

City of Tipton, Iowa

**Meeting:** Tipton City Council Meeting  
**Place:** Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772  
**Date/Time:** Monday, August 5, 2024, 5:30 p.m.  
**Web Page:** [www.tiptoniowa.org](http://www.tiptoniowa.org)  
**Posted:** Friday, August 2, 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)

**Mayor:** Tammi Goerdts

<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

**A. Call to Order**

**B. Roll Call**

**C. Pledge of Allegiance**

**D. Agenda Additions/Agenda Approval**

**E. Communications:**

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

1. Discuss one-way traffic on Walnut Street and West 6<sup>th</sup> Street -Matt Fonteyne **(This item has been moved to City Business #1)**

**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, July 15, 2024
2. Approval – Airport Minutes, June 12, 2024
3. Approval – Airport Minutes, July 10, 2024
4. Approval – Tipton Masonic Cemetery Board Minutes, July 22, 2024
5. Approval – Library Minutes, June 17, 2024

6. Approval – Library Director’s Report, June 2024
7. Approval – 4<sup>th</sup> Annual Tiger Prowl 5K, August 23, 2024
8. Approval – Change Order No. 1, Airport Terminal Rehab, Lynch’s Plumbing, \$12,000
9. Approval – Pay Application No. 2, Pool Dehumidification Project, Garling Construction, \$213,843.29
10. Approval – Animal housing services contract with Muscatine Humane Society
11. Approval – Pay Request, Housing Rehabilitation Program, Beckler Project, 222 West 8th Street, Aavantis LLC, \$32,118.00
12. Approval – Pay Request, Housing Rehabilitation Program, Billick Project, 306 Walnut Street, Aavantis LLC, \$20,875.00
13. Approval – Pay Application No. 2, North-North Plum Street Project, All American Concrete, \$136,709.65
14. Approval – Tipton Revitalization Incentive Program reimbursement request, Dean Challis 300 East 7<sup>th</sup> Street, \$5,134.73
15. Approval – Sale of 2013 police Ford Explorer by sealed bid.
16. Approval – Liquor license renewal, The Red Pin
17. Approval – Resignation of Jillian Paustian from the Library Board
18. Approval – Appointment of Michala Bechtold to the Library Board
19. Approval – Last Day Open for JKFAC Outdoor Pools
20. Approval – Painting of the outdoor pool at JKFAC - \$6,573.00
21. Approval – Claims Register which includes claims paid under the current Purchase Policy

**G. City Business**

1. Discussion and possible action concerning one way traffic on Walnut Street and West 6<sup>th</sup> Street – *(Matt Fonteyne & Chief DuFour will present the problem and possible solutions)*
2. Discussion and possible action concerning proposal to pursue historic preservation options for the “City Hall Block Building” *(Please review Jessica Bristow’s letter in the meeting packet. Jessica and Bob Bird have been invited to the meeting.)*
3. Discussion and possible action concerning indoor painting of the JKFAC in the amount of \$48,398.00

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

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

- i. Steve Nash
  - a. Shoulder on South Street from Summit 200 feet down
  - b. First block of Summit is undermined by Storm Water

**I. Adjournment**

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

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

July 15, 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, Johnston, Paustian, Helm and Welker. Also present: Armstrong, Lenz, Nash, DuFour, Spangler, Walsh, B. Brennan, other visitors, and the press.

**Agenda:**

Motion by Paustian, second by Welker to approve the agenda with the addition of G3 under City Business. Following the roll call vote the motion passed unanimously.

**Consent Agenda:**

Motion by Helm, second by Cummins to approve the consent agenda which includes July 1<sup>st</sup> Council Meeting Minutes, June 2024 Investment & Treasurer's Report, liquor license renewal for Family Foods, garbage exemption for 101 Sycamore Street, purchase of wooden poles for the distribution system from IRBY in the amount of \$20,072.13, James Kennedy Family Aquatic Center umbrella replacements from ACCO, James Kennedy Family Aquatic Center sump pump replacement from Electric Pump in the amount of \$8,109.10, payment to Partners 524 for Community Catalyst Building Remediation in the amount of \$60,000, payment to Hardacre Theater for Community Catalyst Building Remediation in the amount of \$60,000, purchase of duty handguns, lights, holsters, and sights in the amount of \$7,311.92, Pay Application No. 14, Hwy 38 Project to Triple B Construction in the amount of \$408,879.35, and the following claims list. Following the roll call vote the motion passed unanimously.

A & P GRAPHICS & SIGNS	SIGNS FOR PARADE	50.00
ALBAUGH PHC INC	RESTROOM REPAIRS	184.00
ALL AMERICAN CONCRETE INC	PAY APP NO 1	69718.46
AMAZON CAPITAL SERVICES	LIBRARY SUPPLIES	350.16
ASCENT AVIATION GROUP INC	2000 GL AVIATION FUEL	9462.73
AT&T MOBILITY	WIRELESS	1274.59
ATLANTIC COCA-COLA BOTTLING	DRINK ORDER	193.24
AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	1464.97
BAKER & TAYLOR	BOOKS	318.46
BITUMINOUS MATERIALS	CRS-2	1471.03
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	221.31
CEDAR COUNTY ENGINEER	703 GL DSL	1989.50
CEDAR COUNTY SOLID WASTE	TRANSFER FEES	3766.00
CEDAR COUNTY VFW POST 2537	2 FLAGS	86.00
CINTAS	UNIFORMS	789.39
CITIZENS SAVINGS BANK	CD'S	105215.64
CITY UTILITIES	CITY UTILITIES	3284.96
CLIFTON LARSON ALLEN LLP	AUDIT	420.00
COMMUNITY INSURANCE SERVICES	ANNUAL PREMIUM/AUDIT	436109.34
CORE-MARK MIDCONTINENT INC	FOOD ORDER	1260.62
CRIST ELECTRICAL SERVICES	STORM DAMAGE CLEAN UP	3750.82
EASTERN IOWA LIGHT & POWER	UTILITIES	1305.89
ECIA	WORKFORCE HOUSING TAX CR APP	750.00
ERIC STORJOHANN	2 BURIALS	900.00

FAMILY FOODS	CONCESSION SUPPLIES	200.08
FELD FIRE	29 SCBA FUNCTION TEST	1949.00
GARLING CONSTRUCTION INC	PAY APP NO 1	7125.00
GRASSHOPPER LAWN CARE	CONTRACT PAY 0616-0715	3583.33
HAWKINS INC	CHEMICALS	1639.98
IOWA DEPT OF NATURAL RESOURCES	ANNUAL WATER SUPPLY FEE	345.49
IOWA ONE CALL	LOCATES	259.20
JOHNSON COUNTY AMBULANCE	ALS SERVICE	200.00
KOONS GAS MEASUREMENT	METER & SERVICE LINE SUPPLIES	5524.38
ELECTRONICS INC	ALARM SERVICE	120.00
LINDA BECK	MILEAGE REIMBURSEMENT	58.96
LINDE GAS & EQUIPMENT INC	OXYGEN	89.95
MIDWEST BREATHING AIR LLC	NFPA COMPLIANT AIR TEST	807.29
MISC. VENDOR	MISC VENDORS	16103.21
MITCHELL 1	WEB SUBSCRIPTION	304.65
MOTOR PARTS & EQUIPMENT CO	PARTS, TOOLS, SUPPLIES	306.01
NILES CHIROPRACTIC	DRUG SCREENS	50.00
O'ROURKE MOTORS INC	AMB REPAIR PARTS	359.90
OFFICE MACHINE CONSULTANTS	TECH SERVICES	33.75
ORIGIN DESIGN	CROOKED CREEK TRAIL	1964.00
POWER LINE SUPPLY	15 LED STREET LIGHTS, FEEDER PROJECT SUPPLIES	3857.61
RELIANT FIRE APPARATUS INC	BALL VALVE	20.10
REPUBLIC SERVICES OF IOWA	RECYCLING SORT FEES	604.13
RMB COMPANY INC	DIAPHRAGM	36.00
RODNEY'S YARD MOWING	MOWING	625.00
ROTH ELECTRIC	REPLACE LIGHTS	141.48
SCHIMBERG CO	PARTS TO RPR WA FEATURE PUMP	288.28
SCHUMACHER ELEVATOR COMPANY	MONTHLY MAINTENANCE	256.06
SHOTTENKIRK	REPAIR PARTS #57	802.24
SIMMERING-CORY IOWA	HOUSING REHAB PROGRAM	1300.00
SPAHN & ROSE LUMBER CO	MAINT SUPPLIES	98.75
SPINUTECH INC	LICENSE, SUPPORT, HOSTING	705.00
STAPLES	OFFICE SUPPLIES	23.08
STATE HYGIENIC LABORATORY	TESTING	72.50
STOREY KENWORTHY/MATT PARROTT	ENVELOPES	700.00
T & M CLOTHING CO	1 HOODIE/7 SHORT SLEEVE	122.00
THOMPSON TRUCK & TRAILER	REPAIR PARTS #35	109.90
TIPTON CHAMBER OF COMMERCE	CHAMBER BUCKS	545.00
TIPTON CONSERVATIVE	POOL SCHEDULE, MINUTES, WAGES	766.27
TIPTON ELECTRIC MOTORS	UPS CHARGES, GREASE GUN	365.44
TIPTON PHARMACY	PHARMACEUTICALS	313.37
TOTAL MAINTENANCE INC	MONTHLY SERVICE	547.00
TRI-CITY ELECTRIC COMPANY	PAY APP NO 4	8379.00

TYLER TECHNOLOGIES INC	UB NOTIFICATION CALLS	24.60
UNITED STATES TREASURY	2023-2024 PCORI FEE	90.16
VESTIS	MATS	189.17
WENDLING QUARRIES INC	9.38 TN WASHED CHIPS	161.81
WINDSTREAM	MONTHLY SERVICES	97.35
ZOLL MEDICAL CORPORATION	MEDICAL SUPPLIES	297.75
** TOTAL **		706900.34
FUND TOTALS		
001 GENERAL GOVERNMENT		191104.94
110 ROAD USE TAX FUND		33206.39
121 LOCAL OPTION TAX		7125.00
160 ECONOMIC/INDUSTRIAL DEV		21513.63
317 GO CP 2023		61.97
319 INDUSTRIAL FEEDER PROJECT		8926.80
600 WATER OPERATING		30218.28
610 WASTEWATER/AKA SEWER REV		20367.73
630 ELECTRIC OPERATING		90310.49
633 ELECTRIC RESERVE		90701.35
640 GAS OPERATING		27139.37
660 AIRPORT OPERATING		21239.20
670 GARBAGE COLLECTION		15941.33
740 STORM WATER		39932.01
810 CENTRAL GARAGE		100117.34
820 PSF HEALTH INSURANCE		90.16
835 ADMINISTRATIVE SERVICES		8904.35
GRAND TOTAL		706900.34
Debt Service Payments – May & June 2024 - \$1,223,007.75		

**City Business:**

1. Addition of a main drainage pipe and connection pipes to drain individual canopy drains along a portion of the Hwy 38 Street Project  
Motion by Paustian, second by Helm to approve addition of a main drainage pipe and connection pipes to drain individual canopy drains along a portion of the Hwy 38 Street Project not to exceed \$20,000. Following the roll call vote the motion passed unanimously.
2. Replace both servers at powerplant.  
Motion by Paustian, second by Welker to approve replacing both servers at the powerplant through Shermco in the amount of \$25,150. Following the roll call vote the motion passed unanimously.
3. Discussion regarding a Change Order for the Airport Terminal Rehab Project  
It is the consensus of the council to allow the project to continue. The Change Order will be brought to the next council meeting for approval.

**Adjourn:**

With no further business to come before the council a motion to adjourn was made by Paustian, second by Johnston. Following the roll call vote the motion passed unanimously.  
Meeting adjourned at 5:47 p.m.

Mayor \_\_\_\_\_

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

**REVENUE RECEIVED**

**Jun-24**

Property Taxes	31,881.95
Local Option Sales Tax	27,288.41
Licenses & Permits	2,253.13
Use of Money and Property	-78,818.11
Intergovernmental	51,004.25
Charge for Services	597,313.80
Special Assessment	0.00
Miscellaneous	175,201.18
Sale of Fixed Assets	0.00
<b>TOTAL</b>	<b>\$806,124.61</b>

## Tipton Airport Committee Meeting Minutes

Wednesday June 12, 2024. Mathews Memorial Airport, west hangar

Max Coppess called the meeting to order at 5:07pm.

With a roll call, those present were,

Chairman, Max Coppess

Voting members, Rick Sawyer, Jim Rohlf, LeAnn Boots, Mike Moes

Guest, Brian Wagner, City Manager of Tipton, Iowa

Guests, Abby Cummins, George Welker representing City Council

Guest Dennis Pearson

Concerning tonight's agenda, and last month's minutes, a motion was made by Rohlf to approve both. With a second by Boots, and a unanimous yes vote, the motion carried.

### Agenda item #4; Monday interview

Coppess shared with the committee, an engineering company from Cedar Rapids, Iowa, Anderson-Bogert, had contacted him wishing to review our present, ongoing airport project. Their hope was to possibly present a bid when our resolution date to rebid the engineering contract came due.

Coppess contacted Brian Wagner with this information, and the two of them agreed to meet with the firm. They met with three members of Anderson-Bogert at 1:30pm, June tenth at the airport.

