm equipment, motor vehicles, bales, or similar items or "structures" shall never be left within 250 feet of the runways or within a 100' radius of the automated weather observation system equipment. (AWOS)
5. If any damage to airport equipment occurs it shall be reported to Airport Manager as soon as it is practical to do so. If the Airport Manager cannot be contacted and notified within four (4) hours the City Manager or the Police Department must then be contacted.
6. Tenant may plant low-growing crops such as beans, hay, alfalfa, or other small grains. Tenant may not plant corn.
7. Tenant shall spray weeds along all fence rows at least once annually and manage weed growth at all times.
8. Tenant recognizes that Aircraft always have the right-of-way. When farming in the areas off the end of the runways and in the area of the cross-wind runway the Tenant shall remain cognizant of the fact that aircraft may be approaching to land or take off. In that circumstance, the Tenant agrees to vacate those areas so as to not be a hazard to aircraft or self.
9. Tenant shall never leave equipment between the runway and taxiway and bales of hay shall be removed from said area as soon as possible.
10. The parties to this lease recognize that they may not agree on the exact acreage determinations set forth within the lease and acknowledge that the rental amount has been agreed to as a lump sum payment not tied to the actual acres.
11. The parties further agree that Tenant shall provide Landlord with proof of liability insurance by delivery to the Landlord of a Certificate of Farm Liability Insurance showing liability coverage in the minimum amount of \$1,000,000.
12. To the extent the following provisions are not covered above, they shall also apply:

720.10(1) Obstruction-free area.

a. The following areas of the airport shall be free of any obstructions with the exception of operational and frangible equipment that is essential for operation of the airport:

- (1) Within 30 feet of runway edge markers along the entire length of a nonpaved runway.
- (2) Within 125 feet of the centerline of a paved runway.
- (3) Within 200 feet of the end of any paved runway.
- (4) In no case shall a building be closer than 50 feet from a prepared runway surface. If buildings are on both sides of a runway, they shall be no closer than 125 feet from the runway centerline.

b. An object of natural growth, terrain, or permanent or temporary construction within the areas listed in paragraph "a" of this subrule shall be removed by the sponsor.

c. The following areas of the airport shall be free of all agricultural activities (i.e., crops or farm equipment) in excess of 8 inches in height:

- (1) Within 50 feet of paved runway surfaces and 200 feet from paved runway ends.
- (2) Within 60 feet of a nonpaved runway centerline.
- (3) Within a 100-foot radius of automated weather observing system equipment.

