

**City of Tipton, Iowa**

**Meeting:** Tipton City Council Meeting  
**Place:** Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772  
**Date/Time:** Monday, December 16, 2024, 5:30 p.m.  
**Web Page:** [www.tiptoniowa.org](http://www.tiptoniowa.org)  
**Posted:** Friday, December 13, 2024 (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)

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**Mayor:** Tammi Goerdt

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

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- A. **Call to Order**
- B. **Roll Call**
- C. **Pledge of Allegiance**
- D. **Agenda Additions/Agenda Approval**
- E. **Communications:**

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

**F. Consent Agenda**

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

1. Approval – Council Meeting Minutes, December 2, 2024
2. Approval – Airport Minutes, November 19, 2024
3. Approval – One Time Water and Sewer Bill Exemption, 707 West 9<sup>th</sup> Street, Lot 54
4. Approval – Ice rink liners and windscreens for pickleball courts (received grant for a total of \$5,980.35).
5. Approval – Electrical portion of garage build for the police department fleet (5 vehicles).

6. Approval - Pay Application No. 19, Replace Hwy 38 South Street to IA 130, Triple B Construction, \$283,098.60
7. Approval – New lease rate for electric storage building at 55 Lynn Street, January 1, 2025 through December 31, 2026
8. Approval – Claims Register which includes claims paid under the current Purchase Policy

**G. City Business**

1. Public hearing to amend the current budget.

**H. City Business**

1. Discussion and possible action concerning 509-511 Cedar Street (Bob Bird) and the possible need for further action.
2. Resolution No. 121624C: Resolution scheduling hearing on assessment of emergency utility repair work to sanitary sewer service line.
3. Resolution No. 121624A: Resolution amending the current budget for Fiscal Year ending June 30, 2025
4. Discussion and possible action concerning FY 25-26 proposed budget schedule.
5. Resolution No. 121624B: Resolution to assess utility charges due to non-payment by property owner.
6. Resolution No. 121624D: Resolution accepting the completion of the Industrial Feeder Project (or 15kV Industrial Circuit Project) and approving: Change Orders 1 through 4 and the release of retainage.
7. Discussion and possible action concerning the issuance of a Request for Proposals (RFP) for the construction of a 1-megawatt solar array for the electric utility.
8. Resolution No. 121624E: Resolution approving the FY 2026 Five-Year Capital Improvement Program and Airport Improvement Program Data Sheets

**I. 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

**J. 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.**

December 2, 2024  
Fire Station  
301 Lynn Street  
Tipton, Iowa

The City Council of the City of Tipton, Cedar County, Iowa, met in regular session at 5:30 p.m. Mayor Goerdt called the meeting to order. Upon roll being called the following named council members were present: Cummins, Helm, Paustian, Johnston, and Welker. Also present: Wagner, Armstrong, DuFour, Walsh, Ratliff, Beck, 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 Welker, second by Cummins to approve the consent agenda which includes November 18<sup>th</sup> Council Meeting Minutes, October 23<sup>rd</sup> Airport Minutes, one time water and sewer bill exemption for 409 Mulberry Street Apt. 1, Partial Pay Estimate No. 1 for the Airport Terminal Rehab Project to Lynch's Plumbing in the amount of \$93,843.00, Pay Application No. 5 for the Industrial Circuit Electrical Construction Project to Tri-City Electric Company of Iowa in the amount of \$8,379.00, Change Order No. 3 for the Pool Dehumidification Project, Garling Construction, \$15,172.27, Tipton Revitalization Incentive Program reimbursement request for O'Rourke Motors, appointment of Jim Becker to the Development Commission Board, and the following claims list. Following the roll call vote the motion passed unanimously.

ACCESS SYSTEMS LEASING	COPIER AGREEMENT	1483.93
ALL AMERICAN CONCRETE INC	PAY APP NO 4	33065.79
APPARATUS TESTING SERVICES	ANNUAL FIRE PUMP CERT TESTING	1561.50
BAKER & TAYLOR	BOOK	50.71
CAPITAL ONE	OFFICE,OPER,& MISC SUPPLIES	590.35
CHAD WOLLUM	REF ADULT BASKETBALL	60.00
CINTAS	UNIFORMS & SHOP SUPPLIES	1262.64
CITY OF TIPTON FUNDS	PSF PAYMENT	248385.26
CITY OF TIPTON-REVOLVING	CENTRAL GARAGE REPAY	38993.08
CITY UTILITIES	CITY UTILITIES	13700.58
CJ COOPER & ASSOCIATES INC	SPECIMEN	50.00
CJ NELSON	REF ADULT BASKETBALL	60.00
COAST TO COAST SOLUTIONS	1000 SHIELD SHAPED STICKERS	403.95
FAMILY FOODS	MISC SUPPLIES	65.14
GARDEN & ASSOCIATES INC	PLUM ST PAVING EXTENSION	12000.00
GRAINGER	POWER PLANT SUPPLIES	239.23
H & H AUTO	TIRE REPAIR #4	57.00
HANSEN ASPHALT	MANHOLE ASPHALT PATCH	1375.00
IOWA ONE CALL	LOCATES	189.00
JOHNSON COUNTY AMBULANCE	ALS SERVICE	200.00
LYNCH DALLAS PC	LEGAL SERVICES	7034.52
LYNCH'S EXCAVATING INC	REPLACE MANHOLE	38611.00
MANATTS INC	FAC PARKING,SOUTH ST SHOULDER	40720.33
MECHANICSVILLE FIRE & AMB	PARAMEDIC INTERCEPT	200.00
MELISSA ARMSTRONG	3 WINTER SHIRTS	59.89

MISC. VENDOR	MISC VENDORS	2923.43
MITCHELL 1	WEB SUBSCRIPTION	304.64
NILES CHIROPRACTIC	DRUG SCREEN	25.00
OFFICE MACHINE CONSULTANTS	TECH SERVICES	125.00
POWER LINE SUPPLY	25 LED STREET LIGHTS	3897.48
ROTH ELECTRIC	ADJUST INDOOR POOL LIGHTS	85.00
SHERMCO INDUSTRIES INC	INDUSTRIAL FEEDER	776.00
SNAP-ON	PLIERS	62.25
STAR EQUIPMENT LTD	REPAIR PARTS #40	394.42
T & M CLOTHING	JERSEYS AND SHIRTS FOR BSKTBLL	580.00
THOMPSON TIRE & RETREAD	TIRES #57	751.12
TIPTON CONSERVATIVE	TOUR OF POSSIBILITIES	39.20
TRIPLE B CONSTRUCTION CORP	PAY APP NO 18	277100.72
UNIFORM DEN INC	NAME TAG	18.50
VEENSTRA & KIMM INC	WWTP STRATEGY IDNR UPDATE	518.22
VESTIS	MATS	189.17
WENDLING QUARRIES INC	47.94 TN ROAD STONE	647.20
** TOTAL **		728856.25
FUND TOTALS		
001 GENERAL GOVERNMENT		31938.55
110 ROAD USE TAX FUND		95448.74
112 TRUST AND AGENCY FUND		50232.00
121 LOCAL OPTION TAX		21717.00
125 TIF SPECIAL REVENUE FUND		18149.00
192 FIRE ENTERPRISE TRUST		4998.00
317 GO CP 2023		277125.32
319 INDUSTRIAL FEEDER PROJECT		776.00
600 WATER OPERATING		8828.58
610 WASTEWATER/AKA SEWER REV		97387.85
630 ELECTRIC OPERATING		74737.68
640 GAS OPERATING		13223.02
660 AIRPORT OPERATING		931.36
670 GARBAGE COLLECTION		10554.15
740 STORM WATER		12540.04
810 CENTRAL GARAGE		2053.90
835 ADMINISTRATIVE SERVICES		8215.06
GRAND TOTAL		728856.25

**City Business**

1. Resolution No. 120224A: 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 2024-2025 Budget Amendment  
Motion by Cummins, second by Helm to approve Resolution No. 120224A, the resolution setting a public hearing on Monday, December 16<sup>th</sup>, at 5:30 p.m., at the Tipton Fire Station, for the purpose of soliciting written and oral comments on the city's proposed Fiscal Year 2024-2025 Budget Amendment. Following the roll call vote the motion passed unanimously.

2. Grid Resiliency Project for the electric utility and the issuance of a Request for Qualifications (RFQ) for an engineering consultant.  
Motion by Paustian, second by Cummins to approve the Grid Resiliency Project for the electric utility and the issuance of a Request for Qualifications (RFQ) for an engineering consultant. Following the roll call vote the motion passed unanimously.

**Adjourn:**

With no further business to come before the council a motion to adjourn was made by Paustian, second by Helm. Following the roll call vote the motion passed unanimously.  
Meeting adjourned at 5:50 p.m.

Mayor \_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk

## Tipton Airport Committee Meeting

Tuesday, November 19, 2024 at 5:00 PM, at the terminal, Mathews Memorial Airport, Tipton, Iowa.

Max Coppess called the meeting to order with a roll call. Those present: Max Coppess, Jim Rollhf, Mike Moes, Rick Sawyer and Scott Pearson.

George Welker was present as council representative.

Brian Wagner and Adam Thompson of McClure Engineering were present as a guests.

Meeting agenda and minutes were approved with motion by Mike and second by Rick. Motion carried.

### Terminal rehab

Review punchlist items

Max investigated having blinds installed, cost of \$3,429. No interest to move on this. Move to pay Lynch Plumbing by Dennis, second by Scott. Motion carried.

### CIP FY 25-29 Status

Draft submitted Monday, final due Dec 16

### RFQ candidate Interview

Anderson Bogart representatives.

Jeff Morrow, PE

Jayne Decoste, PE

Ellie Marrovets

Discussed presentation, some committee members wanted more billing clarification and also more detail about how McClures has billed.

### Unscheduled

None

### Manager's Report

2000 Gallons at \$5.90, committee moved to drop to \$5.70

Meeting adjourned at 7:10PM with a motion by Mike and a second by Dennis. Motion carried.

Respectfully submitted by Scott Pearson.

This meeting is held at the airport terminal and is always open to the public. Minutes are posted on the bulletin board inside the terminal.

12/12/2024

Colleen Kula one time water exemption

Colleen's water usage in the few months she has lived at 707 West 9<sup>th</sup> Lot 54 has increased each month she has lived there. Usages went from 240(partial month), 380, 600, to 1300. Since Colleen is new to this location it is hard to know what a good average usage would be. The previous tenant generally had usages over 1000.

Colleen came to the office regarding her higher bill. Brian Brennan was sent over on 12/2/24.

According to what we see, this water was used by Colleen with unknown reason why there has been an increase. There have not been any glitches in the reading of Colleen's meter.

Her meters have been read again with the bill cycle from 11/04 thru 12/06. Her water usage is down to a usage of 200. So whatever the issue was, most likely stopped prior to 11/04.

Cindy Doermann

Utility Billing Clerk

Colleen Kula  
707 W 9<sup>th</sup> St., Lot 54  
Tipton, IA 52772

RE: City Bill Exemption

Dear Tipton Mayor and City Council Members,

Please take into consideration a one-time exemption for my water bill. After questioning the usage on my most recent bill, a water department employee came and inspected things to help determine if something was constantly running. Nothing was located.

After further review with the office, it was determined that a glitch occurred when the meter was read. Since I actually didn't use the stated usage, I am requesting this exemption.

Please see attached documents to show the difference in my usage.

Sincerely,

Colleen Kula

enclosures





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

Account Number	Amount Due
10-3540-05	\$309.34
Due Date	After Due Date Pay
12/18/2024	\$313.98
Service Address	
707 WEST 9TH ST 54	

There will be a \$30.00 charge on all returned checks.  
Please return this portion with your payment.  
When paying in person, please bring both portions of this bill.

COLLEEN KULA  
707 WEST 9TH ST #54  
TIPTON IA 52772

CITY OF TIPTON  
407 Lynn St  
Tipton, IA 52772-1699



Please return this portion with your payment. When paying in person please bring both portions of this bill.

**CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS**

Name		Service Address			Account Number	
COLLEEN KULA		707 WEST 9TH ST 54			10-3540-05	
Status	Service Dates		Number of Days	Bill Date	Penalty Date	Due Date
	From	To				
ACTIVE	10/07/2024	11/04/2024	28	11/27/2024	12/19/2024	12/18/2024

PREVIOUS BALANCE 271.24  
PAYMENTS 271.24

CURRENT		PREVIOUS	
DATE	READING	DATE	READING
11/04/2024	99574	10/07/2024	99080
11/04/2024	6694	10/07/2024	6564
11/04/2024	3195	10/07/2024	3159

USAGE	DESCRIPTION	AMOUNT
494	RESIDENTIAL ELECTR ENERGY ADJ 0.0410	37.53
		20.28
1300	RESIDENTIAL WATER	50.18
36	RESIDENTIAL GAS	7.00
	GAS COST 1.0500	37.80
1300	RESIDENTIAL SEWER	53.31
	R - GARBAGE 35 GAL	21.75
	R-EL BASIC CHARGE	12.50
	R-WTR BASIC CHARGE	13.00
	R-SWR BASIC CHARGE	13.81
	R-GAS BASIC CHARGE	10.00
	STORM WATER FEE -	5.00
	SWR WWTP FLAT FEE	22.00
	SALES TAX	2.17
	WATER EXCISE TAX	3.01

ELEC USAGE - PREV YEAR : 1261  
WATER USAGE - PREV YEAR : 1060  
GAS USAGE - PREV YEAR : 53

**CURRENT BILL \$309.34**

**AMOUNT DUE \$309.34**  
AMOUNT DUE AFTER 12/18/2024 \$313.98

*Handwritten notes:*  
ELEC \$70  
WATER \$70  
GAS 45  
SEWER 39  
GARB 28

Service: 300 WA RESIDENTIAL WATER Meter: 54590433

		Read		Total	Demand		Reading		
Month	Date	Previous	Current	Consumption	Read	Consumption	Flag	Source	Occupant
Year : 2024 Total 4				200					
Nov	11/04/2024	6564	6694	1300	9724 gal		Regular	Hand Held	05
Oct	10/07/2024	6504	6564	~600	4488		Regular	Hand Held	05
Sep	09/06/2024	6466	6504	380	2897		Regular	Hand Held	05
Aug	08/05/2024	6442	6466	240	1795		Regular	Hand Held	05
				Avg 630					



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

<b>Account Number</b>	<b>Amount Due</b>
10-3540-05	\$309.34
<b>Due Date</b>	<b>After Due Date Pay</b>
12/18/2024	\$313.98
<b>Service Address</b>	
707 WEST 9TH ST 54	

There will be a \$30.00 charge on all returned checks.  
Please return this portion with your payment.  
When paying in person, please bring both portions of this bill.

COLLEEN KULA  
707 WEST 9TH ST #54  
TIPTON IA 52772

**CITY OF TIPTON**  
407 Lynn St  
Tipton, IA 52772-1699



Please return this portion with your payment. When paying in person please bring both portions of this bill.

**CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS**

Name		Service Address			Account Number	
COLLEEN KULA		707 WEST 9TH ST 54			10-3540-05	
Status	Service Dates		Number of Days	Bill Date	Penalty Date	Due Date
	From	To				
ACTIVE	10/07/2024	11/04/2024	28	11/27/2024	12/19/2024	12/18/2024

PREVIOUS BALANCE 271.24  
PAYMENTS 271.24

CURRENT		PREVIOUS	
DATE	READING	DATE	READING
11/04/2024	99574	10/07/2024	99080
11/04/2024	6694	10/07/2024	6564
11/04/2024	3195	10/07/2024	3159

USAGE	CURRENT BALANCE	
494	RESIDENTIAL ELECTR	37.53
	ENERGY ADJ 0.0410	20.28
1300	RESIDENTIAL WATER	<del>50.18</del> 1505
36	RESIDENTIAL GAS	7.00
	GAS COST 1.0500	37.80
1300	RESIDENTIAL SEWER	<del>53.31</del> 1599
	R - GARBAGE 35 GAL	21.75
	R-EL BASIC CHARGE	12.50
	R-WTR BASIC CHARGE	13.00
	R-SWR BASIC CHARGE	13.81
	R-GAS BASIC CHARGE	10.00
	STORM WATER FEE -	5.00
	SWR WWTP FLAT FEE	22.00
	SALES TAX	2.17
	WATER EXCISE TAX	3.01

water - \$35.13  
Sewer - \$37.39 / Refund  
\$72.45

ELEC USAGE - PREV YEAR : 1261  
WATER USAGE - PREV YEAR : 1060  
GAS USAGE - PREV YEAR : 53

**CURRENT BILL \$309.34**

**AMOUNT DUE \$309.34**  
AMOUNT DUE AFTER 12/18/2024 \$313.98

\$236.89

**AGENDA ITEM #**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

**DATE:** December 16, 2024

**AGENDA ITEM:** Grants rewarded – Ice Rink Liners & Windscreens for Pickleball Courts

**ACTION:** Motion

**SYNOPSIS:**

The Tipton Recreation Department have received a grant for a total of \$5980.35 to fully fund two liners for our ice rink as well as windscreens for our pickleball courts. During the process I had contacted both companies for quotes over two months ago. Since then, the NiceRink quote went up \$209.52 and we would have to cover that cost. The windscreens quote stayed the same. Total for both projects are for \$6189.87. I have been in contact with the main rep and they have submitted to have us receive the check and when we receive I will order everything.

Windscreens are custom made to go around both pickleball courts and will be a great addition to the park. For the ice rink we requested/submitted to have a base liner, to go under the rink, as well as the regular liner. This will help with wear and tear of the actual liner that is holding the water/ice.

I wanted to inform the council of this great news.

**BUDGET ITEM:** N/A

**RESPONSIBLE DEPARTMENT:** Recreation

**MAYOR/COUNCIL ACTION:**

**ATTACHMENTS:** N/A

**PREPARED BY:** Adam Spangler

**DATE PREPARED:** 12/12/2024

**AGENDA ITEM #**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	December 16, 2024
<b>AGENDA ITEM:</b>	Electrical Portion - Garage Build for the Police Department Fleet (5 vehicles)
<b>ACTION:</b>	Council Approval

**SYNOPSIS:** The Tipton Police Department brought an resolution to approve bids received for the police garage building in September. The electrical portion of that wasn't included.

Below are three bids received for the electrical piece:

**Roth Electric - \$6,500.00**  
BG Electric - \$8,500.00  
Wagaman Electric - \$9,250.00

The recommendation is to go with the bid from Roth Electric.

With the electrical bid added into the total project costs, it is still within the threshold to take informal quotes.

**BUDGET ITEM:**

**RESPONSIBLE DEPARTMENT:** Police


**MAYOR/COUNCIL ACTION:** Approving the acceptance of bids for the Police Garage Project

**ATTACHMENTS:** All of the Bids for this project

**PREPARED BY:** Lisa DuFour, Chief of Police

**DATE PREPARED:** 12/13/2024

# Estimate



**ROTH  
ELECTRIC**  
Kohler Generators  
563.886.1223

- Residential
- Commercial
- Agricultural
- Generators

Mailing: 10 Hearst Dr, Tipton, Iowa 52772  
Business: 803 W 3rd Street, Tipton, Iowa 52772

Date	Estimate #
12/11/2024	270

Name / Address
Tipton Police Department

Project
New Parking Garage

Item	Qty	Description	Rate	Total
16 ELECTRICAL	1	Estimated labor and materials to preform the following: 1.Install new 100A underground service (aprox. 45') 2.Install 100A 20S SQD QO main breaker panel 3.All grounding and bonding per NEC code 4.All wiring in surface mounted EMT pipe 5.Install two 40W wallpacks, one on the North side & one on the South side of the building 6.Install three 8' LED low profile lights 7.4 convenience receptacles 8.Two 3-way light switches 9.One heater receptacle 10.Three garage door receptacles 11.Low voltage wiring for garage door openers 12.Six QO 20A breakers  Emailed 12/11/2024	6,500.00	6,500.00
This estimate is good for 30 days.			<b>Total</b>	\$6,500.00

## Amy Lenz

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**From:** Derek Latimer  
**Sent:** Wednesday, December 11, 2024 5:30 PM  
**To:** Melissa Armstrong  
**Subject:** Fw: Estimate 1013 from BG Electric

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Get [Outlook for iOS](#)

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**From:** BG Electric <no\_reply@intuit.com>  
**Sent:** Wednesday, December 11, 2024 7:06:05 AM  
**To:** Derek Latimer <dlatimer@tiptonpd.org>  
**Subject:** Estimate 1013 from BG Electric



### Your estimate is ready!

Total Estimate

**\$8,500.00**

or starting at **\$268/month** with financing (36 mo)\*

[Review and accept](#)



Dear Customer,

Below are your estimate details. To move forward with this estimate, please review and select **Accept** and BG Electric will reach out with next steps.

There are various payment methods available for you, you also have the

option to pay this monthly.

Have a great day!

Estimate #565

**BG Electric**

- **Services**

\$0.00

1 X \$0.00

- **Materials**

\$8,500.00

1 X \$8,500.00

**Total** **\$8,500.00**

or starting at **\$268/month** with financing (36 mo)\*

**BG Electric**

[bgoerdt11@gmail.com](mailto:bgoerdt11@gmail.com)

\* Personal loans made through Upgrade feature Annual Percentage Rates (APRs) of 8.49%-35.99%. All personal loans have a 1.85% to 9.99% origination fee, which is deducted from the loan proceeds. Lowest rates require Autopay and paying off a portion of existing debt directly. Loans feature repayment terms of 24 to 84 months. For example, if you receive a \$10,000 loan with a 36-month term and a 17.59% APR (which includes a 13.94% yearly interest rate and a 5% one-time origination fee), you would receive \$9,500 in your account and would have a required monthly payment of \$341.48. Over the life of the loan, your payments would total \$12,293.46. The APR on your loan may be higher or lower and your loan offers may not have multiple term lengths available. Actual rate depends on credit score, credit usage history, loan term, and other factors. Late payments or subsequent charges and fees may increase the cost of your fixed rate loan. There is no fee or penalty for repaying a loan early.

\*Approval not guaranteed. Your loan terms will be determined based on your credit, income, and certain other information provided in your loan application. Not all applicants will qualify for the full amount.

Loan services offered through Credit Karma Offers, Inc. NMLS ID# 1628077 | [Licenses](#) | [NMLS Consumer Access](#). California Loans arranged pursuant to a California Financing Law License.

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**QUOTE**

# Wagaman Electric

1607 Cedar Muscatine Rd  
Wilton, IA 527787  
(563) 260-0497

**DATE 12-11-2024**

## Quote for Tipton PD

Derek Latimer | Patrol Officer Tipton Police Dept.  
407 Lynn St  
Tipton, IA 52772  
(563) 886-2424 ext. 1603

## FOR

Tipton PD building quote

### Details

### AMOUNT

Labor \$95/hr (50 hours labor)

\$4,750.00

Parts and materials including but not limited to meter base  
with main disconnect.

125 Amp HOM 20 space panel with 6 hom 1-20 breakers, \$4,500.00

6 linear 8' LED light fixtures all wiring in hard piping on exterior  
sheet metal inside building, with switching at each man door

wallpacks in between garage doors on sidewall and above  
man door on opposite sidewall. Wall packs to be placed on

4 duplex receptacles interior with two exterior GFCI  
receptacles as well as receptacles provided for garage doors.  
Provisions for 120v garage receptacle included

SUBTOTAL \$9,250.00

TAX RATE 7.00%

OTHER \$0.00

TOTAL \$9,897.50

Prices subject to change based on customer request and/or changes Make all checks payable to  
Wagaman Electric

If you have any questions concerning this invoice, use the following contact information:

Wagaman Electric, (563) 260-0497, wagamanelectric@gmail.com

**THANK YOU FOR YOUR BUSINESS!**



REF. NO.	ITEM CODE	CONTRACT ITEM DESCRIPTION	PARTIC. CONTRACT PARTS	UNIT	UNIT COST	PREVIOUS PERIOD QUANTITY	PREVIOUS PERIOD AMOUNT	THIS PERIOD QUANTITY	THIS PERIOD AMOUNT	TOTAL TO DATE QUANTITY	TOTAL TO DATE AMOUNT	PERCENT	TOTAL TO DATE QUANTITY	TOTAL TO DATE AMOUNT	PERCENT
0270	2602-1443B	3" RIBBED CONCRETE PIPE (RCP) 3000 CLASS V.A. 36 IN. TRENCHED, REINFORCED	1094	LF	\$205.00	1094.50	\$224,502.50	0	\$0.00	1094.50	\$224,502.50	0%	1094.50	\$224,502.50	99%
0290	2602-1444	CONCRETE PIPE (CP) 3000 CLASS V.A. 42 IN. TRENCHED, REINFORCED	474	LF	\$295.00	469.00	\$138,364.50	0.1	\$29.50	469.1	\$138,394.00	99%	469.1	\$138,394.00	99%
0290	2602-2002B	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN. DIAMETER, TRENCHED, POLYVINAL	1113	LF	\$15.00	1719.10	\$25,786.50	0	\$0.00	1719.10	\$25,786.50	14%	1719.10	\$25,786.50	14%
0410	2604-0110B	SANITARY SEWER SERVICE MAIN, TRENCHED, POLYVINAL	580	LF	\$15.00	10.00	\$150.00	0	\$0.00	10.00	\$150.00	2%	10.00	\$150.00	2%
0410	2604-0110B	SANITARY SEWER SERVICE MAIN, TRENCHED, POLYVINAL	1310	LF	\$65.00	1327.00	\$86,305.00	0	\$0.00	1327.00	\$86,305.00	100%	1327.00	\$86,305.00	100%
0420	2604-0210B	4" CLOROXE PIPE (PVC) 10 IN. POLYMER CONCRETE PIPE	437	LF	\$43.00	527.00	\$22,661.00	0	\$0.00	527.00	\$22,661.00	67%	527.00	\$22,661.00	67%
0440	2604-0410B	SANITARY SEWER SERVICE STUB, POLYVINAL, CHLORIDE PIPE (PVC) 6 IN.	1192	LF	\$70.00	3217.00	\$225,189.00	0	\$0.00	3217.00	\$225,189.00	20%	3217.00	\$225,189.00	20%
0450	2604-0210B	REMOVE SANITARY SEWER PIPE LESS THAN OR EQUAL TO 36 IN. DIAMETER, TRENCHED, POLYVINAL	285	LF	\$1.00	418.00	\$418.00	0	\$0.00	418.00	\$418.00	45%	418.00	\$418.00	45%
0470	2607-2607B	SANITARY SEWER REPAIRMENT, FILL AND PLUG, LESS THAN OR EQUAL TO 36 IN. DIAMETER	591	LF	\$100.00	802.00	\$80,200.00	0	\$0.00	802.00	\$80,200.00	14%	802.00	\$80,200.00	14%
0480	2607-2607B	SANITARY SEWER REPAIRMENT, FILL AND PLUG, LESS THAN OR EQUAL TO 36 IN. DIAMETER	20	TON	\$45.00	33.55	\$1,507.25	0	\$0.00	33.55	\$1,507.25	11%	33.55	\$1,507.25	11%
0490	2607-2607B	ENGINEERING FILING	1447.1	SV	\$7.40	1447.10	\$10,707.54	0	\$0.00	1447.10	\$10,707.54	100%	1447.10	\$10,707.54	100%
0500	2614-2614B	REMOVAL OF MANHOLE AND UTILITY ACCESSSES *	31	EACH	\$455.00	20.00	\$13,950.00	0	\$0.00	20.00	\$13,950.00	6%	20.00	\$13,950.00	6%
0510	2614-2614B	RECREATIONAL TRAIL, CONC. AND GRASS CONCRETE 8 IN.	1218.5	SV	\$73.00	1718.50	\$88,050.50	0	\$0.00	1718.50	\$88,050.50	100%	1718.50	\$88,050.50	100%
0520	2614-2614B	SPECIAL COMPACTION OF SUBGRADE FOR RECREATIONAL TRAIL	17.3	SV	\$175.00	17.30	\$3,027.50	0	\$0.00	17.30	\$3,027.50	100%	17.30	\$3,027.50	100%
0530	2614-2614B	SEWERALK, P.C. CONCRETE 4 IN. *	496	SV	\$175.00	468.00	\$81,800.00	0	\$0.00	468.00	\$81,800.00	100%	468.00	\$81,800.00	100%
0540	2614-2614B	SEWERALK, P.C. CONCRETE 8 IN. *	646.4	SV	\$175.00	646.40	\$112,120.00	0	\$0.00	646.40	\$112,120.00	100%	646.40	\$112,120.00	100%
0550	2614-2614B	SEWERALK, P.C. CONCRETE 8 IN. *	2733.6	SV	\$89.00	2733.60	\$243,285.60	0	\$0.00	2733.60	\$243,285.60	100%	2733.60	\$243,285.60	100%
0560	2614-2614B	SEWERALK, P.C. CONCRETE 8 IN. *	470.7	SV	\$93.00	470.70	\$43,834.50	0	\$0.00	470.70	\$43,834.50	100%	470.70	\$43,834.50	100%
0570	2614-2614B	DEFLECTIVE MARKINGS *	443.8	SV	\$93.00	443.80	\$41,313.40	0	\$0.00	443.80	\$41,313.40	100%	443.80	\$41,313.40	100%
0580	2614-2614B	CURB AND GUTTER, P.C. CONCRETE 4.5 FT.	32	LF	\$52.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0%	0.00	\$0.00	0%
0590	2614-2614B	CURB SPECIAL, ASP	95	LF	\$170.00	98.70	\$16,779.00	0	\$0.00	98.70	\$16,779.00	104%	98.70	\$16,779.00	104%
0600	2618-2618B	DRIVEWAY, P.C. CONCRETE, 8 IN. *	537	SV	\$170.00	537.00	\$91,290.00	0	\$0.00	537.00	\$91,290.00	100%	537.00	\$91,290.00	100%
0610	2618-2618B	DRIVEWAY, P.C. CONCRETE 7 IN. *	464.3	SV	\$117.00	537.00	\$62,649.00	0	\$0.00	537.00	\$62,649.00	100%	537.00	\$62,649.00	100%
0620	2618-2618B	REMOVAL OF PAVED DRIVEWAY *	1134.2	SV	\$88.50	601.30	\$53,138.25	0	\$0.00	601.30	\$53,138.25	53%	601.30	\$53,138.25	53%
0630	2618-2618B	CONDITION CONCRETE DRIVEWAY AND REMAINING VIAL *	7.9	SV	\$175.00	7.90	\$1,372.50	0	\$0.00	7.90	\$1,372.50	100%	7.90	\$1,372.50	100%
0640	2619-2619B	SAFETY FENCE	40	LF	\$10.00	55.00	\$550.00	25	\$250.00	80.00	\$800.00	100%	80.00	\$800.00	100%
0650	2620-2620B	FIELD OFFICE	1	LS	\$20,000.00	0.92	\$18,000.00	0.08	\$200.00	1.00	\$20,000.00	100%	1.00	\$20,000.00	100%
0660	2620-2620B	LIGHTING POLE	28	EACH	\$1,500.00	0.00	\$0.00	0	\$0.00	0.00	\$0.00	0%	0.00	\$0.00	0%
0670	2620-2620B	HANDHOLES AND JUNCTION BOXES	1	LS	\$1,000.00	10.00	\$10,000.00	0	\$0.00	10.00	\$10,000.00	100%	10.00	\$10,000.00	100%
0680	2620-2620B	TRAFFIC SIGNALIZATION	1	LS	\$105,000.00	0.80	\$84,000.00	0.20	\$21,000.00	1.00	\$105,000.00	100%	1.00	\$105,000.00	100%
0690	2622-2622B	PAINTED PAVEMENT MARKINGS, DURABLE	167.22	SV	\$275.00	0.99	\$270.75	166.23	\$45,506.25	167.22	\$45,777.00	99%	167.22	\$45,777.00	99%
0700	2622-2622B	VEH. RETROREFLECTIVE REMOVEABLE TYPE MARKINGS	118.5	SV	\$175.00	137.13	\$23,997.75	0.00	\$0.00	137.13	\$23,997.75	100%	137.13	\$23,997.75	100%

