

## City of Tipton, Iowa

**Meeting:** Tipton City Council Meeting  
**Place:** Tipton Fire Station, 301 Lynn Street, Tipton, Iowa 52772  
**Date/Time:** Monday, February 2, 2026, 5:30 p.m.  
**Web Page:** [www.tiptoniowa.org](http://www.tiptoniowa.org)  
**Posted:** Friday, January 30, 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)

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**Mayor:** Tammi Goerdt

**Council at Large:** Abby Cummins-VanScoy

**Council Ward #1:** Kevin Koob

**Council Ward #3:** Luke Johnston

**City Manager:** Brian Wagner

**Finance Director:** Melissa Armstrong

**City Clerk:** Amy Lenz

**Dir. Of Public Works:** Steve Nash

**Police Chief:** Lisa DuFour

**Park & Recreation:** Adam Spangler

**Council At Large:** Jason Paustian

**Council Ward #2:** Mike Helm

**City Attorney:** Lynch Dallas, P.C.

**Gas Supt:** Darren Lenz

**Electric Supt:** Jon Walsh

**Water & Sewer Supt:** Brian Brennan

**Ambulance Svc Dir:** Brad Ratliff

**Economic Dev. Dir.** Linda Beck

**Library Director:** Denise Smith

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**A. Call to Order**

**B. Roll Call**

**C. Pledge of Allegiance**

**D. Agenda Additions/Agenda Approval**

**E. Communications:**

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

**F. Consent Agenda**

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

1. Approval – Council Meeting Minutes, January 19, 2026
2. Approval – Liquor license, St. Mary's Hall, for event on February 14<sup>th</sup>
3. Approval – Bi-annual boiler preventative maintenance for fire station,
4. Approval – Investment and Treasurer's Report, December 2025
5. Approval – 3-year Altorfer Cat Agreement
6. Approval – Approval to add George Welker to the Board of Adjustments
7. Approval – Claims Register which includes claims paid under the current Purchase Policy

## **G. 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
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.
3. Discussion and possible action concerning an internal loan from Fund 600 (water) and Fund 630 (electric to Fund 640 (gas) to cover costs associated with the automatic meter reading project.
4. Resolution No. 020226C: Resolution setting a public hearing regarding the East 1<sup>st</sup> Street reconstruction, Cedar Street to Mulberry Street, Tipton, Iowa 2026
5. Discussion and possible action concerning the purchase of a replacement Garbage Truck for FY 26-27 (*The equipment committee has been contacted and has approved bringing this purchase to the full council for consideration*)
6. Discussion and possible action concerning an application for ISU's First Impression Tourism and Community Assessment Program (*Mayor Goerdt will lead the discussion on this item*)
7. Discussion and possible action concerning an update on the status of the "New City Hall Project." (*Please try to hold these dates open for possible 5:30 meetings: Virtual work session on Feb 9<sup>th</sup>. Special Council Meeting on March 2. Brian and Terry will present this item.*)

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

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

## **I. Adjournment**

Pursuant to §21.4(2) of the Code of Iowa, the City has the right to amend this agenda up 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.**

January 19, 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, and Paustian. Absent: Johnston. 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 with an amendment to Item H3 under City Business to add language to Resolution No. 011926D. 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 5<sup>th</sup> Council Meeting Minutes, Tipton Volunteer Fire Department Roster, Tipton Fire Department Annual Report, liquor license renewal for Tiger Mart, Tipton Revitalization Incentive Program request for Matthew Scheetz and David Scheetz DBA: The Depot Express at 49 Cedar Street, Iowa DOT 5-year Agreement for Maintenance and Repair of Primary Roads in Municipalities, Mike Wehde's approximate proposal of \$500 to complete the Greenspace restroom, and the following claims list. Following the roll call vote the motion passed unanimously.