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE DEPARTMENT	GENERAL	GENERAL GOVERNMENT I.R.S.	FICA WITHHOLDING	1,671.99
			MEDICARE WITHHOLDING	297.74
			MEDICARE WITHHOLDING	0.87
			MEDICARE WITHHOLDING	0.87
			MEDICARE WITHHOLDING	64.18
			MEDICARE WITHHOLDING	25.39
			MEDICARE WITHHOLDING	1.98
			MONTHLY SERVICES	192.89
			LONG TERM DISABILITY PAYRO	99.91
			GTL_VTL INSURANCE	34.94
			SUPPLIES	27.98
		JOHN DEERE FINANCIAL	ANNUAL IOWA SYSTEM	1,200.00
		IOWA DEPT OF PUBLIC SAFETY	IPERS REGULAR EMPLOYEES	5.66
		IPERS	IPERS WITHHOLDING EMT	80.62
			IPERS WITHHOLDING POLICE	2,020.81
			MANAGEMENT SERVICES	620.00
			TOTAL:	6,345.83
FIRE DEPARTMENT	GENERAL	GENERAL GOVERNMENT I.R.S.	FICA WITHHOLDING	43.59
			MEDICARE WITHHOLDING	10.20
		BRECKE MECHANICAL CONTRACTORS	BOILER MAINTENANCE	990.00
		JOHN DEERE FINANCIAL	SUPPLIES	53.26
			SUPPLIES	97.90
		FELD FIRE	FLOW TEST OF SCBA	2,172.54
		D & R PEST CONTROL	D & R PEST CONTROL	46.80
		IPERS	IPERS WITHHOLDING, FIRE	43.17
			IPERS REGULAR EMPLOYEES	7.55
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	105.00
			TOTAL:	3,570.01
AMBULANCE	GENERAL	GENERAL GOVERNMENT I.R.S.	FICA WITHHOLDING	601.97
			MEDICARE WITHHOLDING	61.51
			MEDICARE WITHHOLDING	55.01
			MEDICARE WITHHOLDING	4.97
			MEDICARE WITHHOLDING	10.30
			MEDICARE WITHHOLDING	8.99
			MONTHLY SERVICES	235.40
			LONG TERM DISABILITY PAYRO	23.72
			GTL_VTL INSURANCE	12.26
			MEDICAL SUPPLIES	425.83
			MEDICAL SUPPLIES	182.26
			MEDICAL SUPPLIES	381.42
			MEDICAL SUPPLIES	221.26
			SUPPLIES	28.97
			D & R PEST CONTROL	41.60
			JUNE STATE SHARE PAYMENT	1,688.45
			IPERS WITHHOLDING EMT	893.26
			ALS SERVICE	200.00
			ALS SERVICE	200.00
			ALS SERVICE	200.00
			ALS SERVICE	200.00
			ALS SERVICE	200.00
			4 PARAMEDIC INTERCEPTS	800.00
		LISBON-MT VERNON AMBULANCE SERVICE	MANAGEMENT SERVICES	70.00
		OFFICE MACHINE CONSULTANTS INC	UPS CHARGES, SUPPLIES, REP	33.00
		TIPTON ELECTRIC MOTORS	PHARMACEUTICALS	542.26
		TIPTON PHARMACY		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
STREET DEPARTMENT	GENERAL GOVERNMENT I.R.S.		TOTAL:	7,322.44
			FICA WITHHOLDING	227.98
			MEDICARE WITHHOLDING	28.18
			MEDICARE WITHHOLDING	9.15
			MEDICARE WITHHOLDING	3.34
			MEDICARE WITHHOLDING	12.55
			MEDICARE WITHHOLDING	0.12
		THE HARTFORD	LONG TERM DISABILITY PAYRO	14.73
		CINTAS	GTL_VTL INSURANCE	6.48
			UNIFORMS	42.88
			UNIFORMS	42.88
			UNIFORMS	35.41
			UNIFORMS	42.88
			SUPPLIES	64.44
		JOHN DEERE FINANCIAL	IPERS REGULAR EMPLOYEES	360.19
		IPERS	18.67 TN MANSAND	342.60
		WENDLING QUARRIES INC	TOTAL:	1,233.81
GENERAL ADMINISTRATION	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	174.79
			MEDICARE WITHHOLDING	36.41
			MEDICARE WITHHOLDING	2.37
			MEDICARE WITHHOLDING	2.06
			MEDICARE WITHHOLDING	0.02
		THE HARTFORD	LONG TERM DISABILITY PAYRO	11.55
		CINTAS	GTL_VTL INSURANCE	2.69
			UNIFORMS	20.11
			UNIFORMS	20.11
			UNIFORMS	20.11
		IPERS	IPERS REGULAR EMPLOYEES	272.19
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	210.00
			TOTAL:	772.41
LIBRARY	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	252.29
			MEDICARE WITHHOLDING	48.01
			MEDICARE WITHHOLDING	10.93
			MEDICARE WITHHOLDING	0.07
		VESTIS	BLDG MAINT SUPPLIES	275.96
		THE HARTFORD	LONG TERM DISABILITY PAYRO	15.92
			GTL_VTL INSURANCE	9.44
		IPERS	IPERS REGULAR EMPLOYEES	397.62
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	180.00
			MONTHLY SERVICES	177.36
			TOTAL:	1,367.60
PARK	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING	50.84
			MEDICARE WITHHOLDING	2.32
			MEDICARE WITHHOLDING	9.51
			MEDICARE WITHHOLDING	0.06
		THE HARTFORD	LONG TERM DISABILITY PAYRO	0.68
			GTL_VTL INSURANCE	0.12
		JOHN DEERE FINANCIAL	SUPPLIES	20.76
		IPERS	SUPPLIES	45.00
			IPERS REGULAR EMPLOYEES	15.77
			TOTAL:	145.06

