

City of Tipton, Iowa

Meeting: Tipton City Council Meeting
Place: Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772
Date/Time: Monday, February 23, 2026, 5:30 p.m.
Web Page: www.tiptoniowa.org
Posted: Friday, February 20, 2026 (Front door of City Hall & City Website)

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

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

You can also dial in using your phone.

Access Code:

642-904-677

United States (Toll Free):

[1 866 899 4679](tel:18668994679)

Mayor: Tammi Goerd

Council at Large:	Abby Cummins-VanScoy	Council At Large:	Jason Paustian
Council Ward #1	Kevin Koob	Council Ward #2	Mike Helm
Council Ward #3	Luke Johnston	City Attorney:	Lynch Dallas, P.C.
City Manager:	Brian Wagner	Gas Supt:	Darren Lenz
Finance Director:	Melissa Armstrong	Electric Supt:	Jon Walsh
City Clerk:	Amy Lenz	Water & Sewer Supt:	Brian Brennan
Dir. Of Public Works:	Steve Nash	Ambulance Svc Dir:	Brad Ratliff
Police Chief:	Lisa DuFour	Economic Dev. Dir.	Linda Beck
Park & Recreation:	Adam Spangler	Library Director:	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 state 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. David Bisbee to talk about fireworks for the 4th of July.

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, February 2, 2026
2. Approval – Council Meeting Minutes, February 9, 2026
3. Approval – Council Meeting Minutes, February 12, 2026
4. Approval – Library Minutes, December 17, 2025
5. Approval – Library Minutes, February 3, 2026
6. Approval – Library Director’s Report, January 2026
7. Approval – Appointment of Melissa Blank to the Library Board subject to the concurrence of the Board of Supervisors

8. Approval – Investment and Treasurer’s Report, January 2026
9. Approval – Tipton Revitalization Incentive Program reimbursement, Matthew Scheetz and David Scheetz DBA The Depot Express, 49 Cedar Street, \$5,000
10. Approval – Tipton Incentive Program acquisition reimbursement, Josh Sundstrom DBA Sundstop II, 1510 Cedar Street, \$5,000
11. Approval – Tipton Revitalization Incentive Program request for David Fry DBA Fry Funeral Home, 220 East 6th Street, \$5,000
12. Approval – Three deliveries of power plant fuel for generation in the amount of \$57,557.79
13. Approval – Claims Register which includes claims paid under the current Purchase Policy

G. Public Hearing

1. Public hearing concerning East 1st Street (Cedar to Mulberry) Reconstruction Project

H. City Business

1. Discussion and possible action concerning the city’s visioning process and the Visioning Committee’s suggested project to improve safety and efficiency at the intersection of Lemon Street and West 7th Street. *(Superintendent and Visioning Committee Member Brandon Borseth will make the presentation.)*
2. Discussion and possible action concerning a proposal to replace/update the City’s website.
3. Resolution No. 022326A: Resolution approving the plans, specifications, cost estimates, and form of contract for the East 1st Street Reconstruction Project, Cedar Street to Mulberry Street, Tipton, Iowa 2026
4. Resolution No. 022326B: Resolution approving application for Urban Revitalization Tax Exemption filed by Timothy J. & Debra S. Lehman for 602 West 8th Street
5. Resolution No.022326C: Resolution setting time and place for a public hearing for the proposed property taxation for Fiscal Year 2026-2027 Budget
6. Resolution No. 022326D: Resolution authorizing participation in the Iowa State University Electric Grid Resilience Toolkit Collaborative Cohort
7. Discussion and possible action concerning indoor pool lights for James Kennedy Family Aquatic Center.
8. Discussion and possible action concerning underground electrical service at new city hall.
9. Discussion concerning new city hall at 102 East 5th Street. *(This is listed in case anyone wants to discuss the council’s earlier work session.)*

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.

February 2, 2026
Fire Station
301 Lynn Street
Tipton, Iowa

The City Council of the City of Tipton, Cedar County, Iowa, met in regular session at 5:30 p.m. Mayor Goerdt called the meeting to order. Upon roll being called the following named council members were present: Koob, Helm, Cummins, Johnston, and Paustian. Also present: Wagner, Armstrong, Lenz, DuFour, Walsh, Ratliff, Beck, Terry Goerdt, other visitors, and the press.

Agenda:

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

Consent Agenda:

Motion by Helm, second by Paustian to approve the consent agenda which includes January 19th Council Meeting Minutes, liquor license for event at St. Mary's Hall on February 14th, bi-annual boiler preventative maintenance for the fire station, December 2025 Investment and Treasurer's Report, 3-year Altorfer Cat Agreement, add George Welker to the Board of Adjustments, and the following claims list. Following the roll call vote the motion passed unanimously.

ACCESS SYSTEMS LEASING	COPIER AGREEMENT	1598.11
AFLAC	AFLAC AFTER TAX PY W/HOLDING	584.78
AXA EQUI-VEST PROCESSING O	DEF. COMP PRETAX	225.00
BLUE CROSS/BLUE SHIELD	BCBS HEALTH INSURANCE	33427.93
BRAD DOERRING	REF ADULT BB	20.00
BRANDON VANZANDT	REF ADULT BB	120.00
BRECKE MECHANICAL CONTRACT	IN FLOOR HEAT REPAIR	10810.00
CEDAR COUNTY VFW POST 2537	FLAG	35.00
CENTRAL IOWA DISTRIBUTING	SHOP SUPPLIES	143.00
CINTAS	UNIFORMS	523.60
CITY OF TIPTON	MISC. EMPLOYEE REIMBURSEMENTS	275.00
CITY OF TIPTON FUNDS	LMI SET ASIDE	5378.57
CITY UTILITIES	CITY UTILITIES	1498.04
COLLECTION SERVICES CENTER	CHILD SUPPORT	59.52
DAVE & SALLY KRUSE	TIF REBATE PAYMENT	10368.41
DR DARLENE A EHLERS	FEBRUARY RENT	575.00
ELECTRICAL ENGINEERING & E	SUPPLIES	228.84
GOERDT INSPECTION AND CONS	CONTRACT PAY	2500.00
H & H AUTO	TIRE REPAIR	96.00
I.R.S.	FEDERAL WITHHOLDING	24659.74
IPERS	IPERS WITHHOLDING	16534.20
JOHNSON COUNTY AMBULANCE S	ALS SERVICE	200.00
KOONS GAS MEASUREMENT	20 PERMASERT COUPLINGS	1305.54
LYNCH DALLAS PC	LEGAL SERVICES	3753.36
MARCIA MEYERS	FEBRUARY RENT	600.00
MISC. VENDOR	MISC VENDORS	201.80
O'REILLY AUTOMOTIVE INC	MIRROR HEAD	32.29

PRINCIPAL	PRINCIPAL DENTAL POLICY	2429.81
SPAHN & ROSE LUMBER CO	SUPPLIES	3190.76
T & M CLOTHING	WORK BOOTS ROGER	100.00
TIPTON FIRE AND RESCUE INC	40 IFA DUES	840.00
TIPTON YEARBOOK	THS YEARBOOK AD	70.00
TREASURER, STATE OF IOWA	STATE WITHOLDING	2763.81
VERMEER IOWA & N. MISSOURI	REPAIR PARTS	140.02
WENDLING QUARRIES INC	24.14 TN CLASS A CA 10	368.14
WING PC	MEDICAL DIRECTOR	500.00
WRIGHT LAWN CARE	CONTRACT PAY FEBRUARY	358.33
ZOLL MEDICAL CORPORATION	MEDICAL SUPPLIES	112.50
** TOTAL **		126627.10
FUND TOTALS		
001 GENERAL GOVERNMENT		39092.70
110 ROAD USE TAX FUND		710.52
125 TIF SPECIAL REVENUE FUND		15709.71
600 WATER OPERATING		4259.63
610 WASTEWATER/AKA SEWER REV		3648.30
630 ELECTRIC OPERATING		10981.60
640 GAS OPERATING		5788.16
660 AIRPORT OPERATING		400.95
670 GARBAGE COLLECTION		3601.97
740 STORM WATER		233.48
810 CENTRAL GARAGE		1899.22
835 ADMINISTRATIVE SERVICES		9723.25
860 PAYROLL ACCOUNT		30577.61
GRAND TOTAL		126627.10
Payroll Amount for January 2026		\$222,987.63

City Business

1. Resolution No. 020226A: Resolution approving a three-year extension to the Tipton Masonic Cemetery sexton contract with Grasshopper Lawn Care and Tree Service

Motion by Paustian, second by Koob to approve Resolution No. 020226A, the resolution approving a three-year extension to the Tipton Masonic Cemetery sexton contract with Grasshopper Lawn Care and Tree Service. The motion passed with the following roll call vote:

Aye: Johnston, Koob, Helm, Paustian

Nay: Cummins

2. Resolution No. 020226B: Resolution approving Advanced Metering Infrastructure installation contract with Professional Meters Inc., along with purchase approval for remaining materials required for the install.

Motion by Paustian, second by Koob to approve Resolution No. 020226B, the resolution approving Advanced Metering Infrastructure installation contract with Professional Meters Inc., along with purchase approval for remaining materials required for the installation. Following the roll call vote the motion passed unanimously.

3. Internal loan fund from the water and electric funds to the gas fund to cover costs associated with the automatic meter reading project.

Motion by Paustian, second by Cummins to approve an internal loan fund from water and electric funds to the gas fund to cover costs associated with the automatic meter reading project. Following the roll call vote the motion passed unanimously.

4. Resolution No. 020226C: Resolution setting a public hearing regarding the East 1st Street reconstruction, Cedar Street to Mulberry Street

Motion by Paustian, second by Johnston to approve Resolution No. 020226C, the resolution setting a public hearing regarding the East 1st Street reconstruction, Cedar Street to Mulberry Street. Following the roll call vote the motion passed unanimously.

5. Purchase of a new garbage truck for FY 26-27

Motion by Cummins, second by Johnston to approve the purchase of a new garbage truck for FY 26-27. Following the roll call vote the motion passed unanimously.

6. Application for ISU's First Impression Tourism and Community Assessment Program

Motion by Koob, second by Helm to approve going forward with filing an application for ISU's First Impression Tourism and Community Assessment Program. Following the roll call vote the motion passed unanimously.

7. Update on the status of the "New City Hall Project"

Consensus of council to have a virtual work session on February 9th, and possibly and special council meeting on March 2nd.

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 6:44 p.m.

Mayor_____

Attest:_____

City Clerk

February 9, 2026
Virtual
Tipton, Iowa

The City Council of the City of Tipton, Cedar County, Iowa, met in a work session at 5:30 p.m. Mayor Goerdts called the meeting to order. Upon roll being called the following named council members were present: Cummins, Paustian, Koob, and Johnston. Absent: Helm. Also present: Wagner, Armstrong, Lenz, Terry Goerdts, other visitors, and the press.

City Business:

1. Discussion concerning options for new city hall, including:
 - Construction budget review
 - Design contract review
 - Conceptual plan review
 - Ground Floor or Alternative #1 review
 - Lower Level or Alternative #2 discussion

Presentation for the new city hall project was given by Tara Goldsberry with V & K Engineering. It is the consensus of the council to do a walk-through on Monday, February 23rd at 4:30 p.m. before the council meeting at 5:30 p.m. Tara will then prepare a contract to be proposed at the March 2nd Special Council Meeting. The proposal will go through a bidding process.

Adjourn:

With no further business to come before the council a motion to adjourn was made by Paustian, second by Cummins. Following the roll call vote the motion passed unanimously.
Meeting adjourned at 6:20 p.m.

Mayor _____

Attest: _____
City Clerk

February 12, 2026
Tipton Fire Station
301 Lynn Street
Tipton, Iowa

The City Council of the City of Tipton, Cedar County, Iowa, met in special session at 5:30 p.m. Mayor Goerdts called the meeting to order. Upon roll being called the following named council members were present: Cummins, Johnston, Koob, and Paustian. Absent: Helm. Also present: Wagner, Armstrong, A. Lenz, Nash, DuFour, Spangler, Walsh, B. Brennan, Ratliff, Beck, Smith, other visitors, and the press.

Agenda:

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

City Business:

1. FY 2026-2027 Budget

FY 26-27 Budget Highlights

The city's current tax rate is \$15.55. The proposed budget tax rate is \$15.54.

• General Budget Information

- There continues to be budget challenges because of legislation that was effective in prior fiscal years which includes the rollback & HF718.
 - The rollback decreased from 47.4316% to 44.5345%.
 - Rollback states what percentage a home assessment can be taxed at. The lower the rollback, the less taxes each taxing authority receives because it can only tax the "rollback" percentage of the assessed value.
 - The goal of HF718 was to bring cities at or below the 8.10 levy.
 - The assessed value growth for FY 26-27 was 3.37%. This caused us to fall into the Tier 2 category which meant our revenue growth was reduced by approximately 1% to 2.35%.
 - Current consolidated general fund levy is 7.81141 = \$1,112,999 general fund revenue
 - 2.35% revenue growth resulted in \$25,508 additional revenue from the current fiscal year.