ADAM SPANGLER	HOST TIPTON REC BSKBALL GAMES	850.00
AFLAC	AFLAC AFTER TAX PY W/HOLDING	584.78
ASCENDANCE TRUCK CENTERS	SHOP SUPPLIES	73.50
AT&T MOBILITY	WIRELESS	1736.23
AUREON COMMUNICATIONS	PHONE, INTERNET, CIRCUIT	1250.28
AXA EQUI-VEST PROCESSING	DEF. COMP PRETAX	225.00
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	1247.21
BRAD DOERRING	REF ADULT BB	70.00
BRAD RATLIFF	REIMBURSEMENT	48.65
BRAND NEW ENGINES	OPERATING SUPPLIES	116.95
BRANDON VANZANDT	REF ADULT BB	70.00
BROTHERS MARKET	MISC SUPPLIES	80.21
CEDAR COUNTY COOP	FUEL AND OIL	1598.73
CEDAR COUNTY ENGINEER	1007.3 GL FUEL	2992.48
CEDAR COUNTY SHERIFF'S OFFICE	SERVED NOTICE	31.00
CEDAR COUNTY SOLID WASTE	TRANSFER FEES	5865.00
CENTRAL IOWA DISTRIBUTING	SUPPLIES	69.00
CHALLIS LAWN CARE	DOWNTOWN CHRISTMAS DECOR	530.00
CINTAS	UNIFORMS	651.32
CITY OF TIPTON FUNDS	TRANSFERS	326587.83
CITY OF TIPTON-REVOLVING	CENTRAL GARAGE REPAY	33024.57
CITY UTILITIES	CITY UTILITIES	7188.72
COLLECTION SERVICES CENTER	CHILD SUPPORT	59.52
D & R PEST CONTROL	D & R PEST CONTROL	395.60
DAKOTA SUPPLY GROUP	MISC CHARGES	12.36
EASTERN IOWA LIGHT & POWER	UTILITIES	1358.68

ECIA	DRONE WORK INDUSTRIAL PARK	346.50
EMC INSURANCE COMPANIES	NEW CITY HALL, AMBULANCE	6724.00
GRASSHOPPER LAWN CARE	CONTRACT PAY 1216-0115	3083.33
HAWKINS INC	CHEMICALS	1772.86
HINSON CONSULTING LLC	CITY MANAGER SEARCH	11165.70
I.R.S.	FEDERAL WITHHOLDING	26293.22
IAMU	TRAINING	5540.58
IOWA DARE ASSOCIATION	DUES	200.00
IPERS	IPERS WITHHOLDING	17482.48
JOHN DEERE FINANCIAL	SUPPLIES	571.80
KEITH LEHRMAN	REF ADULT BB	70.00
LECTRONICS INC	ALARM SERVICE	120.00
LYNCH'S PLUMBING INC	POOL BOILER SERVICE	948.10
MATT LAFRENZ	REF ADULT BB	70.00
MC CLURE ENGINEERING COMPANY	AIRPORT APRON & RUNWAY	3775.00
MIDWEST WHEEL COMPANIES	REPAIR PARTS	147.74
MIKE FOGG CONSTRUCTION	INSTALL HEAT TAPE	776.00
MISC. VENDORS	MISC VENDORS	1009.99
MITCHELL 1	WEB SUBSCRIPTION	349.91
NAPA AUTO PARTS	PARTS & SUPPLIES	233.47
OFFICE MACHINE CONSULTANTS	BASE RATE & USAGE	175.99
REPUBLIC SERVICES OF IOWA	RECYCLING SORT FEES	1125.18
SCHUMACHER ELEVATOR COMPANY	MONTHLY MAINTENANCE	270.01
STATE HYGIENIC LABORATORY	TESTING	62.00
TEST INC	WASTEWATER TESTING	2167.00
THE HARTFORD	LONG TERM DISABILITY PAYROLL	948.32
THERESA FOULKS	MILEAGE REIMBURSEMENT	184.38
TIPTON CONSERVATIVE	ADS, PRINTING, PUBLISHING	1131.00
TIPTON ELECTRIC MOTORS	UPS CHARGES, SUPPLIES	217.78
TIPTON PHARMACY	PHARMACEUTICALS	469.13
TITAN MACHINERY INC	REPAIR PARTS	1018.50
TOTAL MAINTENANCE INC	MONTHLY SERVICE	569.00
TREASURER, STATE OF IOWA	STATE WITHHOLDING	2917.42
TRI-CITY ELECTRIC COMPANY	PHONE SYSTEM UPDATE	175.00
VERIZON	TOUGHBOOKS	80.02
VERMEER IOWA & N. MISSOURI	OPERATING SUPPLIES	428.69
VESTIS	MATS	189.17
WINDSTREAM	MONTHLY SERVICES	108.23
** TOTAL **		479635.12
FUND TOTALS		
001 GENERAL GOVERNMENT		77354.72
110 ROAD USE TAX FUND		11930.23
112 TRUST AND AGENCY FUND		48441.75