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
RECREATION DEPARTMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	76.65
			MEDICARE WITHHOLDING	9.86
		THE HARTFORD	MEDICARE WITHHOLDING	8.07
			LONG TERM DISABILITY PAYRO	5.20
		IPERS	GTL VTL INSURANCE	2.36
			IPERS REGULAR EMPLOYEES	120.96
			TOTAL:	223.10
ADULT RECREATION	GENERAL GOVERNMENT	T & M CLOTHING	T-SHIRTS	80.00
			TOTAL:	80.00
YOUTH RECREATION	GENERAL GOVERNMENT	T & M CLOTHING	SUPPLIES	900.00
			TOTAL:	900.00
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	1,410.24
			MEDICARE WITHHOLDING	30.08
			MEDICARE WITHHOLDING	288.71
			MEDICARE WITHHOLDING	8.06
			MEDICARE WITHHOLDING	2.96
		ALBAUGH PHC INC	SINK REPAIRS	185.00
		ATLANTIC COCA-COLA BOTTLING CO	DRINK ORDER	303.89
		THE HARTFORD	LONG TERM DISABILITY PAYRO	13.49
			GTL VTL INSURANCE	7.08
		BROTHERS MARKET	CONCESSION SUPPLIES	242.51
		JOHN DEERE FINANCIAL	SUPPLIES	54.91
			SUPPLIES	129.99
		D & R PEST CONTROL	D & R PEST CONTROL	62.40
		GREAT WESTERN SUPPLY CO	DISINFECTANT CLEANER	282.95
		HAWKINS INC	CHEMICALS	661.40
		IPERS	IPERS REGULAR EMPLOYEES	350.47
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	210.00
		TIPTON CONSERVATIVE	ADS, PUBLISHING, PRINTING	324.00
		TIPTON ELECTRIC MOTORS	UPS CHARGES, SUPPLIES, REP	35.64
		USA BLUE BOOK	MISC	32.51
			TOTAL:	4,636.29
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	156.38
			MEDICARE WITHHOLDING	14.63
			MEDICARE WITHHOLDING	21.94
		A & P GRAPHICS & SIGNS	10 VETERAN BANNERS	1,355.00
		THE HARTFORD	LONG TERM DISABILITY PAYRO	10.55
			GTL VTL INSURANCE	3.07
		IPERS	IPERS REGULAR EMPLOYEES	245.40
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	70.00
			TOTAL:	1,876.97
FINANCE & ADMINISTRATI	GENERAL GOVERNMENT	I.R.S.	FICA WITHHOLDING	23.55
			MEDICARE WITHHOLDING	4.83
			MEDICARE WITHHOLDING	0.11
			MEDICARE WITHHOLDING	0.56
			MEDICARE WITHHOLDING	0.01
		THE HARTFORD	LONG TERM DISABILITY PAYRO	1.56
			GTL VTL INSURANCE	0.56
		ORIGIN DESIGN	LEMON & WEST 7TH	651.25
		IPERS	IPERS REGULAR EMPLOYEES	39.10
		TIPTON CONSERVATIVE	ADS, PUBLISHING, PRINTING	150.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
BUILDING MAINTENANCE	GENERAL GOVERNMENT	I.R.S.	TOTAL:	871.53
			FICA WITHHOLDING	25.03
			MEDICARE WITHHOLDING	5.85
		MISC. VENDOR TOM DOERMANN	TOM DOERMANN:31 CHAIRS	250.00
		D & R PEST CONTROL	D & R PEST CONTROL	41.60
		IPERS	IPERS REGULAR EMPLOYEES	38.11
			TOTAL:	360.59
STREET DEPARTMENT	ROAD USE TAX FUND	ASCENDANCE TRUCKS MIDWEST LLC	2027 INTL HV 607	115,420.00
			TOTAL:	115,420.00
TRAFFIC SERVICE MAINT.	ROAD USE TAX FUND	I.R.S.	FICA WITHHOLDING	4.98
			MEDICARE WITHHOLDING	0.47
			MEDICARE WITHHOLDING	0.12
			MEDICARE WITHHOLDING	0.58
		THE HARTFORD	LONG TERM DISABILITY PAYRO	0.30
		IPERS	GTL_VTL INSURANCE	0.12
			IPERS REGULAR EMPLOYEES	8.02
			TOTAL:	14.59
SNOW AND ICE REMOVAL	ROAD USE TAX FUND	I.R.S.	FICA WITHHOLDING	64.60
			MEDICARE WITHHOLDING	8.68
			MEDICARE WITHHOLDING	3.34
			MEDICARE WITHHOLDING	3.05
			MEDICARE WITHHOLDING	0.04
		THE HARTFORD	LONG TERM DISABILITY PAYRO	4.20
		IPERS	GTL_VTL INSURANCE	2.06
			IPERS REGULAR EMPLOYEES	102.35
			TOTAL:	188.32
WATER DISTRIBUTION	WATER OPERATING	I.R.S.	FICA WITHHOLDING	342.26
			MEDICARE WITHHOLDING	59.73
			MEDICARE WITHHOLDING	1.85
			MEDICARE WITHHOLDING	8.84
			MEDICARE WITHHOLDING	8.83
			MEDICARE WITHHOLDING	0.78
		THE HARTFORD	MEDICARE WITHHOLDING	0.04
		CINTAS	LONG TERM DISABILITY PAYRO	21.43
			GTL_VTL INSURANCE	8.70
			UNIFORMS	0.00
			UNIFORMS	0.00
			UNIFORMS	0.00
		CORE & MAIN LP	AMI SUPPLIES	144.16
		JOHN DEERE FINANCIAL	SUPPLIES	6.99
		IPERS	IPERS REGULAR EMPLOYEES	550.96
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	35.00
		RODNEY'S YARD MOWING	MOWING	140.00
		TIPTON ELECTRIC MOTORS	UPS CHARGES, SUPPLIES, REP	131.70
			TOTAL:	1,461.27
WATER BILL/COLLECT	WATER OPERATING	I.R.S.	FICA WITHHOLDING	62.14
			MEDICARE WITHHOLDING	14.37
			MEDICARE WITHHOLDING	0.17
		THE HARTFORD	LONG TERM DISABILITY PAYRO	4.33
			GTL_VTL INSURANCE	1.95