\* was modified via a change order

SUBTOTAL WORK COMPLETED - Page 2

\$134,351.72      \$ 2,206.00      \$1,238,509.70      \$220,899.10      \$1,508,518.80

REF. NO.	ITEM CODE	CONTRACT ITEM DESCRIPTION	PARTIC- PATENT	NON-PARTIC- PATENT	UNIT	UNIT COST	PREVIOUS QUANTITY	PREVIOUS AMOUNT	THIS PERIOD QUANTITY	THIS PERIOD AMOUNT	TOTAL TO DATE		TOTAL TO DATE QUANTITY	TOTAL TO DATE AMOUNT	PERCENT
											QUANTITY	AMOUNT			
0710	2527-0203143	PAINTED SWIRLS AND LEGENDS, DURABLE	11		EA	\$5,000.00	0	\$0.00	11	\$55,000.00	11	11	11	\$55,000.00	100%
0720	2027-0203180	PAVEMENT MARKINGS REMOVED	2.1		EA	\$8.00	0	\$0.00	2.1	\$16.80	2.1	2.1	\$16.80	100%	
0720	2027-0203111	GROUNDING CUTTING PAVEMENT MARKINGS	63.39		EA	\$275.00	0	\$0.00	63.39	\$17,421.25	63.39	63.39	\$17,421.25	100%	
0720	2028-0100004	SAFETY CLOSURE	31		EA	\$500.00	0	\$0.00	31	\$15,500.00	31	31	\$15,500.00	100%	
0720	2028-0100004	TEMPORARY BARRIER WALL, CONCRETE	2100		EA	\$1,500.00	0	\$0.00	2100	\$3,150,000.00	2100	2100	\$3,150,000.00	100%	
0720	2028-0400010	TRADING CONTROL	1		EA	\$44,000.00	0	\$0.00	1	\$44,000.00	1	1	\$44,000.00	100%	
0770	2028-0400113	FLAGGERS	20		EA	\$355.00	0	\$0.00	20	\$7,100.00	20	20	\$7,100.00	100%	
0770	2028-0207011	PATCHES, FULL-DEPTH FINISH, BY AREA 50 FEET OR GREATER LENGTH	480.4		EA	\$16.00	0	\$0.00	480.4	\$7,686.40	480.4	480.4	\$7,686.40	100%	
0770	2028-0207020	PATCH FULL-DEPTH FINISH BY COUNT	1		EA	\$1,500.00	0	\$0.00	1	\$1,500.00	1	1	\$1,500.00	100%	
0800	2024-0100000	MOBILE PLANTION	1		EA	\$300,000.00	0	\$0.00	1	\$300,000.00	1	1	\$300,000.00	100%	
0810	2024-0100000	REPLACEMENT OF INSURABLE ENGINEER MATERIALS	1		EA	\$31,000.00	0	\$0.00	1	\$31,000.00	1	1	\$31,000.00	100%	
0820	2024-012002	WATER MAIN, TRENCHED DUCTILE IRON PIPE (DIP), 4 IN	16		LF	\$125.00	0	\$0.00	16	\$2,000.00	16	16	\$2,000.00	100%	
0830	2024-012002	WATER MAIN, TRENCHED DUCTILE IRON PIPE (DIP), 6 IN	106		LF	\$90.00	0	\$0.00	106	\$9,540.00	106	106	\$9,540.00	100%	
0840	2024-012002	WATER MAIN, TRENCHED DUCTILE IRON PIPE (DIP), 8 IN	1972		LF	\$100.00	0	\$0.00	1972	\$197,200.00	1972	1972	\$197,200.00	100%	
0850	2024-012002	WATER MAIN, TRENCHED DUCTILE IRON PIPE (DIP), 12 IN	31		LF	\$145.00	0	\$0.00	31	\$4,495.00	31	31	\$4,495.00	100%	
0860	2024-0110004	WATER MAIN, TRENCHED POLY VINYL CHLORIDE PIPE (PVC), 4 IN	19		LF	\$22.00	0	\$0.00	19	\$418.00	19	19	\$418.00	100%	
0870	2024-0110004	WATER MAIN, TRENCHED POLY VINYL CHLORIDE PIPE (PVC), 6 IN	889		LF	\$30.00	0	\$0.00	889	\$26,670.00	889	889	\$26,670.00	100%	
0880	2024-0110010	WATER MAIN, TRENCHED POLY VINYL CHLORIDE PIPE (PVC), 8 IN	33		LF	\$100.00	0	\$0.00	33	\$3,300.00	33	33	\$3,300.00	100%	
0880	2024-0200000	FITTINGS BY WEIGHT, DUCTILE IRON	3846		EA	\$22.00	0	\$0.00	3846	\$84,612.00	3846	3846	\$84,612.00	100%	
0890	2024-0200110	WATER SERVICE STUD, COPPER, 1 IN	1228		EA	\$47.90	0	\$0.00	1228	\$58,721.20	1228	1228	\$58,721.20	100%	
0910	2024-0200120	WATER SERVICE STUD, COPPER, 2 IN	26		EA	\$75.00	0	\$0.00	26	\$1,950.00	26	26	\$1,950.00	100%	
0920	2024-0200010	WATER SERVICE CORPORATION, COPPER, 1 IN	45		EA	\$1,550.00	0	\$0.00	45	\$69,750.00	45	45	\$69,750.00	100%	
0930	2024-0200020	WATER SERVICE CORPORATION, COPPER, 2 IN	1		EA	\$1,800.00	0	\$0.00	1	\$1,800.00	1	1	\$1,800.00	100%	
0940	2024-0200070	WATER SERVICE CURB STOP AND BOX, COPPER, 1 IN	18		EA	\$500.00	0	\$0.00	18	\$9,000.00	18	18	\$9,000.00	100%	
0940	2024-0200070	WATER SERVICE CURB STOP AND BOX, COPPER, 2 IN	1		EA	\$1,000.00	0	\$0.00	1	\$1,000.00	1	1	\$1,000.00	100%	
0940	2024-0200080	VALVE, GATE, DIP, 8 IN	1		EA	\$2,000.00	0	\$0.00	1	\$2,000.00	1	1	\$2,000.00	100%	
0970	2024-0200080	VALVE, GATE, DIP, 8 IN	19		EA	\$2,700.00	0	\$0.00	19	\$51,300.00	19	19	\$51,300.00	100%	

\*Indicates this quantity was modified via a change order

SUBTOTAL WORK COMPLETED: Page 3

\$57,605.00

\$18,883.00

\$1,000,146.50

\$546,189.50

\$1,206,824.00

REF. ITEM	CONTRACT ITEM DESCRIPTION	PERIODS PERFORMING PARTIAL	CONTRACT ITEM UNIT	UNIT COST	PERIODS PERFORMING	PERIODS NOT PERFORMING	THIS PERIOD DIVISION 1		THIS PERIOD DIVISION 2		TOTAL TO DATE DIVISION 1		TOTAL TO DATE DIVISION 2		TOTAL TO DATE	
							AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT
0890	2584-487010 VALVE GATE DR. 18 IN.	2	EACH	\$4,800.00	2.00		\$0.00	0	\$0.00	0	\$12,000.00	180%	\$0.00	0	\$12,000.00	100%
0990	2584-487012 VALVE GATE DR. 18 IN.	1	EACH	\$4,800.00	1.00		\$0.00	0	\$0.00	0	\$4,800.00	100%	\$0.00	0	\$4,800.00	100%
1000	2584-487031 FINE HYDRAUT ASSEMBLY, VM-201	6	EACH	\$8,200.00	7.00		\$0.00	0	\$0.00	0	\$57,600.00	117%	\$0.00	0	\$57,600.00	117%
1010	2584-487035 FINE HYDRAUT ASSEMBLY, REMOVAL	6	EACH	\$7,000.00	6.00		\$0.00	0	\$0.00	0	\$4,200.00	100%	\$0.00	0	\$4,200.00	100%
1020	2584-487100 FINE HYDRAUT ASSEMBLY, REMOVAL	1	EACH	\$3,000.00	1.00		\$0.00	0	\$0.00	0	\$3,000.00	100%	\$0.00	0	\$3,000.00	100%
1030	2584-4870010 FINE HYDRAUT ASSEMBLY, REMOVAL	1	EA	\$25,000.00	1.00		\$0.00	0	\$0.00	0	\$25,000.00	100%	\$0.00	0	\$25,000.00	100%
1040	2589-999005 INSTALL NEW TREE GRATE	24	EA	\$2,000.00	20.00		\$0.00	0	\$0.00	0	\$40,000.00	83%	\$0.00	0	\$40,000.00	63%
1050	2589-999005 REMOVE & REINSTALL LIGHT POLE BASE	5	EA	\$1,000.00	0.00		\$2,500.00	2.5	\$2,500.00	2.5	\$2,500.00	50%	\$0.00	0	\$2,500.00	50%
1070	2589-999005 REMOVE & REINSTALL TREE GRATES	2	EA	\$1,000.00	1.00		\$1,000.00	1	\$1,000.00	1	\$2,000.00	100%	\$0.00	0	\$2,000.00	100%
1070	2589-999005 RELEAF	0	EA	\$1,000.00	0.00		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1080	2589-999007 EXPLORATORY EXCAVATION	40	HRS	\$800.00	18.00		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1090	2589-999009 COMMUNICATION CONDUIT, OPEN CUT, HOPE, 2 INCH	165.4	LF	\$12.00	1155.00		\$0.00	0	\$0.00	0	\$1,984.80	85%	\$0.00	0	\$1,984.80	85%
1100	2589-999009 REMOVE AND REINSTALL HANDRAIL	6	LF	\$100.00	0.00		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1110	2589-999010 VERBODEN KLONCHING	1	LS	\$50,000.00	0.00		\$3,500.00	0.070	\$3,500.00	0.070	\$3,500.00	100%	\$0.00	0	\$3,500.00	100%
1120	2589-999011 CONCRETE STREPS	9	SP	\$300.00	0.00		\$1,668.00	0.27	\$1,668.00	0.27	\$1,668.00	100%	\$0.00	0	\$1,668.00	100%
1130	2589-999014 CONCRETE UNIT PAVERS WITH SAND SETTING BED	460	SP	\$4.00	461.00		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1140	2589-999014 REMOVE DECORATIVE BRICK PAVERS	460	SP	\$4.00	0.00		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1150	2591-2614100 MAINTENANCE - PACE ONLY	312	TOH	\$100.00	177.43		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1160	2591-2614105 MAINTENANCE - PACE ONLY	0.5	ACRE	\$1,000.00	0.23		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1170	2591-2614105 MAINTENANCE - PACE ONLY	1.56	ACRE	\$1,000.00	0.78		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1180	2591-2614105 MAINTENANCE - PACE ONLY	0.31	ACRE	\$1,000.00	0.23		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1190	2591-2614105 MAINTENANCE - PACE ONLY	1.56	ACRE	\$1,000.00	0.78		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1200	2591-2614105 MAINTENANCE - PACE ONLY	0.23	ACRE	\$1,000.00	0.12		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1210	2591-2614105 MAINTENANCE - PACE ONLY	0.23	ACRE	\$1,000.00	0.12		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1220	2591-2614105 MAINTENANCE - PACE ONLY	0.23	ACRE	\$1,000.00	0.12		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1230	2591-2614105 MAINTENANCE - PACE ONLY	0.23	ACRE	\$1,000.00	0.12		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1240	2591-2614105 MAINTENANCE - PACE ONLY	0.23	ACRE	\$1,000.00	0.12		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1250	2591-2614105 MAINTENANCE - PACE ONLY	0.23	ACRE	\$1,000.00	0.12		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1260	2591-2614105 MAINTENANCE - PACE ONLY	0.23	ACRE	\$1,000.00	0.12		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1270	2591-2614105 MAINTENANCE - PACE ONLY	0.23	ACRE	\$1,000.00	0.12		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1280	2591-2614105 MAINTENANCE - PACE ONLY	0.23	ACRE	\$1,000.00	0.12		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1290	2591-2614105 MAINTENANCE - PACE ONLY	0.23	ACRE	\$1,000.00	0.12		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1300	2591-2614105 MAINTENANCE - PACE ONLY	0.23	ACRE	\$1,000.00	0.12		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1310	2591-2614105 MAINTENANCE - PACE ONLY	0.23	ACRE	\$1,000.00	0.12		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1320	2591-2614105 MAINTENANCE - PACE ONLY	0.23	ACRE	\$1,000.00	0.12		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1330	2591-2614105 MAINTENANCE - PACE ONLY	0.23	ACRE	\$1,000.00	0.12		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%
1340	2591-2614105 MAINTENANCE - PACE ONLY	0.23	ACRE	\$1,000.00	0.12		\$0.00	0	\$0.00	0	\$0.00	0%	\$0.00	0	\$0.00	0%

Indicate the quantity was provided on a change order

SUBTOTAL WORK COMPLETED - Page 4

\$12,738.44

\$0.00

\$295,516.64

\$30,500.00

\$295,516.64

DETAILED ESTIMATE OF CHANGE ORDER WORK COMPLETED TO DATE

REF. NO.	ITEM CODE	CONTRACT ITEM DESCRIPTION	PARTIC. PAVING	CONTRACT ITEM PARTIC. PAVING	UNIT	UNIT COST	PREVIOUS PERIOD PAVING	PREVIOUS PERIOD PAVING	THIS PERIOD		THIS PERIOD		TOTAL TO DATE		TOTAL TO DATE		TOTAL TO DATE	
									QUANTITY	AMOUNT	QUANTITY	AMOUNT	PERCENT	QUANTITY	AMOUNT	PERCENT	QUANTITY	AMOUNT
1-0100	2201-14010005	BASE WORKING, 6.5 IN HOT MIX ASPHALT PAVEMENT	141.4	SY	\$74.00													
1-0100	2202-11310000	HOT MIX ASPHALT STANDING TRAFFIC SURFACE COURSE, 1/2 IN MIN. NO SPECIAL FRICTION REQUIREMENT	141.4	SY	\$32.00													
3-0000	2102-2710000	Excavation, Class 10, White	122.6	CY	\$8.00													
3-0000	2114-010000	Modified Subbase (C29)	46	SY	\$45.00													
3-0100	2201-1032000	Standard of 8 1/2" from PCC (C1 C2 C3) 1/2" 4" min	-106	SY	\$71.50													
3-0100	2201-1031000	Standard of 8 1/2" from PCC (C1 C2 C3) 1/2" 4" min	176.5	SY	\$00.25													
3-0500	2201-1725000	Shoulder, PCC, 4' high	-20.6	SY	\$75.00													
3-0600	2201-0242000	Shoulder, PCC, 6' high	-23	SY	\$117.00													
3-0900	2201-0470000	Removal of Paved Driveway	14.2	SY	\$9.50													
3-0900	2201-0462000	Chemical Concrete Sealers and Retaining W/4	3.1	CY	\$1,052.00													
4-1000	2200-0900000	Install New Tree Guis	-18	EACH	\$2,000.00													
4-1000	2200-0900005	Remove and Replace Tree Guis & Install New Frame	-18	EACH	\$1,500.00													
4-2000	2102-2710000	Excavation, Class 10, White	192.9	CY	\$9.00													
4-2000	2114-010000	Modified Subbase	187.5	CY	\$45.00													
4-0100	2201-1032000	STANDARD OF 8 1/2" FROM PCC (C1 C2 C3) 1/2" 4" MIN. NO SPECIAL FRICTION REQUIREMENT	40	SY	\$71.50													
4-0100	2201-1031000	STANDARD OF 8 1/2" FROM PCC (C1 C2 C3) 1/2" 4" MIN. NO SPECIAL FRICTION REQUIREMENT	244.9	SY	\$00.25													
4-0200	2202-0220000	REMOVE SY-501	1	EACH	\$1,500.00													
4-0300	2202-0114141	CONCRETE PIPE (RCP), 36000 CLASS III, 18 IN. (C03 & C07)	74.4	LF	\$88.00													
4-0400	2201-0470000	REMOVE OF PAVEMENT (C29)	204.9	SY	\$7.50													
4-0500	2201-0462000	REMOVE OF ASPHALT	155	SY	\$7.00													
4-0500	2201-0250000	REMOVE OF ASPHALT	-151.5	SY	\$7.00													
4-0500	2201-0250000	REMOVE OF ASPHALT	151.7	SY	\$80.00													
4-0600	2202-0002200	REPLACEMENT OF UNSATURABLE BACKFILL MATERIAL, (C29)	131.5	CY	\$33.00													
4-0600	2114-010000	MODIFIED SUBBASE	29.00	CY	\$45.00													
4-0100	2201-1032000	STANDARD OF 8 1/2" FROM PCC (C1 C2 C3) 1/2" 4" MIN. NO SPECIAL FRICTION REQUIREMENT	-137.50	SY	\$71.50													
4-0100	2201-1031000	STANDARD OF 8 1/2" FROM PCC (C1 C2 C3) 1/2" 4" MIN. NO SPECIAL FRICTION REQUIREMENT	137.50	SY	\$00.25													
4-0600	2201-0250000	REMOVE OF ASPHALT	433.20	SY	\$50.00													
7-0000	2102-2710000	Excavation, Class 10, White	34.4	CY	\$9.00													
7-0000	2114-010000	MODIFIED SUBBASE	35	CY	\$45.00													
7-0000	2201-0250000	REMOVE OF ASPHALT	1	EACH	\$2,500.00													
7-0000	2200-0114141	CONCRETE PIPE (RCP), 36000 CLASS III, 18 IN. (C03 & C07)	47	LF	\$16.00													
7-0000	2200-0114141	CONCRETE PIPE (RCP), 36000 CLASS III, 18 IN. (C03 & C07)	12	LF	\$100.00													
7-0000	2201-0470000	REMOVE OF ASPHALT	155	SY	\$7.50													
7-0000	2201-0462000	REMOVE OF ASPHALT	3	EACH	\$465.00													
7-0000	2200-0900000	REMOVE OF ASPHALT	155	SY	\$88.00													
7-0000	2200-0900000	REMOVE OF ASPHALT	155	SY	\$31.00													
7-0000	2200-0900000	REMOVE OF ASPHALT	11	HRS	\$500.00													