- **FY 26-27 Budget**

- The budget includes a 2.8% payroll increase for everyone except for those who are on a different scale, have an employment offer that states otherwise or has a board that suggests their pay raise.
- City health insurance renewal is projected to be a 10.6% increase.
- City insurance renewal (buildings, equipment etc.) is projected to be a 6.0% increase.

- **Budget Challenges**

- Increased expenses in operating budgets including operating equipment, supplies, and insurance.
- Reduced revenue in the general fund is causing other funds to have to help cover the additional costs. This causes them to have additional expenses to absorb.
- **General Fund – started at a deficit of \$370, 105.**
 - Reductions included reducing most general fund expenses to match actuals from the prior fiscal years.
 - Pushed out purchases of CIP items that were not essential in the upcoming fiscal year.

- **Budget Option #1 – Current deficit is \$148,097 after subtracting saved CIP items. Options to balance the general fund include:**

- Increase PILOT % from 7% to 7.5% - **\$41,809**
- Increase LOST transfer to the general fund - **\$131,090**

- **Budget Option #2 – Current deficit is \$148,097 after subtracting saved CIP items. Options to balance the general fund include:**

- Increase LOST transfer to the general fund - **\$131,090**
- Ask general fund departments to cut an additional **\$41,809** from the general fund budget in total

- **Budget Option #3 – Current deficit is \$148,097 after subtracting saved CIP items. Options to balance the general fund include:**
 - A combination of options 1 & 2 as Council requests

Motion by Johnston, second by Koob to go with Budget Option #1 unless we can find a way to improve upon it. Finance Director Armstrong is going to try to find additional savings in the general fund. 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 Koob, second by Johnston. Following the roll call vote the motion passed unanimously.
Meeting adjourned at 6:46 p.m.

Mayor _____

Attest: _____
City Clerk

Tipton Library
Board of Trustees Meeting
December 17th, 2025 at 4:30 pm

The regular meeting of the Tipton Library Board of Trustees was called to order at 4:30 pm on December 17th at the library by Amanda Fonteyne.

Present

Amanda Fonteyne, Board President	Michala Becthold, Vice President
Maggie Helmold, Secretary	Laura Woods, Board Member
Karen Anderson, Board Member	Bill Ostola, Board Member
Denise Smith, Library Director	
Becky Knoche, Assistant Director/Youth Services Librarian	

Absent

Tanya Demmel, Public Service Librarian - Working

Approval of Agenda

Agenda for the meeting was read and approved by a motion from Bill Ostola and seconded by Laura Woods, motion passed.

Approval of Minutes

Minutes from the prior meeting motion to approve by Laura Woods, seconded by Karen Anderson, motion passed.

Communication

Financial Report

Maggie Helmold motions to accept the financial report, seconded by Michala Becthold.

Director's Report

Discussed directors report

**There have again been leaks in both offices. Meeks came on 12/3 and removed the snow and ice off the flat roof, which did not solve the problem. Meeks was contacted on 12/9 and was told of the situation. On 12/10, Brian Brennan and Chris Tholen came with the city's hydrovac trailer (has a hot water power washer unit on it). They simply jetted hot water through the downspout to melt the ice. Mike Fogg then came and put heat tapes in the downspouts.

**Need to look into someone to fix the downspouts or reroof the flat portion of the roof to stop the leaks.

Trustee Handbook-Chapter 8 (Evaluating Service and Advocating for Advancements)

Unfinished Business

- a. Update on new Board member possibilities???? June 2029
 - i. Melissa Blank - Maggie contact
 - ii. Nick and Steph Behne - Amanda contact
 - iii. Pam Turnage - Amanda contact

New Business

- a. Discuss and accept new lawn bids
 - i. Received bids from Raptor, Mow and Grow Lawn Care and Grasshopper. Grasshopper's bid was void because it was for 3 years and we were looking for 1 year. Both Raptor and Mow and Grown Lawn Care came in and talked to Denise personally. Raptor is lower than Challis. Denise recommended Raptors Bid. Michala Becthold moved to go forward with Raptor, Karen Anderson seconded. Motion passed.
- b. Discuss and approve the budget for FY27
 - i. Discussed spread sheet that broke down budget for FY27.
 - ii. Maggie Helmold moved to approve the drafted budget for FY27, Karen Anderson seconded, motion passed.

Miscellaneous Items

- a. Next meeting - January 21st at 4:30

Adjournment

The meeting was adjourned at 5:21 by Michala Becthold, seconded by Laura Woods, motion passed. The next meeting will be held January 21st at 4:30 p.m at the Tipton Public Library.

Minutes submitted by: Maggie Helmold

Tipton Library
Board of Trustees Meeting
February 3rd, 2025 at 4:30 pm

The regular meeting of the Tipton Library Board of Trustees was called to order at 4:30 pm on February 3rd at the library by Amanda Fonteyne.

Present

Amanda Fonteyne, Board President	Maggie Helmold, Secretary
Laura Woods, Board Member	Karen Anderson, Board Member
Bill Ostola, Board Member - via phone	Denise Smith, Library Director
Brian Wagner, City Manager	Melissa Armstrong, Finance Director - via Zoom
Becky Knoche, Assistant Director/Youth Services Librarian	
Holly Corkery - City Attorney - Lynch Dallas - via Zoom	

Absent

Michala Becthold, Vice President

Approval of Agenda

Agenda for the meeting was read and approved by a motion from Karen Anderson and seconded by Laura Woods, motion passed.

Closed Session - Motion

Motion: At 4:35 it was moved by Laura Woods and seconded by Maggie Helmold to move into a closed session pursuant to Iowa Code sections 21.5(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation and 21.5(a) to review or discuss records which are required or authorized by state or federal law to be kept confidential.

Motion Passed: 4-0

Closed Session - Discussion

Closed session pursuant to Iowa Code sections 21.5(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation and 21.5(a) to review or discuss records which are required or

authorized by state or federal law to be kept confidential.

Return to Open Session

Motion: At 5:00, it was moved by Karen Anderson and seconded by Laura Woods, to return to open session

Motion Passes: 4-0

Miscellaneous Items

- a. Next meeting - February 18th at 4:30

Adjournment

The meeting was adjourned at 5:01 by Maggie Helmold, seconded by Karen Anderson, motion passed. The next meeting will be held February 18th at 4:30 p.m at the Tipton Public Library.

Minutes submitted by: Maggie Helmold



Director's Report

Denise Smith

January/February 2026

Library Donation

- The Library received a \$10,000 gift from the Carnegie Corporation of New York

Library Grounds/Building

- Brian Brennan came over and replaced the damaged ceiling tiles in both offices.
- Temperature-regulated switches for the heat tapes were purchased and installed.
- Over the last few months, the boiler has gotten increasingly noisy. We asked Rick from TMI to assess it. He first thought that the air needed to be bled from the lines, but that did not solve the problem. He then had to drain the system and replace it with fresh water and treatment solution. Under our contract, troubleshooting, initial labor, and parts for that time are covered, but the cost of the treatment solution and labor for flushing, etc., is not. Rick is diligently trying to keep the cost down, but the alternative is replacing the boiler. His initial estimate was around \$500, but came back as \$2892.68 due to the time it took to complete the repair and the amount of treatment solution that was needed. Rick will be back next week to check, which will be another addition to the bill. Another aspect of the repair that will factor into the final cost is the 200 gallons of water to refill the boiler.

Library Staff/Services

- Denise and Becky attended the Iowa Libraries Online Conference.
- Library patrons saved **\$277,055.09** in 2025 by checking out library materials instead of buying their own.
- Denise participated in the City Manager Interview Weekend on January 2nd and 3rd.
- Two Yoto minis and player cards were added to the library collection.
- Denise attended the Staff & City Official Appreciation Party on January 17th.
- Denise attended the budget session with the council on February 11th. It was announced on 2/17 that the City is under a hiring freeze.

Programs

- **TPL Book Club:** The TPL Book Club met in January and discussed "The Book Woman of Troublesome Creek" by Kim Richardson, and met in February to discuss "Watership Down."
- **Crafternoon:** The project was a Take and Make bag with all the supplies needed to make a bird feeder. All 42 bags were given away.
- Kelli from the Expressive Arts program at Tanager Place shared her program *In My Heart*, at Storytime on 2/10; 40 people attended.
- The Library celebrated **Crayola Creativity Week** with a "Make Your Own Coloring Book" craft station and gave out 8-count packages of crayons.

Recurring Library Events/Activities

- **Storytime** - Tuesday @ 10:30 am
- **Preschool Outreach:** Library visits to Sycamore Bees and Miss Sara at Sycamore Center, and Little Friends monthly during the school year, and Taylor Tots year-round.
- **TPL Book Club** - Second Friday of each month @10:00 am
- **Crafternoons-** Held on Personal Development Days at the Tipton school

Library Staff

Library Director: Denise Smith · Assistant Director/Youth Services Librarian: Becky Knoche

Library Board of Trustees

Amanda Fonteyne, President · Michala Becthold, Vice President · Maggie Helmold, Secretary
Bill Ostola · Karen Anderson · Laura Woods

December 2025/January 2026

Circulation



Circulation

Physical Items

Dec. 2025:

1,557

December 2024:

1,305

Bridges

Dec. 2025:

487

December 2024:

433

Physical Items

Jan. 2026:

1,612

January 2025:

958

Bridges

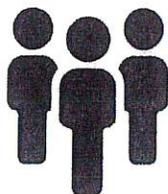
January 2026:

491

December 2025:

478

Visitors



December 2024:

1800

December 2023:

1529

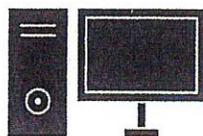
January 2026

1,856

January 2025

1,145

Computer Use



December 2024

Computers: 80

WiFi: 264

December 2023

Computers: 61

WiFi: 138

January 2026

Computers: 106

January 2025:

61

WiFi: 275

January 2025:

107

Programs



Number of Programs

December 2024: 12

December 2023: 1

Number of Attendees

December 2024: 164

December 2023: 9

Number of Programs

January 2026:

10

Number of Attendees

January 2026:

155

Monthly Items

July

- ~~First meeting for new board members~~

September

- Director evaluation
- Director salary proposed
- ~~Advertise/Award bid for lawn care~~

November

- ~~Board gives final approval to budget proposal~~

June

- Last meeting for outgoing board members

Policies

- ~~Collection Development (Reviewed 03/25)~~
- ~~Service (Reviewed 10/25)~~
- ~~Conduct (Reviewed 05/25)~~
- ~~Internet and Technology (Reviewed 02/25)~~
- Personnel (Reviewed 09/23)
- ~~Meeting Room (Reviewed 05/25)~~

Strategic Plan

- ~~5 year plan 12/12/2023-12/12/2027~~

Action Items

- Board continues to work on budget
- Director/Board-City attend Council Meeting to present budget sometime in January
- Work on budget revisions if needed

2023-2024 Strategic Plan Items

- Spring 2023: Determine if there are any organizations providing training on career and job opportunities
- Utilize social media more regularly to promote library services
- Guest column in the paper to promote library services
- Fall of 2023: Collaborations for programming outreach for all adults on financial information and other topics of interest
- Fall of 2024: Provide outreach for seniors

2024/2025

- Discuss modernizing the historical space
- Look into utilizing students (Silver Gord)

By Fall of 2025

- Look into a new electronic sign to be placed in/near the current sign on Cedar Street

Spring 2026

- Provide drop in technology fair for senior utilizing volunteers to provide technology instruction
- Make outside of library more appealing to users
 - o Adding more benches
 - o Removing bushes, adding flowers and fixing bricks in the parking lot area
 - o Promote new outdoor sitting area

Fall 2027

- Look into different seating for teens and children
- Look into new youth furniture

