

City of Tipton, Iowa

Meeting: Tipton Special City Council Meeting
Place: Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772
Date/Time: Monday, April 10, 2023, 5:30 p.m.
Web Page: www.tiptoniowa.org
Posted: Friday, April 7, 2023 (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: Bryan Carney

Council at Large:	Abby Cummins-VanScoy	Council At Large:	Jason Paustian
Council Ward #1	Ron Hembry	Council Ward #2	Mike Helm
Council Ward #3	Tim McNeill	City Attorney:	Lynch Dallas, P.C.
City Manager:	Brian Wagner	Gas Utilities Supt:	Adam Fitch
Finance Director:	Melissa Armstrong	Electric Supt:	Jon Walsh
City Clerk:	Amy Lenz	Water & Sewer Supt:	Brian Brennan
Dir. Of Public Works:	Steve Nash	Ambulance Svc Dir:	Brad Ratliff
Police Chief:	Lisa DuFour	Economic Dev. Dir.	Linda Beck
Park & Recreation:	Adam Spangler	Library Director:	Denise Smith

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Agenda Additions/Agenda Approval

E. Public Hearing

1. Public hearing on Max Levy

F. City Business

1. Resolution No. 041023A: Resolution approving the maximum tax dollars from certain levies for the city's proposed Fiscal Year 2023-2024 Budget
2. Resolution No. 041023B: Resolution setting the time and place for a public hearing for the purpose of soliciting written and oral comments on the city's proposed Fiscal Year 2023-2024 Budget
3. Discussion and possible action concerning a revised engineering agreement and timeline for changes to the North-North Plum Street Project

G. 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.

RESOLUTION NO. 041023A

**RESOLUTION APPROVING THE MAXIMUM TAX DOLLARS FROM CERTAIN
LEVIES FOR THE CITY'S PROPOSED FISCAL YEAR 2023-2024 BUDGET**

WHEREAS, the City Council of Tipton, Iowa is preparing the annual budget for the Fiscal Year 2023-2024; and

WHEREAS, the City Council of the City of Tipton has considered the proposed Fiscal Year 2023-2024 city maximum property tax dollars for the affected levy total; and

WHEREAS, a notice concerning the proposed city maximum property tax dollars from certain levies was published as required and posted on the city web site and social media accounts as required; and

WHEREAS, a public hearing concerning the city maximum property tax dollars for the affected levy total was held at the City Council meeting on April 10, 2023, at 5:30 p.m.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Tipton, Iowa, that the maximum property tax dollars for the affected tax levies for Fiscal Year 2023-2024 shall not exceed \$1,639,812, which does not represent an increase of greater than 102% from the maximum property tax dollars requested for FY 2022-2023.

Passed and approved this 10th day of April 2023.

AYES:

NAYS:

ABSENT:

Bryan Carney, 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. 041023A which was passed by the Tipton City Council this 10th day of April 2023.

Amy Lenz, City Clerk

**NOTICE OF PUBLIC HEARING - CITY OF TIPTON - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2023 - June 30, 2024**

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
Meeting Date: 4/10/2023 **Meeting Time:** 05:30 PM **Meeting Location:** Tipton Fire Station, 301 Lynn Street

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
WWW.CITYOFTIPTON.ORG

City Telephone Number
(563) 886-6187

	Current Year Certified Property Tax 2022 - 2023	Budget Year Effective Property Tax 2023 - 2024	Budget Year Proposed Maximum Property Tax 2023 - 2024	Annual % CHG
Regular Taxable Valuation	125,757,437	118,017,726	118,017,726	
Tax Levies:				
Regular General	1,018,635	1,018,635	955,943	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit			0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center			0	
Planning a Sanitary Disposal Project			0	
Liability, Property & Self-Insurance Costs	103,608	103,608	105,937	
Support of Local Emer. Mgmt. Commission	14,170	14,170	14,958	
Emergency	33,955	33,955	31,865	
Police & Fire Retirement			0	
FICA & IPERS	253,451	253,451	263,064	
Other Employee Benefits	251,292	251,292	268,045	
Total Tax Levy	1,675,111	1,675,111	1,639,812	-2.1
Tax Rate	13.32017	14.19372	13.89463	