ESTIMATED DATE OF CHANGE ORDER WORK COMPLETED TO DATE

REF. NO.	ITEM CODE	CONTRACT ITEM DESCRIPTION	PARTIC. PATING	CONTRACT ITEM PARTIC. PATING	UNIT	UNIT COST	PERIODS PERIOD PATING	PERIODS PERIOD PATING	THIS PERIOD DIVISION 1		THIS PERIOD DIVISION 2		TOTAL TO DATE DIVISION 1		TOTAL TO DATE DIVISION 2		TOTAL TO DATE	
									AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	PERCENT	AMOUNT	PERCENT	AMOUNT	PERCENT
1-001	2035-011010	Manhole, Storm Sewer, STD, 60 inch	1	140	LF	\$4,920.00	0.50	142.50	0	\$0.00	0	\$142.50	0%	\$142.50	0%	\$142.50	0%	
1-002	2035-020020	R/R Storm Sewer Pipe line or equal to 36 inch (CO1 & CO 2)	1	220	TON	\$36.00	0.50	285.47	0	\$0.00	0	\$285.47	100%	\$285.47	100%	\$285.47	100%	
1-003	2035-040010	Trench Foundation (CO1 & CO2)	1	1	LS	\$2,780.00	0.75	1.00	0	\$0.00	0	\$1.00	100%	\$1.00	100%	\$1.00	100%	
1-004	2035-044110	Additional Traffic Control	1	1	LS	\$800.00	0.75	0.26	0	\$0.00	0	\$0.26	100%	\$0.26	100%	\$0.26	100%	
4-001	2035-044110	Additional Traffic Control	1	1	LS	\$800.00	0.75	0.26	0	\$0.00	0	\$0.26	100%	\$0.26	100%	\$0.26	100%	
2-005	2037-011020	Removal of Underwood Trunk	2	2	EACH	\$9,325.00	2.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
2-006	2037-011020	Sample and Test Trench Construction (Remove Trunk)	2	2	EACH	\$1,920.00	2.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
2-007	2037-020020	Water Sampling Vial	2	2	EACH	\$3,000.00	2.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
2-008	2037-020020	Removal of Petroleum Contaminated Soil	2	2	CV	\$3,000.00	2.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
2-009	2037-020020	Sample and Test Trench Construction (Removal)	2	2	EACH	\$1,920.00	2.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
4-010	2015-020020	Grander Stations on Trunk, Class A Curbed Storm	460	460	CV	\$31.00	460.00	0	-133	\$5,123.00	0	\$5,123.00	100%	\$5,123.00	100%	\$5,123.00	100%	
4-011	2015-020020	Slurry Fence	1920	1920	LF	\$1.00	1920.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
4-012	2044-011210	Water Main, Trenched, D60, 10"	11	11	LF	\$170.00	11.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
4-013	2044-020115	Water Service Sha, Copper, 1 1/2 inch	10	10	LF	\$65.00	80.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
4-014	2044-020415	Water Service Connection, Copper, 1 1/2 inch	1	1	EACH	\$1,900.00	3.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
4-015	2044-020715	Water Service Gdn Stop & Run, Copper, 1 1/2 inch	1	1	EACH	\$800.00	1.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
4-017	2049-020020	Trench Valve Assembly, 4 inch	1	1	EACH	\$2,800.00	1.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
4-018	2049-020020	Special for Patent Sewer Removal	1	1	LF	\$2,500.00	1482.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
4-019	2049-020020	Removal of Sewer	1	1	EACH	\$2,500.00	1.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
4-020	2051-021105	Sewer, Reinforced PCC, 6 inch	151.8	151.8	SY	\$11.00	122.50	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
4-021	2051-021105	Sewer, PCC Standard, Underspread, 4 inch	88	88	LF	\$18.00	161.60	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
4-022	2051-021105	Sewer, PCC Standard, Non-Perforated, 4 inch	268	268	LF	\$63.60	1682.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
4-023	2051-021105	Sewer, PCC Standard, Non-Perforated, 6 inch	32	32	LF	\$113.00	316.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
4-024	2051-021105	Manhole, Storm Sewer, SV-402	43.2	43.2	SP	\$70.10	303.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
7-001	2015-021105	Manhole, SV-451	1	1	EACH	\$9,000.00	1.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
7-002	2051-011015	Storm Sewer, Gdn, TR, HDPE, 18"	15	15	LF	\$70.00	0.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
7-003	2051-011015	Storm Sewer, Gdn, TR, PVC, 18"	13	13	LF	\$75.00	0.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	
7-004	2051-001010	Pipeline, Full-Depth, Push, By Area	34.7	34.7	SY	\$85.00	0.00	0	0	\$0.00	0	\$0.00	0%	\$0.00	0%	\$0.00	0%	

Indicates the quantity was modified via a change order

TOTAL CHANGE ORDER WORK PERFORMED

TOTAL CONTRACT AND CHANGE ORDER WORK PERFORMED

Less: Amount Retained Per Contract 3%  
 Value of Stored Materials (See Attached List)  
 Less: Stored Materials Amount Retained Per Contract 3%  
 Net Amount Earned to Date

LESS: Amount Retained Per Contract 3%  
 VALUE OF STORED MATERIALS (SEE ATTACHED LIST)  
 LESS: STORED MATERIALS AMOUNT RETAINED PER CONTRACT 3%  
 NET AMOUNT EARNED TO DATE

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 NET AMOUNT EARNED TO DATE

**CERTIFICATION OF CONTRACTOR:** The undersigned contractor certifies that to the best of his knowledge, information and belief, he will attend to the Contract Payment has been completed in accordance with the Contract Documents for this project; that the Contract Payment is a true and correct statement of the amount of the work completed to date of this Contract Payment and that the amount paid to his contractor will be subject to the terms, conditions, and provisions that are contained herein in the performance of this contract.

**CONTRACTOR:**

BY: _____	TITLE: _____	DATE: _____	DATE: _____	DATE: _____
RECORD	show:			
ORIGIN DESIGN CO.				
BY: _____	TITLE: _____	DATE: _____	DATE: _____	DATE: _____

**APPROVAL OF OWNER:**

BY: _____	TITLE: _____	AMOUNT PAID: _____	DATE: _____	AMOUNT PAID: _____	DATE: _____
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**AGENDA ITEM**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

**DATE:**12/16/2024

**AGENDA ITEM:** Rental Agreement

**ACTION:** Discussion and Possible Approval

**SYNOPSIS:** The Electric Department has had an agreement with Darlene Ehlers at 55 Lynn St. for a few years and is looking to update this with a new agreement. Darlene has requested an increase of rent from \$500/ month to \$575/ month.

We currently use this for storing our Digger trucks and quite a bit of our inventory. Darlene has been very easy to get along with and would like to continue renting to us with a new contract. Until a new storage building can be built this is an ideal situation for us and the increase in rent is acceptable.

**BUDGET ITEM:** yes

**RESPONSIBLE DEPARTMENT:** Electric

**MAYOR/COUNCIL ACTION:** Discussion and Possible Approval

**ATTACHMENTS:** yes

**PREPARED BY:** Jon Walsh

**DATE PREPARED:** 12/13/2024.

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	
POLICE DEPARTMENT	GENERAL GOVERNMENT	AT&T MOBILITY	WIRELESS	
		COMMUNITY INSURANCE SERVICES	INSURANCE CHANGE/ADDITION	
			INSURANCE CHANGES/ADDITION	
		JOHN DEERE FINANCIAL	SUPPLIES	
		KIESLER POLICE SUPPLY INC	7 GUNS	
		OFFICE EXPRESS	OFFICE SUPPLIES	
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	
		TOTAL:		
FIRE DEPARTMENT	GENERAL GOVERNMENT	COMMUNITY INSURANCE SERVICES	INSURANCE CHANGE/ADDITION	
			INSURANCE CHANGES/ADDITION	
		DINGES FIRE COMPANY	BLOCKING HOODS	
			FIRE BOOTS	
		JOHN DEERE FINANCIAL	SUPPLIES	
		FELD FIRE	AERIAL LADDER REPAIRS	
		D & R PEST CONTROL	D & R PEST CONTROL	
		LECTRONICS INC	ALARM SERVICE	
OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES			
		TOTAL:		
AMBULANCE	GENERAL GOVERNMENT	AT&T MOBILITY	WIRELESS	
		BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	
			MEDICAL SUPPLIES	
		FAMILY FOODS	MISC SUPPLIES	
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	
		MISC. VENDOR MARILYN ARGOTSINGER	MARILYN ARGOTSINGER:REFUND	
		D & R PEST CONTROL	D & R PEST CONTROL	
		HAMILTON MEDICAL INC	BREATHING CIRCUITS	
		IOWA GEMT PAYMENT PROGRAM	JAN STATE SHARE PAYMENT	
		JOHNSON COUNTY AMBULANCE SERVICE	ALS SERVICE	
			ALS SERVICE	
			ALS SERVICE	
			ALS SERVICE	
		KIRKWOOD COMMUNITY COLLEGE	TRAINING	
		LISBON-MT VERNON AMBULANCE SERVICE	PARAMEDIC INTERCEPT	
		MEDIC EMS	ALS INTERCEPT	
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES	
PCC	BILLING			
	BILLING			
PROGRESSIVE REHABILITATION ASSOCIATES	PRE WORK SCREEN			
	PRE WORK SCREEN			
	PRE WORK SCREEN			
	PRE WORK SCREEN			
TIPTON PHARMACY	PHARMACEUTICALS			
		TOTAL:		
STREET DEPARTMENT	GENERAL GOVERNMENT	CINTAS	UNIFORMS	
			UNIFORMS	
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES	
		SPAHN & ROSE LUMBER CO	SUPPLIES	
			TOTAL:	
CEMETERY	GENERAL GOVERNMENT	GRASSHOPPER LAWN CARE DBA ALL STAR TUR	CONTRACT PAY 1116-1215	
		ERIC STORJOHANN	2 BURIALS	
			TOTAL:	

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION
GENERAL ADMINISTRATION	GENERAL GOVERNMENT	CINTAS	UNIFORMS
			UNIFORMS
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES
			TOTAL: _____
LIBRARY	GENERAL GOVERNMENT	VESTIS	BLDG MAINT SUPPLIES
		BAKER & TAYLOR	BOOKS
			BOOKS
		CHALLIS LAWN CARE	INSTALLATION OF LED LIGHTS
		COPY SYSTEMS	BASE & COPIES
		DEMCO INC.	OFFICE SUPPLIES
		JOHN DEERE FINANCIAL	SUPPLIES
		MIKE FOGG CONSTRUCTION	CLEAN GUTTERS
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES
		SCHUMACHER ELEVATOR COMPANY	MONTHLY MAINTENANCE
		SPAHN & ROSE LUMBER CO	CEILING TILE REPLACEMENTS
		TOTAL MAINTENANCE INC	MONTHLY SERVICE
		WINDSTREAM	MONTHLY SERVICES
			TOTAL: _____
PARK	GENERAL GOVERNMENT	JOHN DEERE FINANCIAL	SUPPLIES
		CITY UTILITIES	CITY UTILITIES
			CITY UTILITIES
			TOTAL: _____
ADULT RECREATION	GENERAL GOVERNMENT	BRAD DOERRING	REF ADULT BB
		CJ NELSON	REF ADULT BASKETBALL
			REF ADULT BB
		CHAD WOLLUM	REF ADULT BASKETBALL
			TOTAL: _____
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT	ELECTRIC PUMP	SUMP PUMP & STARTERS REPAI
		JOHN DEERE FINANCIAL	OPERATING SUPPLIES
		D & R PEST CONTROL	D & R PEST CONTROL
		STATE HYGIENIC LABORATORY	TESTING
		ELECTRONICS INC	ALARM SERVICE
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES
		TIPTON CONSERVATIVE	FAC SUPERVISOR, MIN, FINANCE
		TIPTON ELECTRIC MOTORS	UPS CHARGES, SUPPLIES, RENTA
		CITY UTILITIES	CITY UTILITIES
			TOTAL: _____
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT	A & P GRAPHICS & SIGNS	9 VETERAN BANNERS
			2 VETERAN BANNERS
		JOHN DEERE FINANCIAL	SUPPLIES
		ELECTRONICS INC	ALARM SERVICE
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES
		ROTH ELECTRIC	OUTLET REPAIR
		SPAHN & ROSE LUMBER CO	SUPPLIES
		CITY UTILITIES	CITY UTILITIES
			TOTAL: _____
FINANCE & ADMINISTRATI	GENERAL GOVERNMENT	OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES
			TOTAL: _____
BUILDING MAINTENANCE	GENERAL GOVERNMENT	VESTIS	MATS