City of Tipton
MTD Treasurers Report
As of January 31, 2026

FUND	BEGINNING CASH BALANCE	M-T-D REVENUES	AIR NET CHANGE	M-T-D EXPENSES	A/P CHANGE	ENDING CASH BALANCE	Y-T-D INVESTMENTS	BALANCE WITH INVESTMENTS	Ending Cash Bal	O/S Deposits	O/S Checks	CC Cleared	CC Outstanding	Bank Balance
001-GENERAL GOVERNMENT	356,804.93	238,524.21	0	264,359.37	0	330,969.77	351,756.97	682,726.74						
110-ROAD USE TAX FUND	343,425.43	36,671.72	0	29,928.71	0	350,168.44	149,211.42	499,379.86						
112-TRUST AND AGENCY FUND	83,441.44	2,814.21	0	48,441.75	0	37,813.90	0	37,813.90						
119-Emergency Fund	5,698.22	0	0	0	0	5,698.22	0	5,698.22						
121-LOCAL OPTION TAX	290,642.07	43,233.79	0	27,637.33	0	306,238.53	0	306,238.53						
125-TIF SPECIAL REVENUE FUND	-35,767.62	6,269.57	0	37,732.29	0	-67,230.34	90,820.82	23,590.48						
160-ECONOMIC/INDUSTRIAL DEVEL	626,632.19	11,369.96	0	513.59	0	637,488.56	14,865.50	652,354.06						
168-AQUATIC CENTER CAMPAIGN F	-576,279.12	0	0	0	0	-576,279.12	0	-576,279.12						
189-LIBRARY TRUST FUND	21,380.33	44.52	0	0	0	21,424.85	0	21,424.85						
190-P S SHARE FUND	56,429.17	1,173.36	0	0	0	57,602.53	0	57,602.53						
192-FIRE ENTERPRISE TRUST	337,346.88	6,824.30	0	5,369.75	0	338,801.43	0	338,801.43						
202-ELECTRIC REVENUE BONDS	63,639.29	15,203.36	0	0	0	78,842.65	0	78,842.65						
203-06 ELECTRIC SUBSTATION RE	646,110.02	19,510.16	0	0	0	665,620.18	0	665,620.18						
208-WW/SEWER REVENUE BOND SIN	359,169.96	48,354.73	0	0	0	407,524.69	0	407,524.69						
222-GO BOND 2015 DEBT SERVICE	150,429.96	4,571.84	0	0	0	155,001.80	0	155,001.80						
224-GO BOND DEBT SERVICE	78,992.77	812.6	0	0	0	79,805.37	0	79,805.37						
226-GO BOND SERIES 2021	167,939.40	6,449.93	0	0	0	174,389.33	0	174,389.33						
228-GO BOND SERIES 2023	366,260.73	25,301.26	0	0	0	391,561.99	0	391,561.99						
317-GO CP 2023	-213,166.16	0	0	1,409.75	0	-214,575.91	0	-214,575.91						
319-ELECTRIC UTILITY PROJECTS	145,275.40	0	0	0	0	145,275.40	0	145,275.40						
320-ELECTRIC SOLAR PROJECT	1,014,174.24	1,116.29	0	0	0	1,015,290.53	0	1,015,290.53						
500-CEMETERY TRUST FUND	16,500.00	0	0	0	0	16,500.00	115,308.66	131,808.66						
600-WATER OPERATING	1,012,196.83	53,754.52	0	37,062.73	0	1,028,888.62	0	1,028,888.62						
610-WASTEWATER/AKA SEWER REVE	270,754.65	84,054.92	0	83,170.38	0	271,639.19	248,930.42	520,569.61						
630-ELECTRIC OPERATING	108,331.60	387,685.04	5,839.30	207,003.75	0	263,173.59	317,324.09	600,497.68						
631-ELECTRIC DEVELOPMENT	9,442.64	10.39	0	0	0	9,453.03	0	9,453.03						
632-ELECTRIC RENEWAL/REPLACEM	412,746.47	454.3	0	0	0	413,200.77	0	413,200.77						
633-ELECTRIC RESERVE	368,506.33	405.61	0	0	0	368,911.94	92,896.07	461,808.01						
634-ELECTRIC BOND/INT RESERVE	121,335.22	133.55	0	0	0	121,468.77	184,439.54	305,908.31						
640-GAS OPERATING	225,446.28	256,965.75	0	322,242.70	0	160,169.33	0	160,169.33						
641-GAS D.E.I.	5,849.94	6.44	0	0	0	5,856.38	12,548.64	18,405.02						
660-AIRPORT OPERATING	-240,114.90	3,055.35	0	21,292.83	0	-258,352.38	0	-258,352.38						
670-GARBAGE COLLECTION	58,167.97	48,132.69	0	55,307.82	0	50,992.84	0	50,992.84						
740-STORM WATER	236,520.22	8,237.88	0	7,279.48	0	237,478.62	0	237,478.62						
810-CENTRAL GARAGE	108,341.54	54,947.55	0	27,898.05	0	135,451.04	0	135,451.04						
820-PSF HEALTH INSURANCE	60,389.68	11,268.74	0	10,447.87	0	61,210.55	0	61,210.55						
835-ADMINISTRATIVE SERVICES	278,029.99	41,924.96	0	47,412.55	0	272,542.40	0	272,542.40						
860-PAYROLL ACCOUNT	1,269.72	0	0	0	0	1,269.72	0	1,269.72						
950-ELECTRIC METER DEPOSITS	2,283.90	682.91	0	325	0	2,641.81	12,548.64	15,190.45						
951-WATER METER DEPOSITS	1,780.26	152	0	110	0	1,822.26	0	1,822.26						
952-GAS METER DEPOSITS	10,922.07	261.97	0	300	0	10,884.04	0	10,884.04						
GRAND TOTAL	7,357,279.94	1,420,380.38	5,839.30	1,235,185.70	0	7,536,635.32	1,590,650.77	9,127,286.09						

CITY OF TIPTON
FUND BALANCE REPORT
AS OF: JANUARY 31ST, 2026

	BEGINNING FUND BALANCE	YTD REVENUES	YTD EXPENSES	ENDING FUND BALANCE
001-GENERAL GOVERNMENT	473,235.14CR	2,170,270.19CR	2,293,272.21	350,233.12CR
110-ROAD USE TAX FUND	624,641.00CR	263,420.12CR	388,681.26	499,379.86CR
112-TRUST AND AGENCY FUND	52,498.72CR	324,407.43CR	339,092.25	37,813.90CR
119-Emergency Fund	5,698.22CR	0.00	0.00	5,698.22CR
121-LOCAL OPTION TAX	246,851.90CR	254,560.78CR	195,174.15	306,238.53CR
125-TIF SPECIAL REVENUE FUND	25,404.95CR	168,053.34CR	169,867.81	23,590.48CR
160-ECONOMIC/INDUSTRIAL DEVEL	568,477.99CR	151,104.77CR	67,228.70	652,354.06CR
168-AQUATIC CENTER CAMPAIGN F	576,279.12	0.00	0.00	576,279.12
189-LIBRARY TRUST FUND	24,871.14CR	604.94CR	4,051.23	21,424.85CR
190-P S SHARE FUND	53,285.61CR	4,316.92CR	0.00	57,602.53CR
192-FIRE ENTERPRISE TRUST	303,150.41CR	73,239.27CR	37,588.25	338,801.43CR
202-ELECTRIC REVENUE BONDS	529.39CR	106,213.26CR	27,900.00	78,842.65CR
203-06 ELECTRIC SUBSTATION RE	536,893.47CR	136,396.71CR	7,670.00	665,620.18CR
208-WW/SEWER REVENUE BOND SIN	142,574.50CR	337,890.19CR	72,940.00	407,524.69CR
208-WW/SEWER REVENUE BOND SIN	142,574.50CR	337,890.19CR	72,940.00	407,524.69CR
222-GO BOND 2015 DEBT SERVICE	93,661.75CR	63,165.05CR	1,825.00	155,001.80CR
224-GO BOND DEBT SERVICE	1,983.94CR	88,122.68CR	10,301.25	79,805.37CR
226-GO BOND SERIES 2021	39,227.50CR	143,491.83CR	8,330.00	174,389.33CR
228-GO BOND SERIES 2023	290,958.19CR	177,003.80CR	76,400.00	391,561.99CR
317-GO CP 2023	204,079.43	10,000.00CR	20,496.48	214,575.91
319-ELECTRIC UTILITY PROJECTS	246,805.40CR	0.00	101,530.00	145,275.40CR
320-ELECTRIC SOLAR PROJECT	0.00	1,904,384.73CR	889,094.20	1,015,290.53CR
500-CEMETERY TRUST FUND	130,908.66CR	900.00CR	0.00	131,808.66CR
600-WATER OPERATING	1,029,979.74CR	398,641.25CR	399,732.40	1,028,888.59CR
610-WASTEWATER/AKA SEWER REVE	489,235.48CR	620,775.11CR	589,440.75	520,569.84CR
630-ELECTRIC OPERATING	276,843.38CR	3,259,316.20CR	2,937,482.36	598,677.22CR
631-ELECTRIC DEVELOPMENT	9,387.94CR	65.09CR	0.00	9,453.03CR
632-ELECTRIC RENEWAL/REPLACEM	409,865.86CR	3,334.91CR	0.00	413,200.77CR
633-ELECTRIC RESERVE	456,619.37CR	5,188.64CR	0.00	461,808.01CR
634-ELECTRIC BOND/INT RESERVE	304,927.94CR	980.37CR	0.00	305,908.31CR
640-GAS OPERATING	529,640.02CR	592,516.59CR	961,987.30	160,169.31CR
641-GAS D.E.I.	17,540.52CR	864.50CR	0.00	18,405.02CR
660-AIRPORT OPERATING	6,224.02	29,465.14CR	281,593.50	258,352.38
670-GARBAGE COLLECTION	111,718.72CR	353,505.65CR	414,231.23	50,993.14CR
740-STORM WATER	229,706.02CR	61,612.66CR	53,840.06	237,478.62CR
810-CENTRAL GARAGE	74,065.93CR	307,361.48CR	245,976.37	135,451.04CR
820-PSF HEALTH INSURANCE	70,654.60CR	32,405.80CR	41,849.85	61,210.55CR
835-ADMINISTRATIVE SERVICES	186,931.94CR	504,696.25CR	419,085.79	272,542.40CR
860-PAYROLL ACCOUNT	1,305.19CR	0.00	0.00	1,305.19CR
950-ELECTRIC METER DEPOSITS	12,322.12CR	8,703.33CR	5,835.00	15,190.45CR
951-WATER METER DEPOSITS	1,996.68CR	2,610.58CR	2,785.00	1,822.26CR
952-GAS METER DEPOSITS	10,213.31CR	6,205.73CR	5,535.00	10,884.04CR
GRAND TOTAL FUND BALANCE	7,440,604.57CR	12,903,685.48CR	11,143,757.40	9,200,532.65CR

*** END OF REPORT ***

CITY OF TIPTON
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: JANUARY 31ST, 2026

% OF YEAR COMPLETED: 58.33

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>001-GENERAL GOVERNMENT</u>							
TOTAL REVENUE	3,635,353.00	2,110,969.08	3,700,134.00	238,524.21	2,170,270.19	1,529,863.81	58.65
TOTAL EXPENDITURES	3,753,107.00	2,192,488.80	3,730,134.00	264,359.37	2,293,272.21	1,436,861.79	61.48
REVENUES OVER/(UNDER) EXPENDITURES	(117,754.00)	(81,519.72)	(30,000.00)	(25,835.16)	(123,002.02)	93,002.02	410.01
<u>110-ROAD USE TAX FUND</u>							
TOTAL REVENUE	437,249.00	266,719.28	500,268.00	36,671.72	263,420.12	236,847.88	52.66
TOTAL EXPENDITURES	761,977.50	511,230.08	500,268.00	29,928.71	388,681.26	111,586.74	77.69
REVENUES OVER/(UNDER) EXPENDITURES	(324,728.50)	(244,510.80)	0.00	6,743.01	(125,261.14)	125,261.14	0.00
<u>112-TRUST AND AGENCY FUND</u>							
TOTAL REVENUE	602,795.00	334,680.51	581,301.00	2,814.21	324,407.43	256,893.57	55.81
TOTAL EXPENDITURES	602,795.00	351,635.00	581,301.00	48,441.75	339,092.25	242,208.75	58.33
REVENUES OVER/(UNDER) EXPENDITURES	0.00	(16,954.49)	0.00	(45,627.54)	(14,684.82)	14,684.82	0.00
<u>121-LOCAL OPTION TAX</u>							
TOTAL REVENUE	391,500.00	240,977.62	392,000.00	43,233.79	254,560.78	137,439.22	64.94
TOTAL EXPENDITURES	1,090,000.00	878,006.61	392,000.00	27,637.33	195,174.15	196,825.85	49.79
REVENUES OVER/(UNDER) EXPENDITURES	(698,500.00)	(637,028.99)	0.00	15,596.46	59,386.63	(59,386.63)	0.00
<u>125-TIF SPECIAL REVENUE FUND</u>							
TOTAL REVENUE	289,109.00	157,694.42	320,542.00	6,269.57	168,053.34	152,488.66	52.43
TOTAL EXPENDITURES	274,581.00	127,054.00	320,542.00	37,732.29	169,867.81	150,674.19	52.99
REVENUES OVER/(UNDER) EXPENDITURES	14,528.00	30,640.42	0.00	(31,462.72)	(1,814.47)	1,814.47	0.00
<u>160-ECONOMIC/INDUSTRIAL DEVEL</u>							
TOTAL REVENUE	290,899.00	173,959.49	134,271.00	11,369.96	151,104.77	(16,833.77)	112.54
TOTAL EXPENDITURES	375,000.00	183,105.23	134,271.00	513.59	67,228.70	67,042.30	50.07
REVENUES OVER/(UNDER) EXPENDITURES	(84,101.00)	(9,145.74)	0.00	10,856.37	83,876.07	(83,876.07)	0.00
<u>168-AQUATIC CENTER CAMPAIGN F</u>							
<u>189-LIBRARY TRUST FUND</u>							
TOTAL REVENUE	1,896.00	1,581.89	0.00	44.52	604.94	(604.94)	0.00
TOTAL EXPENDITURES	26,600.00	1,520.45	36,000.00	0.00	4,051.23	31,948.77	11.25
REVENUES OVER/(UNDER) EXPENDITURES	(24,704.00)	61.44	(36,000.00)	44.52	(3,446.29)	(32,553.71)	9.57
<u>190-P S SHARE FUND</u>							
TOTAL REVENUE	2,000.00	3,206.99	2,000.00	1,173.36	4,316.92	(2,316.92)	215.85
TOTAL EXPENDITURES	2,000.00	0.00	2,000.00	0.00	0.00	2,000.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	3,206.99	0.00	1,173.36	4,316.92	(4,316.92)	0.00