Explanation of significant increases in the budget:

Loss of revenue due to legislation adopted by the state in 2021 that made changes to the property tax system that impacted city revenues: 1) The state is phasing out its reimbursement to the City for property tax reductions resulting from the rollback of commercial and industrial property, and 2) the elimination of the multi-residential property class. Previously, the majority of this class of property was valued as commercial and is being rolled back to a residential valuation. Liability, Property & Self insurance estimates have increased as well as employee benefits.

If applicable, the above notice also available online at:

<http://www.tiptoniowa.org> & Tipton, Iowa Facebook Page

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

RESOLUTION NO. 041023B

A RESOLUTION SETTING THE TIME AND PLACE FOR A PUBLIC HEARING FOR THE PURPOSE OF SOLICITING WRITTEN AND ORAL COMMENTS ON THE CITY'S PROPOSED FISCAL YEAR 2023-2024 BUDGET

WHEREAS, the City Council of the City of Tipton, Iowa, has prepared the annual budget for Fiscal Year 2023-2024; and

WHEREAS, Iowa Code 384.16.3 requires a public hearing on the proposed budget where any resident or taxpayer of the city may present to the council objections to any part of the budget for the following fiscal year or arguments in favor of any part of the budget before its adoption and certification to the county auditor; and

WHEREAS, interested residents or taxpayers having comments for or against these proposals may appear and be heard at the public hearing at the City Council meeting on April 24, 2023, at 5:30 p.m. at the Tipton Fire Station, 301 Lynn Street, Tipton, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Tipton, Iowa, that this confirms that the council orders the publication of a notice of public hearing pertaining to the adoption of the Fiscal Year 2023-2024 budget not less than ten (10) days nor more than twenty (20) days prior to the date set for the hearing.

PASSED AND APPROVED this 10th day of April 2023.

Bryan Carney, 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. 041023B which was passed by the Tipton City Council this 10th day of April 2023.

Amy Lenz, City Clerk

FISCAL YEAR JULY 1, 2023 - JUNE 30, 2024
 ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES
 The City of: TIPTON County Name: CEDAR COUNTY

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

		With Gas & Electric		Without Gas & Electric		City Number: 16-141 Last Official Census: 3,149
Regular	2a	118,017,726	2b	116,991,309		
DEBT SERVICE	3a	126,467,987	3b	125,441,570		
Ag Land	4a	459,508				