After some discussion by the committee, Rohlf commented the Resolution date had long past. He made a motion to create a list of engineering firms, and from this list select and contact three, asking for bids to handle our airport



project. With a second by Boots, and a unanimous yes vote, the motion carried.

#### Agenda item #5; Land acquisition

Coppess read aloud the latest email to Brian Wagner from Ryan Gurwell of A&R Land Services. It stated Gurwell had had multiple conversations with Lynn Homerding concerning the City of Tipton purchasing her property. She has rejected the offer of \$18,000 per acre presented by the city and approved by the FAA. Homerding is standing firm on her asking price of \$24,000 per Acre. Gurwell is convinced the city will not make a voluntary settlement with Homerding. After some discussion by the committee, Brian Wagner suggested we may need some legal advice as to how to proceed. Wagner agreed to do some research along this thought. The topic was tabled.

#### Agenda item #6; Elections

The committee terms for Rick Sawyer and Jamie Meyers are up for election. Meyers had expressed a desire to terminate, and Sawyer expressed a desire to stay on as a committee member. In addition committee member LeAnn Boots submitted a letter of resignation due to logistic issues, and her recent retirement from her county job. Guest Dennis Pearson was asked if he would consider serving on the airport committee. His answer was yes. Rohlf made a motion to accept Boot's resignation, reelect Sawyer, and elect Pearson to the committee and to retain Coppess as airport manager. Moes second the motion, and after a unanimous yes vote, the motion carried.

#### Agenda item #7; Unscheduled

No unscheduled business

#### Agenda item #8; Manager's report

Coppess relayed to the committee the terminal building upgrade has begun. A NOTAM was placed stating the building will be closed from June 10, 2024 until

September 16, 2024 at 8:30am. Temporary restrooms are available. Fuel is available. Courtesy car is available with advanced notice.

850 gallons of fuel in the tank. Fuel will be ordered when level becomes below 800 gallons.

Coppess shared two invoices from Cepec for recent issues with the fuel system. One for \$156.00 and one for \$166.00. System is working properly at this time.

Agenda item #9; Adjournment

With no other business, Moes moved to adjourn the meeting. Motion was seconded by Boots. Unanimous yes vote. Meeting adjourned.

Minutes presented by Coppess

## Tipton Airport Committee Meeting

Wednesday July 10, 2024: Mathews Memorial Airport, west hangar

Max Coppess called the meeting to order at 5:02pm

With a roll call, those present were,

Chairman Max Coppess

Voting members, Mike Moes, Rick Sawyer, Dennis Pearson, Jim Rohlf

Guest, Adam Thompson representing McClure Engineering

Agenda item #3; Tonight's Agenda and Last Month's Minutes

Concerning tonight's agenda and last month's minutes, Sawyer moved to approve, with a second by Moes. With a unanimous yes vote, motion carried.

Agenda item #4; Terminal Rehab Update

After meeting with contractor Wayne Lynch, Adam Thompson explained, do to severe leakage by the bathroom windows and the fact one window will be split by the new bathroom wall, both windows would be removed. It was determined outside siding was already in our possession originally planned to repair one of the T hangars. That siding would instead be used to cover the window

openings. It was also recommended a battery operated security light be installed, in case of a power outage.

Also Lynch plans to spray over the existing foam insulation on the ceiling with new foam insulation. He also wants to insulate the side walls with rolled insulation, (bat insulation)

Lynch also requested an addition to the original contract. He wants to remove the entire front window assembly of the building and rebuild with new supports and header, and six new windows. Four in front, and one on the East side, and one on the West side.

Thompson related there was \$12,000 of grant money left, and Lynch said he could make that work. The down side being, there would no longer be money left to paint the outside of the building.

Moes made a motion to recommend to the council to approve this new addition providing the windows can be at least four foot by four foot, in order to maintain as much of the view as we presently have. With a second by Pearson, and a unanimous yes vote, the motion carried.

#### Agenda item #5; Land Acquisition Update

Coppess relayed to the committee what was discussed in a closed session portion of the City Council Meeting held on Monday June 17. Thompson provided some additional detail about the discussion with City Council. The committee discussed the updated property acquisition map that was presented to City Council, the use of easements, and possible options moving forward. Rohlf made the comment, he wished Thompson had shared the updated map with the committee before presenting it to the Council, to ensure the committee was in total agreement with what was presented. After

some discussion, both parties came to a consensus as how to proceed in such matters in the future. A&R Land Services and McClure Engineering are drafting contracts for the next phase. Additionally, Thompson updated the committee on FAA funding change to 5% local match for FY25 and FY26 projects, but recommends continuing to be conservative in our approach.

#### Agenda item #6; Young Eagles / Airport Day

Item was tabled as project sponsor, Scott Pearson was not present.

#### Agenda item #7; Unscheduled

There was no unscheduled business

#### Agenda item #8; Manager's Report

Coppess reported he received 2000 gallons of fuel on June 26, 2024. The new cost figure is \$4.87 per gallon. The retail has remained at \$5.90 per gallon with a margin of \$1.03 per gallon.

Coppess also reported he was contacted by Darin Sanders of Boone, Iowa, requesting hangar space for two nights to house his airplane. After obtaining proof of insurance, the transaction was completed for a price of \$25 per night, or a total of \$50 to the City Office.

#### Agenda item #9; Adjournment

With no other business, Rohlf moved to adjourn. Pearson seconded the motion, and with a unanimous yes vote, motion carried.

Minutes prepared by Coppess.

# Tipton Masonic Cemetery Board Meeting Agenda

**Date:** Monday, July 22, 2024

**Time:** 9:00 a.m.

**Location:** Conference Room, City Hall

**Attendees:** Luke Johnston, Jodi Freet, Tammi Goerdt, Steve Nash, Konnie Daufeldt, Brian Wagner

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## MINUTES:

**May 29, 2024, Cemetery Board of Trustees Minutes:** The minutes were approved at the June 3, 2024, Council Meeting.

## OLD BUSINESS:

### **A. Discussion of Implementation of Changes to the Rules & Regulations**

Decoration of Graves – It was noted that there are a lot of decorations that do not comply with the newest change in the rules & regulations. Upon discussion the board members decided to prioritize the landscaping issues. They will address this issue (decorations), this fall.

Landscaping – Notification letters were sent to as many family members that could be identified. The notification letter gave a June 30, 2024, deadline for correction of any issue identified. There however, are still plots that are not in compliance. After reviewing the pages of photos taken by Daufeldt on July 19<sup>th</sup>, the board prioritized fifteen plots. The owners, or descendants of, are to be notified, or re-notified.

### **B. Keith Wood Memorial Donation**

Street/Section Signs – Carolyn Wood, the widow of Keith Wood reached out to Daufeldt. Mrs. Wood offered to fund the balance of the project. Once an updated quote was received, Mrs. Wood donated another \$700.00, to bring her total memorial donation to \$2,300.00.

The street signs, posts, and brackets were ordered from Iowa Prison Industries. The signs were delivered Friday, July 19<sup>th</sup> and the remaining materials are expected in mid-August.

It was noted that there where no responses to the newspaper article.

### **C. Mapping / GIS**

Software/People Service – The board agreed that the quote received from People Service was out of the Tipton Masonic Cemetery's budget limits.

Funding – Upon discuss it was suggested that the board may have to budget a GIS project as a capital improvement project (CIP) over a few years.

### **D. Adjournment**

Upon the conclusion of the agenda discussion, the group adjourned at 10:30 a.m.

Submitted: 07/23/2024 By: Konnie Daufeldt, Administrative Assistant

Tipton Library  
Board of Trustees Meeting  
June 17th, 2024 at 6:00 p.m.

Meeting was called to order by Amanda at 6:00 p.m.

Members present- Jillian P., Holly K., Maggie H., Amanda F., Becky K., and Denise S.

Approval of Agenda- Maggie moved to accept; Jillian 2<sup>nd</sup>; motion passed.

Approval of last meeting minutes- Maggie moved to accept, Laura 2<sup>nd</sup>; motion passed.

Director's Report- New computers installed, several events on the lawn, Dale did work on low hanging branches, special story time for little ones, weekly outreach visit to Taylor Tots, lunch on the lawn well attended, Roku TV downstairs, May Musings.

Education-Checklist for Tech Savvy Trustees-reviewed and discussed.

Financial Report- Maggie moved to accept; Holly 2<sup>nd</sup>; motion passed.

Financial Committee- None

Personnel Committee- None

Maintenance committee- None.

Friends of the Library- None.

Old Business-Life skills class update. Tara will be starting to paint soon.

New Business-Waiting to receive complete art appraisals. There are 5 duplicate grant wood paintings in the safe at the City Hall. Discussed compensation for city officers and employee the fiscal year 2024-2025.

Next Meeting-July 15th at 6 P.m.

Meeting Adjourned by Maggie at 6:25.

# DIRECTOR'S REPORT

June 2024

# TIPTON PUBLIC LIBRARY

*Check it out!*



**Prepared by Denise Smith, Library Director  
To Library Board, Mayor, Council Members and City Manager**



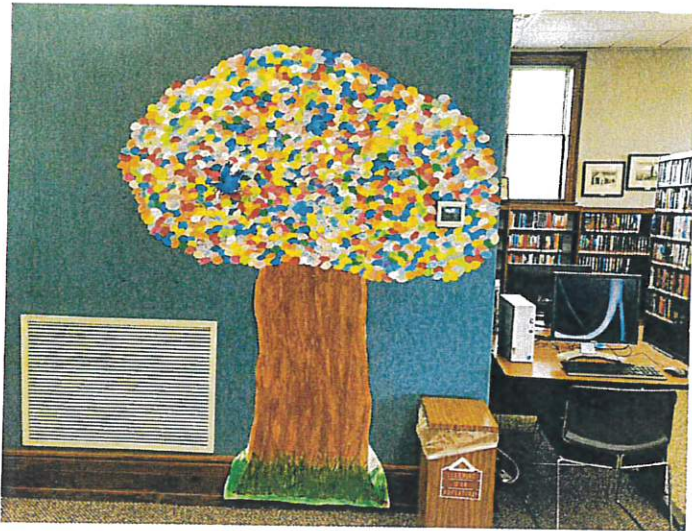
## June News

- Two more “littles” have completed 1000 books before kindergarten.
- New computers have been installed and work wonderfully.
- We went above and beyond for a young patron who was having difficulties at home and called resources for her to get help. Becky and Denise sat with her and talked with her until help arrived. Tanya took care of all the library needs and transactions during this time as well as making calls to resources to find her help. The teamwork kept everything running smoothly.
- A lady forgot her purse after visiting with friends and we were able to get it back to her.
- A couple saw someone wearing one of our T-shirts while walking around town and came in to purchase them specifically because of the shirt. They were from out of state. They also commented on how welcoming the library is.
- One of our patrons went to a weekly library program with her grandkids while out of town. She said she likes our Wednesday program much more. She likes it when they are outside.
- We are working on outreach with residents of Cedar Manor. The new activities director is asking to see what they are interested in and will contact us if we can help them out.
- A young patron going into 4<sup>th</sup> grade said she wanted to make us something. She said, “I appreciate you; you are why I read more now”. She also likes to have access to the higher reading levels because she reads at a middle school level but isn’t allowed to go to the middle school library while at school.
- We are partnering with the Open Prairie Chapter of DAR to provide a drop off for old US flags needing proper disposal.
- A patron had suffered significant damage during one of our severe storms and was struggling getting the insurance company to cover the damages. FEMA had been meeting in the parking lot in the mornings before going out to help people with damage and we were able to get her connected with one of them so they could help her.
- During our Summer Library Program, one grandmother who had started her grandkids on the program at the beginning of the month while they stayed with her helped them complete their bingos via Facetime after they returned home.
- Several comments were made about the bingo cards making it more fun for kids because they were playing a game and not just reading.
- Patrons of all ages have enjoyed watching our tree grow with each book checked out.





# Pictures of JUNE





## Statistics

Statistics	June	YTD
Total Circulation	1774	14015
Bridges Cir	454	5941
Tipton Residents Cir	1240	9381
Cedar County Residents Cir	309	3056
Computer Use	89	911
Wifi Use	270	2310
Transactions for Copies Made	89	1006
Transactions for Faxes Sent	12	95
Transactions for Keurig Drinks	6	107
Transactions for Friends of Library	13	283
Door Count	2042	18782

Circulation	June	YTD
Adult	491	4587
Teen	47	488
Children	1004	5838
DVDs	130	1979
Audios	40	396
Magazines	7	67

Meeting Rooms	June	YTD
Meeting Rooms	10	173

### Mission Statement

The Tipton Public Library will provide all the people of its community, a welcoming place where access to a balanced collection, technology, programming and other resources will serve their educational, cultural and recreational needs.