CITY OF TIPTON
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2026

% OF YEAR COMPLETED: 58.33

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>192-FIRE ENTERPRISE TRUST</u>							
TOTAL REVENUE	118,080.00	79,328.35	125,199.00	6,824.30	73,239.27	51,959.73	58.50
TOTAL EXPENDITURES	<u>59,987.00</u>	<u>34,997.00</u>	<u>64,437.00</u>	<u>5,369.75</u>	<u>37,588.25</u>	<u>26,848.75</u>	<u>58.33</u>
REVENUES OVER/ (UNDER) EXPENDITURES	58,093.00	44,331.35	60,762.00	1,454.55	35,651.02	25,110.98	58.67
<u>201-ELECTRIC REVENUE BONDS</u>							
<u>202-ELECTRIC REVENUE BONDS</u>							
TOTAL REVENUE	173,523.00	101,465.40	181,400.00	15,203.36	106,213.26	75,186.74	58.55
TOTAL EXPENDITURES	<u>173,523.00</u>	<u>43,022.78</u>	<u>181,400.00</u>	<u>0.00</u>	<u>27,900.00</u>	<u>153,500.00</u>	<u>15.38</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	58,442.62	0.00	15,203.36	78,313.26	(78,313.26)	0.00
<u>203-06 ELECTRIC SUBSTATION RE</u>							
TOTAL REVENUE	226,900.00	138,713.61	225,340.00	19,510.16	136,396.71	88,943.29	60.53
TOTAL EXPENDITURES	<u>226,900.00</u>	<u>10,950.00</u>	<u>225,340.00</u>	<u>0.00</u>	<u>7,670.00</u>	<u>217,670.00</u>	<u>3.40</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	127,763.61	0.00	19,510.16	128,726.71	(128,726.71)	0.00
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	576,729.00	339,429.31	574,880.00	48,354.73	337,890.19	236,989.81	58.78
TOTAL EXPENDITURES	<u>576,729.00</u>	<u>77,164.00</u>	<u>574,880.00</u>	<u>0.00</u>	<u>72,940.00</u>	<u>501,940.00</u>	<u>12.69</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	262,265.31	0.00	48,354.73	264,950.19	(264,950.19)	0.00
<u>208-WW/SEWER REVENUE BOND SIN</u>							
TOTAL REVENUE	576,729.00	339,429.31	574,880.00	48,354.73	337,890.19	236,989.81	58.78
TOTAL EXPENDITURES	<u>576,729.00</u>	<u>77,164.00</u>	<u>574,880.00</u>	<u>0.00</u>	<u>72,940.00</u>	<u>501,940.00</u>	<u>12.69</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	262,265.31	0.00	48,354.73	264,950.19	(264,950.19)	0.00
<u>222-GO BOND 2015 DEBT SERVICE</u>							
TOTAL REVENUE	106,650.00	62,437.82	108,650.00	4,571.84	63,165.05	45,484.95	58.14
TOTAL EXPENDITURES	<u>106,650.00</u>	<u>3,325.00</u>	<u>108,650.00</u>	<u>0.00</u>	<u>1,825.00</u>	<u>106,825.00</u>	<u>1.68</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	59,112.82	0.00	4,571.84	61,340.05	(61,340.05)	0.00
<u>224-GO BOND DEBT SERVICE</u>							
TOTAL REVENUE	175,103.00	87,436.26	175,603.00	812.60	88,122.68	87,480.32	50.18
TOTAL EXPENDITURES	<u>175,103.00</u>	<u>12,551.25</u>	<u>175,603.00</u>	<u>0.00</u>	<u>10,301.25</u>	<u>165,301.75</u>	<u>5.87</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	74,885.01	0.00	812.60	77,821.43	(77,821.43)	0.00
<u>226-GO BOND SERIES 2021</u>							
TOTAL REVENUE	233,211.00	141,380.69	236,061.00	6,449.93	143,491.83	92,569.17	60.79
TOTAL EXPENDITURES	<u>233,211.00</u>	<u>9,405.00</u>	<u>236,061.00</u>	<u>0.00</u>	<u>8,330.00</u>	<u>227,731.00</u>	<u>3.53</u>
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	131,975.69	0.00	6,449.93	135,161.83	(135,161.83)	0.00

CITY OF TIPTON
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: JANUARY 31ST, 2026

% OF YEAR COMPLETED: 58.33

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>228-GO BOND SERIES 2023</u>							
TOTAL REVENUE	300,849.00	179,002.46	298,449.00	25,301.26	177,003.80	121,445.20	59.31
TOTAL EXPENDITURES	<u>283,400.00</u>	<u>78,900.00</u>	<u>278,400.00</u>	<u>0.00</u>	<u>76,400.00</u>	<u>202,000.00</u>	<u>27.44</u>
REVENUES OVER/(UNDER) EXPENDITURES	17,449.00	100,102.46	20,049.00	25,301.26	100,603.80	(80,554.80)	501.79
<u>317-GO CP 2023</u>							
TOTAL REVENUE	1,651,387.00	1,649,369.27	0.00	0.00	10,000.00	(10,000.00)	0.00
TOTAL EXPENDITURES	<u>4,415,000.00</u>	<u>3,269,598.89</u>	<u>0.00</u>	<u>1,409.75</u>	<u>20,496.48</u>	<u>(20,496.48)</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	(2,763,613.00)	(1,620,229.62)	0.00	(1,409.75)	(10,496.48)	10,496.48	0.00
<u>319-ELECTRIC UTILITY PROJECTS</u>							
TOTAL EXPENDITURES	<u>1,000,000.00</u>	<u>90,655.29</u>	<u>0.00</u>	<u>0.00</u>	<u>101,530.00</u>	<u>(101,530.00)</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	(1,000,000.00)	(90,655.29)	0.00	0.00	(101,530.00)	101,530.00	0.00
<u>320-ELECTRIC SOLAR PROJECT</u>							
TOTAL REVENUE	0.00	0.00	0.00	1,116.29	1,904,384.73	(1,904,384.73)	0.00
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>889,094.20</u>	<u>(889,094.20)</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	1,116.29	1,015,290.53	(1,015,290.53)	0.00
<u>500-CEMETERY TRUST FUND</u>							
TOTAL REVENUE	0.00	300.00	0.00	0.00	900.00	(900.00)	0.00
TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	300.00	(15,000.00)	0.00	900.00	(15,900.00)	6.00-
<u>600-WATER OPERATING</u>							
TOTAL REVENUE	678,413.00	407,733.76	661,700.00	53,754.52	398,641.25	263,058.75	60.25
TOTAL EXPENDITURES	<u>944,098.00</u>	<u>314,385.87</u>	<u>893,383.00</u>	<u>37,062.73</u>	<u>399,732.40</u>	<u>493,650.60</u>	<u>44.74</u>
REVENUES OVER/(UNDER) EXPENDITURES	(265,685.00)	93,347.89	(231,683.00)	16,691.79	(1,091.15)	(230,591.85)	0.47
<u>610-WASTEWATER/AKA SEWER REVE</u>							
TOTAL REVENUE	1,066,986.00	619,026.96	997,650.00	84,054.92	620,775.11	376,874.89	62.22
TOTAL EXPENDITURES	<u>1,135,884.76</u>	<u>640,235.88</u>	<u>1,102,650.00</u>	<u>83,170.38</u>	<u>589,440.75</u>	<u>513,209.25</u>	<u>53.46</u>
REVENUES OVER/(UNDER) EXPENDITURES	(68,898.76)	(21,208.92)	(105,000.00)	884.54	31,334.36	(136,334.36)	29.84-
<u>630-ELECTRIC OPERATING</u>							
TOTAL REVENUE	5,265,957.00	2,988,850.75	5,343,264.00	387,685.04	3,259,316.20	2,083,947.80	61.00
TOTAL EXPENDITURES	<u>5,439,035.82</u>	<u>3,069,392.50</u>	<u>5,685,019.00</u>	<u>207,003.75</u>	<u>2,937,482.36</u>	<u>2,747,536.64</u>	<u>51.67</u>
REVENUES OVER/(UNDER) EXPENDITURES	(173,078.82)	(80,541.75)	(341,755.00)	180,681.29	321,833.84	(663,588.84)	94.17-
<u>631-ELECTRIC DEVELOPMENT</u>							
TOTAL REVENUE	0.00	100.28	0.00	10.39	65.09	(65.09)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	100.28	0.00	10.39	65.09	(65.09)	0.00

CITY OF TIPTON
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: JANUARY 31ST, 2026

% OF YEAR COMPLETED: 58.33

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>632-ELECTRIC RENEWAL/REPLACEM</u>							
TOTAL REVENUE	0.00	4,378.71	0.00	454.30	3,334.91 (	3,334.91)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	4,378.71	0.00	454.30	3,334.91 (	3,334.91)	0.00
<u>633-ELECTRIC RESERVE</u>							
TOTAL REVENUE	0.00	8,888.38	0.00	405.61	5,188.64 (	5,188.64)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	8,888.38	0.00	405.61	5,188.64 (	5,188.64)	0.00
<u>634-ELECTRIC BOND/INT RESERVE</u>							
TOTAL REVENUE	0.00	1,287.21	0.00	133.55	980.37 (	980.37)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,287.21	0.00	133.55	980.37 (	980.37)	0.00
<u>640-GAS OPERATING</u>							
TOTAL REVENUE	2,378,881.00	582,644.53	2,185,423.00	256,965.75	592,516.59	1,592,906.41	27.11
TOTAL EXPENDITURES	2,404,380.52	949,485.74	2,289,423.00	322,242.70	961,987.30	1,327,435.70	42.02
REVENUES OVER/(UNDER) EXPENDITURES	(25,499.52 (	366,841.21) (	104,000.00) (	65,276.95) (	369,470.71) (	265,470.71	355.26
<u>641-GAS D.E.I.</u>							
TOTAL REVENUE	0.00	524.70	0.00	6.44	864.50 (	864.50)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	524.70	0.00	6.44	864.50 (	864.50)	0.00
<u>642-GAS RESERVE</u>							
<u>660-AIRPORT OPERATING</u>							
TOTAL REVENUE	294,339.00	37,681.35	850,324.00	3,055.35	29,465.14	820,858.86	3.47
TOTAL EXPENDITURES	331,177.00	152,494.89	1,328,252.00	21,292.83	281,593.50	1,046,658.50	21.20
REVENUES OVER/(UNDER) EXPENDITURES	(36,838.00 (	114,813.54) (	477,928.00) (	18,237.48) (	252,128.36 (	225,799.64)	52.75
<u>670-GARBAGE COLLECTION</u>							
TOTAL REVENUE	625,498.00	347,864.52	618,916.00	48,132.69	353,505.65	265,410.35	57.12
TOTAL EXPENDITURES	625,497.75	381,656.14	621,416.00	55,307.82	414,231.23	207,184.77	66.66
REVENUES OVER/(UNDER) EXPENDITURES	0.25 (	33,791.62) (	2,500.00) (	7,175.13) (	60,725.58)	58,225.58	2,429.02
<u>740-STORM WATER</u>							
TOTAL REVENUE	106,000.00	63,786.17	108,606.00	8,237.88	61,612.66	46,993.34	56.73
TOTAL EXPENDITURES	254,371.75	177,723.16	127,611.00	7,279.48	53,840.06	73,770.94	42.19
REVENUES OVER/(UNDER) EXPENDITURES	(148,371.75 (	113,936.99) (	19,005.00)	958.40	7,772.60 (	26,777.60)	40.90-
<u>810-CENTRAL GARAGE</u>							
TOTAL REVENUE	468,322.00	294,969.37	458,386.00	54,947.55	307,361.48	151,024.52	67.05
TOTAL EXPENDITURES	492,891.00	248,262.88	458,386.00	27,838.05	245,976.37	212,409.63	53.66
REVENUES OVER/(UNDER) EXPENDITURES	(24,569.00)	46,706.49	0.00	27,109.50	61,385.11 (	61,385.11)	0.00

CITY OF TIPTON
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: JANUARY 31ST, 2026