TAXES LEVIED

Purpose	Dollar Limit	ENTER FIRE DISTRICT RATE BELOW		Request with Utility Replacement	Property Taxes Levied		Rate
Regular General levy	8.10000			5 955,943	947,630	43	8.10000
Non-Voted Other Permissible Levies							
Contract for use of Bridge	0.67500			6	0	44	0.00000
Opr & Maint publicly owned Transit	0.95000			7	0	45	0.00000
Rent, Ins. Maint of Civic Center	Amt Nec			8	0	46	0.00000
Opr & Maint of City owned Civic Center	0.13500			9	0	47	0.00000
Planning a Sanitary Disposal Project	0.06750			10	0	48	0.00000
Aviation Authority (under sec.330A.15)	0.27000			11	0	49	0.00000
Levee Impr. fund in special charter city	0.06750			13	0	51	0.00000
Liability, property & self insurance costs	Amt Nec			14	105,937	105,016	52 0.89764
Support of a Local Emerg.Mgmt.Comm.	Amt Nec			462	14,958	14,827	465 0.12674
Voted Other Permissible Levies							
Instrumental/Vocal Music Groups	0.13500			15	0	53	0.00000
Memorial Building	0.81000			16	0	54	0.00000
Symphony Orchestra	0.13500			17	0	55	0.00000
Cultural & Scientific Facilities	0.27000			18	0	56	0.00000
County Bridge	As Voted			19	0	57	0.00000
Missi or Missouri River Bridge Const.	1.35000			20	0	58	0.00000
Aid to a Transit Company	0.03375			21	0	59	0.00000
Maintain Institution received by gift/devise	0.20500			22	0	60	0.00000
City Emergency Medical District	1.00000			463	0	466	0.00000
Support Public Library	0.27000			23	0	61	0.00000
Unified Law Enforcement	1.50000			24	0	62	0.00000
Total General Fund Regular Levies (5 thru 24)				25	1,076,838	1,067,473	
Ag Land	3.00375			26	1,381	1,381	63 3.00375
Total General Fund Tax Levies (25 + 26)				27	1,078,219	1,068,854	
Special Revenue Levies							
Emergency (if general fund at levy limit)	0.27000			28	31,865	31,588	64 0.27000
Police & Fire Retirement	Amt Nec			29	0	0	0.00000
FICA & IPERS (if general fund at levy limit)	Amt Nec			30	263,064	260,776	2.22902
Other Employee Benefits	Amt Nec			31	268,045	265,714	2.27123
Total Employee Benefit Levies (29,30,31)				32	531,109	526,490	65 4.50025
Sub Total Special Revenue Levies (28+32)				33	562,974	558,078	
As Req		With Gas & Elec Valuation	Without Gas & Elec Valuation				
SSMID 1		0	0	34		0	66 0.00000
SSMID 2		0	0	35		0	67 0.00000
SSMID 3		0	0	36		0	68 0.00000
SSMID 4		0	0	37		0	69 0.00000
SSMID 5		0	0	555		0	565 0.00000
SSMID 6		0	0	556		0	566 0.00000
SSMID 7		0	0	1177		0	1179 0.00000
SSMID 8		0	0	1185		0	1187 0.00000
Total Special Revenue Levies				39	562,974	558,078	
Debt Service Levy 76.10(6)	Amt Nec			40	379,118	376,041	70 2.99774
Capital Projects (Capital Improv. Reserve)	0.67500			41		0	71 0.00000
Total Property Taxes (27+39+40+41)				42	2,020,311	2,002,973	72 16.89237

(Signature) _____

(Date) _____

(County Auditor) _____

(Date) _____

Amy Lenz

From: Melissa Armstrong
Sent: Friday, April 7, 2023 12:18 PM
To: Amy Lenz
Cc: Brian Wagner, City of Tipton
Subject: FW: North-North Plum
Attachments: 31 Wide Costs.pdf; Scan23040608250.pdf

Please add to packet for item # 3:

Agreement
Cost Estimates
Timeline listed below

Thanks!

From: Jack Pope <jpope@gardenassociates.net>
Sent: Thursday, April 6, 2023 8:51 AM
To: Brian Wagner, City of Tipton <citymanager@tiptoniowa.org>
Subject: North-North Plum

Brian – attached is the engineering amendment in the amount of \$2,800 for the North-North Plum project.

We propose the following schedule for the project if the desire is to re-bd this year:

Complete re-design – April 17th, 2023

Provide city required easements April 21, 2023

Once Easement acquired Schedule Public Hearing and Bid Date: May 15, or June 5, 2023

Public Hearing – June 19th, 2023

Bid Letting – June 28th, 2023

Consider and Award – July 3rd, 2023 (Not sure about council schedule with the 4th on Tuesday)

At this time we are planning on only bidding the 31 feet Urban section option. Because of the late date I think the project should be bid to allow for 2023 or 2024 at contractors option and see if we get better price one way or the other.

If the easements prove difficult to secure the schedule will need to be backed up accordingly.

I have also attached a revise opinion of costs, we are estimating an increase of almost \$40,000 for the 31 feet wide pavement, or a total cost of \$597,072. We will refine this number of the re-design is complete.

As always contact me with any questions.

Jack Pope, PE



GARDEN & ASSOCIATES, LTD.