121	LOCAL OPTION TAX	27637.33
125	TIF SPECIAL REVENUE FUND	22022.58
160	ECONOMIC/INDUSTRIAL DEV	513.59
192	FIRE ENTERPRISE TRUST	5369.75
600	WATER OPERATING	13311.41
610	WASTEWATER/AKA SEWER REV	60391.94
630	ELECTRIC OPERATING	89976.87
640	GAS OPERATING	29964.32
660	AIRPORT OPERATING	4362.98
670	GARBAGE COLLECTION	29465.56
740	STORM WATER	6214.76
810	CENTRAL GARAGE	9191.54
835	ADMINISTRATIVE SERVICES	14459.58
860	PAYROLL ACCOUNT	29026.21
GRAND TOTAL		479,635.12

#### **CITY CREDIT CARD STATEMENT**

##### **City Card**

Card Ttl - 7,534.76

##### **Miscellaneous**

Miscellaneous	Walmart	94.34
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**94.34**

##### **Finance Director**

Miscellaneous	Amazon	7.69
Miscellaneous	Amazon	56.16

**63.85**

##### **Library**

Training-	ILA	190.00
Building Supplies	Amazon, Walmart, Demco	390.31
Library Materials	Amazon, Walmart	1,068.25
Programming	Amazon, Demco, Oriental Trading	122.95
Office Supplies	Amazon, Walmart	25.86
Postage/Shipping	USPS	86.50
Miscellaneous	Amazon	29.39

**1,913.26**

##### **Ambulance**

Dues/Fees	Active Screening	119.60
Op Equip Maint & Repair	Amazon	68.15
Advertising	Indeed	120.00
Postage/Shipping	USPS	11.04
Miscellaneous	Sam's Club	298.30
Office Equipment	Midwest Computer Brokers	780.00

**1,397.09**

##### **Police**

Advertising	National Pen Co.	315.64
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Miscellaneous	Walmart, Amazon	1,020.48
<b>1,336.12</b>		
<b>Gas</b>		
Operating Supplies	Lowes	66.30
<b>66.30</b>		
<b>Electric</b>		
Dues/Fees	Iowa DNR	134.79
Operational Equip & Repair	Amazon	16.61
Small Tools	Amazon	531.95
Office Supplies	Amazon	180.18
Dues/Fees	Amazon Prime	16.04
Operational Equip & Repair	Amazon	114.51
<b>994.08</b>		
<b>Public Works</b>		
Building Maint. & Repair	JB Tools, McDonald Supply	435.92
Repair Parts	Auto Electric Specialty	325.69
Operating Supplies	Walmart	19.04
Safety	Amazon	527.83
<b>1,308.48</b>		
<b>REC / Aquatic Center</b>		
Training	ServSafe, Proctoru Measure	203.53
Operating Supplies	Canva, Amazon	157.71
<b>361.24</b>		
<b>Statement Total</b>		
<b>7,534.76</b>		

Debt Service Payments – May & June 2025 - \$1,040,031.25

Debt Service Payments – November & December 2025 - \$131,826.25

#### **Public Hearing**

1. Public hearing concerning the sale of the city-owned residential property located at 310 West 7<sup>th</sup> Street. Motion by Paustian, second by Cummins to open the public hearing at 5:40 p.m. Following the roll call vote the motion passed unanimously. With no written or oral objections, a motion was made by Paustian, second by Helm to close the public hearing at 5:41 p.m. Following the roll call vote the motion passed unanimously.

#### **City Business**

1. Approve a resolution (A or B) regarding city owned real estate 310 West 7<sup>th</sup> Street. Motion by Paustian, second by Cummins to approve Resolution 011926B (Venteicher and Lord), the resolution approving sale and transfer of city owned real estate at 310 West 7<sup>th</sup> Street, with the purchase price as a major factor of consideration. Following the roll call vote the motion passed unanimously.
2. Resolution No. 011926C: Resolution approving amended plat of survey – Auditor's Parcel 'N' and 'O'. Motion by Paustian, second by Cummins to approve Resolution No. 011926C, the resolution approving amended plat of survey – Auditor's Parcel 'N' and 'O'. Following the roll call vote the motion passed unanimously.
3. Resolution No. 011926D: Resolution relating to the financing of proposed projects to be undertaken by the City of Tipton, Iowa; establishing compliance with reimbursement bond regulations under Internal Revenue Code.