% OF YEAR COMPLETED: 58.33

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
820-PSF HEALTH INSURANCE							
TOTAL REVENUE	98,400.00	70,379.42	100,000.00	11,268.74	32,405.80	67,594.20	32.41
TOTAL EXPENDITURES	98,400.00	62,969.15	100,000.00	10,447.87	41,849.85	58,150.15	41.85
REVENUES OVER/(UNDER) EXPENDITURES	0.00	7,410.27	0.00	820.87	(9,444.05)	9,444.05	0.00
835-ADMINISTRATIVE SERVICES							
TOTAL REVENUE	508,905.00	407,787.05	460,088.00	41,924.96	504,696.25	(44,608.25)	109.70
TOTAL EXPENDITURES	508,905.00	341,854.93	493,088.00	47,412.55	419,085.79	74,002.21	84.99
REVENUES OVER/(UNDER) EXPENDITURES	0.00	65,932.12	(33,000.00)	(5,487.59)	85,610.46	(118,610.46)	259.43-
860-PAYROLL ACCOUNT							
950-ELECTRIC METER DEPOSITS							
TOTAL REVENUE	12,500.00	7,446.36	10,000.00	682.91	8,703.33	1,296.67	87.03
TOTAL EXPENDITURES	12,500.00	5,435.00	10,000.00	325.00	5,835.00	4,165.00	58.35
REVENUES OVER/(UNDER) EXPENDITURES	0.00	2,011.36	0.00	357.91	2,868.33	(2,868.33)	0.00
951-WATER METER DEPOSITS							
TOTAL REVENUE	4,800.00	3,334.00	3,500.00	152.00	2,610.58	889.42	74.59
TOTAL EXPENDITURES	4,800.00	1,950.00	3,500.00	110.00	2,785.00	715.00	79.57
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,384.00	0.00	42.00	(174.42)	174.42	0.00
952-GAS METER DEPOSITS							
TOTAL REVENUE	10,300.00	5,669.55	7,000.00	261.97	6,205.73	794.27	88.65
TOTAL EXPENDITURES	10,300.00	3,490.00	7,000.00	300.00	5,535.00	1,465.00	79.07
REVENUES OVER/(UNDER) EXPENDITURES	0.00	2,179.55	0.00	(38.03)	670.73	(670.73)	0.00
GRAND TOTALS							
GRAND TOTAL REVENUES	21,309,263.00	12,260,434.83	19,935,835.00	1,468,735.11	12,903,685.48	7,032,149.52	64.73
GRAND TOTAL EXPENDITURES	26,975,534.10	14,302,109.52	21,250,895.00	1,235,185.70	11,143,757.40	(10,107,137.60)	52.44
REVENUES OVER/(UNDER) EXPENDITURES	(5,666,271.10)	(2,041,674.69)	(1,315,060.00)	233,549.41	1,759,928.08	(3,074,988.08)	133.83-

*** END OF REPORT ***

AGENDA ITEM

AGENDA INFORMATION

TIPTON CITY COUNCIL COMMUNICATION

DATE:	2/23//2026
AGENDA ITEM:	TRIP Program Acquisition Reimbursement Request
ACTION:	Motion to approve, deny or table.

SYNOPSIS:

Tipton Revitalization Incentive Program (TRIP) Acquisition Reimbursement Request

Reimbursement amount: \$5,000.

Applicant: Matthew Scheetz and David Scheetz– DBA: The Depot Express. Building located at 49 Cedar Street (former Pizza Hut).

Total Purchase Price: \$260,706 for the property located at 49 Cedar Street.

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

Project summary:

- Total cost: \$260,706. Total project cost \$1,250,000.
- Reimbursement amount: \$5,000.
- Building located at 49 Cedar Street.
- Recommendation: The project has met its requirements, and it is recommended for reimbursement of the above amount of \$5,000.

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

RESPONSIBLE DEPARTMENT: Development Director– Linda Beck

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

ATTACHMENTS: None

PREPARED BY: Linda Beck

DATE PREPARED: 2/6/2026

AGENDA ITEM

AGENDA INFORMATION

TIPTON CITY COUNCIL COMMUNICATION

DATE:	2/23//2026
AGENDA ITEM:	TIP Program Acquisition Reimbursement Request
ACTION:	Motion to approve, deny or table.

SYNOPSIS:

Tipton Incentive Program (TIP) Acquisition Reimbursement Request **Reimbursement amount: \$5,000.**

Applicant: Josh Sundstrom– DBA: Sundstop II, LLC. Building located at 1510 Cedar Street (former Dollar General).

Total Purchase Price: \$350,000 for the property located at 1510 Cedar Street.

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

Project summary:

- Total purchase price: \$350,000.
- Reimbursement amount: \$5,000.
- Building located at 1510 Cedar Street.
- Recommendation: The project has met its requirements, and it is recommended for reimbursement of the amount of \$5,000.

BUDGET ITEM: 630-5-820-64994 ½ - and 640-5-825-2-64994 ½

RESPONSIBLE DEPARTMENT: Development Director– Linda Beck

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

ATTACHMENTS: None

PREPARED BY: Linda Beck

DATE PREPARED: 2/18/2026

AGENDA ITEM

AGENDA INFORMATION

TIPTON CITY COUNCIL COMMUNICATION

DATE:	2/23/2026
AGENDA ITEM:	TRIP Program Request
ACTION:	Motion to approve, deny or table

SYNOPSIS:

Tipton Revitalization Incentive Program (TRIP) request to begin project.

Applicant: David Fry DBA Fry Funeral Home

Location: 220 E 6th Street

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

Total amount of project: \$27,062.00 for a Commercial Grant. Will be adding new signage and awning.

Amount suggested to be approved by the Commission: \$5,000.00 to begin project and reimbursement after project is completed.

Project Summary:

- **Refurbish the existing sign cabinet, including repainting and retrofitting with LED lighting**
- **Replace the sign faces with the updated Fry Funeral Home logo**
- **Install two double-sided post-and-panel signs to designate:**
 - Entrance (alley access on 6th Street)
 - Exit (north side portico, exiting onto Mulberry Street)
- **Install a non-illuminated black vinyl awning at the front entrance featuring the Fry Funeral Home logo**

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

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

MAYOR/COUNCIL ACTION: Approve, Deny or Table

ATTACHMENTS: Pictures

DATE PREPARED: 2/19/2026

SIGN 3

new awning

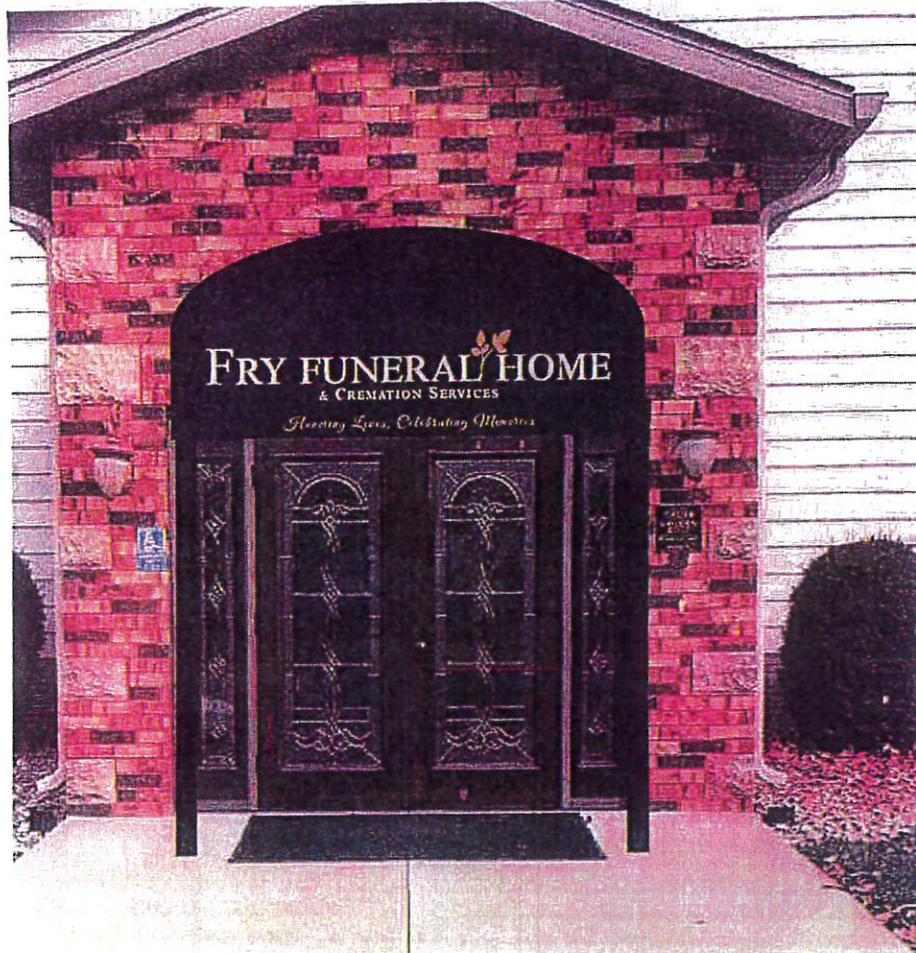
108"

C. *

72"

44"

84"



FOREST GREEN

BURGUNDY

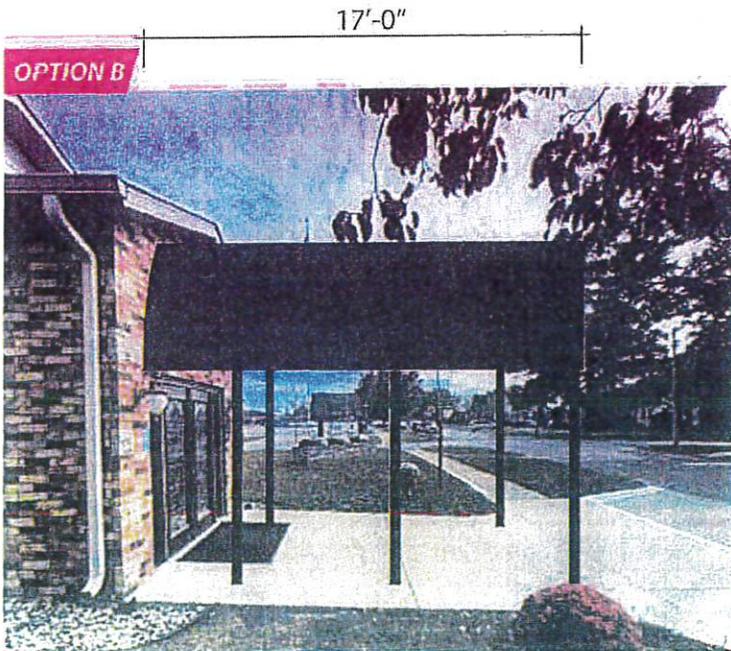
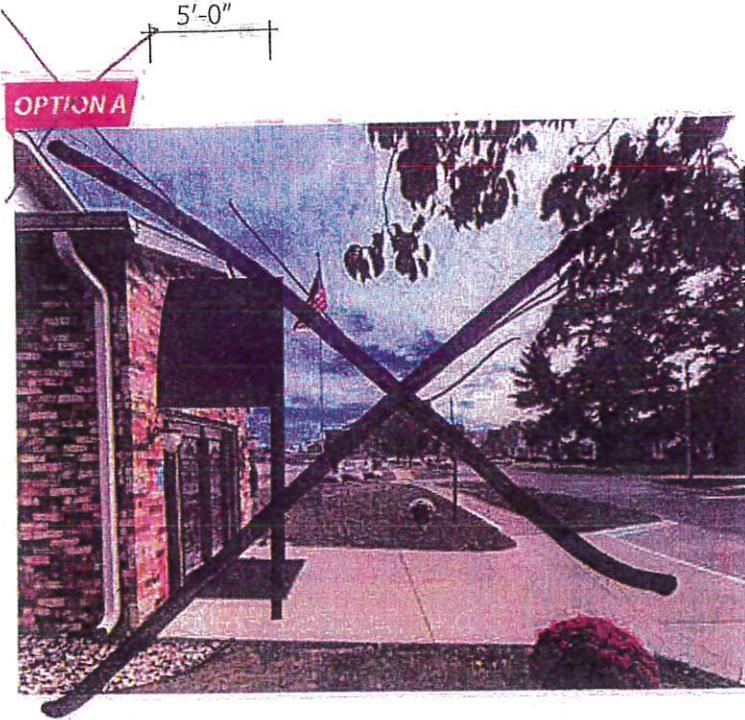


JOB DESCRIPTION:

FABRICATE & INSTALL (1) NON-LIT AWNING

FRAME: 1 1/2" SQ. TUBE ALUMINUM
POSTS: 4" SQ. TUBE ALUMINUM
PAINT: LOW GLOSS BLACK
AWNING MATERIAL: COOLEY-BRITE
20 OZ. BLACK, FOREST GREEN OR
BURGUNDY
LOGO: ERADICATED AND GOLD

- SURVEY REQUIRED
- CUSTOMER TO SUPPLY LOGO IN VECTOR FORMAT & PANTONE COLORS (ILLUSTRATOR CS5 OR EARLIER, EPS, PDF)



Side
View
of
awning

PAINT:

LOW GLOSS
BLACK

TRANSLUCENT VINYL:

GOLD METALLIC
(3630-131)