### Library Staff

Denise Smith  
Director  
Tanya Demmel  
Library Assistant  
Becky Knoche  
Youth Librarian  
John Barnum  
Custodian

### Library Board

Amanda Fonteyne:  
President  
Maggie Helmold:  
V. President  
Holly Kerns:  
Secretary  
Dale Jedlicka  
Laura Woods  
Jacob McFadon

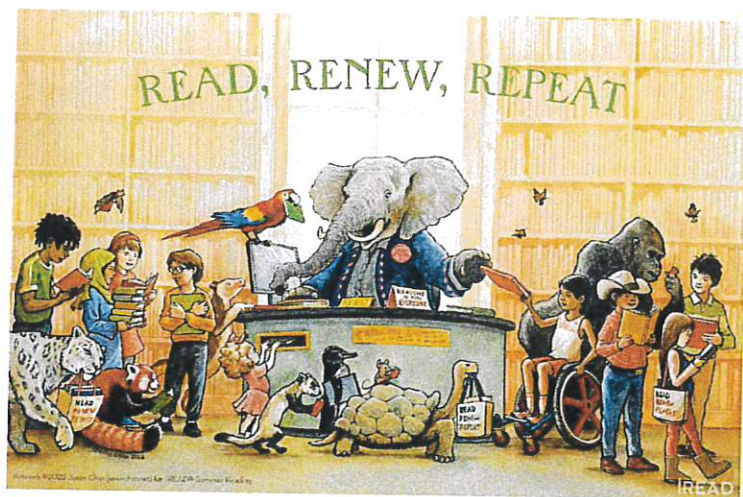
### Tipton Public Library

206 Cedar Street  
Tipton, IA 52772

Ph: 563-886-6266  
Fax: 563-886-6257

Website:  
[www.tipton.lib.ia.us](http://www.tipton.lib.ia.us)

Email:  
[staff@tipton.lib.ia.us](mailto:staff@tipton.lib.ia.us)







# 2024 JUNE SLP STATS

**280**  
REGISTRATIONS

Adults

**93**

Teens

**30**

Elementary

**107**

Early Literacy

**50**

**341**  
BINGOS

Adults

**91**

Teens

**30**

Elementary

**138**

Early Literacy

**82**

### Request To Be Placed on the Council Agenda

Requests must be made prior to 12 p.m. Wednesday preceding Council Meetings.

Name: Jill Engels

Address: 1012 E 7<sup>th</sup> St Tipton, IA

Phone: 319.310.2986

Email address: engelsjill@gmail.com

Reason for request, please be specific.

I am requesting the city council to approve the attached 5K route for the 4<sup>th</sup> Annual Tiger Prawl on August 23<sup>rd</sup>. This event will be in conjunction with the school's "welcome back - meet the players" event. The Tiger Prawl is hosted by the Tipton Athletic Boosters.

Date of Council Meeting: Aug 5, 2024

Today's date and time: July 16, 2024

Signature: J Engels

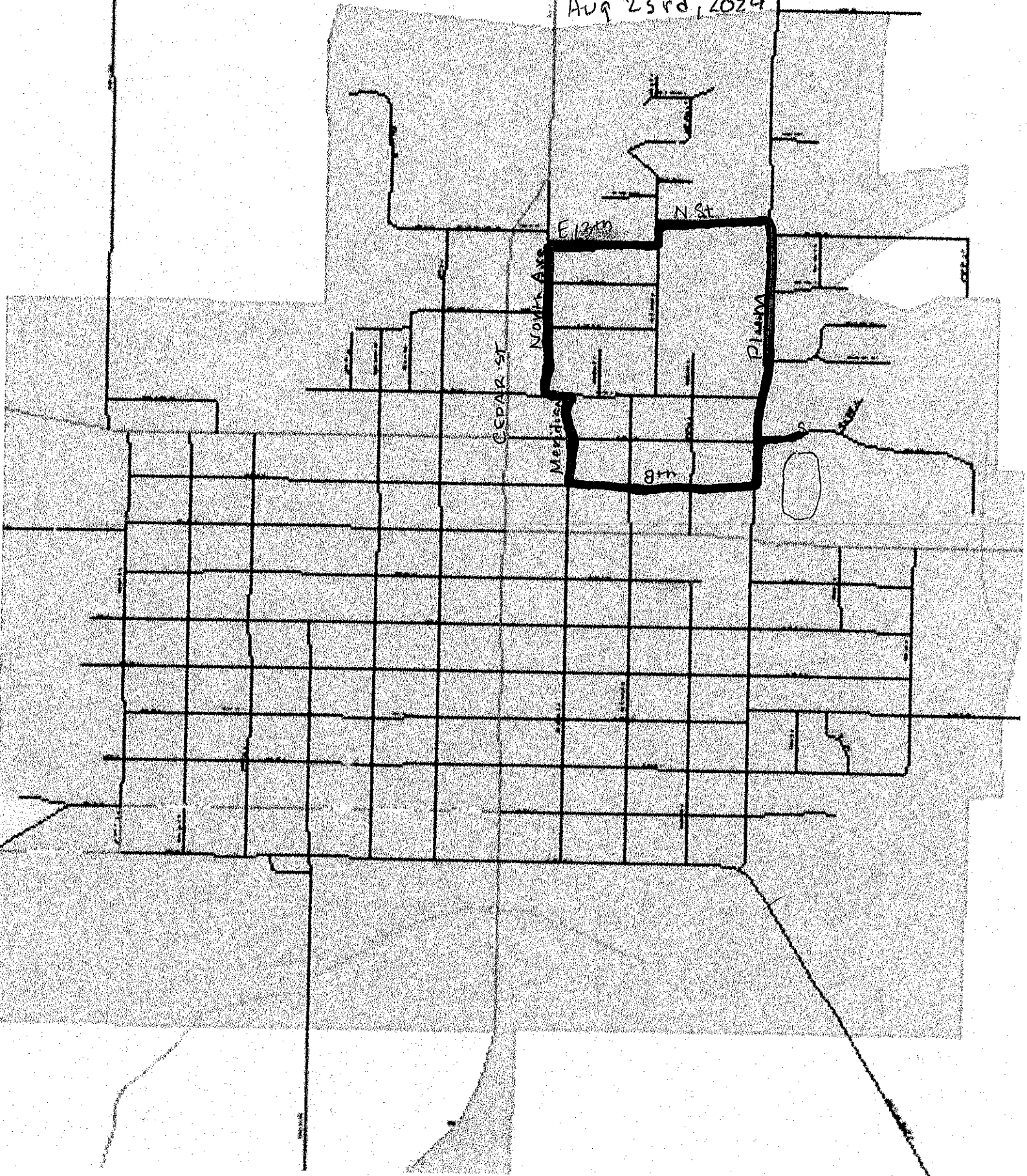


# Tipton, IA

Tiger Prowl

2 LAPS

Aug 23rd, 2024



**CHANGE ORDER NO. 1**

OWNER: City of Tipton, Iowa

PROJECT: Tipton Terminal Rehabilitation

To: Lynch's Plumbing Inc.  
 Contractor  
115 S 2nd Street, PO Box 458, West Branch, IA 52358  
 Contractor Address

McClure #: TIP 2513001-090

You are directed to make the following changes in this contract:

1. Description of change to be made:

- 1 Remove the terminal metal storefront area, including windows and metal frames. Construct a new wall frame to support the opening as approved by McClure Engineering. Install six windows: four 48x48 inch square windows (single or double-hung) will be installed in the south wall, two on either side of the door; one 30x48 inch window will be installed on the east wall; and one 48x48 inch window will be installed on the west wall. The bathroom window shall be removed, and the opening shall be covered with available siding material. A battery backup emergency light shall be installed in the bathroom. Install new wall insulation and construct and finish the interior to be consistent with all elements of the internal rehabilitation. Finish the exterior with appropriate siding material as approved by the City and Airport Board. Abide by all building codes and common building practices during construction.

2. Reason for Change:

- 1 It was determined that the existing storefront is in a condition that it would be best to remove and reconstruct the front of the terminal. This part of the project was not included in the original scope due to the estimated cost being higher than the available funding. However, the agreed-upon scope and cost are within the grant budget. The improvements listed above will help eliminate water penetration into the building.

3. Settlement for the cost of making the change shall be as follows:

Contract Item No.	Item Description	Quantity	Unit	Unit Price		Total Price
1	Remove and Reconstruct Terminal Storefront Area	1	LS	\$	12,000.00	\$ 12,000.00
				\$	-	\$ -
				\$	-	\$ -
				\$	-	\$ -
				\$	-	\$ -
<b>TOTAL CHANGE ORDER NO. 1 =</b>						<b>\$ 12,000.00</b>

4. This change order will result in a net change in the contract completion time and a net change (increase or decrease) in the cost of the project as shown below:

	Contract Amount		Contract Completion Date
Approved funds and working days as per Contract.	\$92,270.00		100 Calendar Days
Change due to this C.O. (+ or -)	\$ 12,000.00	13.01%	0 Additional Days
<b>Totals including this C.O.:</b>	<b>\$104,270.00</b>		<b>100 Calendar Days</b>

The change described herein is understood, and the terms of settlement are hereby agreed to:

McClure - ENGINEER

By 

DATE: 7/11/2024

Lynch's Plumbing Inc. - CONTRACTOR

By \_\_\_\_\_


DATE: \_\_\_\_\_

City of Tipton, Iowa - OWNER

By \_\_\_\_\_

DATE: \_\_\_\_\_

# CERTIFICATE OF RESPONSIBILITY

	<p>I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.</p> <p><b>William Cord</b> <small>Digitally signed by William Cord DN: cn=US, email=mcclure@mcclurevision.com, o=McClure Engineering Co, cn=William Cord Reason: I have reviewed this document Date: 2024.07.12 14:56:12-05'00'</small></p> <hr/> <p style="text-align: center;">(signature) <span style="float: right;">(date)</span></p> <p>William Cord</p> <p>License number P26653</p> <p>My license renewal date is December 31, 2024</p> <p>Pages or sheets covered by this seal: S100, S101</p> <hr/> <hr/> <hr/>
--	--





1360 NW 121st Street  
Clive, IA 50325

### FRAMING DETAILS TIPTON REHAB PROJECT

1118 Airport Rd  
Tipton, IA 52772

IOWA Certificate of Authority  
NO: 26887

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS BEEN PERPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA

DATE	07/09/2024	PROJECT NO.	2513001-090
ENGINEER	DEL	DRAWN	DEL
CHECKED	WOC	SHEET NO.	S100

William Cord, PE No. 26653  
Expires: December 31, 2024

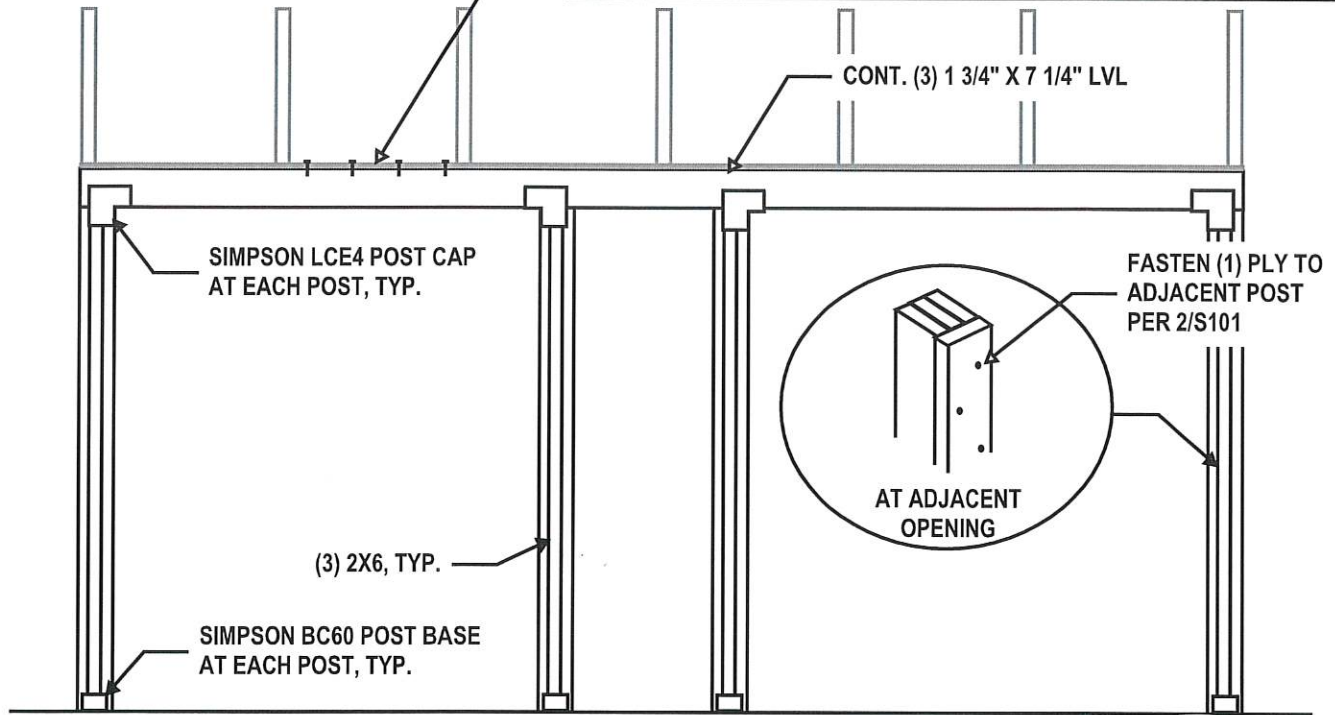
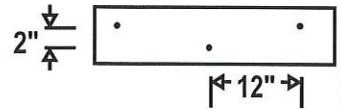
#### A. DESIGN CRITERIA

- Design Codes:
  - International Building Code: IBC 2018
  - Minimum Design Loads for Buildings and Other Structures: ASCE 7-16
- Design Loads:
  - Dead Loads
    - Roof = 20 psf
  - Live Loads (reducible per code UNO)
    - Roof Live = 20 psf
  - Roof Snow Load
    - Ground Snow Load ( $p_g$ ) = 25 psf
    - Flat Roof Snow Load ( $p_f$ ) = 17.5 psf
    - Snow Exposure Factor ( $C_e$ ) = 1.0
    - Snow Load Importance ( $I_s$ ) = 1.0
    - Thermal Factor ( $C_t$ ) = 1.0
  - Wind Load
    - Basic Design Wind Speed,  $V$  = 109 mph (3 sec. Gust)
    - ASD Wind Speed,  $V_{asd}$  = 84 mph
    - Risk Category = II
    - Wind Exposure = C
    - Internal pressure Coefficient ( $GC_{pi}$ ) =  $\pm 0.18$
    - Components and Cladding = +22 psf / -28 psf

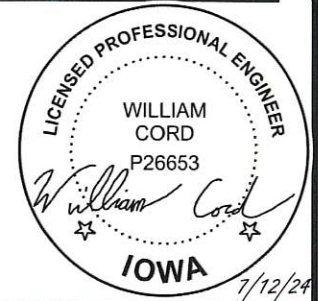
#### NOTES:

- LVL TO BE MIN. STRESS CLASS 1.8E 2400Fb
- STUD POSTS TO BE MIN. #2 DFL
- ALL BUILT-UP MEMBERS (BEAMS AND POSTS) SHALL BE FASTENED TOGETHER PER 2/S101
- ADJACENT OPENINGS AT BUILDING CORNERS SHALL HAVE INDEPENDENT POSTS FOR EACH OPENING. SEE DETAIL BELOW.