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION
		CINTAS CORPORATION	FIRST AID SUPPLIES
		JOHN DEERE FINANCIAL	SUPPLIES
		D & R PEST CONTROL	D & R PEST CONTROL
		ELECTRONICS INC	ALARM SERVICE
		OFFICE EXPRESS	OFFICE SUPPLIES
			TOTAL: _____
TRAFFIC SERVICE MAINT. ROAD USE TAX FUND		SPAHN & ROSE LUMBER CO	SUPPLIES
			TOTAL: _____
HWY 38 PROJECT	GO CP 2023	MISC. VENDOR THE RED PIN	THE RED PIN:RIBBONCUTTINGM
		ORIGIN DESIGN	CEDAR ST UTILITIES IMPRVN
		TIPTON GREENHOUSE & FLORIST	FLOWERS & RIBBON FOR HWY 3
			TOTAL: _____
INDUSTRIAL FEEDER PJT	INDUSTRIAL FEEDER	TRI-CITY ELECTRIC COMPANY OF IOWA	PAY APP NO 5
			TOTAL: _____
WATER DISTRIBUTION	WATER OPERATING	CINTAS	UNIFORMS
		JOHN DEERE FINANCIAL	UNIFORMS
		STATE HYGIENIC LABORATORY	SUPPLIES
		IOWA ONE CALL	TESTING
		LYNCH'S EXCAVATING INC	LOCATES
		OFFICE MACHINE CONSULTANTS INC	REMOVE BLOCKAGE @ WA SRVC
			MANAGEMENT SERVICES
			TOTAL: _____
WATER BILL/COLLECT	WATER OPERATING	MISC. VENDOR CINDY DOERMANN	CINDY DOERMANN:4 WINTER SH
		OFFICE EXPRESS	OFFICE SUPPLIES
			TOTAL: _____
WASTEWATER/AKA SEWER	WASTEWATER/AKA SEW	JOHN DEERE FINANCIAL	OPERATING SUPPLIES
		MISC. VENDOR CINDY DOERMANN	CINDY DOERMANN:4 WINTER SH
		OFFICE EXPRESS	OFFICE SUPPLIES
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES
		QC ANALYTICAL SERVICES LLC	WASTEWATER TESTING
		TIPTON ELECTRIC MOTORS	WASTEWATER TESTING
			UPS CHARGES,SUPPLIES,RENTA
			TOTAL: _____
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING	CINTAS	UNIFORMS, SHOP TOWELS, MAT
		CINTAS CORPORATION	UNIFORMS, SHOP TOWELS, MAT
		ESBECK MASONRY	UNIFORMS, SHOP TOWELS, MAT
		JOHN DEERE FINANCIAL	UNIFORMS, SHOP TOWELS, MAT
		D & R PEST CONTROL	FIRST AID SUPPLIES
		IOWA ONE CALL	POWER PLANT BRICK WALL
		OFFICE MACHINE CONSULTANTS INC	OPERATING SUPPLIES
		MOTOR PARTS & EQUIPMENT CORP	D & R PEST CONTROL
		SHERMCO INDUSTRIES INC	LOCATES
		STUART C IRBY CO	MANAGEMENT SERVICES
		SUNBELT SOLOMON SERVICES LLC	SUPPLIES AND PARTS
		TIPTON ELECTRIC MOTORS	SCADA SERVER TOWERS
			IN GROUND ST LIGHT PEDESTA
			SMALL TOOLS
			TRANSFORMER ALLEY W 5TH ST
			UPS CHARGES,SUPPLIES,RENTA

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION
		CITY UTILITIES	UPS CHARGES, SUPPLIES, RENTA CITY UTILITIES CITY UTILITIES TOTAL: 5
ELECTRIC POWER PLANT	ELECTRIC OPERATING	CINTAS CORPORATION JOHN DEERE FINANCIAL D & R PEST CONTROL IOWA DEPT OF NATURAL RESOURCES	FIRST AID SUPPLIES SUPPLIES D & R PEST CONTROL ANNUAL TANK MANAGEMENT FEE TOTAL:
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING	MISC. VENDOR CINDY DOERMANN OFFICE EXPRESS	CINDY DOERMANN:4 WINTER SH OFFICE SUPPLIES TOTAL:
GAS DISTRIBUTION	GAS OPERATING	CINTAS  JOHN DEERE FINANCIAL IOWA ONE CALL OFFICE MACHINE CONSULTANTS INC CITY UTILITIES	UNIFORMS, SHOP TOWELS, MAT UNIFORMS, SHOP TOWELS, MAT OPERATING SUPPLIES LOCATES MANAGEMENT SERVICES CITY UTILITIES TOTAL:
GAS BILL/COLLECT	GAS OPERATING	MISC. VENDOR CINDY DOERMANN OFFICE EXPRESS	CINDY DOERMANN:4 WINTER SH OFFICE SUPPLIES TOTAL:
AIRPORT	AIRPORT OPERATING	COMMUNITY INSURANCE SERVICES  IPAA LYNCH'S PLUMBING INC	AIRPORT LIABILITY POLICY AIRPORT LIABILITY MEMBERSHIP RENEWAL PAY APP NO 1 TOTAL: 10
GARBAGE COLLECTION	GARBAGE COLLECTION	CEDAR COUNTY SOLID WASTE CINTAS  MISC. VENDOR CINDY DOERMANN OFFICE EXPRESS OFFICE MACHINE CONSULTANTS INC	TRANSFER FEES UNIFORMS UNIFORMS CINDY DOERMANN:4 WINTER SH OFFICE SUPPLIES MANAGEMENT SERVICES TOTAL:
RECYCLING	GARBAGE COLLECTION	REPUBLIC SERVICES OF IOWA	RECYCLING SORT FEES TOTAL:
INT SRVC-OTHER BUSINES	CENTRAL GARAGE	BAUER BUILT TIRE CEDAR COUNTY COOP  CEDAR COUNTY ENGINEER  CINTAS  CINTAS CORPORATION ELECTRICAL ENGINEERING & EQUIPMENT CO JOHN DEERE FINANCIAL  H & H AUTO	TIRES #66 283 GL FUEL OIL 60.7 GL FUEL 695.2 GL FUEL UNIFORMS UNIFORMS FIRST AID SUPPLIES SHOP LIGHTS OPERATING SUPPLIES SUPPLIES TIRE REPAIR

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION
		HENDERSON PRODUCTS INC	TIRES #116 REPAIR PARTS REPAIR PARTS & STOCK PARTS REPAIR PARTS & STOCK PARTS
		MIDWEST WHEEL COMPANIES	PARTS
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES
		MOTOR PARTS & EQUIPMENT CORP	SUPPLIES AND PARTS SUPPLIES AND PARTS SUPPLIES AND PARTS
		SHOTTENKIRK	REPAIR PARTS REPAIR PARTS REPAIR PARTS
		THOMPSON TRUCK & TRAILER	STOCK PARTS STOCK PARTS
		TITAN MACHINERY INC	REPAIR PARTS
			TOTAL: _____
INT SRVC-OTHER BUSINES ADMINISTRATIVE SER		CLIFTON LARSON ALLEN LLP	OUT OF SCOPE FOR RESTATEME
		ECIA	2ND INSTALLMENT DUES
		OFFICE EXPRESS	OFFICE SUPPLIES OFFICE SUPPLIES
		OFFICE MACHINE CONSULTANTS INC	MANAGEMENT SERVICES
		SPINUTECH INC	SSL CERTIFICATE FOR VPN
		TIPTON CONSERVATIVE	WEB SUPPORT FAC SUPERVISOR, MIN, FINANCE
			TOTAL: _____

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

001	GENERAL GOVERNMENT	36,410.38
110	ROAD USE TAX FUND	21.87
317	GO CP 2023	51,187.19
319	INDUSTRIAL FEEDER PROJECT	8,379.00
600	WATER OPERATING	1,562.76
610	WASTEWATER/AKA SEWER REVE	4,320.91
630	ELECTRIC OPERATING	51,660.28
640	GAS OPERATING	404.52
660	AIRPORT OPERATING	101,650.00
670	GARBAGE COLLECTION	6,193.94
810	CENTRAL GARAGE	10,599.36
835	ADMINISTRATIVE SERVICES	3,941.40
-----		
	GRAND TOTAL:	276,331.61
-----		

CITY CREDIT CARD STATEMENT		cr	999		1010			Card Ttl	-6,525.83
<b>City Card</b>									
Travel Training -	Sakari Sushi Lounge, Capriotti's Sandwich Shop, BarLouie, Hansens Manhattan Deli	dr	001	5	110	1	62980	90.70	
								<b>Total Charges</b>	<b>90.70</b>
<b>Finance Director</b>									
Telecommunications	GoTo Technologies	dr	835	5	899	2	63730	30.35	
Technology	License Renewal - Microsoft	dr	001	5	110	2	64190	120.00	
		dr	001	5	150	2	64190	120.00	
		dr	001	5	160	2	64190	240.00	
		dr	001	5	210	2	64190	240.00	
		dr	640	5	825	2	64190	120.00	
		dr	835	5	899	2	64190	960.00	
Office Equip Main & Repair	Amazon	dr	630	5	820	2	63400	17.68	
Operating Supplies	Amazon	dr	660	5	835	2	65070	59.94	
								<b>Total Charges</b>	<b>1,907.97</b>
<b>Economic Development</b>									
Miscellaneous	1000 Bulbs	dr	001	5	525	2	65980	224.15	
								<b>Total Charges</b>	<b>224.15</b>
<b>Library</b>									
Materials	Amazon, Walmart	dr	001	5	410	2	65020	464.99	
Programming	Walmart	dr	001	5	410	2	65021	27.14	
Office Supplies		dr	001	5	410	2	65060	79.00	
Postage/Shipping	USPS	dr	001	5	410	2	65080	86.39	
Miscellaneous	Walmart	dr	001	5	410	2	65980	39.90	
								<b>Total Charges</b>	<b>697.42</b>
<b>Ambulance</b>									
Dues/Fees	National Registry EMT	dr	001	5	160	1	62100	25.00	
Training	PWW, Handtevy	dr	001	5	160	1	62300	159.00	
Telecommunications	Splashtop, JAMF	dr	001	5	160	2	63730	111.00	
		dr	001	5	620	2	63730	32.00	
		dr	630	5	820	2	63730	12.00	
		dr	640	5	825	2	63730	4.00	
Advertising	Indeed	dr	001	5	160	2	64020	120.00	
Equipment/Vehicle Rent	Amazon	dr	001	5	160	2	64150	26.24	
Office Supplies	Ebay	dr	001	5	160	2	65060	84.22	
Operating Supplies	Amazon	dr	001	5	160	2	65070	96.94	
CIP Reserve	Ebay	dr	001	5	160	3	67980	10.79	
Operating Supplies	LiveActionSafety	dr	001	5	465	2	67050	117.52	
Safety	LiveActionSafety	dr	630	5	821	2	65100	117.53	
								<b>Total Charges</b>	<b>916.24</b>
<b>Fire</b>									
Miscellaneous	Walmart,Amazon	dr	001	5	150	2	65980	276.25	
								<b>Total Charges</b>	<b>276.25</b>
<b>Gas</b>									
Operational Equip & Repair	Grainger	dr	640	5	825	2	63500	69.07	
								<b>Total Charges</b>	<b>69.07</b>





**RESOLUTION NO. 121624C**

**RESOLUTION SCHEDULING HEARING ON ASSESSMENT OF EMERGENCY UTILITY REPAIR WORK TO SANITARY SEWER SERVICE LINE**

**WHEREAS**, City of Tipton, Iowa public alleyway began to collapse on or about May 2024, and

**WHEREAS**, based upon the experience of City staff, the alleyway collapse and failure was clearly tied to a failing City Sanitary Sewer Main or privately owned Sanitary Sewer Service, and

**WHEREAS**, consistent with past and customary City practices, steps were immediately taken by City staff to investigate the cause of the alleyway collapse, said investigation made by potholing various spots within the right of way followed by contracting with Lynch Excavating Inc. to excavate in an area where the issue was discovered by potholing, but which could not be fully investigated and/or repaired without excavation, and

**WHEREAS**, excavation by Lynch Excavating Inc. in the alleyway disclosed that the failed sanitary service line was a line owned by Robert Bird, said service line serving the property described below

<u>Owner/Property</u>	<u>PIN</u>	<u>Legal Description</u>	<u>For</u>
Robert Bird	0480-11-06-107-011-0	Tipton N 16' Lot 2 & S 30' Lot 3 BLK 10	Repair work done in the alley between 5 <sup>th</sup> & 6 <sup>th</sup> Street for building located at 509-11 Cedar Street

**WHEREAS**, prior to excavation, City staff explained to property owner Robert Bird that the City investigation may disclose that the issue causing the alleyway collapse was tied to the service line of Mr. Bird, and if it did that he would be held responsible for the cost of repairs, and

**WHEREAS**, after excavation, and discovery of the failed sanitary service line of Mr. Bird, Mr. Bird was so notified, and again informed that he would be responsible for the costs of repair, and

**WHEREAS**, because of the partial collapse, potholing, and excavation, the alley was exposed as were portions of the City sanitary sewer main, under the circumstances making it impractical and an emergency situation, justifying immediate repair, filling of the voids, and re-opening of the alleyway, that it made no sense to fill the voids only to be later excavated again, risking fill entering the City Sanitary Sewer main, plugging main lines, nor did it make sense to leave the void open, exposing the City, residents, and the property owner to risks of injury and liability, and

**WHEREAS**, the City took immediate steps to repair the failed service line, hiring and paying Lynch Excavating Inc. to make said repairs at a total cost of \$6,292.80, and

**WHEREAS**, the City has invoiced Mr. Bird, the property owner, for said repairs, not invoicing Mr. Bird for any costs or expenses tied to the efforts of City staff to initially explore the issue nor any costs of the City to repair pavement damages caused by the repair, and

WHEREAS, a public hearing on the assessment of the above and foregoing expense, in the amount of \$6,292.80 should be set, with notice of the hearing being provided to the property owner, Mr. Bird, so that he has an opportunity to be heard on this issue, after which the Council will make a final decision on the responsibility for said expense and potential assessments related thereto.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Tipton, Iowa, that a Public Hearing is hereby set for the 20th day of January at 5:30pm, at which time the Council will hear from property owner Bob Bird in regard to the emergency repair costs incurred by the City of Tipton to repair the sanitary sewer service line serving Mr. Bird's property as outlined herein, and to thereafter make determinations related to the responsibility for the cost of said repairs, timing of payment for said repairs, and the potential assessment of the cost of said repairs against the Bob Bird property to be collected with and in the same manner as the property taxes paid by the property owner as provided in Section 384.2 Code of Iowa.

**PASSED AND APPROVED** this 16th day of December 2024.

\_\_\_\_\_  
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. 121624C which was passed by the Tipton City Council this 16th day of December 2024.

\_\_\_\_\_  
Amy Lenz, City Clerk

**RESOLUTION NO. 121624A**

**RESOLUTION AMENDING THE CURRENT BUDGET FOR  
FISCAL YEAR ENDING JUNE 30, 2025**

**WHEREAS**, the Tipton City Council published the required notice concerning the proposed amendment to the current budget for the fiscal year ending June 30, 2025, on December 4, 2024; and

**WHEREAS**, the Tipton City Council held a public hearing concerning the proposed amendment to the current budget for the fiscal year ending June 30, 2025, on December 16, 2024; and

**WHEREAS**, the Tipton City Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment to the budget and modifications proposed at the hearing.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Tipton, Iowa that the current budget is amended as set out in the attached paperwork; and that the Mayor and City Clerk are hereby authorized and directed to execute this resolution; and

**BE IT ALSO FURTHER RESOLVED**, by the City Council of the City of Tipton, Iowa, that the Finance Director is hereby directed to submit this budget amendment to the Cedar County Auditor.

**PASSED AND APPROVED** this 16th day of December 2024.

\_\_\_\_\_  
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. 121624A which was passed by the Tipton City Council this 16th day of December 2024.

\_\_\_\_\_  
Amy Lenz, City Clerk

AGENDA ITEM:

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	<b>12/16/2024</b>
<b>AGENDA ITEM:</b>	<b>FY 25-26 Proposed Budget Schedule</b>
<b>ACTION:</b>	<b>Motion to Approve, Deny or Table</b>

**SYNOPSIS:** Attached is the proposed FY 25-26 budget schedule showing the proposed Council meeting dates from February through April as well as the specific budget actions that will be needed during some of those meetings. Please let me know if you will have any scheduling conflicts with any of the proposed dates.

One thing to note on the budget schedule include:

- 1) The second Council meeting in February is proposed to be moved to February 24<sup>th</sup> from February 17<sup>th</sup> due to the Federal holiday.