- 75 years of "Engineering a Better Iowa...
Helping Build Stronger Communities"

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

Phone: (641)672-2526
Cell: (641)660-6077
Fax: (641)672-2091

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GARDEN & ASSOCIATES, LTD.

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

Phone: 641.672.2526 • Fax: 641.672.2091

April 6, 2023

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

Re: North Plum Street Improvements (North of North Street)
Tipton, Iowa
G&A 5019077

Dear Brian:

Enclosed for Council consideration are two (2) copies of Amendment No. 2 to the Engineering Services Agreement for Professional Services for the referenced project. This amendment is in the amount of \$2,800. Should the Council approve the amendment, have the Mayor sign both copies, keep one copy for City records, and return one copy to Garden & Associates.

If you have any questions, please contact me.

Sincerely,
GARDEN & ASSOCIATES, LTD.

Jack Pope, P.E.

Enc: Amendment No. 2 to Engineering Agreement (2 copies)

JP/fs

ENGINEERS AND SURVEYORS
OSKALOOSA, IOWA CRESTON, IOWA

ESTIMATED CONSTRUCTION COST - 31 Feet Wide Option
 PLUM STREET IMPROVEMENTS
 TIPTON, IOWA
 GA PROJ. NO. 5019077

4/5/2023

Item No.	Item Specification No.	Item	Unit	Estimated Quantity	Unit Price	Extended Price	
1	2010-C	Clearing and Grubbing	LS	1	\$1,000.00	\$1,000.00	
2	2010-E	Excavation, Class 10	CY	1,625	\$25.00	\$40,625.00	
3	2010-G	Subgrade Preparation (12" Thick)	SY	3,460	\$4.00	\$13,840.00	
4	2010-J	Subbase, Modified, 6" Thick	SY	3,460	\$12.00	\$41,520.00	
5	2010-M	Compaction Testing	LS	1	\$2,000.00	\$2,000.00	
6	3010-C	Trench Foundation	TON	50	\$50.00	\$2,500.00	
7	3010-F	Trench Compaction Testing	LS	1	\$2,000.00	\$2,000.00	
8	4020-A-1	Storm Sewer, Trenched, PVC, 4"	LF	15	\$50.00	\$750.00	
9	4020-A-1	Storm Sewer, Trenched, 12"	LF	164	\$45.00	\$7,380.00	
10	4020-A-1	Storm Sewer, Trenched, RCP, 12"	LF	53	\$65.00	\$3,445.00	
11	4020-A-1	Storm Sewer, Trenched, 15"	LF	155	\$50.00	\$7,750.00	
12	4020-A-1	Storm Sewer, Trenched, RCP, 15"	LF	55	\$70.00	\$3,850.00	
13	4020-A-1	Storm Sewer, Trenched, 18"	LF	372	\$55.00	\$20,460.00	
14	4020-D	Removal of Storm Sewer, All Types, <15"	LF	474	\$8.00	\$3,792.00	
15	4030-A-1	Pipe Culvert, Trenched, 12"	LF				
16	4030-B	Pipe Apron, Metal, 12"	EA				
17	4030-B	Pipe Apron, Metal or RCP, 12"	EA				
18	4040-A	Subdrain, Type 1 (Longitudinal Subdrain), 4" Dia.	LF	4	\$800.00	\$3,200.00	
19	4040-D-1	Subdrain Outlets and Connections, CMP or PVC, 4" or 6"	EA	1,670	\$12.00	\$20,040.00	
20	5999-A	Lower/Relocate Existing Water Service	EA	8	\$400.00	\$3,200.00	
21	6010-B	Intake, SW-501	EA	5	\$2,000.00	\$10,000.00	
22	6010-B	Intake, SW-502, 48" Dia.	EA	1	\$4,000.00	\$4,000.00	
23	6010-B	Intake, SW-503	EA	2	\$5,000.00	\$10,000.00	
24	6010-B	Intake, SW-505	EA	1	\$5,000.00	\$5,000.00	
25	6010-B	Intake, SW-506	EA	1	\$5,000.00	\$5,000.00	
26	6010-B	Intake, SW-512, Case 1, 24" Riser	EA	1	\$6,500.00	\$6,500.00	
27	6010-E-1	Manhole Adjustment, Minor	EA	5	\$2,500.00	\$12,500.00	
28	6010-G-2	Connection to Existing Intake	EA	2	\$1,250.00	\$2,500.00	
29	6999-A	PVC Area Drain	EA	1	\$1,750.00	\$1,750.00	
30	6999-B	Modify Existing Intake	EA				
31	7010-A	Pavement, PCC, 7" Thick, C3 or C4 (with Baskets)	LS	1	\$1,500.00	\$1,500.00	
32	7010-I	PCC Pavement Samples and Testing	SY	3,050	\$70.00	\$213,500.00	
33	7030-A-3	Removal of Driveway	LS	1	\$2,500.00	\$2,500.00	
34	7030-H-1	Driveway, Paved, PCC, 6" Thick	SY	297	\$12.00	\$3,564.00	
35	7030-H-3	Driveway, Granular	SY	377	\$58.00	\$21,866.00	
36	7040-H	Pavement Removal	TON	50	\$45.00	\$2,250.00	
37	7999-A	Type B Granular Shoulders	SY	2,106	\$15.00	\$31,590.00	
38	7999-B	Temporary Granular Surfacing	TON				
39	8030-A	Temporary Traffic Control	TON	130	\$65.00	\$8,450.00	
40	9010-A or B	Seeding, Fertilizing, and Mulching	LS	1	\$5,000.00	\$5,000.00	
41	9040-A-1	SWPPP Preparation	LS	1	\$7,500.00	\$7,500.00	
42	9040-A-2	SWPPP Management	LS	1	\$2,500.00	\$2,500.00	
43	9040-J	Rip Rap, Class D	LS	1	\$3,500.00	\$3,500.00	
44	9040-N-1	Silt Fence or Silt Fence Ditch Check	TON	25	\$50.00	\$1,250.00	
45	9040-N-2	Silt Fence or Silt Fence Ditch Check, Removal of Sediment	LF	250	\$5.00	\$1,250.00	
46	9040-N-3	Silt Fence or Silt Fence Ditch Check, Removal of Device	LF	250	\$2.00	\$500.00	
47	11,020-A	Mobilization	LF	250	\$3.00	\$750.00	
			LS	1	\$55,000.00	\$55,000.00	
Total Construction Costs						TOTAL	\$597,072.00
Estimated Storm Water Costs							\$138,567.00
Remaining Paving Costs							\$458,505.00