FASTEN PLATE TO LVL W/ MITEK 1/4" X  
2 1/2" HEX HEAD STRUCTURAL WOOD  
SCREWS @ 12" O.C. W/ 2" STAGGER



1 SOUTH WALL OPENINGS  
S100 N.T.S.



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2001 W Broadway  
Columbia, MO 65203

**FRAMING DETAILS  
TIPTON REHAB PROJECT**

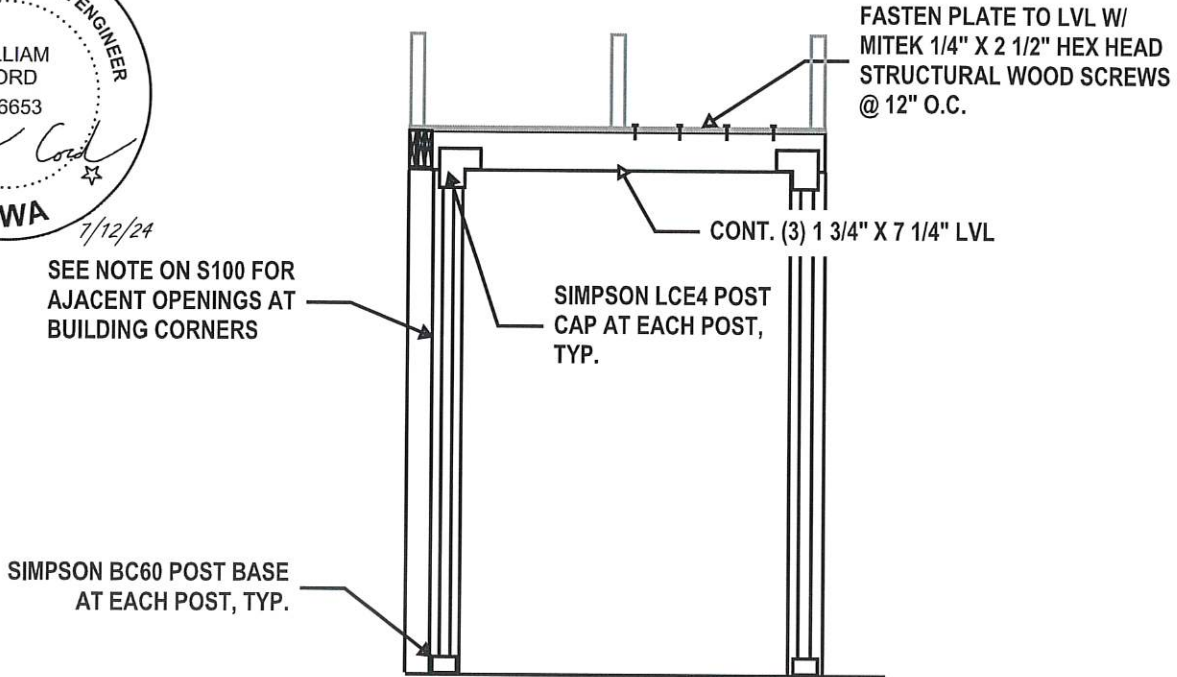
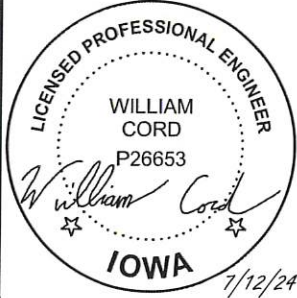
1118 Airport Rd  
Tipton, IA 52772

IOWA Certificate of Authority  
NO: 26887

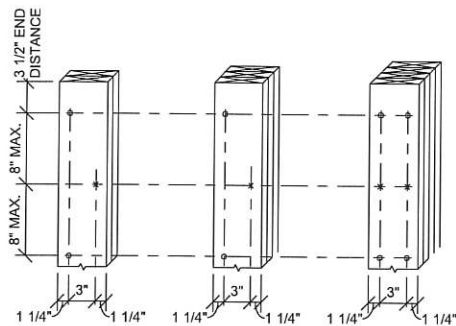
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA

DATE	07/09/2024	PROJECT NO.	2513001-090
ENGINEER	DEL	DRAWN	DEL
CHECKED	WOC	SHEET NO.	S101

William Cord, PE No. 26653  
Expires: December 31, 2024

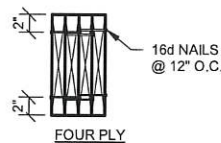
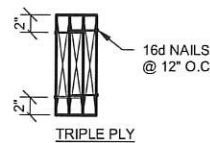
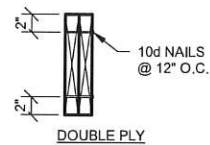


**1 WEST WALL OPENING**  
S101 N.T.S.



**LEGEND**  
\* NAIL FROM THIS SIDE \* NAIL FROM OPPOSITE SIDE

**COLUMN NOTES:**  
1. USE 10d NAILS FOR 2-PLY & 30d FOR REST  
2. ADJACENT NAILS ARE TO BE DRIVEN FROM OPPOSITE SIDES OF COLUMN



**BUILT-UP COLUMN**

**BUILT-UP BEAM**

**2 BUILT-UP MEMBERS**  
S101 N.T.S.

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**APPLICATION AND CERTIFICATE FOR PAYMENT**  
AIA DOCUMENT G702

TO (OWNER):

CITY OF TIPTON

PROJECT: Tipton Pool Dehumidification

APPLICATION NO: 02

INVOICE NO: 003219

Distribution to:

FROM: Michael J Svatosch  
(CONTRACTOR) Garling Construction, Inc.  
1120 11th Street  
Belle Plaine, IA 52208

ARCHITECT: KPE Architecture, Engineering, Forensics  
106 Leavenworth Street  
Omaha, NE 68102

CONTRACT DATE: 6/5/2024  
FROM: 6/14/2024  
TO: 7/10/2024

OWNER  
 ARCHITECT  
 LENDER  
 GENERAL CONTRACTOR  
 CONSTRUCTION MANAGER  
 OTHER

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for Payment, as shown below, in connection with the Contract.  
Continuation Sheet, AIA Document G703, is attached.

Change Orders approved in previous months by Owner	APPROVED	DEDUCTIONS
Total		
Approved this Month		
Number	Date Approved	
TOTALS		
Net change by Change Orders		

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 which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Garling Construction, Inc.

BY: Tim R DATE: 7-10-24

**ARCHITECTS 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.

Application is made for Payment, as shown below, in connection with the Contract.  
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM ..... \$558,000.00
2. Net change by Change Orders ..... \$558,000.00
3. CONTRACT SUM TO DATE (Line 1 + - 2) ..... \$232,598.20
4. TOTAL COMPLETED & STORED TO DATE ..... (Column I on G703)
5. RETAINAGE:
  - a. 5.00% of Completed Work ..... \$11,629.91
  - b. \_\_\_\_\_ (Column F + G on G703)
  - \_\_\_\_\_ (Column H on G703)
6. TOTAL EARNED LESS RETAINAGE ..... \$11,629.91  
(Line 4 less Line 5 Total)

**7. LESS PREVIOUS CERTIFICATES FOR PAYMENT**

8. CURRENT PAYMENT DUE ..... (Line 6 from prior Certificate) ..... \$7,125.00
9. BALANCE TO FINISH, PLUS RETAINAGE ..... (Line 3 less Line 6) ..... \$213,843.29  
..... \$337,031.71

State of: IA  
Subscribed and sworn to before me this 10th day of July 2024  
Notary Public: Amey Derr  
My Commission Expires: 3-6-26



AMOUNT CERTIFIED ..... \$ 213,843.29  
Two Hundred Thirteen Thousand Eight Hundred Forty Three Dollars and Twenty Nine Cents

ARCHITECT: Jan Moe (Attach explanation if amount certified differs from the amount applied for.)  
Date: 07/17/2024

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.

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing  
 Contractor's Signed Certification is attached.  
 In tabulations below, amounts are stated to the nearest doll.  
 Use Column L on Contracts where variable retainage for Item

CONTRACT DATE: 6/5/2024  
 FROM: 6/14/2024  
 TO: 7/10/2024

APPLICATION NO: 02  
 INVOICE NO: 003219  
 PROJECT NO: 54249  
 ARCHITECT PROJECT NO:

ITEM NO	DESCRIPTION OF WORK	BILLING CODES	D SCHEDULED VALUE		E PREVIOUS APPLICATION		F PERCENT COMPLETE	G COMPLETED THIS MONTH		H STORED MATERIALS	I PERCENT COMPLETE	J TOTAL COMPLETE AND STORED TO DATE		K PERCENT COMPLETE	L BALANCE		M RETAINAGE
			AMOUNT	AMOUNT	AMOUNT	PERCENT COMPLETE		WORK IN PLACE	PERCENT COMPLETE			AMOUNT	PERCENT COMPLETE		BALANCE	RETAINAGE	
1	GENERAL REQUIREMENTS																
2	General Requirements/Admin/Mobiliza		42,250.00	6,000.00	14%	19,350.00	46%	25,350.00	60%	16,900.00	1,267.50						
3	Project Management/Supervision		42,221.00	1,500.00	4%	23,832.60	56%	25,332.60	60%	16,888.40	1,266.63						
4	Heavy/Utilities/Equipment/Temp Enclo		13,932.00			8,359.20	60%	8,359.20	60%	5,572.80	417.96						
5	STEELWORK																
6	Scaffolding/Shoring/Protection		37,648.00			30,118.40	80%	30,118.40	80%	7,529.60	1,505.92						
7	METALS																
8	Structural Steel Materials/Erection		99,524.00			49,762.00	50%	49,762.00	50%	49,762.00	2,488.10						
9	WOODS/PLASTICS																
10	Temp Enclosures		8,317.00			6,653.60	80%	6,653.60	80%	1,663.40	332.68						
11	THERMAL & MOISTURE																
12	Roof Patch		11,000.00														
13	PAINTS																
14	Painting		1,200.00														
15	MECHANICAL																
16	HVAC		266,408.00			79,922.40	30%	79,922.40	30%	186,485.60	3,996.12						
17	ELECTRICAL																
18	Electrical		35,500.00			7,100.00	20%	7,100.00	20%	28,400.00	355.00						
19																	
20																	
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PAGE TOTALS			\$558,000.00	\$7,500.00	1%	\$225,098.20	40%	\$232,598.20	42%	\$325,401.80	\$11,629.91						
REGULAR ITEM TOTALS			\$558,000.00	\$7,500.00	1%	\$225,098.20	40%	\$232,598.20	42%	\$325,401.80	\$11,629.91						
CHANGE ORDERS																	
GRAND TOTALS			\$558,000.00	\$7,500.00	1%	\$225,098.20	40%	\$232,598.20	42%	\$325,401.80	\$11,629.91						

**AGENDA ITEM #**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	August 5, 2024
<b>AGENDA ITEM:</b>	Animal Housing Services Contract with Muscatine Humane Society
<b>ACTION:</b>	Council Approval

**SYNOPSIS:** The Tipton Police Department would like to have a place to take stray animals that are not claimed by anyone. The Tipton PD gets calls regarding Animals at Large approximately 2-3 times a month. We are able to reunite an animal with its owner, usually within 30 minutes to 2 hours. There are a few occasions each year when we are unable to find the owner and we need to have a place to take the animal. The Muscatine Humane Society contracts with Cedar County Sheriff's office and other surrounding departments. We would like the City to also contract with the Muscatine Humane Society.

**BUDGET ITEM:** Animal Control

**RESPONSIBLE DEPARTMENT:** City Council/City of Tipton

**MAYOR/COUNCIL ACTION:** Authorizing the Tipton Police Department Officers to take an animal to the Muscatine Humane Society if no owner can be found.

**ATTACHMENTS:** Agreement with Muscatine Humane Society

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

**DATE PREPARED:** 7/18/24

Muscatine Humane Society  
920 S. Houser St.  
Muscatine, IA 52761  
563-263-7358

June 28th, 2024

The Muscatine Humane Society has been serving local and outlying communities for many years when it comes to the needs of domestic animals.