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
WASTEWATER/KA SEWER	WASTEWATER/KA SEW	I.P.E.R.S.	I.P.E.R.S. REGULAR EMPLOYEES	100.74
			TOTAL:	183.70
			FICA WITHHOLDING	354.66
			MEDICARE WITHHOLDING	65.46
			MEDICARE WITHHOLDING	1.94
			MEDICARE WITHHOLDING	5.25
			MEDICARE WITHHOLDING	9.57
			MEDICARE WITHHOLDING	0.71
			MEDICARE WITHHOLDING	0.04
			LONG TERM DISABILITY PAYRO	22.34
			GTL VTL INSURANCE	8.21
			NPDES ANNUAL FEE	1,275.00
			I.P.E.R.S. REGULAR EMPLOYEES	572.92
			MANAGEMENT SERVICES	35.00
			WASTEWATER TESTING	1,712.00
			UPS CHARGES, SUPPLIES, REP	55.08
			TOTAL:	4,118.18
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING	I.R.S.	FICA WITHHOLDING	1,101.76
			MEDICARE WITHHOLDING	201.14
			MEDICARE WITHHOLDING	18.49
			MEDICARE WITHHOLDING	4.86
			MEDICARE WITHHOLDING	7.42
			MEDICARE WITHHOLDING	11.19
			MEDICARE WITHHOLDING	14.50
			MEDICARE WITHHOLDING	0.07
			REPLACE METER SOCKET	807.83
			LONG TERM DISABILITY PAYRO	53.76
			GTL VTL INSURANCE	19.76
			UNIFORMS, SHOP TOWELS, MAT	85.34
			UNIFORMS, SHOP TOWELS, MAT	63.52
			UNIFORMS, SHOP TOWELS, MAT	83.22
			UNIFORMS, SHOP TOWELS, MAT	63.52
			AMI SUPPLIES	144.17
			SUPPLIES	149.80
			08-0391-07	201.41
			D & R PEST CONTROL	41.60
			ASSESSMENT	1,540.10
			I.P.E.R.S. REGULAR EMPLOYEES	1,753.97
			LEGAL SERVICES	20.00
			MANAGEMENT SERVICES	420.00
			TOTAL:	6,807.43
ELECTRIC POWER PLANT	ELECTRIC OPERATING	I.R.S.	FICA WITHHOLDING	46.85
			MEDICARE WITHHOLDING	6.46
			MEDICARE WITHHOLDING	2.65
			MEDICARE WITHHOLDING	0.83
			MEDICARE WITHHOLDING	1.01
			LONG TERM DISABILITY PAYRO	2.25
			GTL VTL INSURANCE	0.85
			SUPPLIES	12.51
			D & R PEST CONTROL	41.60
			SUPPLIES	107.25
			GENERATOR/ENGINE CONTROLLE	2,332.18
			I.P.E.R.S. REGULAR EMPLOYEES	76.07