Motion by Paustian, second by Koob to approve Resolution 011926D, the resolution relating to the financing of proposed projects to be undertaken by the City of Tipton, Iowa; establishing compliance with reimbursement bond regulations under Internal Revenue Code. Following the roll call vote the motion passed unanimously.

4. Resolution No. 011926E: Resolution naming depositories for city funds.

Motion by Cummins, second by Helm to approve Resolution No. 011926E, the resolution naming depositories for city funds. Following the roll call vote the motion passed unanimously.

5. Resolution No. 011926F: Resolution directing that request be made of County Board of Supervisors to abate accrued property taxes on city owned property, acquired for purposes of promoting economic development and storm water retention, and to treat said city owned property as exempt from taxation during city ownership of same. Motion by Koob, second by Paustian to approve Resolution No. 011926F, the resolution directing that request be made of County Board of Supervisors to abate accrued property taxes on city owned property, acquired for purposes of promoting economic development and storm water retention, and to treat said city owned property as exempt from taxation during city ownership of same. Following the roll call vote the motion passed unanimously.

6. Task Order No. 2 related to Taxi-lane Reconstruction and Apron Expansion Project at Mathews Memorial Airport. Motion by Koob, second by Paustian to approve Task Order No. 2 related to Taxi-lane Reconstruction and Apron Expansion Project at Mathews Memorial Airport. Following the roll call vote the motion passed unanimously.

7. Negotiate an extension or call for new bids regarding the cemetery mowing contract or "sexton agreement".

Motion by Helm, second by Koob to approve extending the cemetery mowing contract for three years at \$46,000 per year, with Grasshopper. Motion passed with the following vote:

Aye: Paustian, Koob, Helm

Nay: Cummins

Absent: Johnston

8. Set a per acre price for the city's Industrial Park properties.

Motion by Koob, second by Helm to approve \$35,000 per acre for frontage properties and \$30,000 per acre for interior properties at the Industrial Park. Following the roll call vote the motion passed unanimously.

9. Consideration of confirming the hiring of new city manager and approving the employment agreement.

Motion by Helm, second by Cummins to approve the consideration of confirming the hiring of new city manager and approving the employment agreement. 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 Cummins, second by Helm. Following the roll call vote the motion passed unanimously.

Meeting adjourned at 6:26 p.m.

Mayor \_\_\_\_\_

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

AGENDA ITEM:

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

**DATE:** 2/2/2026

**AGENDA ITEM:** Bi-annual boiler preventative maintenance

**ACTION:** Motion to Approve, Deny or Table

**SYNOPSIS:** Approve Brecke Mechanical to provide our preventative maintenance on our in-floor heat boilers and system pumps. They will service both boilers and pumps twice a year. If it becomes unnecessary for twice a year it would get cut back to once a year with new price and agreement. Total cost is \$990.00 annually. Agreement is attached.

**PREPARED BY:** Sean Paustian, Fire Chief

**DATE PREPARED:** 1/20/2026

4140 F Avenue NW  
**Cedar Rapids**, Iowa 52405  
United States  
(319) 396-7055 *Office*  
(800) 728-7055 *Toll-Free*  
(319) 396-9390 *Fax*  
info@brecke.com  
www.brecke.com



11921 Sherrill Road  
**Dubuque**, Iowa 52002  
United States  
*Office* (563) 583-4852  
*Toll-Free* (800) 728-7055  
*Fax* (563) 845-7484  
info@brecke.com  
www.brecke.com

January 16, 2026

Tipton Fire Department  
Attn: Sean  
304 Lynn Street  
Tipton, IA 52772

RE: HVAC Service Agreement

B.G. Brecke, Inc. is pleased to provide our service agreement proposal. This agreement provides labor, materials and expenses per the attached equipment listing and schedules of services. This agreement covers the checked services below:

Air Conditioning       Plumbing       Heating       Water Treatment  
 Building Controls       Process Piping       Refrigeration       Excavation

Agreement Type:       Preventative/Maintenance       Full Coverage

This agreement takes effect on January 1, 2026 with a renewal date of December 31, 2026. Renewal is automatic on a year-to-year basis after the original term unless either party gives the other written notice of the intent not to renew. The total price for the services outlined for the original term is: \$990.00(Nine Hundred Ninety Dollars). Invoices will be processed annually in the amount of \$990.00(Nine Hundred Ninety Dollars). Price adjustments for renewals will be given prior to the effective date. Unless otherwise stated, the services will be performed Monday through Friday, 7:00 am to 3:30 pm, except holidays.