To be in compliance with Iowa Code we are required to have a written agreement with cities/counties in order to take in stray animals for holding. It is in the agreement that we will only take in animals by an approved agent of your choosing. This could be a city official, an officer or a person of your choosing.

Please call ahead of time so we have authorization that the animal is to be accepted. You will receive a copy of the intake paperwork in the mail that's marked \$100 Due.

The agreement must be signed no later than August 30<sup>th</sup>, 2024.

We look forward to serving in any way we can.

A handwritten signature in black ink that reads "Chris McGinnis". The signature is written in a cursive style with a large, looped "C" at the beginning.

Chris McGinnis, Director

Muscatine Humane Society  
920 S. Houser St.  
Muscatine Iowa 52761  
(563) 263-7358  
AGREEMENT:

### Animal Housing Services

AGREEMENT, by and between the City of Tipton, Iowa and the Muscatine Humane Society (hereinafter referred to as Tipton and MHS).

WHEREAS, the City of Tipton will provide funding to MHS to perform certain activities related to Animal Care and Housing of strays.

WHEREAS, MHS offers expertise in the acceptance, housing, care and humane treatment of animals;

WHEREAS, the City of Tipton and MHS agree to the following contractual obligations;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

The City of Tipton agrees to pay \$100.00 per animal that they deliver, or that an approved agent delivers on their behalf. The City of Tipton also agrees to furnish MHS with as much information about said animal including the name, phone number and address of any possible owner.

The City of Tipton also agrees to provide immediate information if a BITE has occurred. Any animal that has bitten a human must be confined in a quarantine manner for a period not less than ten days, therefore that fee would be \$150.00 for said "BITE" animal

MHS agrees to conduct the following services:

To accept, care for and house animals delivered by an officer or an agent of the City of Tipton. Provide information to the City of Tipton if any animal is claimed by an owner when citations may be warranted. MHS will assist in collecting pertinent information and follow up.

MHS shall cooperate with the City of Tipton to accept and house stray animals, however does reserve the right to refuse housing to vicious animals, which means any animal who has viciously attacked a human and has caused serious injury.

MHS agrees to send a monthly statement to the City of Tipton describing each animal.

MHS agrees to hold each stray for a period no less than (7) days and then evaluate each animals temperament and health and then prepare them for adoption to a new and permanent home. If for any reason the evaluation proves that the said animal is not adoptable, it will be euthanized by injection and disposed of by cremation.

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_ 2024

SIGNED by \_\_\_\_\_

Director, Muscatine Humane Society

Chris McShane



TO: City of Tipton

PAY REQUEST

DATE: 7/23/24

PROJECT: Beckler Project (222 W. 8th Street)

PAY REQUEST NUMBER: 1 FINAL

CONTRACT BREAKDOWN	ORIGINAL CONTRACT AMOUNT	CHANGE ORDERS	ADJUSTED CONTRACT AMOUNT	% COMP.	VALUE OF WORK COMPLETED
Rear Foundation	\$16,500.00	CO #2 - Replace rotted foundation sill / Dirt for drainage - \$2,500.00	\$19,000.00	100%	\$19,000.00
Painting Trim/Siding	7,968.00	CO #2 - Install Guttering - \$2,500.00	10,468.00	100%	10,468.00
Exterior Doors	1,700.00			100%	1,700.00
Storm Windows	5,400.00	CO #2 - Delete Storm Windows (\$5,400.00) / Replace 3 exterior rotted sills \$450.00	450.00	100%	450.00
Lead-Safe Work Practices	500.00			100%	500.00
<b>TOTAL</b>	<b>\$32,068.00</b>				<b>\$32,118.00</b>
		CO #1 - Time Extension.			

Net Contract Amount to Date \$ 32,118.00

Total Value of Work Completed \$ 32,118.00

Final - 0% Retained (20% / Final-0%) \$ 0.00

Value of Work Completed Less Retained \$ 32,118.00

Less Total Previously Certified \$ 0.00

AMOUNT DUE THIS REQUEST \$ 32,118.00

OWNER: Tim and/or Katherine Beckler

CONTRACTOR: Ken Crock - Avantis Construction

APPROVED: Program Inspector

APPROVED: City of Tipton

**(CITY: Please hold check until authorization received from Melanie to release. Thank you!)**

PROJECT \_\_\_\_\_

Owner: Tim / Katherine Beckler  
Address: 222 W. 8<sup>th</sup> St.  
Tipton IA 52772

Contractor: Aavantis Construction  
Address: 1120 Monroe Ave.  
Tipton IA 52772

TYPE OF REQUEST \_\_\_\_\_

- TIME EXTENSION
- INCREASE IN CONTRACT AMOUNT \$50.00

REASON FOR REQUEST: Contractor has discovered that Menards has discontinued the production of storm windows that he originally bid. We cannot replace windows due to historical and it is cost prohibitive to rebuild. No workable cost for storm windows could be found. Condition of windows reviewed again. Delete storm windows from the specifications. DELETE (\$5,400.00)

There are 3 exterior windowsills that are deteriorated. Contractor to replace, prime and paint to match existing. ADD 3 x \$150.00/each = \$450.00.

Contractor to install guttering. ADD \$2,500.00

During foundation repair, several spots on the original 6 inch sill was rotten. Saw out and replace. Some siding at foundation level needed replacement. Contractor to spread dirt at area to be sloped away from house for water drainage. ADD \$2,500.00

Original Contract Amount	\$ <u>32,068.00</u>
Increase Amount	\$ <u>50.00</u>
Adjusted Contract Amount	\$ <u>32,118.00</u>

Contractor's Signature:  [Signature] Date:  7/23/24

Inspector's Signature:  [Signature] Date:  7/23/24

Owner's Signature:  [Signature] Date:  7/23/24

City Signature:  [Signature] Date:  \_\_\_\_\_


**OWNER'S FINAL ACCEPTANCE OF COMPLETED  
REHABILITATION WORK**

NAME Tim / Katherine Beckler

ADDRESS 222 W. 8<sup>th</sup> Street – Tipton IA

The rehabilitation work has been satisfactorily completed in accordance with the Project Specifications and Rehabilitation Contract, including any amendments through the issuance of change orders. All work and materials used to complete the rehabilitation meet my approval and are satisfactory. I authorize final payment to be made to the contractor.

X 7/24/24  
Date

X   
Owner's Signature

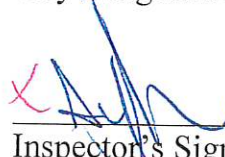
X 7/23/24  
Date

X   
Contractor's Signature

X \_\_\_\_\_  
Date

X \_\_\_\_\_  
City's Signature

X 7/23/24  
Date

X   
Inspector's Signature

**ANTI-KICKBACK STATEMENT**

It is hereby certified that no employee or official of the City of Tipton has paid any kick-back, fees or consideration of any type, directly or indirectly to the contractor in the awarding of the construction bid for property 222 W. 8<sup>th</sup> Street – (Beckler Residence).

SIGNED X \_\_\_\_\_

City of Tipton

DATE X \_\_\_\_\_

I, Ken Crock – Aavantis Construction, contractor for the construction work performed at the above mentioned address hereby certify that I have not received, nor was I offered, any kickback, fees or consideration of any type, directly or indirectly for the work done as set out in the construction contract for the above mentioned property.

SIGNED X \_\_\_\_\_

Ken Crock – Aavantis Construction

DATE ✓ \_\_\_\_\_

7/23/24



**PAY REQUEST**

TO: City of Tipton  
 PROJECT: Billick Project (306 Walnut Street)

DATE: 7/31/24  
 PAY REQUEST NUMBER: 1 (FINAL)

CONTRACT BREAKDOWN	ORIGINAL CONTRACT AMOUNT	CHANGE ORDERS	ADJUSTED CONTRACT AMOUNT	% COMP.	VALUE OF WORK COMPLETED
Trim on Front Door	\$ 275.00			100%	\$ 275.00
Paint Decorative Arms	625.00			100%	625.00
Storm Doors - Front / Rear	900.00			100%	900.00
Rear Deck Railing	350.00	CO #1 - Wet scrape/paint beams - rear porch. \$650.00	1,000.00	100%	1,000.00
Rear Step/Handrailing	800.00			100%	800.00
Front Step Repair	2,600.00			100%	2,600.00
Guttering	2,275.00			100%	2,275.00
Dirt Fill	500.00			100%	500.00
Replacement Windows	7,200.00			100%	7,200.00
Basement Windows	4,200.00			100%	4,200.00
Lead-Safe Work Practices	500.00			100%	500.00
<b>TOTAL</b>	<b>\$20,225.00</b>				<b>\$20,875.00</b>

Net Contract Amount to Date \$ 20,875.00  
 Total Value of Work Completed \$ 20,875.00  
 Final - 0% Retained (20% / Final-0%) \$ 0.00  
 Value of Work Completed Less Retained \$ 20,875.00  
 Less Total Previously Certified \$ 0.00  
**AMOUNT DUE THIS REQUEST** \$ 20,875.00

OWNER: Tobi Billick  
 CONTRACTOR: Ken Crock - Aavantis Construction  
 APPROVED: Program Inspector  
 APPROVED: City of Tipton

(CITY: Please hold check until authorization received from Melanie to release. Thank you!)

REQUEST FOR CHANGE ORDER - NO. 1

PROJECT \_\_\_\_\_

Owner: Tobi Billick  
Address: 306 Walnut St.  
Tipton IA 52772

Contractor: Aavantis Construction  
Address: 1120 Monroe Ave.  
Tipton IA 52772

TYPE OF REQUEST \_\_\_\_\_

X INCREASE IN CONTRACT AMOUNT \$650.00

REASON FOR REQUEST: Contractor to wet scrape and paint the peeling wood beams around the rear porch. Add \$650.00

Original Contract Amount	\$ <u>20,225.00</u>
Increase/Decrease Amount	\$ <u>650.00</u>
Adjusted Contract Amount	\$ <u>20,875.00</u>

Contractor's Signature: \_\_\_\_\_

Date: 7/31/24

Inspector's Signature: \_\_\_\_\_

Date: 7/31/24

Owner's Signature: \_\_\_\_\_

Date: 7/31/24

City Signature: \_\_\_\_\_

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

**OWNER'S FINAL ACCEPTANCE OF COMPLETED  
REHABILITATION WORK**

NAME Tobi Billick

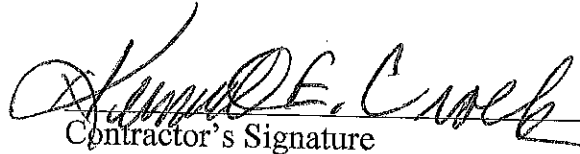
ADDRESS 306 Walnut Street - Tipton IA

The rehabilitation work has been satisfactorily completed in accordance with the Project Specifications and Rehabilitation Contract, including any amendments through the issuance of change orders. All work and materials used to complete the rehabilitation meet my approval and are satisfactory. I authorize final payment to be made to the contractor.

7-31-24  
Date

  
Owner's Signature

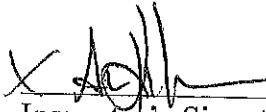
7/31/24  
Date

  
Contractor's Signature

\_\_\_\_\_  
Date

  
City's Signature.

7/31/24  
Date

  
Inspector's Signature

**ANTI-KICKBACK STATEMENT**

It is hereby certified that no employee or official of the City of Tipton has paid any kick-back, fees or consideration of any type, directly or indirectly to the contractor in the awarding of the construction bid for property 306 Walnut Street – (Billick Residence).

SIGNED X \_\_\_\_\_  
City of Tipton

DATE X \_\_\_\_\_

I, Ken Crock – Aavantis Construction, contractor for the construction work performed at the above mentioned address hereby certify that I have not received, nor was I offered, any kickback, fees or consideration of any type, directly or indirectly for the work done as set out in the construction contract for the above mentioned property.

SIGNED X [Signature] \_\_\_\_\_  
Ken Crock – Aavantis Construction

DATE X 7/21/24 \_\_\_\_\_





# GARDEN & ASSOCIATES, LTD.

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

Phone: 641.672.2526 • Fax: 641.672.2091

June 29, 2024

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

RE: North – North Plum Street Improvements  
Tipton, Iowa  
G&A 5019077

Dear Brian:

Enclosed are three (3) copies of Pay Application No. 2 submitted by All American Concrete Inc. for the above referenced project in the amount of \$136,709.65 for work completed through July 26, 2024.

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

If you have any questions, please don't hesitate to call.

Sincerely,  
**GARDEN & ASSOCIATES, LTD.**

Jack Pope, P.E.

Enc: Pay Application No. 2 (3 copies)

JP/fs



ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

# Contractor's Application for Payment No. 2

Application Period: 26-Jul-24 to 7/29/2024

From (Contractor): All American Concrete Inc.