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING I.R.S.	THE HARTFORD	FICA WITHHOLDING	160.37
			MEDICARE WITHHOLDING	29.72
			MEDICARE WITHHOLDING	4.83
			MEDICARE WITHHOLDING	0.20
			MEDICARE WITHHOLDING	1.25
			MEDICARE WITHHOLDING	1.52
			LONG TERM DISABILITY PAYRO	8.65
			GTL_VTL INSURANCE	3.66
			IPERS REGULAR EMPLOYEES	258.08
			TOTAL:	468.28
			FICA WITHHOLDING	474.28
			MEDICARE WITHHOLDING	81.13
			MEDICARE WITHHOLDING	0.39
			MEDICARE WITHHOLDING	3.43
			MEDICARE WITHHOLDING	8.93
			MEDICARE WITHHOLDING	16.16
			MEDICARE WITHHOLDING	0.85
GAS DISTRIBUTION	GAS OPERATING	I.R.S.	MEDICARE WITHHOLDING	0.04
			LONG TERM DISABILITY PAYRO	30.38
			GTL_VTL INSURANCE	12.25
			UNIFORMS, SHOP TOWELS, MAT	56.81
			UNIFORMS, SHOP TOWELS, MAT	56.81
			AMI SUPPLIES	144.17
			SUPPLIES	27.35
			BOOTS	203.29
			OPERATING SUPPLIES	195.70
			AMI SUPPLIES	18,658.09
			AMI SUPPLIES	584.80
			AMI SUPPLIES	99.13
			IPERS REGULAR EMPLOYEES	772.20
			MANAGEMENT SERVICES	210.00
			SUPPLIES	170.99
			TOTAL:	21,807.18
GAS BILL/COLLECT	GAS OPERATING	I.R.S.	FICA WITHHOLDING	85.57
			MEDICARE WITHHOLDING	17.60
			MEDICARE WITHHOLDING	1.50
			MEDICARE WITHHOLDING	0.42
			MEDICARE WITHHOLDING	0.50
			LONG TERM DISABILITY PAYRO	5.44
			GTL_VTL INSURANCE	2.37
			IPERS REGULAR EMPLOYEES	138.77
			TOTAL:	252.17
AIRPORT	AIRPORT OPERATING	ASCENT AVIATION GROUP INC MISC. VENDOR STATE OF IOWA PS3 ENTERPRISES INC MC CLURE ENGINEERING COMPANY	2199 GL AVIATION FUEL	12,877.06
			STATE OF IOWA:TANKREGISTRA	20.00
			PS3 ENTERPRISES INC:POTTIE	300.00
			TAXILANE & APRON	3,539.71
			TOTAL:	16,736.77
GARBAGE COLLECTION	GARBAGE COLLECTION	I.R.S.	FICA WITHHOLDING	216.13
			MEDICARE WITHHOLDING	41.45
			MEDICARE WITHHOLDING	0.07