We thank you for the opportunity to present this proposal. If you have any questions or should require additional information, please feel free to contact our office.

JASON BRECHT

AUTHORIZED SIGNATURE \_\_\_\_\_ JASON BRECHT

Prices quoted herein are firm prices provided this proposal is accepted within 30 days from the date of this quotation. Prices do not include any state taxes where applicable. Proposal accepted after this date is subject to adjustment at the option of either party.

**ACCEPTANCE OF PROPOSAL – THE ABOVE PRICES, SCOPE OF WORK AND WARRANTY POLICY ARE ACCEPTED AND B.G. BRECKE, INC., IS AUTHORIZED TO PERFORM THE OUTLINED SCOPE OF WORK. PAYMENT TERMS ARE NET 30 DAYS. B.G. BRECKE RESERVES THE RIGHT TO TAKE ALL ACTIONS NECESSARY TO PROTECT ITS INTEREST IN THE EVENT OF ACCOUNT DELIQUENCY.**

DATE OF ACCEPTANCE \_\_\_\_\_ PURCHASE ORDER NUMBER \_\_\_\_\_

SIGNATURE \_\_\_\_\_

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

THIS DOCUMENT CONTAINS CONFIDENTIAL INFORMATION AND IS INTENDED ONLY FOR THE COMPANY NAMED.  
ANY USE, COPYING OR DISCLOSURE OF INFORMATION OUTSIDE OF THE NAMED COMPANY IS STRICTLY PROHIBITED.

HVAC • Building Automation Systems • Commercial Refrigeration • Food Service Equipment • Heating – Hydronic and Steam System Specialists • Boiler Repair and Replacement • Pre-Fabrication • Pipe Fitting / Process Piping / Welding / Fabrication • Authorized "PP" and "R" Stamp Holder • Industrial Millwright Services • Plumbing • Excavation – Water Service and Sewer Installation, Repairs and Replacement • Water Treatment – Cooling Towers, Boilers and Water Softeners • Design Build Projects for Mechanical Systems • PD3D / CAD / Engineered Drawings • Consulting / Project Management • Maintenance Contracts Available • Provide 24 Hour Service, 7 Days a Week

## Terms and Conditions

**Performance:** B.G. Brecke, Inc. (hereinafter referred to as contractor) shall provide services under this agreement and the price subject to credit approval by contractor and also contingent upon strikes, accidents, fires, and the inability to procure materials from the usual sources of supply, or upon any like or unlike cause beyond the control of contractor. In the event of account delinquency, contractor may delay performance or, as it's option, renegotiate prices, terms and conditions with the customer. If contractor and customer are unable to agree on such revisions, this agreement shall be cancelled without any liability, other than the customer's obligation to pay for services rendered by contractor to the date of cancellation. Services will be performed during normal working hours with any overtime or emergency calls billed separately unless otherwise stated.

**Preventive Maintenance:** Labor, travel and materials to perform preventive tasks outlined in schedules and equipment listings.

**Full Coverage Service:** Provide required labor and materials for repairs on covered equipment. At our option we may utilize used, reconditioned or new materials. Equipment covered under this agreement will be subject to our inspection within 30 days of the agreement date. If the equipment is inaccessible or cannot be tested due to climate conditions, said equipment will be tested at such time conditions allow operation. Contractor will provide a report indicating the condition of the equipment not operating properly along with a proposal for repairs. Upon approval of proposal, contractor will make outlined repairs. If our proposed repairs are not accepted, we will exclude the equipment from the maintenance agreement.

**Payment and Taxes:** Customer shall pay contractor invoices net 30 days of invoice date. Interest of 1 1/2% on unpaid balances may be charged. Customer shall pay; in addition to the agreement price all taxes or acceptable tax exemption certificate shall be filled with contractor.