DESIGN #: NG-101524 VER.#: 5

DATE: 11-17-25 DRAWN BY: KSA

SALES: NICK GARLAND

JOB: FRY FUNERAL HOME

LOCATION: 220 E 6TH STREET
TIPTON, IA 52772

DESIGN APPROVED BY: _____

DATE: _____

Since 1925

COM

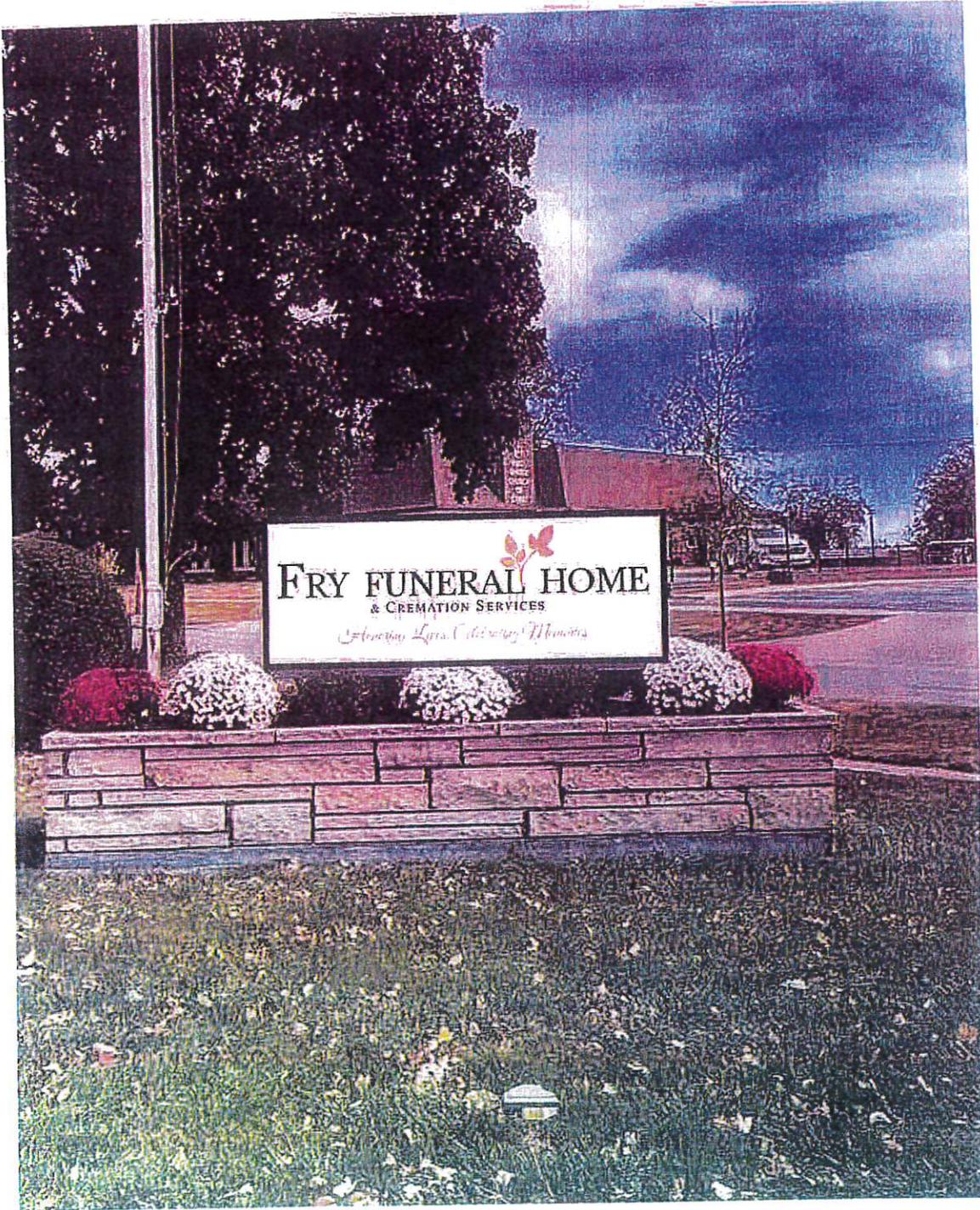
ALL DATA LINES TO ELECTRONIC SIGNS WILL BE BY OTHERS. COLORS REPRESENTED ON THIS IT IS TO BE VIEWED AS A REPRESENTATION ONLY. ACTUAL SIGNAGE MAY APPEAR DIFFERENT AFTER INSTALLATION. THE ACCEPTING PARTY ACKNOWLEDGES RESPONSIBILITY TO THE TERMS AND CONDITIONS OF THIS AGREEMENT

SIGN 1

What new sign will look like

2'-4"

A.



EX

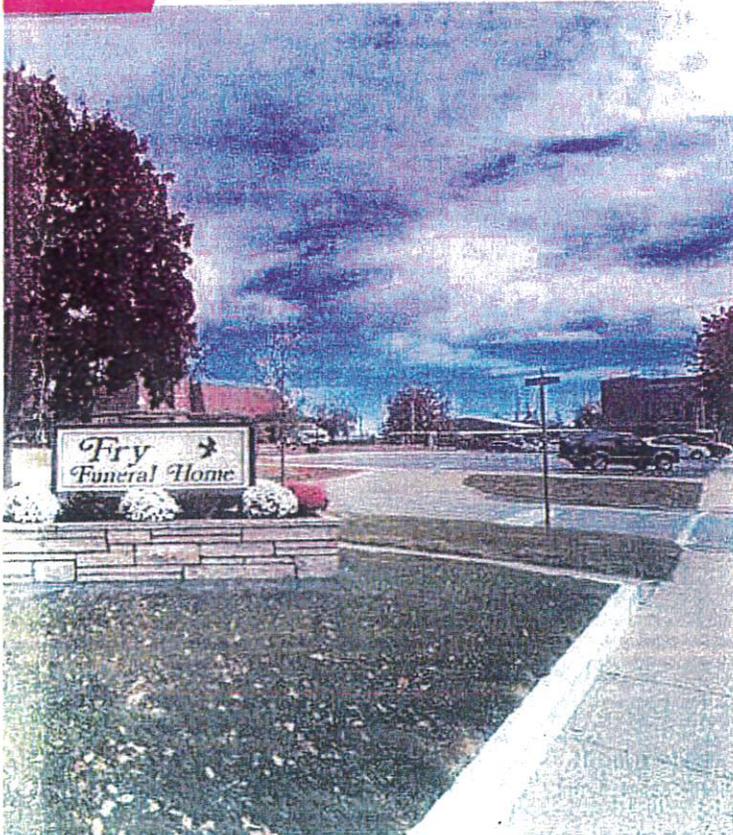
6'-4"

FRY FUNERAL HOME

& CREMATION SERVICES

Honoring Lives. Celebrating Memories

STING



Current Sign

JOB DESCRIPTION:

REMOVE CABINET & BRING TO NESPER
REPLACE FACES, REPAINT CABINET &
RETROFIT TO LED

FACES: 3/8" WHITE POLYCARBONATE
PAINT: LOW GLOSS BLACK
VINYL: TRANSLUCENT (SEE CHART)
ILLUMINATION: (2) 84" KEYSTONE LED
 LAMPS CHANGEABLE TEMP

* POWER SUPPLY BY OTHERS IF NEEDED
 * SURVEY REQUIRED FOR CUT SIZE FOR FACES

FINAL

Date 2-5-2026 (2ND)

By KA

PAINT:

LOW GLOSS BLACK

TRANSLUCENT VINYL:

BLACK
(3630-22)

GOLD METTALIC
(3630-131)

DESIGN #: NG-101524 VER.#: 9

DATE: 2-5-26 DRAWN BY: KSA

SALES: NICK GARLAND

JOB: FRY FUNERAL HOME

LOCATION: 220 E 6TH STREET
TIPTON, IA 52772

DESIGN APPROVED BY: _____

DATE: _____

IGN.COM

Since **1925**

IGNS WILL BE BY OTHERS. ALL DATA LIVES TO ELECTRONIC SIGNS WILL BE BY OTHERS. COLORS REPRESENTED ON THIS
BRING IT IS TO BE VIEWED AS REPRESENTATION ONLY. ACTUAL SIGNAGE MAY APPEAR DIFFERENT AFTER INSTALLATION.
USE. THE ACCEPTANCE OF THIS AGREEMENT CONFERS RESPONSIBILITY TO THE TERMS AND CONDITIONS OF THIS AGREEMENT.

new Entrance sign

36"

B.

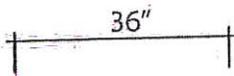
24"

24"

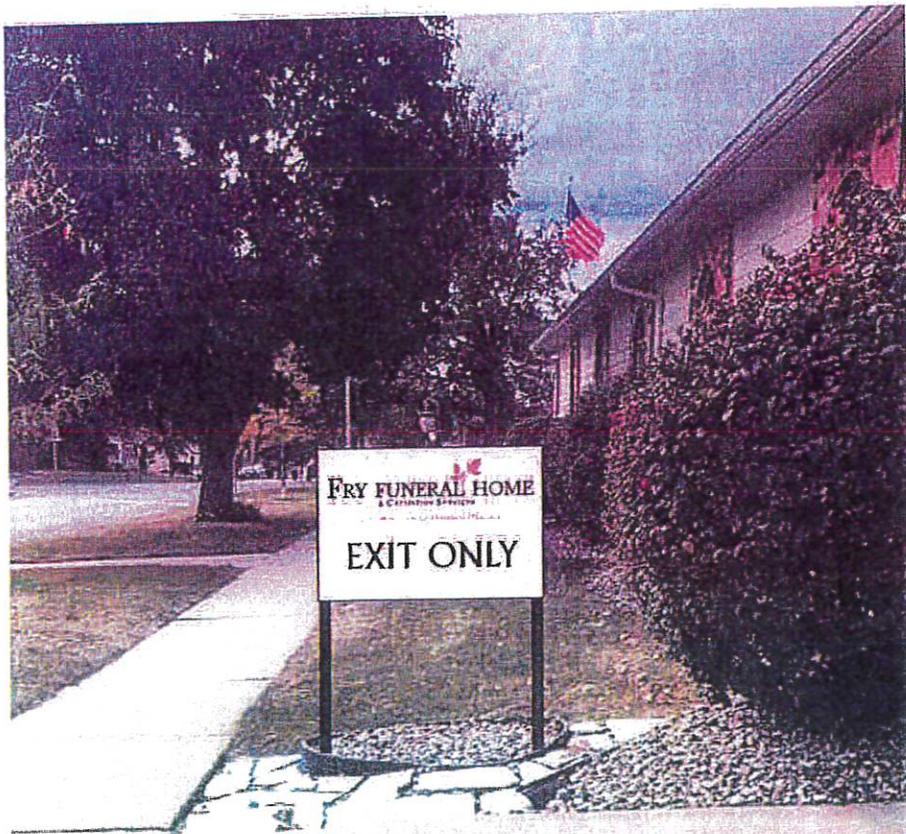


ENGIN
 TUBES:
 BASES:
 CONCR
 LENGT

new exit sign



B.



AGENDA ITEM

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE: 2/23/2026

AGENDA ITEM: Power Plant Fuel

ACTION: Discussion and/or Approval

SYNOPSIS: As you are all aware by now. Tipton along with nearly everyone else that has generation capabilities were dispatched by MISO to help alleviate pressure on the electrical system in the United States during the cold snap at the end of January. This Friday to Monday generation run has run up our fuel costs and we have spent nearly \$60,000 that we were not intending to spend. Yes, we will be reimbursed for our generation but as it stands the Coop provided us with a service of getting the fuel to us and we have used most of that fuel already. I have provided the fuel receipts we received.

In total the 3 fuel delivery charges come **\$57,557.79**

BUDGET ITEM: Yes

RESPONSIBLE DEPARTMENT: Electric

MAYOR/COUNCIL ACTION: Consent for services already rendered

ATTACHMENTS: Yes

PREPARED BY: Jon Walsh

DATE PREPARED: 2/11/2026.



CEDAR COUNTY COOPERATIVE

TIPTON
P.O. BOX 192
TIPTON, IOWA 52772
(563) 886-6177

FEED DEPT.
P.O. BOX 192
TIPTON, IOWA 52772
(563) 886-8222

WEST BRANCH
1546 BAKER AVE.
WEST BRANCH, IOWA 52358
(319) 643-7101

RECEIVED JAN 28 2026

Invoice: 0694427

Sold To: CITY OF TIPTON
407 LYNN ST

Cust.#: 00144269

TIPTON, IA 52772

DATE 01/26/26
ACCOUNT REGULAR
TYPE Charge
ENTRY NO. 0175551M MP

Sold By: BM 27

QUANTITY	U/M	DESCRIPTION	PRICE	EXTENSION
7299.00	GAL	COMM DYED DIESEL FUEL B/L #2064129	2.5430	18561.36
7010.00	GAL	COMM DYED DIESEL FUEL B/L #2064151	2.5430	17826.43

THANK YOU FOR YOUR BUSINESS.
LOADS WERE DELIVERED ON
1/24/26.
Y-GRADE DIESEL LOADS WERE
DELIVERED ON 1/25/26.

VNO 0410
INV 0694427
AMT 36387.79
GL#

Ticket Total: 36387.79
CHARGE: 36387.79

All Accounts Are Due And Payment Received In Our Office On Or Before The Last Day Of The Next Month. A FINANCE CHARGE OF 1.65% PER MONTH, (19.8% ANNUAL RATE / MONTHLY MIN. OF .50) WILL BE CHARGED TO ANY OVERDUE ACCOUNT BALANCE.

Thank You!