Contract: North-North Plum Street

Contractor's Project No.: 5019077

To: City of Tipton

City (Engineer): Garden & Associates

Owner's Contract No.:

Engineer's Project No.: 5019077

Contract Working Day Summary: 75

Original Contract Time: 75

Added by Change Order: 0

Contract Time To Date: 75

Working Days Used to Date: 28

Working Days Remaining: 47

## Application For Payment Change Order Summary

Approved Change Orders	Number	Additions	Deductions
TOTALS			
NET CHANGE BY CHANGE ORDERS			

- ORIGINAL CONTRACT PRICE: \$ 5454,807.50
- Net change by Change Orders: \$
- Current Contract Price (Line 1 ± 2): \$ 5454,807.50
- TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates): \$ 217,292.75
- RETAINAGE:
  - a. 5% X \$217,292.75 Work Completed: \$ 10,864.64
  - b. X Stored Material: \$
  - c. Total Retainage (Line 5.a + Line 5.b): \$ 10,864.64
- AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c): \$ 206,428.11
- LESS PREVIOUS PAYMENTS (Line 6 from prior Application): \$ 69,718.46
- AMOUNT DUE THIS APPLICATION: \$ 136,709.65
- BALANCE TO FINISH PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above): \$ 248,179.39

**Contractor's Certification**

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Payment of: \$ 136,709.65 (Line 8 or other - attach explanation of the other amount)

is recommended by: *Jodi Dunon* (Engineer) 7-29-2024 (Date)

Payment of: \$ 136,709.65 (Line 8 or other - attach explanation of the other amount)

is approved by: \_\_\_\_\_ (Owner) \_\_\_\_\_ (Date)

Contractor Signature: *Jodi Dunon* Date: 7-29-24



G&A-Project: 5019077

Project Name: NORTH N. PLUM ST.

Project Location: TIPTON, IA

WEEK ENDING FRIDAY

7/26/2024

### Pay App 2

No.	Description	Estimated Units	Unit Price	Extended Price	Completed To Date	Previously Completed	Total Minus Previously Completed	Current \$\$\$ Due	Total Completed Value	% Complete
1	Excavation, Class 10	CY 1561	\$8.50	\$13,268.50	950	0.1	949.9	\$ 8,074.15	\$ 8,075.00	61%
2	Subgrade Preparation (12" Thick)	SY 3,455	\$1.50	\$5,182.50	1517	0	1517	\$ 2,275.50	\$ 2,275.50	44%
3	Subbase, Modified, 6" Thick	SY 3,455	\$9.25	\$31,958.75	1517	0	1517	\$14,032.25	\$14,032.25	44%
4	Compaction Testing	LS 1	\$2,500.00	\$2,500.00	0.5	0	0.5	\$ 1,250.00	\$ 1,250.00	50%
5	Trench Foundation	TON 50	\$40.00	\$2,000.00	0	0	0	\$ -	\$ -	0%
6	Trench Compaction Testing	LS 1	\$3,000.00	\$3,000.00	0.9	0.15	0.75	\$ 2,250.00	\$ 2,700.00	90%
7	Storm Sewer, Trenched, PVC, 4"	LF 30	\$30.00	\$900.00	21	6	15	\$ 450.00	\$ 630.00	70%
8	Storm Sewer, Trenched, 12"	LF 166	\$30.00	\$4,980.00	0	0	0	\$ -	\$ -	0%
9	Storm Sewer, Trenched, RCP, 12"	LF 53	\$51.00	\$2,703.00	0	0	0	\$ -	\$ -	0%
10	Storm Sewer, Trenched, 15"	LF 150	\$36.00	\$5,400.00	150	150	0	\$ -	\$ -	100%
11	Storm Sewer, Trenched, RCP, 15"	LF 53	\$37.50	\$3,047.50	71.60	0	71.6	\$ 4,117.00	\$ 5,400.00	135%
12	Storm Sewer, Trenched, 18"	LF 372	\$46.00	\$17,112.00	372	372	0	\$ -	\$ 17,112.00	100%
13	Removal of Storm Sewer, All Types, <15"	LF 474	\$600.00	\$2,844.00	350	200	150	\$ 2,250.00	\$ 5,250.00	74%
14	Pipe Apron, Metal or RCP, 12"	EA 4	\$14.00	\$56.00	0	0	0	\$ -	\$ -	0%
15	Subdrain, Type I (Longitudinal Subdrain), 4" Dia.	LF 1670	\$14.00	\$23,380.00	850	0	850	\$11,900.00	\$11,900.00	51%
16	Subdrain Outlets and Connections, CMP or PVC, 4" or 6"	EA 8	\$175.00	\$1,400.00	6	0	6	\$ 1,050.00	\$ 1,050.00	75%
17	Lower/Relocate Existing Water Service	EA 5	\$1,500.00	\$7,500.00	1	1	0	\$ -	\$ 1,500.00	20%
18	Intake, SW-501	EA 1	\$2,900.00	\$2,900.00	1	0	1	\$ 2,900.00	\$ 2,900.00	100%
19	Intake, SW-502, 48" Dia.	EA 2	\$3,900.00	\$7,800.00	0	0	0	\$ -	\$ -	0%
20	Intake, SW-503	EA 1	\$3,950.00	\$3,950.00	1	1	0	\$ -	\$ -	100%
21	Intake, SW-504	EA 1	\$3,800.00	\$3,800.00	1	0	1	\$ 3,800.00	\$ 3,800.00	100%
22	Intake, SW-506	EA 1	\$5,925.00	\$5,925.00	1	1	0	\$ -	\$ 5,925.00	100%
23	Intake, SW-512, Case I, 24" Riser	EA 5	\$1,100.00	\$5,500.00	3	3	0	\$ -	\$ 3,300.00	60%
24	Manhole Adjustment, Minor	EA 2	\$1,200.00	\$2,400.00	1	0	1	\$ 1,200.00	\$ 1,200.00	50%
25	Connection to Existing Intake	EA 1	\$850.00	\$850.00	1	1	0	\$ -	\$ 850.00	100%
26	Modify Existing Intake	LS 1	\$850.00	\$850.00	2	0	2	\$ 1,700.00	\$ 1,700.00	200%
27	Pavement, PCC, 7" Thick, C3 or C4 (with Baskets)	SV 3058	\$55.00	\$168,190.00	1340	0	1340	\$ 73,700.00	\$ 73,700.00	44%
28	PCC Pavement Samples and Testing	LS 1	\$8,600.00	\$8,600.00	0.25	0	0.25	\$ 2,150.00	\$ 2,150.00	25%
29	Removal of Driveway	SV 257	\$17.25	\$4,433.25	165	65	100	\$ 1,725.00	\$ 2,846.25	64%
30	Driveway, Paved, PCC, 6" Thick	SV 337	\$67.50	\$22,747.50	0	0	0	\$ -	\$ -	0%
31	Driveway, Granular	TON 45	\$30.00	\$1,350.00	45	45	0	\$ -	\$ -	100%
32	Pavement Removal	SV 2106	\$7.00	\$14,742.00	1053	0	1053	\$ 7,371.00	\$ 1,350.00	50%
33	Temporary Granular Surfacing	TON 130	\$38.00	\$4,940.00	90	45	45	\$ 1,710.00	\$ 3,420.00	69%
34	Temporary Traffic Control	LS 1	\$3,500.00	\$3,500.00	0.25	0.25	0	\$ -	\$ 875.00	25%
35	Seeding, Fertilizing, and Mulching	LS 1	\$2,750.00	\$2,750.00	0	0	0	\$ -	\$ -	0%
36	Warranty	LS 1	\$550.00	\$550.00	0	0	0	\$ -	\$ -	0%
37	SWPPP Preparation	LS 1	\$1,375.00	\$1,375.00	0	0	0	\$ -	\$ -	0%
38	SWPPP Management	LS 1	\$1,925.00	\$1,925.00	0.15	0.15	0	\$ -	\$ 1,375.00	100%
39	Rip, Rip, Class D	TON 25	\$42.00	\$1,050.00	0	0	0	\$ -	\$ 288.75	15%
40	Silt Fence or Silt Fence Ditch Check	LF 250	\$2.25	\$562.50	0	0	0	\$ -	\$ -	0%
41	Silt Fence or Silt Fence Ditch Check, Removal of Sediment	LF 250	\$0.10	\$25.00	0	0	0	\$ -	\$ -	0%
42	Silt Fence or Silt Fence Ditch Check, Removal of Device	LF 250	\$1.00	\$250.00	0	0	0	\$ -	\$ -	0%
43	Mobilization(25% @ 5%, 50% @ 10%, 100% @ 50%)	LS 1	\$50,000.00	\$50,000.00	0.5	0.5	0	\$ -	\$ 25,000.00	50%
<b>PROJECT TOTAL</b>				<b>\$454,807.50</b>			<b>PROJECT TOTAL TO DATE</b>	<b>\$217,292.75</b>	<b>\$217,292.75</b>	<b>47.8%</b>
							<b>TOTAL \$\$\$ THIS APP</b>	<b>\$136,709.65</b>		

**AGENDA ITEM**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	8/5/2024
<b>AGENDA ITEM:</b>	TRIP Program Reimbursement Request
<b>ACTION:</b>	Motion to approve, deny or table.

**SYNOPSIS:**

Tipton Revitalization Incentive Program (TRIP) Reimbursement request

Applicant: Dean Challis  
Building location: 300 E 7th Street

*Commission corresponded via email (but couldn't legally vote). However, there weren't any objections via email to proceed with granting approval for reimbursement with this project. The Commission is asking the City Council to make final decision regarding this application for TRIP reimbursement in the amount of \$5,134.73.*

Total amount of project: \$11,432.83 for a Commercial Grant. (Dean's application for reimbursement of \$5,134.73 was approved prior to the new guidelines). Original estimated was \$10,269.46 which is what reimbursement is based on. Cost of reimbursement remains unchanged.

**Project Summary:**

- Tear off roof.
- Replace two overhead doors.
- Replace soffits and fascia.

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

**RESPONSIBLE DEPARTMENT:** Economic Development – Linda Beck

**MAYOR/COUNCIL ACTION:** Approve, deny, or table.

**ATTACHMENTS:** Before and after pictures

**PREPARED BY:** Linda Beck      **DATE PREPARED:** 8/2/2024



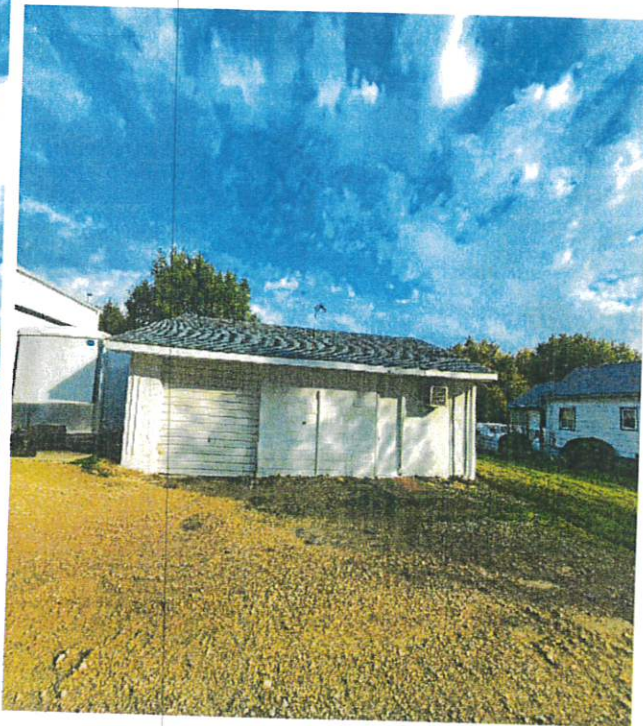
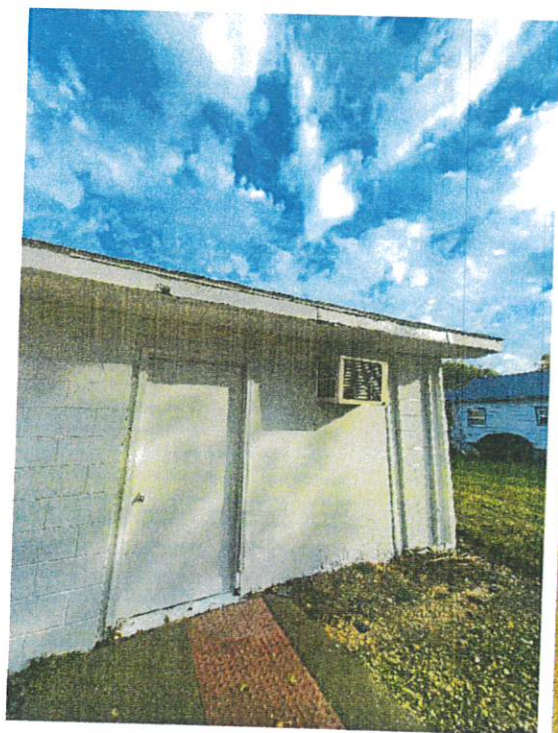
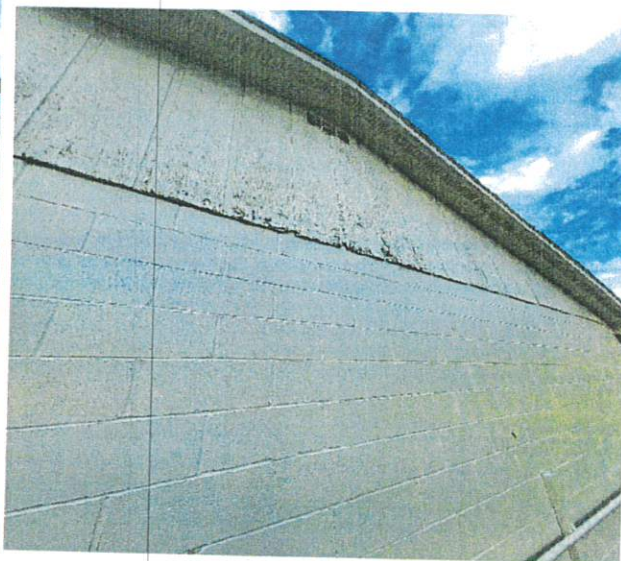
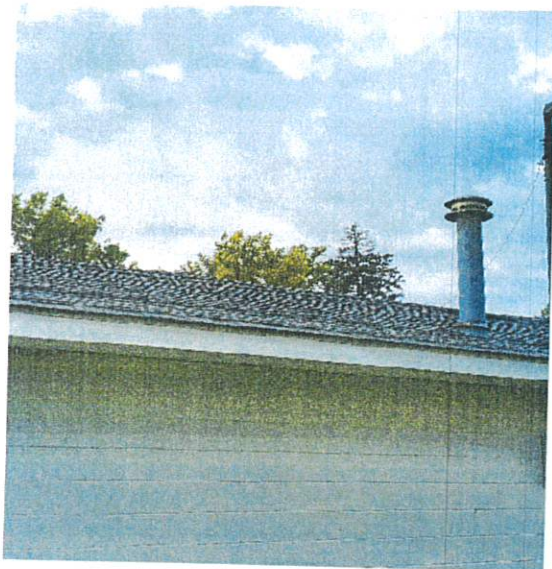
Dean Challis  
East Building at 300 E 7<sup>th</sup> Street

After picture





Dean Challis  
East Building at 300 E 7<sup>th</sup> Street  
Before Pictures



The City of Tipton will be selling the following by sealed bid.