**BUDGET ITEM:** Not Applicable

**RESPONSIBLE DEPARTMENT:** Administration




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

**ATTACHMENTS:** FY 25-26 Proposed Budget Schedule Calendar & Timeline

**PREPARED BY:** MA

**DATE PREPARED:** 12/10/24

# FY 25-26 Proposed Budget Schedule

S	M	T	W	Th	F	Sa	S	M	T	W	Th	F	Sa	S	M	T	W	Th	F	Sa
FEBRUARY							MARCH							APRIL						
						1							1			1	2	3	4	5
2	3	4	5	6	7	8	2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28		23	24	25	26	27	28	29	27	28	29	30			
							30	31												
 Denotes the Holidays City Offices are Closed  Regularly scheduled Council meetings  Budget Workshop																				

**February 3<sup>rd</sup>** – Regular Council Meeting

**February 13<sup>th</sup>** - Budget Workshop: Department heads present proposed FY 25-26 budgets.

**February 24<sup>th</sup>** – Regular Council Meeting (Set tax statement public hearing for March 24th).

**March 5<sup>th</sup>** – Deadline for levy information to be submitted to County Auditor

**March 10<sup>th</sup>** – Regular Council Meeting

**March 12<sup>th</sup>** – Publish the tax statement public hearing requirement (10/20-day requirement)

**March 24<sup>th</sup>** - Regular Council Meeting for the hearing on the tax statement. No Council action is required at this meeting except to hold the hearing.

**March 24<sup>th</sup>** - Hold a second Regular Council Meeting (the same night). Council sets the budget public hearing & the preliminary FY25-26 budget for April 7<sup>th</sup> (Need to have a 15–30-minute time frame to make them separate and distinct)

**March 26<sup>th</sup>** – Publish the public hearing requirement for the notice of hearing on adoption of the FY25-26 Budget (10/20-day requirement)

**April 7<sup>th</sup>** - Regular Council Meeting (Hold the budget public hearing and adoption of final budget resolution)

**April 30<sup>th</sup>** - The state budget certification deadline.

**RESOLUTION NO. 121624B**

**RESOLUTION TO ASSESS UTILITY CHARGES DUE  
TO NON-PAYMENT BY PROPERTY OWNER:**

**WHEREAS**, the City of Tipton, Iowa has provided utility services for properties within the City of Tipton, and

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

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

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

<u>Owner/Property</u>	<u>PIN</u>	<u>Legal Description</u>	<u>For</u>	<u>Costs</u>
Special K Properties Inc C/O Kinch Donithan	0480-07-31-353-003-0	Moore & Culs Add N ½ L7-9 BLK 15	Unpaid Utility Bills	4,243.67

**PASSED AND APPROVED** this 16th day of December 2024.

\_\_\_\_\_  
Tammi Goerdt, Mayor

ATTEST: \_\_\_\_\_  
Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution No. 121624B which was passed by the Tipton City Council this 16th day of December 2024.

\_\_\_\_\_  
Amy Lenz, City Clerk

RESOLUTION NO. 121624D

RESOLUTION ACCEPTING THE COMPLETION OF THE INDUSTRIAL FEEDER PROJECT  
(OR 15kV INDUSTRIAL CIRCUIT PROJECT) AND APPROVING: CHANGE-ORDERS 1  
THROUGH 4 AND THE RELEASE OF RETAINAGE

WHEREAS, the City Council of the City of Tipton accepted a bid from Tri-City Electric to construct a 15kV underground electric distribution line from the Power Plant to the southern industrial park that includes Commerce Boulevard; and

WHEREAS, the Engineer for this Project (David Charles, Shermco Industries) has submitted a letter (December 12, 2024) recommending that the City accept the Project as complete and authorize the following approvals:

- 1.) Change-Orders 1 through 4, \$19,767.00;
- 2.) Retainage, \$5398.35.

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

BE IT FURTHER RESOLVED, the City Council approves immediate payment of Change-Orders 1 through 4 and the release of retainage in 30 days—or less, if provided for in the contract documents.

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 16<sup>th</sup> day of December 2024.

\_\_\_\_\_  
Tammi Goerdt, Mayor

ATTEST:

\_\_\_\_\_  
Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution No. 121624D which was passed by the Tipton City Council this 16<sup>th</sup> day of December 2024.

\_\_\_\_\_  
Amy Lenz, City Clerk





**Shermco industries®**

**One Line. One Company.®**

**Corporate Headquarters**  
Dallas Service Center  
2425 East Pioneer Dr.  
Irving, Texas 75061  
p. 972.793.5523  
f. 972.793.5542  
[Corporate@shermco.com](mailto:Corporate@shermco.com)

LETTER of PROJECT ACCEPTANCE  
Project: 15kV Industrial Circuit  
December 12, 2024

Attention Brian Wagner, City Manager

**Austin Service Center**  
1705 Hur Industrial Blvd.  
Cedar Park, Texas 78613  
p. 512.267.4800  
f. 512.267.4808  
[Austin@shermco.com](mailto:Austin@shermco.com)

Shermco Industries recommends accepting the work performed by Tri City Electric and its subcontractors to construct a 15kV underground electric distribution line from the Power Plant into the southern distribution area serving the City of Tipton's industrial customers. An excellent improvement for the city performed without incident in a professional manner for the agreed to price. That statement rarely appears in an acceptance letter, but as Tri City's most strident critic, I feel they deserve congratulations for a job well done.

**Cedar Rapids Service Center**  
796 11<sup>th</sup> St.  
Marion, Iowa 52302  
p. 319.377.3377  
f. 319.377.3399  
[CedarRapids@shermco.com](mailto:CedarRapids@shermco.com)

Thank you for using Shermco to provide engineering design and construction management services.

**Des Moines Service Center**  
2100 Dixon St., Suite A  
Des Moines, Iowa 50316  
p. 515.265.3377  
f. 972.793.5542  
[DesMoines@shermco.com](mailto:DesMoines@shermco.com)

Respectfully Submitted  
Shermco Industries, Inc.

**Houston Service Center**  
33002 FM 2004  
Angleton, Texas 77515  
p. 979.848.1406  
f. 979.848.0012  
[Houston@shermco.com](mailto:Houston@shermco.com)

David Charles  
Project Manager  
Engineering Services Division

**San Antonio Service Center**  
12000 Network Blvd.  
Building D, Suite 410  
San Antonio, Texas 78249  
p. 512.267.4800  
[SanAntonio@shermco.com](mailto:SanAntonio@shermco.com)

**Sweetwater Service Center**  
1301 Hailey St.  
Sweetwater, Texas 79556  
p. 325.236.9900  
f. 325.236.8192  
[Sweetwater@shermco.com](mailto:Sweetwater@shermco.com)

**Tulsa Service Center**  
4510 South 86<sup>th</sup> East Ave.  
Tulsa, Oklahoma 74145  
p. 918.234.2300  
f. 918.234.2306  
[Tulsa@shermco.com](mailto:Tulsa@shermco.com)

**EU Sales Office**  
Boulevard Saint-Michel 47  
1040 Brussels, Belgium  
p. +32 (0) 2 400.00.54  
f. +32 (0) 2 400.00.32  
[Brussels@shermco.com](mailto:Brussels@shermco.com)

# APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 323801

Application No. : 6  
 Application Date 12/10/2024  
 Due Date : 1/9/2025  
 Period To:

Distribution to :  
 Owner  
 Architect  
 Contractor

To Owner: City of Tipton  
 407 Lynn Street  
 Tipton, IA 50047

Project 13A175630 Industrial Circuit Electrical Construction  
 From Contractor: Tri City Electric Co of Iowa Corp  
 6225 N Brady St  
 Davenport, IA 52806

Via Architect:

Contract For: Contract

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

- 1. Original Contract Sum ..... \$88,200.00
- 2. Net Change By Change Order ..... \$19,767.00
- 3. Contract Sum To Date ..... \$107,967.00
- 4. Total Completed and Stored To Date ..... \$107,967.00
- 5. Retainage :
  - a. 5.00% of Completed Work ..... \$5,398.35
  - b. 0.00% of Stored Material ..... \$0.00
- Total Retainage ..... \$5,398.35
- 6. Total Earned Less Retainage ..... \$102,568.65
- 7. Less Previous Certificates For Payments ..... \$83,790.00
- 8. Current Payment Due ..... \$18,778.65
- 9. Balance To Finish, Plus Retainage ..... \$5,398.35

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Tri City Electric Co of Iowa Corp

By: [Signature] Date: 12/10/2024

State of: Iowa County of: Scott  
 Subscribed and sworn to before me this 10th day of December 2024

Notary Public: [Signature]  
 My Commission expires: [Signature]



## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$18,778.65

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on th Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$19,767.00	\$0.00
TOTALS	\$19,767.00	\$0.00
Net Changes By Change Order	\$19,767.00	

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

Invoice #: 323801  
 Contract : 13A175630 Industrial Circuit Electrical Construction  
 Architect's Project No.:

Application No. : 6  
 Application Date : 12/10/2024  
 Due Date : 1/9/2025  
 To:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed From Previous Application (D+E)	E Work Completed This Period In Place	F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C-G)	I Retainage
1	Industrial Circuit Electrical Construction	88,200.00	88,200.00	0.00	0.00	88,200.00	100.00%	0.00	4,410.00
901	CO #1 - Inventory of Material Prior to Start of Project	668.00	0.00	668.00	0.00	668.00	100.00%	0.00	33.40
902	CO #2 - Acceptance Test the 18 Reels of 15kV Power Cable	3,853.00	0.00	3,853.00	0.00	3,853.00	100.00%	0.00	192.65
903	CO #3 - 4-0 Cable Pull from SC-1 to Substation	7,298.00	0.00	7,298.00	0.00	7,298.00	100.00%	0.00	364.90
904	CO #4 - 500mcm Terminations	7,948.00	0.00	7,948.00	0.00	7,948.00	100.00%	0.00	397.40
<b>Grand Totals</b>		<b>107,967.00</b>	<b>88,200.00</b>	<b>19,767.00</b>	<b>0.00</b>	<b>107,967.00</b>	<b>100.00%</b>	<b>0.00</b>	<b>5,398.35</b>

# APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 323802

To Owner: City of Tipton  
407 Lynn Street  
Tipton, IA 50047

Project 13A175630 Industrial Circuit Electrical Construction  
Application No.: 7  
Application Date 12/10/2024  
Due Date: 1/9/2025  
Period To:

Distribution to:  
Owner   
Architect   
Contractor

From Contractor: Tri City Electric Co of Iowa Corp  
6225 N Brady St  
Davenport, IA 52806

Via Architect:  
Project Nos:  
Contract For: Retainage Release

Contract For:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

- 1. Original Contract Sum ..... \$88,200.00
- 2. Net Change By Change Order ..... \$19,767.00
- 3. Contract Sum To Date ..... \$107,967.00
- 4. Total Completed and Stored To Date ..... \$107,967.00
- 5. Retainage :
  - a. 0.00% of Completed Work ..... \$0.00
  - b. 0.00% of Stored Material ..... \$0.00
- Total Retainage ..... \$0.00
- 6. Total Earned Less Retainage ..... \$107,967.00
- 7. Less Previous Certificates For Payments ..... \$102,568.65
- 8. Current Payment Due ..... \$5,398.35
- 9. Balance To Finish, Plus Retainage ..... \$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Tri City Electric Co of Iowa Corp

By: [Signature] Date: 12/10/2024

State of: Iowa County of: Scott  
Subscribed and sworn to before me this 10th day of December 2024

Notary Public: [Signature]  
My Commission expires: 08-21-25



## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$5,398.35

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$19,767.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$19,767.00	\$0.00
Net Changes By Change Order	\$19,767.00	

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.  
 In tabulations below, amounts are stated to the nearest dollar.  
 Use Column I on Contracts where variable retainage for line items may apply.

Application No.: 7  
 Application Date: 12/10/2024  
 Due Date: 1/9/2025  
 To:

Invoice #: 323802 Contract: 13A175630 Industrial Circuit Electrical Construction Architect's Project No.:

A Item No.	B Description of Work	C Scheduled Value	D Work Completed From Previous Application (D+E)	E Work Completed This Period In Place	F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C-G)	I Retainage
1	Industrial Circuit Electrical Construction	88,200.00	88,200.00	0.00	0.00	88,200.00	100.00%	0.00	0.00
901	CO #1 - Inventory of Material Prior to Start of Project	668.00	668.00	0.00	0.00	668.00	100.00%	0.00	0.00
902	CO #2 - Acceptance Test the 18 Reels of 15kV Power Cable	3,853.00	3,853.00	0.00	0.00	3,853.00	100.00%	0.00	0.00
903	CO #3 - 4-0 Cable Pull from SC-1 to Substation	7,298.00	7,298.00	0.00	0.00	7,298.00	100.00%	0.00	0.00
904	CO #4 - 500mcm Terminations	7,948.00	7,948.00	0.00	0.00	7,948.00	100.00%	0.00	0.00
<b>Grand Totals</b>		<b>107,967.00</b>	<b>107,967.00</b>	<b>0.00</b>	<b>0.00</b>	<b>107,967.00</b>	<b>100.00%</b>	<b>0.00</b>	<b>0.00</b>

**AGENDA INFORMATION**  
**TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	Council meeting of December 16, 2024.
<b>AGENDA ITEM:</b>	Discussion and possible motion concerning the issuance of a Request for Proposals (RFP) for the construction of a 1-megawatt solar array for the Tipton Electric Utility.
<b>ACTION:</b>	Approve, deny, or table to allow more consideration of the topic.

**SYNOPSIS**

Between Jon, Melissa, Maggie Burger, and me, we've been looking at this project over the course of several months. We've been trying to figure out the most efficient and effective way to gather proposals for the purchase and construction of a 1-megawatt solar array for the Electric Utility.

We've reached the point where we won't know if a project is possible unless we publish a Request for Proposals (RFP) that solar vendors can respond to. We can post it at the League of Cities website and email to vendors that have contacted us in the past.

With this synopsis, we've included two documents. The first is the RFP itself. The second is a Solar Array Agreement. Both contain contract terms, so potential solar vendors/contractors should review the terms of both. But for now, only the RFP needs to be filled out. The blanks in the Agreement will be filled out with info from the winning RFP submittal. The winning RFP would then become Exhibit A to the agreement.

To summarize our project, the RFP states:

*The City of Tipton is requesting proposals including pricing for our proposed Tipton Solar Array Project (Project.) Our Project is the installation of a solar array of not-to-exceed 1-megawatt on a City-owned site that is south of our South Street and north of our wastewater treatment facility. The Project is not being pursued to benefit, for example, a specific building. Rather, our goal is to use the solar array to reduce our purchases of wholesale electric power from RPGI.*

*To justify this Project, our further goal is that whatever we save by not using RPGI will cover the annual cost of whatever debt service that we incur.*

*And, unless a respondent to this RFP can prove to us otherwise, we currently do not expect to accept any proposal that comes in at more than \$1.75 million.*

By our figures, \$1.75 million is the maximum scenario that we can afford. This assumes that the project will be financed by a revenue bond (not a general obligation or GO bond) at 4%. But, we are hoping for better results than that. In fact, we are trying to replicate the same project that Farmers Electric Cooperative/Kalona did. Their system cost them \$1.2 million.

But, the thing is... We won't know whether we have a viable project unless we take this next step. And, ultimately, the Council can accept a proposal or reject all proposals.

Concerning the RFP and the Agreement... The RFP format and language is similar to what I've used on other projects. The Agreement is actually the agreement that Farmers Electric signed with its winning bidder. But, I haven't had either reviewed by Doug Herman/city attorney. So, if the Council would like to have Doug review these documents before they are issued, please let us know at your Dec 16 meeting.

RFP responses are due on Jan 29, 2025. That would mean that the first date that the Council can take action is at your Council meeting on Feb 3. However, the RFP makes proposals good for 45 days, so there won't be a rush to act before the Council is ready to.

There's no cost incurred by the issuance of this RFP.