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
RECYCLING	GARBAGE COLLECTION	I. R. S.	MEDICARE WITHOLDING	3.32
			MEDICARE WITHOLDING	5.61
			MEDICARE WITHOLDING	0.02
			MEDICARE WITHOLDING	0.03
			LONG TERM DISABILITY PAYRO	14.58
			GTL VTL INSURANCE	5.43
			TRANSFER FEES	4,926.00
			UNIFORMS	21.94
			UNIFORMS	21.94
			UNIFORMS	21.94
			SUPPLIES	44.45
			IPERS REGULAR EMPLOYEES	356.85
			TOTAL:	5,679.76
			FICA WITHOLDING	77.89
			MEDICARE WITHOLDING	9.06
STORM WATER	STORM WATER	I. R. S.	MEDICARE WITHOLDING	6.53
			MEDICARE WITHOLDING	1.17
			MEDICARE WITHOLDING	1.46
			LONG TERM DISABILITY PAYRO	3.55
			GTL VTL INSURANCE	1.22
			IPERS REGULAR EMPLOYEES	82.64
			RECYCLING SORT FEES	918.58
			TOTAL:	1,102.10
			FICA WITHOLDING	25.14
			MEDICARE WITHOLDING	3.98
			MEDICARE WITHOLDING	1.68
			MEDICARE WITHOLDING	0.16
			MEDICARE WITHOLDING	0.03
			LONG TERM DISABILITY PAYRO	1.72
			GTL VTL INSURANCE	0.92
INT SRVC-OTHER BUSINES	CENTRAL GARAGE	I. R. S.	IPERS REGULAR EMPLOYEES	39.63
			TOTAL:	73.26
			FICA WITHOLDING	82.87
			MEDICARE WITHOLDING	7.75
			MEDICARE WITHOLDING	1.94
			MEDICARE WITHOLDING	9.68
			REPAIR PARTS	68.94
			REPAIR PARTS	68.94
			LONG TERM DISABILITY PAYRO	5.06
			GTL VTL INSURANCE	2.09
			SHOP SUPPLIES	128.00
			UNIFORMS	19.44
			UNIFORMS	19.44
			SUPPLIES	166.31
			UNIFORMS	19.44
ASCENDANCE TRUCKS MIDWEST LLC	THE HARTFORD	JOHN DEERE FINANCIAL	SUPPLIES	180.10
			PARTS	89.91
			SUPPLIES	48.74
			TIRES #9	1,004.00
			IPERS REGULAR EMPLOYEES	133.66
			EXPLORER SETUP PARTS #51	9,069.75
			WEB SUBSCRIPTION	369.00
			MANAGEMENT SERVICES	70.00
			ASCENDANCE TRUCKS MIDWEST LLC	
			THE HARTFORD	
			CENTRAL IOWA DISTRIBUTING INC	
			CINTAS	
			JOHN DEERE FINANCIAL	
			GRAINGER	
			H & H AUTO	
			IPERS	
OFFICE MACHINE CONSULTANTS INC	OFFICE MACHINE CONSULTANTS INC	KARL EMERGENCY VEHICLES	MITCHELL 1	
			OFFICE MACHINE CONSULTANTS INC	
			ASCENDANCE TRUCKS MIDWEST LLC	
			THE HARTFORD	
			CENTRAL IOWA DISTRIBUTING INC	
			CINTAS	
			JOHN DEERE FINANCIAL	
			GRAINGER	
			H & H AUTO	
			IPERS	
			KARL EMERGENCY VEHICLES	
			MITCHELL 1	
			OFFICE MACHINE CONSULTANTS INC	
			ASCENDANCE TRUCKS MIDWEST LLC	
			THE HARTFORD	

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
INT SRVC-OTHER BUSINES ADMINISTRATIVE SER I.R.S.		THOMPSON TIRE & SERVICE	TIRES #35	591.28
			TOTAL:	12,156.34
		THE HARTFORD	FICA WITHHOLDING	126.60
			MEDICARE WITHHOLDING	29.61
		JOHN DEERE FINANCIAL	LONG TERM DISABILITY PAYRO	8.64
			GTL VTL INSURANCE	4.58
		IPERS	SUPPLIES	9.98
			IPERS REGULAR EMPLOYEES	201.01
		MELISSA ARMSTRONG	SPRING/SUMMER SHIRTS	87.37
			LEGAL SERVICES	320.00
		LYNCH DALLAS PC	LEGAL SERVICES	981.00
			LEGAL SERVICES	340.00
		QUADRIENT LEASING USA INC	POSTAGE MACHINE LEASE	969.84
			OFFICE SUPPLIES	67.34
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	700.00
			HPE TECH CARE BASIC	1,335.00
		RODNEY'S YARD MOWING	MOWING	680.00
			ADS, PUBLISHING, PRINTING	418.90
		TIPTON CONSERVATIVE	MONTHLY SERVICES	936.15
			TOTAL:	7,216.02
		WINDSTREAM	FEDERAL WITHHOLDING	10,265.37
			FICA WITHHOLDING	7,941.40
NON-DEPARTMENTAL	PAYROLL ACCOUNT	I.R.S.	MEDICARE WITHHOLDING	1,857.28
			AFLAC AFTER TAX PY W/HOLDI	110.05
		AFLAC	AFLAC PY PRETAX WITHHOLDING	639.27
			AFLAC AFTER TAX DEDUCTION	30.24
		AXA EQUI-VEST PROCESSING OFFICE	DEF. COMP PRETAX	1,070.00
			GTL VTL INSURANCE	424.67
		THE HARTFORD	IPERS WITHHOLDING, FIRE	44.58
			IPERS REGULAR EMPLOYEES	4,663.57
		IPERS	IPERS WITHHOLDING EMT	824.81
			IPERS WITHHOLDING POLICE	2,086.99
		CITY OF TIPTON FUNDS	FIREARM REIMB.	37.27
			STATE WITHHOLDING	3,151.11
		TREASURER, STATE OF IOWA	TOTAL:	33,146.61
			FEDERAL WITHHOLDING	10,265.37
			FICA WITHHOLDING	7,941.40
			MEDICARE WITHHOLDING	1,857.28
			AFLAC AFTER TAX PY W/HOLDI	110.05
			AFLAC PY PRETAX WITHHOLDING	639.27
			AFLAC AFTER TAX DEDUCTION	30.24
			DEF. COMP PRETAX	1,070.00
			GTL VTL INSURANCE	424.67
			IPERS WITHHOLDING, FIRE	44.58
			IPERS REGULAR EMPLOYEES	4,663.57
			IPERS WITHHOLDING EMT	824.81
			IPERS WITHHOLDING POLICE	2,086.99
			FIREARM REIMB.	37.27
			STATE WITHHOLDING	3,151.11
			TOTAL:	33,146.61