2013 Ford Police Explorer AWD, VIN# 1FM5K8AR6DGA09029.

Current mileage is 96,125 and hours are 11,476. Engine is a 3.7L V-6 with an Automatic Transmission, Cruise Control, Tilt Wheel, Air Conditioning, AM/FM Radio, and Tires are in good condition. The car is being sold as is with no warranty expressed or implied. The City reserves the right to refuse all bids. Bids must be submitted to City Hall by August 29<sup>th</sup> 4PM. The Car can be inspected Monday Through Fridays at the Lower City Shop.

If you have any questions, call City Hall at 563-886-6187.

**AGENDA ITEM #**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

**DATE:** August 5, 2024

**AGENDA ITEM:** Last Day Open for JKFAC Outdoor Pools

**ACTION:** Motion

**SYNOPSIS:**

I'm proposing that the last day for the outdoor pools will be open will be Sunday, August 25. We will be open the week of August 19-22 from 12-5 pm, CLOSED Friday, August 23 and open Saturday, August 24 and Sunday, August 25 from 12-5:30 pm.

**BUDGET ITEM:**

**RESPONSIBLE DEPARTMENT:** Aquatic Center

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** N/A

**PREPARED BY:** Adam Spangler

**DATE PREPARED:** 8/1/2024

**AGENDA ITEM #**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

**DATE:** August 5, 2024

**AGENDA ITEM:** Outdoor Pool Paint – Terry & Sons

**ACTION:** Motion

**SYNOPSIS:** Attached is a quote from Terry & Sons for paint to paint our outdoor pools. We have painted our outdoor pools every other year for the past 10 years and have used Terry & Sons throughout this time.

I wanted to inform the council and receive approval.

I will be at the council meeting if you have any further questions.

**BUDGET ITEM:** Aquatic Center

**RESPONSIBLE DEPARTMENT:** Aquatic Center

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** Terry & Sons

**PREPARED BY:** Adam Spangler

**DATE PREPARED:** 8/1/2024





8/1/2024

**To:** Tipton Aquatic Center – Adam Spangler  
**Project:** Outdoor Pool Paint  
**Sections Quoted:** Painting

We are pleased to provide the following quotation to complete the scope of work for the above-mentioned project for the identified section. Please note our intended scope of work and all clarifications. Contact us should you have any questions. Thank you.

**Painting**

- ✓ Provide epoxy pool paint for use by others.

**Clarifications:**

- Our proposal & scope of work is to be attached to & made part of our subcontract if accepted

Our quotation includes all necessary supervision, labor, tools, materials, equipment & insurance in the total sum of **\$6,573.00**

Respectfully submitted by:

**Mike A. Calvert**

Estimator / Project Manager

***PAINTING & INDUSTRIAL CONTRACTORS***

Painting & Sandblasting – Industrial Coatings – Lead Abatement – Waterblasting – Vacuum Truck – Sewer Jetting

3119 Lucas Street — Muscatine, IA 52761 - Office: 563-263-5866 / Fax: 563-263-1051 [www.terryandsons.com](http://www.terryandsons.com)

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE DEPARTMENT	GENERAL GOVERNMENT	MUSCATINE HUMANE SOCIETY	1 STRAY DOG	100.00
		RICKARD SIGN & DESIGN LLC	VINYL PRINTS,REMOVE OLD VI	837.50
		VERIZON	Cell, Data service	121.53
		CITY OF TIPTON FUNDS	Repay Admin Services	3,077.96
			PSF payment	1,270.46
		CITY UTILITIES	City Hall	5.04
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	<u>4,481.46</u>
		TOTAL:	9,893.95	
FIRE DEPARTMENT	GENERAL GOVERNMENT	FIRST DUE HOSE CO LLC	HOSE TEST	3,577.50
		D & R PEST CONTROL	D & R PEST CONTROL	40.00
		ELECTRONICS INC	ALARM SERVICE	129.38
		CITY OF TIPTON FUNDS	Repay Admin Services	578.34
		CITY UTILITIES	CITY UTILITIES	490.27
			CITY UTILITIES	84.44
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	<u>1,018.26</u>
		TOTAL:	5,918.19	
AMBULANCE	GENERAL GOVERNMENT	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	105.77
			MEDICAL SUPPLIES	395.23
		MISC. VENDOR JESSICA MYERS	JESSICA MYERS:PATIENT REFU	0.20
		D & R PEST CONTROL	D & R PEST CONTROL	35.00
		JOHNSON COUNTY AMBULANCE SERVICE	ALS SERVICE	200.00
		WING PC	MEDICAL DIRECTOR	500.00
		CITY OF TIPTON FUNDS	Repay Admin Services	2,080.60
			PSF payment	69.26
		CITY UTILITIES	CITY UTILITIES	227.68
			CITY UTILITIES	44.20
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	<u>1,519.21</u>
		TOTAL:	5,177.15	
STREET DEPARTMENT	GENERAL GOVERNMENT	BITUMINOUS MATERIALS & SUPPLY	CRS-2	353.96
		CINTAS	UNIFORMS	44.86
			UNIFORMS	44.86
		CHRIS THOLEN	BOOTS	150.00
		WENDLING QUARRIES INC	10.54 TN WASHED CHIPS	181.82
		CITY OF TIPTON FUNDS	Central Stores services pa	2,058.01
			PSF payment	309.81
		CITY UTILITIES	CITY UTILITIES	15.00
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	<u>3,928.53</u>
				TOTAL:
SIDEWALKS	GENERAL GOVERNMENT	CITY OF TIPTON FUNDS	Central Stores services pa	<u>34.23</u>
			TOTAL:	34.23
TREES	GENERAL GOVERNMENT	MISC. VENDOR JOANN CROCK	JOANN CROCK:GRANT WRITING	664.57
		CEDAR COUNTY REPAIR INC	OPERATING SUPPLIES	24.99
		CITY OF TIPTON FUNDS	Central Stores services pa	<u>120.82</u>
			TOTAL:	810.38
GENERAL ADMINISTRATION	GENERAL GOVERNMENT	CINTAS	UNIFORMS	18.13
			UNIFORMS	18.13
		CITY OF TIPTON FUNDS	Central Stores services pa	906.23
			PSF payment	135.58
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	<u>1,604.61</u>
		TOTAL:	2,682.68	

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT				
LIBRARY	GENERAL GOVERNMENT	AMAZON CAPITAL SERVICES	BOOKS	152.17				
			MISC & LIBRARY MATERIALS	3.99				
			MISC & LIBRARY MATERIALS	84.93				
			BOOKS	11.69-				
			VESTIS	BLDG MAINT SUPPLIES	284.77			
			BAKER & TAYLOR	BOOKS	417.56			
				BOOKS	22.75			
				BOOKS	298.51			
			BANLEACO	LEASE	105.60			
			BOEVE, CHRISTINE	14 PAINTERS WITH CHRISTINE	350.00			
			CENTRAL IOWA DISTRIBUTING INC	MISC SUPPLIES	139.04			
			MISC. VENDOR CURT STRUTZ	CURT STRUTZ:DINO PROGRAM	450.00			
			D & R PEST CONTROL	D & R PEST CONTROL	125.00			
			OVERDRIVE INC	E-BOOK CONTENT FEE	1,055.76			
			STAPLES	OFFICE SUPPLIES	54.33			
			TARRA VOSS PAINTING	FIX HOLES, PRIME, PAINT	2,650.00			
			CITY OF TIPTON FUNDS	PSF payment	7.90			
			CITY UTILITIES	CITY UTILITIES	427.74			
				TOTAL:	6,618.36			
			PARK	GENERAL GOVERNMENT	VERIZON	Cell, Data service	13.81	
						CITY OF TIPTON FUNDS	Repay Admin Services	323.98
							PSF payment	6.60
CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	384.24						
	TOTAL:	728.63						
RECREATION DEPARTMENT	GENERAL GOVERNMENT	ACCESS SYSTEMS LEASING	COPIER AGREEMENT	96.62				
			T & M CLOTHING CO.	STAFF SHIRTS	75.00			
			VERIZON	Cell, Data service	13.81			
			CITY OF TIPTON FUNDS	Repay Admin Services	173.54			
				PSF payment	3.95			
			CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	76.77			
				TOTAL:	439.69			
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT	ACCESS SYSTEMS LEASING	COPIER AGREEMENT	96.63				
			ALLIED GLASS LLC	FRONT DOOR REPAIR	112.00			
			ATLANTIC COCA-COLA BOTTLING CO	DRINK ORDER	199.42			
			CORE-MARK MIDCONTINENT INC	FOOD ORDER	785.96			
			D & R PEST CONTROL	D & R PEST CONTROL	55.00			
			HAWKINS INC	CHEMICALS	734.70			
			ELECTRONICS INC	ALARM SERVICE	129.37			
			VERIZON	Cell, Data service	13.81			
			CITY OF TIPTON FUNDS	Repay Admin Services	1,632.10			
				PSF payment	4,136.04			
			CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	76.76			
				TOTAL:	7,971.79			
			ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT	ELECTRONICS INC	ALARM SERVICE	129.37	
MARCIA MEYERS	AUGUST RENT	600.00						
VERIZON	CELL & DATA	41.43						
CITY OF TIPTON FUNDS	PSF payment	129.50						
	TOTAL:	900.30						
FINANCE & ADMINISTRATI	GENERAL GOVERNMENT	LYNCH DALLAS PC	LEGAL SERVICES	20.00				
			TIPTON CONSERVATIVE	4TH OF JULY INSERTS & AD	458.70			
			CITY OF TIPTON FUNDS	Repay Admin Services	593.33			

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PSF payment	36.66
		CITY UTILITIES	City Hall	171.43
			City Hall	9.24
			CITY UTILITIES	<u>1,832.28</u>
			TOTAL:	3,121.64
BUILDING MAINTENANCE	GENERAL GOVERNMENT	VESTIS	MATS	189.17
		CINTAS CORPORATION	FIRST AID SUPPLIES	61.71
		D & R PEST CONTROL	D & R PEST CONTROL	35.00
		ELECTRONICS INC	ALARM SERVICE	129.38
		OFFICE EXPRESS	OFFICE SUPPLIES	<u>160.88</u>
			TOTAL:	576.14
STREET DEPARTMENT	ROAD USE TAX FUND	GARDEN & ASSOCIATES INC	PLUM ST PAVING EXTENSION	6,980.26
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	<u>4,643.77</u>
			TOTAL:	11,624.03
TRAFFIC SERVICE MAINT.	ROAD USE TAX FUND	CITY OF TIPTON FUNDS	Central Stores services pa	46.85
			PSF payment	0.24
		CITY UTILITIES	CITY UTILITIES	<u>33.01</u>
			TOTAL:	80.10
SNOW AND ICE REMOVAL	ROAD USE TAX FUND	CITY OF TIPTON FUNDS	Central Stores services pa	532.79
			PSF payment	90.17
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	<u>2,727.30</u>
			TOTAL:	3,350.26
STREET CLEANING	ROAD USE TAX FUND	CITY OF TIPTON FUNDS	Central Stores services pa	97.65
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	<u>825.42</u>
			TOTAL:	923.07
REVOLVING LOAN PRGRM	ECONOMIC/INDUSTRIA	HARDACRE THEATER	CATALYST BUILDING REMEDIAT	60,000.00
		PARTNERS 524	CATALYST BUILDING REMEDIAT	<u>60,000.00</u>
			TOTAL:	120,000.00
HWY 38 PROJECT	GO CP 2023	TRIPLE B CONSTRUCTION CORPORATION	PAY APP NO 14	<u>408,879.35</u>
			TOTAL:	408,879.35
INDUSTRIAL FEEDER PJT	INDUSTRIAL FEEDER	SHERMCO INDUSTRIES INC	INDUSTRIAL FEEDER	951.00
		WESCO RECEIVABLES CORP	INDUSTRIAL FEEDER PROJECT	4,754.78
			INDUSTRIAL FEEDER PROJECT	216.87
			INDUSTRIAL FEEDER PROJECT	<u>1,994.50</u>
			TOTAL:	7,917.15
WATER DISTRIBUTION	WATER OPERATING	CINTAS	UNIFORMS	0.00
			UNIFORMS	0.00
		CINTAS CORPORATION	FIRST AID SUPPLIES	52.75
		GARDEN & ASSOCIATES INC	WATER MAP UDDATE	142.50
		IOWA ONE CALL	LOCATES	61.80
		VERIZON	Cell, Data service	64.78
		CITY OF TIPTON FUNDS	Repay Admin Services	2,058.31
			PSF payment	784.15
		CITY UTILITIES	City Hall	5.04
			CITY UTILITIES	832.52
			CITY UTILITIES	945.91
			CITY UTILITIES	903.75