CEDAR COUNTY CO-OP

Tipton West Branch
(563) 886-6177 (319) 643-7101
P.O. Box 192, Tipton, Iowa 52772

#0410
Inv: 21583
\$ 21170.00

SALE N 5942 DATE 01/25/26 10:24:51
START COUNT 0.0 END 5800.0
GROSS DELIVERY 5800.0 Gallons
METER-2 1
METER NUMBER 116335908

INVOICE: 21583 REP: JVB.
ACCT: 00144269
CITY OF TIPTON
TANK: DYED DIESEL
DIESEL-DYED FIELDMASTER
5800.0 GAL \$3.6500 \$21170.00 CHG

AMOUNT DUE \$21170.00

Sunday's

0410
4427

CITY CREDIT CARD STATEMENT								cr	999		1010			Card Ttl	-7,642.38
City Card															
Miscellaneous	Walmart	dr	001	5	650	2	65980	35.72							
														Total Charges	35.72
Finance Director															
Miscellaneous	Brothers Market, Subway, Walmart, Amazon	dr	835	5	899	2	65980	765.80							
														Total Charges	765.80
Economic Development															
Office Supplies	Walmart	dr	001	5	525	2	65060	71.23							
Miscellaneous	Walmart	dr	835	5	899	2	65980	11.94							
														Total Charges	83.17
Library															
Building Supplies-Amazon,		dr	001	5	410	2	63101	235.83							
Library Materials Amazon		dr	001	5	410	2	65020	1,047.17							
Programming-Amazon, Walmart		dr	001	5	410	2	65021	394.14							
Office Supplies-Amazon		dr	001	5	410	2	65060	18.56							
														Total Charges	1,695.70
Ambulance															
Dues/Fees	Active Screening	dr	001	5	160	1	62100	44.90							
Building Maint & Repair	Supply Place at Lenocho & Cilek	dr	001	5	160	2	63100	158.90							
Advertising	Indeed	dr	001	5	160	2	64020	120.00							
Equipment/Vehicle Rent	Best Buy	dr	001	5	160	2	64150	344.53							
Technology	Signnow.com	dr	001	5	160	2	64190	311.70							
Office Supplies	Walmart	dr	001	5	160	2	65060	6.33							
Operating Supplies	Live Action Safety	dr	001	5	160	2	65070	526.43							
														Total Charges	1,512.79
Fire															
Miscellaneous	Amazon	dr	001	5	150	2	65980	83.48							
														Total Charges	83.48
Police															
Dues/Fees	Iowa Police Shiefs Assoc.	dr	001	5	110	1	62100	125.00							
Uniforms/Equipment	Taser	dr	001	5	110	2	64350	256.77							
														Total Charges	381.77
Electric															
Training -	IAMU	dr	630	5	820	1	62300	275.00							
Travel Training -	Holiday Inn. Olive Garden, Tribute Eatery	dr	630	5	820	1	62980	615.74							
Office Supplies	Walmart	dr	630	5	820	2	65060	17.07							
Operating Supplies	Almetek Industries	dr	630	5	820	2	65070	334.35							
Operational Equip & Repair	Amazon	dr	630	5	821	2	63500	171.21							
Miscellaneous	Amazon	dr	630	5	821	2	65980	16.04							
														Total Charges	1,429.41
Public Works															
Operating Supplies		dr	670	5	840	2	65070	10.96							
Safety	Amazon	dr	810	5	899	2	65100	532.86							
														Total Charges	543.82

AGENDA ITEM
AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

DATE:	Council Meeting: Feb 23, 2026
AGENDA ITEM:	Discussion and possible action concerning a proposal to replace/update the City's website.
ACTION:	Motion to approve, deny, or table.

SYNOPSIS:

This agenda item asks the City Council to consider a proposal to replace/update/redesign the City's website at www.tiptoniowa.org

But, it's really more than that. If Tipton is going to compete with other cities for economic development or new residents, this is one of the ways to do that.

Our current website was created in 2014. It isn't very efficient anymore. It's drab. It likely doesn't hold the interest of newcomers for very long. Further, we've been told that the platform that the site uses will "sunset" soon.

As you'll recall from recent meetings, Linda and I have spoken about the need to update the site. The Council agreed in principle to the idea of advertising Tipton's two parcels in the industrial park. You also liked the idea of using some methods of advertising to refer people to a new branch from our main site to an economic development add-on called *GrowTipton*.

And, since we recently learned of receiving the \$1 million grant for Montgomery Drive, we should use *GrowTipton* to promote it as a coming attraction. We could use the concept drawings from our grant application to show the new street, parallel trail, sketch of the residential lots, and the proposed recreational area south of the new street.

We sought three proposals from website development firms. The firm that did the 2014 website design and has hosted the site since then gave us a proposal that was well over \$25,000. The second firm is in Dubuque. But, they currently don't have any city websites in their portfolio. They used another firm's city site and said that they could do similar. We didn't pursue a formal quote from them.

We would like to recommend that the Council accept the proposal from CivicPlus. They have several websites throughout in Iowa:

Oskaloosa	https://www.oskaloosaiowa.org/
Independence	https://www.independenceia.gov/
Sioux Center	https://www.siouxcenter.org/
Pella	https://www.cityofpella.com/
Newton	https://www.newtongov.org/
Muscatine	https://www.muscatineiowa.gov/

Along with these, there are several others. And, while there are similarities in the general layout of these sites, each had the opportunity to make their site's content unique.

We are recommending a website design with these main components.

- 1.) A similar general format as the examples within.
- 2.) The linked (yet can be separately accessed) site for *GrowTipton*.
- 3.) A business directory of Tipton's many and varied enterprises.
- 4.) As CivicPlus calls it: "Emergency and Mass Notification platform with multi-channel alerting, geo-targeting, polling, mobile apps."

Concerning #4, this is a messaging service that residents can sign up to use by entering their cell numbers. It can be used for emergencies—similar to systems such as Code Red. But, that type of system is limited to emergency situations.

By having our own messaging system, we can provide additional types of information such as, but not limited to: water main breaks, updates on street projects, responses to rumors or incorrect info appearing on other types of social media, July 4th parade, Touch a Truck, Chamber's Kick Off To Summer 2026, etc.

Also, using the example of water main breaks and assuming that the break is affecting a specific set of blocks, the messaging system can limit the info that goes out to the same affected area.

For these four items, plus everything else that a revamped website can do, this is the price that we were quoted:

Total Investment - Initial Term = \$13,332

50% - \$6,666 due at Signing

50% - \$6,666 due 6 months/ Project Launch whichever comes first

Thereafter, starting in Year 2, they begin to charge an annual fee of about \$10,000. They call it an "Uplift." I asked about what the \$10,000 covers. The response is below:

Our standard annual uplift is 5%. This helps us offset inflation, ongoing support costs, and increases in cloud storage fees. There is no additional charge for support during the year. You're welcome to call, message, or use any of our support channels at no extra cost.

Regarding training, we recommend that customers attend one of our group training sessions as a refresher on their website. These sessions are typically \$170 per attendee. However, we generally don't see many customers needing this within the first two years, as website adoption and familiarity tend to be high.

I know that \$13,332 is a lot of money. But, if so many other cities use CivicPlus, there must be good reasons why.

BW

RESOLUTION NO. 222326A

RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, COST ESTIMATES, AND FORM OF CONTRACT FOR THE EAST 1ST STREET RECONSTRUCTION PROJECT, CEDAR STREET TO MULBERRY STREET, TIPTON. IOWA 2026

WHEREAS, the City Council of the City of Tipton wishes to pursue a street reconstruction project on E 1st Street (Cedar Street to Mulberry Street,) a public hearing was conducted on February 23, 2026; and

WHEREAS, the Project Engineer's construction cost estimates are:

7" thick concrete, 6" granular subbase, curb/gutter work, and sidewalk ramps.

Total Estimated Construction Cost:
\$200,675

AND, WHEREAS, the Project's plans and specifications were available for review at City Hall.

NOW, THEREFORE, Be It Resolved, the City Council of the City of Tipton approves the plans, specifications, cost estimates, and form of contract for the East 1st Street Reconstruction Project 2026 and authorizes the Mayor and City Clerk to execute this Resolution and any other documents related to its scope.

PASSED AND APPROVED this 23rd day of February 2026.

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. _____ which was passed by the Tipton City Council this 23rd day of February 2026.

Amy Lenz, City Clerk

RESOLUTION NO. 022623B

RESOLUTION APPROVING APPLICATION FOR URBAN REVITALIZATION TAX-EXEMPTION FILED BY TIMOTHY J. & DEBRA S. LEHMAN FOR 602 W 8th STREET

WHEREAS, the City Council for the City of Tipton has declared the entire City as an Urban Revitalization Area; and,

WHEREAS, this allows those who make taxable improvements to residential property a seven-year, 100% tax-exemption on the new improvements as long as the work increases the assessed taxable value of the property by at least 10%.

NOW, THEREFORE, Be It Resolved, the City Council of the City of Tipton does hereby approve the following application for an Urban Revitalization Tax-Exemption, subject to the approval of the Cedar County Assessor.

1. Timothy J. & Debra S. Lehman, 602 W 8th Street, Tipton, IA 52772

BE IT FURTHER RESOLVED, the City Council recognizes the possibility that the project in this application may have started in 2025 and ended in 2026. If that is the case, this approval includes the project's complete construction period.

PASSED AND APPROVED this 23rd day of February 2026.

Tammi Goerdts, Mayor

ATTEST:

Amy Lenz, City Clerk

CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution _____ which was passed by the Tipton City Council this 23rd day of February 2026.

Amy Lenz, City Clerk

**Application for Tax Abatement / Tax-Exemption
Urban Revitalization Plan
City of Tipton**

Properties with improvements made after January 1, 2019 are eligible

Feel free to use additional sheets of paper to elaborate on any information requested in the application.

Your contact information...

Name of Title Holder or
Contract Buyer:

Timothy J & Debra S Lehman

Mailing Address:

4715 Canterbury Ct, Iowa City, IA 52245

Telephone (and Fax):

319-331-7900

Email Address:

TLehman@EDGE-RealtyGroup.com

Please tell us about the property for which you are applying.

Address of Property for
this Application:

602 W 8th St, Tipton, IA 52772

Property's Legal Description or
attach a copy of the deed:

Existing Property Use:

Residential Multifamily Residential
 Commercial Industrial Vacant

Proposed Use of Property:

New construction - single family

Which are you applying for:

Prior approval of your project.
 Approval of a project that's already completed.

What is the nature of your
proposed taxable improvements?

New construction? Addition? General Improvements?

Please specify the types of
Improvements:

Estimated or Actual Date of
Project Completion:

December 15, 2025

Estimated or Actual Cost of
Improvements:

\$ 310,000

About the tax-exemption program...

It is available to property owners that do improvements that increase the taxable value of their properties by at least 10% for residential properties and by at least 15% for multi-residential, commercial, and industrial properties. The program applies to both new and existing buildings. The tax-exemptions apply only to the new improvements. Also, tax-exemptions can't be used incompatibly with TIF.

Please Note: The tax-exemption benefit for single-family and multi-family properties is no longer 100%. The State Legislature removed School District taxes from tax-exemption eligibility. This lowered the current tax-exemption level to 62%.

The tax-exemption levels for commercial and industrial properties are unchanged.

For which tax-exemption benefit are you applying?

Residential properties: The benefit is a 7-year, 62% tax-exemption on the new taxable improvements.

Multi-residential properties of 3 or more units: The benefit is a 10-year, 62% tax-exemption on the new taxable improvements.

Commercial properties: This 10-year graduated exemption schedule is used on the new taxable improvements:

For the first year, an exemption from taxation on 80% of the actual value added.
For the second year, an exemption from taxation on 70% of the actual value added.
For the third year, an exemption from taxation on 60% of the actual value added.
For the fourth year, an exemption from taxation on 50% of the actual value added.
For the fifth year, an exemption from taxation on 40% of the actual value added.
For the sixth year, an exemption from taxation on 40% of the actual value added.
For the seventh year, an exemption from taxation on 30% of the actual value added.
For the eighth year, an exemption from taxation on 30% of the actual value added.
For the ninth year, an exemption from taxation on 20% of the actual value added.
For the tenth year, an exemption from taxation on 20% of the actual value added.

Industrial properties: There's a choice.

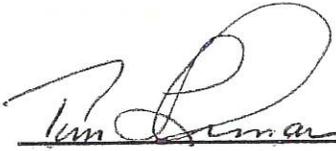
A 3-year, 100% exemption, or...

The same 10-year graduated schedule as used for commercial properties.

Applicant's Certification.

I/We certify that I/we understand and agree with the requirements of this program and that the information submitted herein is true and accurate to the best of my (our) knowledge. I/We also agree to provide additional information if needed for this application process.

IMPORTANT: This application must be filed with the City Council by **February 1** (which, in turn, must file it with the Cedar County Assessor by March 1) of the year in which the property claimed for exemption is assessed for taxation.

Signature of Applicant:  Date: 1/30/26

Signature of Co-Applicant:  Date: 1/30/26



City Council

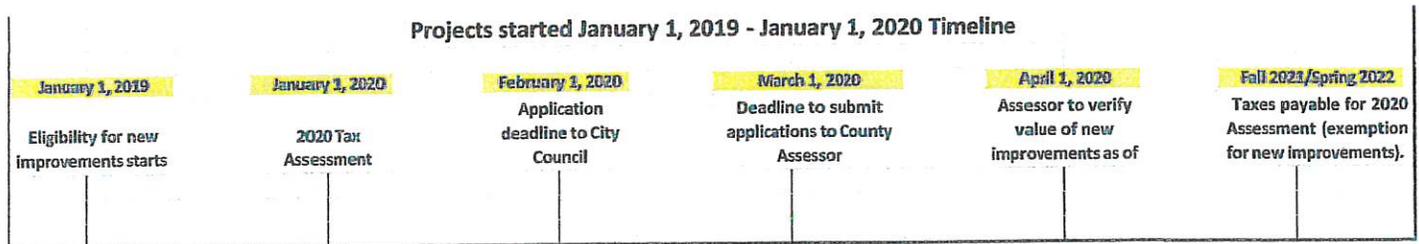
This application was: Approved Declined.