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
===== FUND TOTALS =====				
	001	GENERAL GOVERNMENT		29,705.64
	110	ROAD USE TAX FUND		115,622.91
	600	WATER OPERATING		1,644.97
	610	WASTEWATER/AKA SEWER REVE		4,118.18
	630	ELECTRIC OPERATING		9,906.22
	640	GAS OPERATING		22,059.35
	660	AIRPORT OPERATING		16,736.77
	670	GARBAGE COLLECTION		6,781.86
	740	STORM WATER		73.26
	810	CENTRAL GARAGE		12,156.34
	835	ADMINISTRATIVE SERVICES		7,216.02
	860	PAYROLL ACCOUNT		33,146.61
GRAND TOTAL:				259,168.13

CITY CREDIT CARD STATEMENT		cr	999		1010			Card Ttl	-8,444.93
City Card									
Travel Training -	Cuba Libre Restaurant, Fossette Focacceria, Ctiy TaP	dr	001	5	110	1	62980	123.21	
Miscellaneous	Walmart	dr	001	5	650	2	65980	48.07	
Office Supplies	Walmart	dr	835	5	899	2	65060	37.31	
Postage/Shipping	USPS	dr	835	5	899	2	65080	32.22	
							Total Charges		240.81
Finance Director									
Office Supplies	Amazon	dr	600	5	810	2	65060	267.49	
							Total Charges		267.49
Economic Development									
Office Supplies	Walmart	dr	001	5	525	2	65060	44.87	
July 4th Celecetration	Walmart	dr	001	5	620	2	65315	89.39	
Miscellaneous	Brothers Market	dr	835	5	899	2	65980	16.83	
							Total Charges		151.09
Library									
Building Maint & Repair		dr	001	5	410	2	63100	16.01	
Technology	Adobe	dr	001	5	410	2	64190	37.09	
Library Materials	Amazon	dr	001	5	410	2	65020	2,317.70	
							Total Charges		2,370.80
Ambulance									
Building Maint & Repair	Amazon	dr	001	5	160	2	63100	77.00	
Miscellaneous	Harbpr Freight, Amazon	dr	001	5	160	2	65980	81.43	
July 4th Celecetration	Sam's Club	dr	001	5	620	2	65315	139.19	
							Total Charges		297.62
Fire									
Grounds Maint. & Repair	Flags USA	dr	001	5	150	2	63310	270.57	
Small Tools	Northwest River Supplies, Amazon	dr	001	5	150	2	65053	1,251.26	
Miscellaneous	Walmart	dr	001	5	150	2	65980	192.99	
							Total Charges		1,714.82
Police									
Uniforms/Equipment	Amazon	dr	001	5	110	2	64350	28.88	
Office Supplies	Amazon	dr	001	5	110	2	65060	19.02	
Operating Supplies	Sirchie	dr	001	5	110	2	65070	54.22	
							Total Charges		102.12
Gas									
Operating Supplies	Lowes	dr	640	5	825	2	65070	67.37	
							Total Charges		67.37
Electric									
July 4th Celecetration	Walmart	dr	001	5	620	2	65315	120.94	
Operational Equip & Repair	Amazon, Dwyer Instruments LLC	dr	630	5	820	2	63500	438.79	
							Total Charges		559.73
Public Works									
Repair Parts	JR Audio	dr	810	5	899	2	63321	253.47	
Computer Supplies	Bosch	dr	810	5	899	2	65065	812.25	
Miscellaneous	AutoAuth	dr	810	5	899	2	65980	64.20	
							Total Charges		1,129.92

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