**AMENDMENT TO ENGINEERING SERVICE AGREEMENT
Amendment No. 2**

The Effective Date of this Amendment is: **April 10, 2023.**

Background Data

Effective Date of Owner-Engineer Agreement: **September 19, 2022**

Owner: **City of Tipton, Iowa**

Engineer: **Garden & Associates, LTD.**

Project: **North Plum Street Pavement Improvement**

Nature of Amendment:

 X Additional Services to be performed by Engineer

 X Modifications of payment to Engineer

Description of Modifications:

**Request by owner to design and bid alternate methods of construction for the project.
Contract will include alternate bids for rural section and curb and gutter section.**

Agreement Summary:

Original agreement amount:	\$ <u>67,500.00</u>
Net change for prior amendments:	\$ <u>6,500.00</u>
This amendment amount:	\$ <u>2,800.00</u>
Adjusted Agreement amount:	\$ <u>76,800.00</u>

Change in time for services (days or date, as applicable): N/A


The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit C, other than the referenced payment for services.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

OWNER:
City of Tipton, Iowa

ENGINEER:
Garden & Associates, LTD.

By: _____
Print
name: **Bryan Carney**

By: 
Print
name: **Jack Pope, P.E.**

Title: **Mayor**

Title: **Vice President**

Date Signed: _____

Date Signed: **4-6-2023**