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	183.38
			TOTAL:	6,034.89
WATER BILL/COLLECT	WATER OPERATING	CITY OF TIPTON FUNDS	Repay Admin Services	156.51
			PSF payment	3.95
			TOTAL:	160.46
WASTEWATER/AKA SEWER	WASTEWATER/AKA SEW	CEDAR COUNTY COOP	262.55 GL FUEL	80.70
		QC ANALYTICAL SERVICES LLC	WASTEWATER TESTING	1,739.00
		CITY OF TIPTON FUNDS	Repay Admin Services	1,162.40
			PSF payment	711.21
		CITY UTILITIES	City Hall	5.04
			CITY UTILITIES	4,490.02
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	778.82
			TOTAL:	8,967.19
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING	ALBAUGH PHC INC	TOILET REPLACEMENT	400.00
		CINTAS	UNIFORMS, SHOP TOWELS, MAT	105.23
			UNIFORMS, SHOP TOWELS, MAT	67.35
			UNIFORMS, SHOP TOWELS, MAT	99.86
			UNIFORMS, SHOP TOWELS, MAT	67.35
		CINTAS CORPORATION	FIRST AID SUPPLIES	51.48
		CRESCENT ELECTRIC SUPPLY CO	UNDERGROUND SUPPLIES	395.44
		DR DARLENE A EHLERS	AUGUST RENT	500.00
		MISC. VENDOR MCGEE, MARY	09-4070-05	37.73
		WHITE, REED	10-1360-01	8.42
		D & R PEST CONTROL	D & R PEST CONTROL	37.45
		GRAINGER	OPERATING SUPPLIES	327.75
		IOWA ONE CALL	LOCATES	61.80
		POWER LINE SUPPLY	UNDERGROUND SUPPLIES	2,289.80
			OVERHEAD SUPPLIES	343.68
			OVERHEAD SUPPLIES	366.99
		VERIZON	Cell, Data service	73.60
		CITY OF TIPTON FUNDS	Repay Admin Services	11,535.77
			PSF payment	557.87
		CITY UTILITIES	City Hall	6.30
			CITY UTILITIES	223.37
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	2,653.88
			TOTAL:	20,211.12
ELECTRIC POWER PLANT	ELECTRIC OPERATING	D & R PEST CONTROL	D & R PEST CONTROL	37.45
		OFFICE MACHINE CONSULTANTS INC	SERVER REPAIR IN POWERPLAN	675.00
		CITY OF TIPTON FUNDS	Repay Admin Services	884.13
			PSF payment	1.58
		CITY UTILITIES	CITY UTILITIES	281.53
			CITY UTILITIES	1,312.12
			CITY UTILITIES	861.42
			CITY UTILITIES	42.00
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	319.74
			TOTAL:	4,414.97
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING	CITY OF TIPTON FUNDS	Repay Admin Services	358.87
			PSF payment	9.90
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	223.82
			TOTAL:	592.59

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
GAS DISTRIBUTION	GAS OPERATING	ALBAUGH PHC INC	TOILET REPLACEMENT	362.00
		CINTAS	UNIFORMS, SHOP TOWELS, MAT	64.63
			UNIFORMS, SHOP TOWELS, MAT	64.63
		MISC. VENDOR SENSIT TECHNOLOGIES	SENSIT TECHNOLOGIES:CALGAS	272.10
		IOWA ONE CALL	LOCATES	61.80
		CITY OF TIPTON FUNDS	Repay Admin Services	5,936.81
			PSF payment	202.77
		CITY UTILITIES	City Hall	6.30
			CITY UTILITIES	74.46
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	565.77
			TOTAL:	7,611.27
		GAS BILL/COLLECT	GAS OPERATING	CITY OF TIPTON FUNDS
PSF payment	4.74			
TOTAL:	195.89			
GAS PEAK SHAVING PLANT	GAS OPERATING	CITY UTILITIES	CITY UTILITIES	83.93
			TOTAL:	83.93
AIRPORT	AIRPORT OPERATING	TIPTON CONSERVATIVE	MINUTES, BUDGET, AIRPORT, REH	98.00
		WRIGHT LAWN CARE	CONTRACT PAY AUGUST 2024	358.33
		CITY UTILITIES	CITY UTILITIES	142.01
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	126.75
			TOTAL:	725.09
GARBAGE COLLECTION	GARBAGE COLLECTION	CINTAS	UNIFORMS	15.48
			UNIFORMS	15.48
		CITY OF TIPTON FUNDS	Repay Admin Services	1,634.40
			Central Stores services pa	2,988.00
			PSF payment	419.16
		CITY UTILITIES	City Hall	5.04
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,874.41
			TOTAL:	6,951.97
RECYCLING	GARBAGE COLLECTION	CITY OF TIPTON FUNDS	PSF payment	172.61
		CITY UTILITIES	CITY UTILITIES	29.64
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	1,249.61
			TOTAL:	1,451.86
STORM WATER	STORM WATER	CITY OF TIPTON FUNDS	Repay Admin Services	338.72
			PSF payment	61.23
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	77.03
			TOTAL:	476.98
INT SRVC-OTHER BUSINES	CENTRAL GARAGE	CEDAR COUNTY COOP	262.55 GL FUEL	941.16
		CINTAS	UNIFORMS	14.26
			UNIFORMS	14.26
		CINTAS CORPORATION	FIRST AID SUPPLIES	16.52
		GRAINGER	OPERATING SUPPLIES	71.61
		H & H AUTO	TIRE #118	131.36
			TIRE REPAIR #54	19.00
		SHOTTENKIRK	REPAIR PARTS	162.47
			REPAIR PARTS	4.91
		VERIZON	Cell, Data service	83.69
		CITY OF TIPTON FUNDS	Repay Admin Services	1,518.99
			PSF payment	3.95

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CITY UTILITIES	CITY UTILITIES	238.79
			CITY UTILITIES	42.00
			CITY UTILITIES	62.49
			TOTAL:	3,325.46
INT SRVC-OTHER BUSINES		ADMINISTRATIVE SER ACCESS SYSTEMS LEASING	COPIER AGREEMENT	1,210.96
		LYNCH DALLAS PC	LEGAL SERVICES	1,659.00
			LEGAL SERVICES	129.50
			LEGAL SERVICES	1,039.50
		QUADIENT FINANCE USA INC	LEGAL SERVICES	698.50
		OFFICE EXPRESS	POSTAGE	1,000.00
			OFFICE SUPPLIES	138.96
			OFFICE SUPPLIES	50.92
		TIPTON CONSERVATIVE	MINUTES,BUDGET,AIRPORT,REH	98.00
			MINUTES,BUDGET,AIRPORT,REH	771.70
		VERIZON	Cell, Data service	41.43
		CITY OF TIPTON FUNDS	PSF payment	7.67
		CITY OF TIPTON-REVOLVING CENTRAL GARAG	vehicle/equipment charges	9.17
			TOTAL:	6,855.31

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

001	GENERAL GOVERNMENT	51,959.98
110	ROAD USE TAX FUND	15,977.46
160	ECONOMIC/INDUSTRIAL DEVEL	120,000.00
317	GO CP 2023	408,879.35
319	INDUSTRIAL FEEDER PROJECT	7,917.15
600	WATER OPERATING	6,195.35
610	WASTEWATER/AKA SEWER REVE	8,967.19
630	ELECTRIC OPERATING	25,218.68
640	GAS OPERATING	7,891.09
660	AIRPORT OPERATING	725.09
670	GARBAGE COLLECTION	8,403.83
740	STORM WATER	476.98
810	CENTRAL GARAGE	3,325.46
835	ADMINISTRATIVE SERVICES	6,855.31
GRAND TOTAL:		672,792.92

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407 Lynn St. Tipton, Iowa 52772-1633 Phone 563.886.2424 Fax 563.886.2759 [www.tiptoniowa.org](http://www.tiptoniowa.org)

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August 5, 2024

TO: City Council

FROM: L. DuFour, Chief of Police

RE: One Way Street-Options

The following options are possibilities regarding the One-Way street-Walnut St-that leads up to the High School and then west for one block. Two years ago I had brought up the option of Speed/direction cameras but the recent legislation has changed the rules and there will be no new cameras added for at least 2 years and Tipton is too small for population requirements. There are several parts to the new rules but those are just 2 main ones.

1. Make the street a two-way street, which would then need to be No Parking on either side.
2. Make it a one-way street only during certain times- before school (7:30-8:30am) and after school (3:00-4:00pm).
3. Use a camera system similar to the rest of the city cameras, no tickets issued but we could monitor when people are driving the wrong way and/or identify cars and people we need to educate about the one-way designation.
4. Talk with the PTO about volunteers (with safety vests) being in the area before and after school to ensure people are driving the correct way.

We currently have Officers patrolling before and after school, there are three (3) school buildings on opposite sides of town. The past 2 years we have had at least 3 officers out due to the detour and Highway 38 construction. We will continue to patrol these areas for children safety.

There will never be a solution that everyone will agree on, but these are four ideas that have been discussed. Any other options/ideas are welcome.

Lisa DuFour, #501

Chief of Police, Tipton PD



**RE: City Hall Block Building**

509-511 Cedar Street Tipton, IA 52772

To

City of Tipton and City Council

407 Lynn Street Tipton, IA 52772

**Dear Council,**

Robert Bird, owner of the City Hall Block Building at 509-511 Cedar Street has been in contact with me regarding this property and whether historic preservation may assist in the repair and rehabilitation of the building.

I have toured and photographed the building and reviewed several documents on the building's history provided by Mr. Bird. It is my professional opinion, as a Historic Preservation Specialist, that this building is significant to the social history of the city of Tipton and nearby areas. With the intact upper-level façade and upper-level interiors, it is my belief that the building has integrity to make it eligible for listing in the National Register of Historic Places. Though I would also urge Mr. Bird to avoid further removal of significant architectural details or historic finish materials since this type of removal impacts the integrity of the building and ultimately, its eligibility for listing.

National Register listing, and in some cases eligibility, may make a property eligible for tax credit funding on substantial rehabilitation projects. For commercial properties such as this, the combination of State and Federal Tax Credits can provide a 45% reimbursable tax credit on all qualified costs. In addition, there may be other programs that available through the Iowa Economic Development Authority for additional funding.

Currently, without cost to Mr. Bird and in good faith, I am submitting some preliminary information to the State Historic Preservation Office for their concurrence that the building is potentially eligible for listing in the National Register. I will submit this information shortly and the State has 30 days in which to respond.

If the State does concur, Mr. Bird and I can discuss a potential avenue and costs toward the approval of a tax credit project. Part of this process would be the intensive survey of the building and an ultimate National Register Nomination following the rehabilitation work. If Mr. Bird and/or the City are interested in additional economic development funding, further consultation with the IEDA will be necessary.

I look forward to working with Mr. Bird and the City of Tipton on the preservation of this important part of Tipton's cultural history.

Sincerely,

**Jessica Bristow, M.A., M.Arch.**

50 Wakefield Court Iowa City, IA 52240

(515) 778-7463

jesserinb@msn.com

**AGENDA ITEM #**

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

**DATE:** August 5, 2024

**AGENDA ITEM:** Paint proposal to paint indoor pool walls at Aquatic Center

**ACTION:** Motion

**SYNOPSIS:** Attached is a quote from Corridor Coatings to paint the indoor pool walls and doors at the James Kenndedy Aquatic Center.

This quote does NOT include painting all bracing located on the ceiling of the indoor pool.

I wanted to inform the council and receive approval.

I will be at the council meeting if you have any further questions.

**BUDGET ITEM:** Aquatic Center

**RESPONSIBLE DEPARTMENT:** Aquatic Center

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** Corridor Coatings

**PREPARED BY:** Adam Spangler

**DATE PREPARED:** 8/1/2024



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**COMMERCIAL - INDUSTRIAL  
PAINTING - WATERPROOFING - AIR BARRIER**

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July 15, 2024

To: City of Tipton  
Attn: Adam Spangler  
RE: Indoor Pool Painting

Corridor Coatings, Inc. proposes to furnish labor and materials to paint the indoor pool walls from floor to ceiling as follows

1. Apply 1 coat of Kemcati-coat filler sealer
2. Apply 1 coat of Acrolon 218 semi-gloss urethane
3. Prep and paint hollow metal doors and frames
4. Reapply yellow and black stripes to north, south and west walls

Base bid: \$48,398.00

If you have any questions, please contact Estimating at (319) 449-5205 and/or [estimating.corridorcoatings@gmail.com](mailto:estimating.corridorcoatings@gmail.com).



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827 2<sup>nd</sup> Ave SW, Cedar Rapids, IA 52404  
Office: 319-449-5205