**PREPARED BY:** BW

**DATE PREPARED:** Dec 12, 2024

December 17, 2024

**To:** Interested RFP Respondents

**Project:** Request for Proposals: Tipton Solar Array Project.

*(For use as a newspaper ad...)*

**Request for Proposals (RFP)  
Tipton Solar Array Project  
City of Tipton**

The City of Tipton will accept sealed RFP responses from interested contractors/solar array vendors for a Project involving the City's municipal electric utility. The Project involves the complete installation of a 1-megawatt solar array on City-owned property. RFP responses are due at City Hall by 11:00 a.m. on January 29, 2025 in sealed envelopes that are marked "Tipton Solar Array." The City reserves the right to reject all RFP responses, waive formalities, and make a decision that best suits the interests of the citizens of Tipton. More complete information (including the Project's quote form and form of contract) is available by emailing [citymanager@tiptoniowa.org](mailto:citymanager@tiptoniowa.org).

In addition to what is stated in the box above, the following requirements within this RFP Instructions Form shall apply:

**GENERAL:** The City of Tipton is requesting proposals including pricing for our proposed Tipton Solar Array Project (Project.) Our Project is the installation of a solar array of not-to-exceed 1-megawatt on a City-owned site that is south of our South Street and north of our wastewater treatment facility. The Project is not being pursued to benefit, for example, a specific building. Rather, our goal is to use the solar array to reduce our purchases of wholesale electric power from RPGI.

To justify this Project, our further goal is that whatever we save by not using RPGI will cover the annual cost of whatever debt service that we incur.

And, unless a respondent to this RFP can prove to us otherwise, we currently do not expect to accept any proposal that comes in at more than \$1.75 million.

The City has already obtained the transformer necessary to this Project.

Please keep in mind that sales tax does not pertain to municipal work and should not be included in your quote.

Within, the terms "quote" and "bid" are synonymous with each other. Terms such as "successful RFP respondent" and "Contractor" are also used synonymously.

**Please note:** Along with this RFP Instruction Form, we've also included a "Tipton Solar Array



Agreement.” Please review both because both have contract requirements that apply to this Project. The RFP Instruction Form is the only form that needs to be filled out to give us your proposal.

Upon the selection of a successful RFP respondent, the “Tipton Solar Array Agreement” will become the lead document and, at that time, the blanks in it will be filled in.

At the same time, the successful RFP respondent’s completed RFP Instruction Form will be attached to the Agreement as “Exhibit A.”

**PRE-QUOTE MEETING:** A pre-bid meeting will be held on **January 7, 2025** to answer any questions about our Project. This meeting is not mandatory, but it is highly encouraged. The meeting will begin at 9:00 a.m. at City Hall, 407 Lynn Street. From there, the meeting might move to the Project site.

Alternatively, please contact us if you’d like to set up an initial one-to-one meeting to help you respond to our RFP.

**SCOPE OF WORK/SPECIFICATIONS:** The Project generally consists of the type of equipment and/or activities described below. The number, size, type, etc. are to be filled-in on the Quote Form (within) by each RFP respondent.

545w bi-facial solar modules

60kw TL inverters

30-degree fixed ground mount racking.

Installation of all racking, modules, mount inverters, DC PV Wire, DC PV wire hook-up  
Array will be AC hook-up ready.

The contract price quote must include all costs needed to complete the Project. This shall include, but not necessarily be limited to the contractor’s responsibility to design, engineer, create a site plan, and construct the Project as required by the Contract Documents and all applicable laws, regulations, and ordinances.

Contractor represents and warrants that the completed Project will qualify for net metering.

Upon an RFP respondent’s further investigation of our Project and Project location and if better alternatives can be suggested, please use the “Exceptions” section of the Quote Form to list those alternatives and what those alternatives are replacing in the list that’s above.

Please provide product information on the equipment that you are quoting.

For any quotes to be considered, they must include all required information and prices which would include costs such as, but not necessarily limited to, bond expenses, purchase, delivery, and installation.

**TIMELINE:** All work is to be completed no later than **October 31, 2025**, unless mutually agreed upon to do otherwise. Once work is started, it must be completed within 120 calendar days.

Counterproposals to our deadlines may be made in the “Exceptions” section of the Quote Form.

**CERTIFICATES OF INSURANCE:** All quotes MUST be accompanied with a copy of the

RFP respondent's certificate of liability insurance in minimum of \$1 million for each occurrence. Further instructions about insurance appear below.

During the term of the Project, the Contractor shall maintain, at its sole expense, the following insurance policies:

- a.) Worker's Compensation as required by the laws of Iowa.
- b.) Comprehensive general liability and property damage with a combined single limit of not less than \$1 million per each occurrence and not less than \$2 million general aggregate.
- c.) Auto liability and property damage, including hired, rented, owned and non-owned automobiles and vehicles with a combined single limit per each occurrence of \$1 million for bodily injury and property damage.

With respect to "b" and "c" above, the City must be given an insurance certificate that names the City as an additional insured prior to the contractor's commencement of the Project.

**REQUIRED BONDS:** Please be advised that your quote must include the cost of Performance and Payment bonds that must be in effect before work is started. Quotes should also include the cost of a Maintenance Bond which will need to be in effect for two years after the Project is deemed complete. However, you do not have to obtain such bonds as a condition for submitting a quote. Upon award of the contract, but before the "Notice to Proceed" is issued, the successful respondent must provide these bonds in a form that is acceptable to the City. The successful respondent is advised not to incur any Project costs until bonds have been approved and the "Notice to Proceed" is issued.

**QUOTE (i.e. BID) SECURITY:** Each quotation shall be accompanied by a Bid Bond, Certified Check, Certified Share Draft or Cashier's Check in a separate envelope in an amount equal to five (5%) of the total amount of the bid as security that if awarded a contract, the bidder will enter into a contract at the prices quoted and furnish the required performance and payment bonds and certificates of insurance. The Certified Check, Certified Share Draft or Cashier's Check shall be drawn on a bank or Credit Union in Iowa or a bank or Credit Union chartered under the laws of the United States of America and payable to the City of Tipton, Iowa.

The Certified Check, Certified Share Draft or Cashier's Check may be cashed, or the Bid Bond forfeited, and the proceeds retained as liquidated damages if the bidder fails to execute a contract or file acceptable bonds or provide an acceptable certificate of insurance within 21 days after the acceptance of the selected proposal by resolution of the City Council.

**CLEANUP:** Contractor will provide all of their own equipment and material cleanup. Contractor must observe all laws and ordinances governing the disposal of debris and must dispose of all discarded equipment and materials. Contractor shall not close or obstruct any street, walks or other adjacent occupied facilities without prior permission from the City or other authorities having jurisdiction. Contractor shall leave site of work in a clean and neat condition. Each RFP response shall include these costs.

**TIME OF WORK:** If applicable, work shall be scheduled to provide the least inconvenience to others using or needing access in or around the Project area. Once the contractor starts work, work shall continue without interruptions.

**OSHA:** Contractor and all employees shall abide by all applicable OSHA (Occupational Safety and Health Administration) regulations.

**WORKMANSHIP:** Workmanship throughout shall correspond to standard of best practices,

and all labor employed must be competent to do the work required.

**EMPLOYEE ACTIONS:** The contractor shall maintain sole responsibility for the actions of its employees and subcontractors. All personnel provided by the Contractor, whether employees of the Contractor or Sub-contractors, shall be competent, experienced, and courteous.

**BILLING/PAYMENT:** The successful bidder(s) may bill the City for work done as the Project progresses, but 10% of each such payment up to the cost of the bid price will be retained according to Iowa Law and until the Project passes its final inspection and lien waivers for all subcontractors, if any, have been submitted. Upon satisfaction of these requirements, the 10% final retainage will be released according to the laws of Iowa. Additionally, payments are only issued after approval by the Tipton City Council. The Tipton City Council meets on the first and third Monday of each month and invoices to be paid must be submitted to Tipton City Hall on the Wednesday prior to a Council meeting to be approved at the Council meeting.

If the RFP respondent wishes to propose an alternative to this, it can be done in the "Exceptions" section of the Quote Form.

**RESPONDENT'S FINANCIAL CAPACITY:** Please be aware that the successful respondent must have the financial capacity to execute the Project. For example, the City will not "front" the cost of the Project for a contractor by providing upfront money, unless the contractor and City Council agree to other arrangements.

**WARRANTY:** The contractor must provide a two-year warranty bond on the finished Project along with any documentation of the warranties of the products that were used. Warranty will be effective from the accepted completion date of the Project. This warranty bond requirement is in addition to the Warranty section of the attached Tipton Solar Installation Agreement.

**PROJECT COMMENCEMENT:** Commencement of the Project may begin after a "Notice to Proceed" is issued on behalf of the City. A Notice to Proceed will only be issued when all forms required for the Project are received and on file at Tipton City Hall.

**DEEMED COMPLETE:** The Project will not be deemed completed until it passes a final inspection made by City staff (or its designee) and formal acceptance by the City Council.

**REFERENCES:** The City reserves the right not to award the contract to any bidder who does not furnish evidence of prior relevant experience and current capabilities, including manpower and equipment, necessary to enable the contractor to pursue the Project and to successfully complete the work in the time allowed to complete this Project.

**EXCEPTIONS:** Although, this RFP provides a section where respondents can propose exceptions or alternatives, the City maintains the sole ability of adopt any, all, or none of them.

**LENGTH OF QUOTE:** All quotes shall be good for 45 days after opening the RFP responses.

**BIDS/QUOTES DUE:** RFP responses are due at City Hall, 407 Lynn Street, Tipton, IA 52772, by **11:00 a.m. on January 29, 2025**, in sealed envelopes that are marked "Tipton Solar Array." The City reserves the right to reject all RFP responses, waive formalities, and make a decision that best suits the interests of the citizens of Tipton.

**QUESTIONS/INQUIRIES:** Inquiries that arise concerning this RFP may be directed to Brian Wagner, City Manager, preferably by email at [citymanager@tiptoniowa.org](mailto:citymanager@tiptoniowa.org).

Inquiries about the electrical scope of work that we plan to pursue should be directed to Jon Walsh, Electric Utility Superintendent, at [jwalsh@tiptoniowa.org](mailto:jwalsh@tiptoniowa.org).

Again, please contact us if you'd like to set up an initial one-to-one meeting to help you respond to our RFP.

**FORMS:** This RFP Instructions Form and the attached Tipton Solar Installation Agreement (Agreement) both have blanks for your responses. Please note that all blanks in the RFP Instructions Form must be filled. The current blanks in the Agreement will be filled-in after a successful RFP respondent has been selected.

**SIGNATURE:** This section must be signed and submitted by the potential contractor/vendor:

“In submitting this proposal, it is understood and agreed by the undersigned that the City has the right to reject any or all proposals or to waive informalities and irregularities and to make a contractual decision that best suits the interests of the citizens of Tipton.

“By signing below, and except for any exceptions I have written in the space that’s been provided, I am stating that I understand the Project that I am quoting and agree to comply with its requirements. I also understand that this RFP Instructions Form will be added to the Tipton Solar Installation Agreement as Exhibit A with its requirements being added to the requirements of the Agreement.”

Your signature: \_\_\_\_\_

Your name and/or company's name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

*Please continue to the next page.*

**For the “Tipton Solar Array Project,” your company’s quote is:**

\$ \_\_\_\_\_

Your quote consists of:

- 1.) Number of panels to be installed: \_\_\_\_\_
- 2.) Panel manufacturer and model number: \_\_\_\_\_
- 3.) Tilt of panel array: \_\_\_\_\_
- 4.) Azimuth of panel orientation: \_\_\_\_\_
- 5.) Standoff above the surface: \_\_\_\_\_
- 6.) Number of inverters to be installed: \_\_\_\_\_
- 7.) Inverter manufacturer and model number: \_\_\_\_\_
- 8.) Total panel area: \_\_\_\_\_
- 9.) Annual estimated production of KWH: \_\_\_\_\_
- 10.) Monitoring system developed by: \_\_\_\_\_
- 11.) Manufacturer of mounting system: \_\_\_\_\_
- 12.) Other equipment or materials to be used or installed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXCEPTIONS:**

Please use the space below to propose exceptions or alternatives to the requirements of the RFP Instruction Forms or the Tipton Solar Array Agreement. If you wish to address this section by attaching pages of your own, please note that you did so directly below.

Exceptions, if any: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**SEALED RFP RESPONSES ARE DUE BY 11:00 A.M. ON JANUARY 29, 2025.**

**QUOTES MUST BE GOOD FOR 45 DAYS FROM DATE OF OPENING.**

Mail or drop off at:

“Tipton Solar Array Project”  
City of Tipton  
407 Lynn Street  
Tipton, IA 52060

The following pages are the Tipton Solar Array Agreement. We’ve included it because it has additional contract terms that will apply. But, the blanks in the Agreement do not need to be filled-out at this time.

## Tipton Solar Array Agreement

This Agreement is made this \_\_\_\_ day of \_\_\_\_\_ 2025, by and between \_\_\_\_\_, an Iowa limited liability company, [hereinafter "Contractor"] and the City of Tipton, IA, [hereinafter "City" or "Owner"] to perform the work identified in this Agreement and otherwise defined by the Project documents.

PROJECT: Solar ground mount array not to exceed 1-megawatt

OWNER: City of Tipton, IA

ARCHITECT: N/A

CONTRACTOR: \_\_\_\_\_

SUBCONTRACTOR: \_\_\_\_\_

For example: (modules/racking), (piers), (DC)

**IN CONSIDERATION OF THE OBLIGATIONS CONTAINED HEREIN, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, IT IS HEREBY AGREED AS FOLLOWS:**

1. **Construction Site Location / Description of Project:** The construction site is located at Generally: Lot 2 of Lot D, Exc Lot 3 or D S ½ SE. Approximately 5 acres.  
The Project is described as follows:  
\_\_\_\_\_  
\_\_\_\_\_
2. **Contract Price:** Owner agrees to pay Contractor the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) for completing the work described as the Project.
3. **Scheduled Start of Construction:** Work under this Agreement shall commence within twenty-one (21) calendar days after the following contingencies have been met:
  - A. Complete plans and specifications have been approved and initialed by Owner and Contractor.
  - B. Owner has obtained and provided to Contractor all architectural approvals from subdivision, neighborhood, or governmental authorities required, if any.
  - C. All appropriate building permits have been issued.
  - D. All equipment and materials have been delivered to Contractor or the construction site.
4. **Scheduled Completion of Construction:** Work under this Agreement shall be substantially completed within \_\_\_\_\_ ( ) calendar days after Work commences,

subject to any amendments, modifications, or revisions as otherwise contemplated and executed by the parties hereunder. The parties acknowledge that time is of the essence.

5. **Documents Incorporated Herein:** This Agreement includes and incorporates by reference the required disclosures and notices under applicable federal and state laws. This Agreement also incorporates as if set forth in full herein the following documents which further define and describe the Work to be completed by Contractor:  
CONSTRUCTION PLAN SET (CPS), EQUIPMENT DATA SHEETS

6. **Scope of Contractor Work and Owner Responsibilities:**

A. The Project is a solar photovoltaic energy system installation with all wiring and connections for operation with the following specifications:

- (1) Number of panels to be installed: \_\_\_\_\_
- (2) Panel manufacturer and model number: \_\_\_\_\_
- (3) Tilt of panel array: \_\_\_\_\_
- (4) Azimuth of panel orientation: \_\_\_\_\_
- (5) Standoff above the surface: \_\_\_\_\_ Inches
- (6) Number of inverters to be installed: \_\_\_\_\_
- (7) Inverter manufacturer and model number: \_\_\_\_\_
- (8) Total panel area: \_\_\_\_\_
- (9) Annual estimated production of KWH: \_\_\_\_\_
- (10) Monitoring system developed by: \_\_\_\_\_
- (11) Manufacturer of mounting system: \_\_\_\_\_
- (12) Other equipment or materials to be used or installed: \_\_\_\_\_  
(Such as: Placards, PV DC wire)

B. The Contract Price will design, engineer, create a site plan, and construct the Project as required by the Contract Documents and all applicable laws, regulations, and ordinances. Contractor represents and warrants that the completed Project will qualify for net metering.