If declined, what was the reason: _____

Date of Council's decision: _____

Attested by the City Clerk: _____ Date: _____

Application Timeline



*Any application received after February 1, 2020 will not be eligible for the tax-exemption benefit until the 2021 tax assessment that is payable in the Fall 2022/Spring 2023

RESOLUTION NO. 022326C

**RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING FOR THE
PROPOSED PROPERTY TAXATION FOR FISCAL YEAR 2026-2027 BUDGET**

WHEREAS, the City Council of Tipton, Iowa, is preparing the annual budget for the Fiscal Year 2026-2027; and

WHEREAS, the State of Iowa requires a public hearing on the proposed property taxation where any resident or taxpayer of the City may present to the City Council objections or arguments in favor of the tax dollars before the budget is adopted and certified to the county auditor; and

WHEREAS, interested residents or taxpayers having comments for or against the proposed property taxation may appear and be heard at the public hearing at the City Council Meeting on March 23, 2026, at 5:30 p.m., at the Tipton Fire Station, at 301 Lynn Street, Tipton, Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Tipton, Iowa, that this confirms that the City Council orders the publication of a notice of public hearing pertaining to the proposed property taxation for not less than four (4) days nor more than twenty (20) days prior to the date set for the hearing. A notice shall also be posted on the City website and social media accounts.

BE IT FURTHER RESOLVED, by the Tipton City Council of the City of Tipton, Iowa, that the Mayor and City Clerk are hereby authorized and directed to execute said resolution.

Passed and approved this 23rd day of February 2026.

AYES:

NAYS:

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. 022326C which was passed by the Tipton City Council this 23rd day of February 2026.

Amy Lenz, City Clerk

RESOLUTION NO. 022324D

RESOLUTION AUTHORIZING PARTICIPATION IN THE IOWA STATE UNIVERSITY
ELECTRIC GRID RESILIENCE TOOLKIT COLLABORATIVE COHORT

WHEREAS, the City of Tipton (Tipton) recognizes the importance of electrical resilience for maintaining critical community services and protecting residents during power outages; and

WHEREAS, recent disasters such as the 2020 derecho have demonstrated the need for communities to prepare for, respond to, and recover from electrical disruptions; and

WHEREAS, Iowa State University's Electric Power Research Center, with funding from the Iowa Economic Development Authority, has developed a comprehensive Electric Grid Resilience Toolkit to help Iowa communities enhance their electrical resilience; and

WHEREAS, Iowa State University has invited Tipton to participate as one of five communities in the inaugural collaborative cohort to apply this toolkit over a 9-month period; and

WHEREAS, this participation will provide the community with:

- Free technical assistance and guidance from ISU staff and consultants
- Monthly consultations and support throughout the process
- Access to funding opportunity identification and technical resources
- Peer learning opportunities with other participating Iowa communities
- Development of a practical resilience plan tailored to local needs.

AND WHEREAS, participation requires designation of a primary representative and commitment to engage in the 12-month collaborative process; and

WHEREAS, this participation aligns with the community's commitment to emergency preparedness and infrastructure resilience.

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

Section 1. The City Council hereby authorizes participation in the Iowa State University Electric Grid Resilience Toolkit Collaborative Cohort.

Section 2. Jon Walsh, Electric Superintendent and Tom Doermann, City Manager are hereby designated as the primary representatives for this program, with authority to participate in meetings, consultations, and planning activities on behalf of the community.

Section 3. The Mayor is authorized to execute any necessary agreements or documents related to this participation.

Section 4. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 23rd day of February 2026.

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. _____ which was passed by the Tipton City Council this 23rd day of February 2026.

Amy Lenz, City Clerk

AGENDA ITEM #

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE:	February 23, 2026
AGENDA ITEM:	Indoor Pool lights for James Kennedy Aquatic Center
ACTION:	Motion

SYNOPSIS:

Attached are quotes from Alliance Electric Services, BG Electric, and Timberlyn Lighting. After construction, the indoor pool facility lights took a toll. We have twenty mounted lights, ten on each wall to the north and south. Out of those mounted lights, only 3-5 lights out of the eight lights working or blinking while they are on. This will be the finishing touch for the natatorium.

Alliance Electric Servies -	\$51,400.00
BG Electric -	\$58,500.00
Timberlyn Lighting -	\$65,141.00

My recommendation would be to go through Alliance Electric Services. They are the low bid, very dependable, local, and have done outstanding work for us in the past for multiple projects at the park and aquatic center.

This project will be funded by the GO Bond.

I wanted to inform the council and receive approval.

BUDGET ITEM: Aquatic Center

RESPONSIBLE DEPARTMENT: Aquatic Center

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Alliance Electric Services, BG Electric, and Timberlyn Lighting

PREPARED BY: Adam Spangler

DATE PREPARED: 2/4/2026



502 AYRES PROGRESS DR
 WILTON, IA 52778
 (563) 886-1223

Estimate

Date	Estimate #
11/12/2025	1601

Name / Address
TIPTON PARK & REC c/o ADAM SPANGLER 411 E 10TH ST TIPTON, IA 52772

Description	Qty	Rate	Total
- TIPTON AQUATIC CENTER LIGHTING -			
NATATORIUM RATED INDIRECT LIGHTS TO REPLACE EXISTING LIGHTS	20	2,220.00	44,400.00
ESTIMATED LABOR & MATERIALS TO REPLACE EXISTING LIGHT FIXTURES		7,000.00	7,000.00
SUBTOTAL			51,400.00
<p>- ACTUAL LABOR & MATERIAL COST WILL BE DEPENDENT ON IF WE CAN REUSE EXISTING STUDS TO SECURE NEW LIGHTS; IF NEW STUDS HAVE TO BE PLACED, A (1) WEEK CURING WILL HAVE TO HAPPEN BEFORE NEW LIGHTS ARE INSTALLED AS THIS WAS THE MAIN ISSUE LAST TIME WITH MOUNTING THESE LIGHTS. - LIGHTS CAN BE ORDERED ONE AT A TIME & CHANGED OUT ONE AT A TIME. THERE IS A (6) WEEK LEAD TIME FOR THESE FIXTURES</p>			
ESTIMATE VALID FOR 30 DAYS		Subtotal	\$51,400.00
		Sales Tax (0.0%)	\$0.00
		Total	\$51,400.00



RE: **City of Tipton Pool Lights Replacement**

Estimate #26-1083

01/28/2026

To Whom it Concerns,

BG Electric is pleased to provide the following proposal scope of work.

New Work

- Removal of 20 existing light fixture in indoor pool area
- Install owner spec'd 20 new Lux Wave +2' 80CRI, CT-5000K, 277-480V light fixtures
- Mounting fixtures per manufacture specs
- Provide removal of all existing light fixtures at the end of the project.
- Provide and install all hardware and wiring per manufacture spec

Excluded items

- Sales tax

Electrical Total \$58,500.00

Notes

- This quote does include any applicable taxes.
- All work is Monday thru Friday 7am → 3:30pm
- Bid is based on the daily market rate for goods and commodities reflected by the submitted date of this proposal.
- Changes will be shown in documentation through commercial quotes, invoices, and/or receipts for such goods and commodities if applicable.
- Payments are due every 30 days as the work progresses

- This quotation is valid for acceptance within thirty (30) days and for shipment within ninety (90) days from date of quote.

Thank you for the opportunity to quote this project. Please feel free to call with any questions concerning this quote.

Brian Goerdts - Owner/Estimator



P.O. Box 128
Geneseo, IL 61254

Quote

Date	Quote #
2/6/2026	4

Bill To
Tipton Aquatic Center 700 Park Road Tipton, IA 52772

Location
Tipton Aquatic Center 700 Park Road Tipton, IA 52772

P.O. No.
AQUATIC CENTE...

Description	Qty	Rate	Total
WAVEP-2-850-DP10 (Natatorium Rated Lighting Fixture 5000k)	20	2,707.05	54,141.00T
ESTIMATED LABOR AND MATERIALS (swap out existing lighting fixtures with Natatorium-rated LED Fixtures) - 8 to 10 Week Lead Time	20	550.00	11,000.00T
Pricing reflects the ability to reuse existing mounting brackets.			
Labor Subtotal			65,141.00
NOTE: FINAL INVOICE WILL REFLECT ACTUAL LABOR AND MATERIAL USED ON PROJECT			
QUOTE IS ONLY VALID FOR 30 DAYS			
Sales Tax		0.00%	0.00
		Total	\$65,141.00

AGENDA ITEM

**AGENDA INFORMATION
TIPTON CITY COUNCIL COMMUNICATION**

DATE: 2/23/2026

AGENDA ITEM: Underground Electrical Service at New City Hall

ACTION: Discussion and/or Approval

SYNOPSIS: We have acquired 2 quotes for a new underground electrical service to this building. All contractors have looked through the building with me and Terry Goerd. The 2 quotes provided are just over \$5,000.00 in difference. The recommendation moving forward would be Alliance Electric Services at \$20,422.17 and if the council would like to wait till spring it would be reduced an additional \$2,756.00 according to the note on the quote.

BUDGET ITEM: Yes

RESPONSIBLE DEPARTMENT: Administration

MAYOR/COUNCIL ACTION: Discussion and Possible Approval

ATTACHMENTS: Yes

PREPARED BY: Jon Walsh/Melissa Armstrong **DATE PREPARED:** 2/11/2026.



ALLIANCE
ELECTRIC SERVICES

WILTON, IOWA
RESIDENTIAL – AG – COMMERCIAL
GENERATOR SALES – SOLAR
(563) 886-1223

December 23, 2025

City of Tipton
407 Lynn St
Tipton, IA 52772
jwalsh@tiptoniowa.org

Project: Convert existing overhead service to underground at US Bank

Estimator: Andy Nash

I am pleased to estimate the above project as follows:

- Materials & labor to install:
 - (1) – 400A Lever by-pass meter socket
 - (1) – 400A fused disconnect
- Run new service wires to existing weather head locations, install N3R Hoffman tap box & terminate
- All grounding and bonding brought up to code
- Per Terry Goerd, basement upgrades will be included in phase 2 renovation

Subtotal: \$20,422.17

Tax: Exempt

Total: \$20,422.17 (twenty thousand four hundred twenty-two dollars and seventeen cents)

NOTE: If project is done in the springtime after ground thaws you may deduct \$2,756.00 from the total

Thank you for the opportunity to estimate your project.

Estimate Valid for 30 Days

ESTIMATE

BG Electric LLC
4002 Unbridled Ave
Iowa City, IA 52240-8047

bgoerdt11@gmail.com
+1 (563) 299-1464



Bill to
City of Tipton

Ship to
City of Tipton

Estimate details

Estimate no.: 1077
Estimate date: 12/23/2025
Expiration date: 01/23/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	City of Tipton service update at new City Hall building	1	\$0.00	\$0.00
2.		Services	Scope of Work *Install new 400 Amp underground service to existing building *Saw cut existing concrete from new service to underground vault *Removal of concrete will be based on 202.5cuft. *Core drill two 5" holes *Install 400A fused disconnect *Install CT cabinet w/ CT meter socket *CT's and CT meter to be provided by Owner *Install tap box on inside of building to refeed existing panels *Backfill and compact trench *Concrete to be done by Owner *Traffic controls to be done by Owner *City of Tipton electrical permit included, fees to be waived *All work to be done per the NEC *All patchwork to be done by others	1	\$25,700.00	\$25,700.00
3.		Alternate Bid Option	Winter services fee \$2,000.00	1		\$0.00
Total						\$25,700.00

Expiry date

01/23/2026

Memo

To: Brian Wagner
From: Steve Nash, Public Works
cc: Mellissa Armstrong
Date: 2-20-2026
Re: Public Works update

Just a brief update on this week's activities.

As a result of the unusually warm February week, Tuesday through Thursday the crew was able to cover the entire town with the leaf vac. We think we got all the windrowed leaves on the ROW. If we overlooked any, we will schedule another round for the first week in April (weather permitting). They also checked and cleaned off the top grate of any storm intakes.

We intend to run the street sweeper over the entire town the first week in April, as well.

We also continue to work on the dead and damaged trees in the ROW. The list is shrinking. 25 trees and their stumps have been removed. We will do the grading and seeding in the early spring. There is also some sidewalk replacement involved in restoring some of the sites. There are 10-15 trees still on the removal list. If we get the weather we need for that work, we should be able to finish the list this spring/winter.

We are starting to develop a list of street, sidewalk, intakes, and curb repair for the upcoming concrete season. And the finish work on the Downtown Greenspace will be a priority.

If anyone has any questions concerning our priorities with projects, please give me a call.