C. The Contract Price set forth in section 2 assumes the structural supports will be adequate to carry the load of all equipment to be installed and Work to be performed under this Agreement. If reinforcement of any existing structural supports is required, Contractor shall be entitled to a Change Order and an extension of the completion date, if necessary.

D. Sizing of system components for this Project is based upon the best information available at the time this contract was prepared and is subject to change. Plans may require changes when there is a change in (1) the rated capacity of existing or proposed electrical service switchgear; (2) the roof space or open land available for mounting solar modules; (3) the history of energy costs at the construction site; (4) the availability of solar incentives, credits, and rebates.

E. The cost of upgrading or replacing existing electrical service switchgear is not included in the contract price. If upgrade or replacement of existing switchgear or connection to the utility grid is required, Contractor is entitled to a Change Order for the additional cost and an extension of the Completion Date.



- F. This Agreement excludes the following tasks, which shall remain the responsibility of Owner:
- (1) Tree removal or relocation.
  - (2) Trimming of landscape materials.
  - (3) Structural, cosmetic, or electrical work except as provided in the contract documents.
  - (4) Removal or abatement of hazardous substances.
  - (5) Repair or replacement of damaged or inoperable materials or equipment that was on the job site prior to commencement of the Project.
  - (6) Demolition, relocation, or installation of water, gas, sewer, electric, or communication lines except as provided in the contract documents.
  - (7) Relocation of sprinklers, fire alarms or security systems.
- G. Owner grants to Contractor, consultants, and Subcontractors of Contractor a non-exclusive right of entry to the construction site location during normal working hours. Owner will identify preferred points of access and designated parking areas for construction personnel.
- H. The contractor will promptly apply for permits or approvals which must be issued in the name of Owner. Contractor will assist Owner in obtaining these permits and approvals as is reasonably necessary. Contractor is entitled to a Change Order for additional time to complete the Project if obtaining permits or approvals for Owner delays the Project.
- I. With guidance from Contractor, Owner will negotiate an agreement with each utility company required to connect with the Project. Contractor will perform all interconnection work which a utility company requires to be performed by Owner. Owner understands that each utility company will retain any improvements made by that utility company and will require a utility easement to provide services on those utility improvements.
- J. When the Project is ready for testing performance, Contractor will notify Owner at least two (2) business days before conducting a test of the system. Contractor will conduct performance tests using procedures within industry standards, including the performance of an in-house Integrated Power internal commissioning test. When Contractor has determined that the Project has been designed, engineered, and constructed in compliance with this Agreement, and when the Project has passed final inspection by building or other required inspecting authorities, Contractor will notify Owner of completion. Owner will, within two (2) business days, review the Project to verify the Work is substantially completed. Upon completion of this review, Owner will either (1) identify reasons, in writing, why Owner believes or claims the Project is not completed; or (2) acknowledge and agree, in writing, that the Project is complete AND Owner assumes responsibility for the Project, including security, insurance coverage, and utility charges.
- K. When Owner has assumed responsibility for the Project as contemplated herein, Contractor shall provide Owner with originals of any of the following in Contractor's possession or control:
- (1) Permit "sign-offs" or other approvals of any governmental agency, utility company, or department having authority over the Project;

- (2) Paper and electronic copies of approved design drawings, product data, test data, and reports;
  - (3) "As built" specifications marked to identify the manufacturer, trade name, catalog number, and supplier of each product and item of equipment actually installed;
  - (4) Operating instructions and maintenance recommendations for all equipment and systems installed;
  - (5) Warranties, guarantees, bonds, or certificates of compliance issued during performance of the Work.
- L. When Owner has acknowledged that Work on the Project is complete, Contractor is not responsible for improper modification or alteration of installed equipment, faulty repair attempts, deliberate abuse, insufficient ventilation of electrical components, failure to comply with applicable safety standards or regulations, flood, lightening, over-voltage, storm, or fire.
- M. Owner will take all commercially reasonable steps to prevent over-shadowing or interference with equipment installed as a part of the Project. Protection of solar rights is the responsibility of the Owner.
- N. Owner grants to Contractor the right to prepare and submit applications in the name of and on behalf of Owner for any and all solar incentives, rebates, and credits for which the Project may qualify. Contractor agrees that all rebates, incentives, environmental attributes, reporting rights, Renewable Energy Credits (RECs), and tax credits payable or available under any law or program as a result of the Project are the property of Owner. Contractor makes no guarantee on the availability of solar incentives other than as specifically provided in this Agreement. Owner is advised to consult legal and accounting professionals on the availability of solar incentives. Incentives can change. Contractor is not responsible for changes in incentives after a building permit is issued for the Project.
- O. Owner will provide access to the internet through a network maintained by Owner to support monitoring of the solar energy system installed by Contractor. Access must be through an Ethernet (CAT5) line with a RJ45 connector or cellular device near the electrical panel, solar array or an electrical outlet close to a router or switch with POE or POE++ capabilities.
- P. Testing and acceptance by a public utility is part of this Agreement. Contractor will make any alterations required by the City of Tipton.
- Q. If the solar modules or other equipment planned for the Project are not available or are on long back order when needed, Contractor will recommend another panel currently available and appropriate for the Project. Owner will have the option to substitute the equipment originally intended for use with the equipment recommended by Contractor.
- R. For a period of one (1) year after completion of the Project, Contractor will perform the following maintenance services, at no additional charge to Owner:
- (1) Inspect all system components for function and security. Inspection will include, as is appropriate, solar modules, combiner boxes, inverters,

- wiring, monitoring roof penetrations, and structural supports.
- (2) Make repairs as required to restore the system to normal operating parameters including replacement of deteriorated or damaged parts, subject to the exclusion referenced herein. "Make repairs" includes removing, replacing, and testing damaged or out-of-specifications parts or materials; provided, however, Contractor shall not be responsible for repairs to or replacement of materials or components that Contractor did not install or engineer or for any materials or components damaged due to weather, abuse, unauthorized modification, or repairs performed by other than qualified personnel.
- S. For an additional fee, Contractor will provide continued annual maintenance on the Project as specified in section S beyond one (1) year following completion of the Project. To secure said services, Owner must notify Contractor, in writing, of the intention to exercise this option *at least thirty (30) days prior to expiration of the one (1) year period following completion of the Project*. The annual maintenance service fee shall be \$.03 per kilowatt capacity, which service fee shall be invoiced annually on each anniversary of the Project completion thereafter. This maintenance agreement may be terminated at any time by either party upon written notice to the other before annual maintenance is performed.
- T. For an additional fee, Contractor will provide system monitoring services on the Project for Owner. To secure said services, Owner must notify Contractor, in writing, of the intention to exercise this option *prior to completion of the Project*. The annual monitoring service fee shall be \$.01 per kilowatt capacity, which fee shall be invoiced annually on each anniversary of the Project completion thereafter. Contractor will monitor system operation using a Web-based measurement and verification system. As part of this service, Contractor will notify Owner when operation fails to meet performance criteria set for the Project. The Project requires monitoring to ensure production meets expectations. Without monitoring, solar collection may fall below design values for an extended period of time. This Agreement for solar equipment monitoring may be terminated at any time by either party upon written notice to the other.

7. **Changes to Work:**

- A. Except as provided elsewhere in this Agreement, no change to this contract (including modification, clarification, interpretation, or correction of the plans or specifications) shall be made without mutual agreement and a written Change Order signed by Contractor and Owner identifying the change, the cost of the change, and the effect on the Project schedule, if any.
- B. Any change in plans, specifications, or contract documents necessary to conform to existing or future laws, codes, ordinances, or regulations shall necessitate a Change Order.

8. **Warranty: In addition to the "WARRANTY" section of the RFP instructions, these additional terms apply:**

- A. Contractor will obtain from all Subcontractors, material, and equipment vendors, standard guarantees and warranties supported by manufacturer warranties (if any, and where applicable) on the machinery, equipment, services, technology, and other components used in the Project. These warranties will be assigned directly to Owner by Contractor. If any defects are discovered within a warranty period, Contractor will act as agent of Owner to resolve warranty issues with the appropriate Subcontractor, equipment, or material manufacturer. Warranty services will be performed in a timely manner and at the reasonable convenience of Owner. Contractor warrants that all material and equipment will be installed in compliance with the manufacturer instructions and that all repairs will be performed in a manner that preserves warranty coverage to the extent possible.
- B. No warranty coverage is provided for defects caused by improper use, operation, corrosion, erosion, abuse, unauthorized modification, normal wear and tear, or repairs performed by other than qualified personnel. At the option of Owner, Owner may contact the Subcontractor, equipment, or material manufacturer directly to make a warranty claim.
- C. Except as otherwise expressly provided in this Agreement, Owner agrees that Contractor makes no other warranties and assumes no other liabilities, whether in contract or in tort, on the design and installation of materials and equipment for the Project. Insofar as permitted by the laws of the state of Iowa, Contractor disclaims any implied warranties of merchantability or fitness for a particular purpose. Owner shall have no remedy against either Contractor or Subcontractor for any defective work except as provided in this Agreement.

9. **Attorneys Fees to Enforce Agreement:** In the event either party breaches this Agreement and the other party must pursue litigation to enforce any provision of this Agreement, the prevailing party in said litigation shall be entitled to recover reasonable attorney's fees and expenses so incurred for said legal action from the breaching party.

10. **Governing Law and Venue:** This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa, and any action hereon may be filed in the Iowa District Court in and for the County in which the Work is performed or in the Iowa District Court in and for Cedar County.

11. **Binding Effect on Successors in Interest:** This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors in interest, and legal representatives. Nothing in this Agreement, express or implied, is intended to confer upon any party other than the parties hereto (and their respective heirs, successors in interest, and legal representatives) any rights, remedies, liabilities or obligations under or by reason of this Agreement.
12. **Severability:** In the event any provision of this Agreement is held invalid, illegal or unenforceable, in whole or in part, the remaining provisions of this Agreement shall not be affected thereby and shall continue to be valid and enforceable.
13. **Entire Agreement:** This Agreement, the contract documents, and instruments contemplated herein shall constitute the entire Agreement between the parties hereto and supersede all negotiations, preliminary agreements and all prior or contemporaneous discussions and understandings of the parties hereto in connection with the subject matter hereof. Any modifications of this Agreement shall be in writing, signed by the parties, and attached by Addendum to this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Contractor:

Owner: City of Tipton, IA

By: \_\_\_\_\_

By: Tammi Goerd, Mayor

By: \_\_\_\_\_

By: Amy Lenz, City Clerk

# Exhibit A

The pages that follow are the successful RFP respondent's completed RFP Instruction Forms.

DRAFT

## EXHIBIT B

The page that follows is the Change-Order Agreement Form.

DRAFT

**CHANGE ORDER AGREEMENT**

Date of Change Order: \_\_\_\_\_

Original Contract Date: \_\_\_\_\_

Job Site or Project No.: \_\_\_\_\_

Original Contract Price: \_\_\_\_\_

Sum of Previous Changes: \_\_\_\_\_

Cost of This Change: \_\_\_\_\_

Revised Contract Price: \_\_\_\_\_

Description of this change: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- A. Materials and supplies cost: \_\_\_\_\_
- B. Taxes and fees: \_\_\_\_\_
- C. Direct labor: \_\_\_\_\_
- D. Indirect labor costs: \_\_\_\_\_
- E. Equipment and tools: \_\_\_\_\_
- F. SUBTOTAL: \_\_\_\_\_
- G. Overhead at \_\_\_\_\_ % of line F: \_\_\_\_\_
- H. Profit at \_\_\_\_\_ % of lines F: \_\_\_\_\_
- TOTAL** (Lines F, G, and H): \_\_\_\_\_

Items specifically excluded from this change: \_\_\_\_\_

\_\_\_\_\_

This proposal is valid for \_\_\_\_\_ days.

Contractor requires \_\_\_\_\_ days extension of the contract time due to the Change Order.

We are proceeding with this work per your authorization. Please return a signed copy of this agreement as your acknowledgment of this change. This Change Order incorporates by reference the terms and conditions of the original contract and all change orders approved prior to acceptance of this Change Order.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Date



RESOLUTION NO. 121624E

RESOLUTION APPROVING THE FY 2026 FIVE-YEAR CAPITAL  
IMPROVEMENT PROGRAM AND AIRPORT IMPROVEMENT PROGRAM DATA SHEETS

WHEREAS, as a condition to receiving State and Federal aid for the Matthews Memorial Airport, the following provisions must be met:

- Approved 5-Year Capital Improvement Program
- Approved Airport Improvement Program data sheets with the Sponsor's Signature
- Certification that the local match exists if a grant is awarded
- Authorization to submit the proposed projects for Federal Grants; and

WHEREAS, the FY 2026 Five-Year Capital Improvement Program and Airport Improvement Program data sheet(s) is attached listing projects deemed to be in the best interest of the Matthews Memorial Airport.

NOW, THEREFORE, Be It Resolved that the City of Tipton authorizes the submittal of the attached Five-Year Capital Improvement Program for the Matthews Memorial Airport, the airport improvement program data sheets for applicable Federal Aviation Administration Grants, and certifies that the local match of up to 10% is available for each project awarded a grant.

PASSED AND APPROVED this 16<sup>th</sup> day of December 2024.

\_\_\_\_\_  
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. 121624E which was passed by the Tipton City Council this 16<sup>th</sup> day of December 2024.

\_\_\_\_\_  
Amy Lenz, City Clerk



**FIVE-YEAR AIRPORT CAPITAL IMPROVEMENT PROGRAM (CIP)**

Attach additional sheets if necessary.

<b>Airport Name, LOCID, City, State:</b>	Mathews Memorial Airport, 8C4, Tipton, Iowa		
<b>Prepared By:</b>	Brian Wagner	<b>Sponsor Email:</b>	citymanager@tiptoniowa.org
<b>Date Prepared:</b>	November 2024	<b>Sponsor Signature:</b>	
<b>Sponsor Phone:</b>	563-886-6564	<b>Printed Name:</b>	Brian Wagner

FY	Detailed Project/Scope Description	Fund Source		Amount
2025	Land Acquisition - Phase 3 (Parcel E)	Federal		\$358,517
		BIL		\$273,178
		State		
		Local		\$33,247
		Total		\$664,942
2025	Reconstruct Apron Phase 1 & 2 (BIL & AIP)	Federal		\$300,000
		BIL		\$175,822
		State		
		Local		\$25,043
		Total		\$500,865
2026	Land Acquisition - Phase 2 (Parcel A-2)	Federal		\$137,332
		BIL		\$113,000
		State		
		Local		\$13,175
		Total		\$263,507
2027	HMA Taxi Lane Rehabilitation (State AIP)	Federal		
		BIL		
		State		\$96,656
		Local		\$17,057
		Total		\$113,713
2029	Land Acquisition - Phase 4 (Parcel B1, B2, B3)	Federal		\$607,649
		BIL		
		State		
		Local		\$67,516
		Total		\$675,165



**LONG-RANGE NEEDS ASSESSMENT  
YEARS SIX TO 20**

Attach additional sheets if necessary.

**Airport Name:** Mathews Memorial Airport (8C4), Tipton, Iowa

Estimated FY	Project Description	Fund Source		Amount
2031	Runway 12/30 & Turnaround (Design)	Federal		\$360,000
		BILL		
		State		
		Local		\$40,000
	<b>Total</b>			<b>\$400,000</b>
2032	Runway 12/30 & Turnaround (Grading & Drainage) - 3,400' x 75'	Federal		\$900,000
		BILL		
		State		
		Local		\$100,000
	<b>Total</b>			<b>\$1,000,000</b>
2033	Runway 12/30 & Turnaround (Paving, Marking, & Lighting) - 3,400' x 75'	Federal		\$2,700,000
		BILL		
		State		
		Local		\$300,000
	<b>Total</b>			<b>\$3,000,000</b>
2035	Taxilane Loop Reconstruction	Federal		\$336,487
		BILL		
		State		
		Local		\$37,388
	<b>Total</b>			<b>\$373,875</b>