**Insurance:** Contractor agrees to carry insurance in the following minimum amounts:

- a. Commercial General Liability \$1,000,000 per occurrence
- b. Automobile Liability \$1,000,000 CSL
- c. Workers Compensation Statutory Limits

**Asbestos, Mold and Hazardous Materials:** Contractors services in connection with this agreement expressly excludes any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos, mold, polychlorinated biphenyl (PCB) or other hazardous materials. Shall contractor become aware of the presence of such materials, contractor may immediately stop work in the affected area and shall notify customer. Customer will be responsible for all action including payments necessary to correct the condition in accordance with all applicable laws and regulations.

**New Equipment Warranty:** Contractor shall pass on any and all warranties provided by the original manufacturer of the equipment we install. Such warranty, if any, is specified in the owner's manual provided by the original manufacturer, and is normally limited to the actual part that becomes defective, not the labor to replace the part. The customer is responsible for reading and understanding this matter for their specific situation. Contractor warrants their original installation labor on the new equipment to be free of defects due to workmanship for a period of twelve months from the date of completion of said installation. Labor warranty is limited to the normal straight time labor rate, excluding any overtime or weekend emergency costs. No other costs are covered by this warranty policy.

**Service Call Warranty:** All service labor performed by contractor is warranted for a period of ninety (90) days from the date of that service. Warranty labor is limited to the normal straight time labor rate, excluding any overtime or weekend emergency costs. All parts purchased and installed by contractor carry the original manufacturer's warranty, which contractor passes on to the customer. For parts and materials purchased by the customer, but installed by contractor, the manufacturer's warranty is the responsibility of the owner.

**Warranty Limitations:** All claims for warranty must be made to contractor directly, as contractor will not accept warranty claims from third parties. Contractor assumes no liability for losses arising from warranty issues other than those outlined in this policy. Contractor reserves the right to change this policy, without notice, at any time, at their sole discretion.

**Indemnification:** to the fullest extent permitted by law, customer shall indemnify and hold harmless contractor, its agent and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys fees, arising out of or resulting from performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of customer, anyone directly or indirectly employed by customer or anyone for whose acts customer may be liable, regardless of whether it is caused in part by the negligence of contractor.

**Exclusions:** This agreement does not include, responsibility for design of the system unless otherwise stated, repair and replacement of non-maintainable parts of the system such as unit cabinets, shells, ductwork, hydronic piping structural supports, boiler refractory materials and shells, storage tanks, obsolescence, removal and reinstallation of valve bodies and dampers, repair or replacement necessitated by freezing weather, damage to piping, wiring, equipment or systems from removal of floors, walls or ceilings to complete proposed scope of work, damage or malfunction resulting from corrosion or erosion on the water side of the equipment or caused by scale or sludge except where water treatment services or provided by contractor, removal of moisture or oil in pneumatic tubing and piping, electrical power failure, low voltage, burned-out main or branch fuses, low water pressure, vandalism, misuse or abuse of the system (s), negligence of others (including customer), failure of customer to properly operate the system (s), requirements of governmental, regulatory or insurance agencies, or other beyond control of contractor.

## **Schedules of Services**

These are the services that will be performed under this Annual PM contract:

- Inspect interior of boiler/vacuum any sediment present
- Clean condensate line
- Visual inspection for leaks
- Check system pumps
- Inspect flue piping
- Inspect relief valve
- Check all wiring
- Check control/temp settings
- Supply and replace flame rod and ignitor
- Clean heat exchanger

Quotes for any needed repairs can be given upon request

Equipment Covered:

2 Lochinvar boilers  
System pumps

**City of Tipton**  
**MTD Treasurers Report**  
**As of December 31, 2025**

FUND	BEGINNING CASH BALANCE	M-T-D REVENUES	AR NET CHANGE	M-T-D EXPENSES	AP CHANGE	ENDING CASH BALANCE	INVESTMENTS	Y-T-D BALANCE WITH INVESTMENTS
001-GENERAL GOVERNMENT	405,090.19	222,476.34	0	268,261.60	0	359,304.93	351,756.97	711,061.90
110-ROAD USE TAX FUND	335,015.46	34,991.66	0	26,581.69	0	343,425.43	149,211.42	492,636.85
112-TRUST AND AGENCY FUND	116,668.09	15,215.10	0	48,441.75	0	83,441.44	0	83,441.44
119-Emergency Fund	5,698.22	0	0	0	0	5,698.22	0	5,698.22
121-LOCAL OPTION TAX	249,447.76	68,831.64	0	27,637.33	0	290,642.07	0	290,642.07
125-TF SPECIAL REVENUE FUND	-20,016.58	6,271.54	0	22,022.58	0	-35,767.62	90,820.82	55,053.20
160-ECONOMIC/INDUSTRIAL DEVEL	608,326.64	18,418.28	0	112.73	0	626,632.19	14,895.50	641,497.69
168-AQUATIC CENTER CAMPAIGN F	-576,279.12	0	0	0	0	-576,279.12	0	-576,279.12
189-LIBRARY TRUST FUND	18,713.83	166.5	0	0	0	18,880.33	0	18,880.33
190-P/S SHARE REFUND	55,276.47	1,152.70	0	0	0	56,429.17	0	56,429.17
192-FIRE ENTERPRISE TRUST	301,089.70	41,626.93	0	5,389.75	0	337,346.88	0	337,346.88
202-ELECTRIC REVENUE BONDS	48,451.40	15,187.89	0	250	0	63,639.29	0	63,639.29
203-06 ELECTRIC SUBSTATION RE	626,858.60	19,501.42	0	250	0	646,110.02	0	646,110.02
208-WWW/SEWER REVENUE BOND SIN	383,801.32	48,308.64	0	72,940.00	0	359,169.96	0	359,169.96
222-GO BOND 2015 DEBT SERVICE	144,840.28	5,839.68	0	250	0	150,429.96	0	150,429.96
224-GO BOND DEBT SERVICE	75,212.32	4,080.45	0	300	0	78,992.77	0	78,992.77
226-GO BOND SERIES 2021	157,488.77	10,450.63	0	0	0	167,939.40	0	167,939.40
228-GO BOND SERIES 2023	340,980.08	25,280.65	0	0	0	366,260.73	0	366,260.73
317-GO CP 2023	-211,467.41	0	0	1,698.75	0	-213,166.16	0	-213,166.16
319-ELECTRIC UTILITY PROJECTS	145,275.40	0	0	0	0	145,275.40	0	145,275.40
320-ELECTRIC SOLAR PROJECT	1,013,039.23	1,135.01	0	0	0	1,014,174.24	0	1,014,174.24
500-CEMETERY TRUST FUND	16,500.00	0	0	0	0	16,500.00	115,308.66	131,808.66
600-WATER OPERATING	994,830.43	57,479.98	0	40,113.58	0	1,012,196.83	0	1,012,196.83
610-WASTEWATER/AKA SEWER REVE	257,689.07	93,498.68	0	80,433.10	0	270,754.65	248,930.42	519,685.07
630-ELECTRIC OPERATING	-6,402.17	429,231.04	-400	334,897.27	0	108,331.60	317,324.09	425,655.69
631-ELECTRIC DEVELOPMENT	9,432.07	10.57	0	0	0	9,442.64	0	9,442.64
632-ELECTRIC RENEWAL/REPLACEM	412,284.54	461.93	0	0	0	412,746.47	0	412,746.47
633-ELECTRIC RESERVE	368,093.92	412.41	0	0	0	368,506.33	92,886.07	461,402.40
634-ELECTRIC BOND/INT RESERVE	121,199.43	135.79	0	0	0	121,335.22	184,439.54	305,774.76
640-GAS OPERATING	333,198.22	115,329.95	0	223,081.89	0	225,446.28	0	225,446.28
641-GAS D.E.I.	5,843.39	6.55	0	0	0	5,849.94	12,548.64	18,398.58
660-AIRPORT OPERATING	-178,123.68	2,750.10	0	64,741.32	0	-240,114.90	0	-240,114.90
670-GARBAGE COLLECTION	69,334.03	51,818.86	0	62,984.92	0	58,167.97	0	58,167.97
740-STORM/WATER	235,212.56	9,960.78	0	8,299.12	0	236,520.22	0	236,520.22
810-CENTRAL GARAGE	89,741.18	38,981.47	0	20,381.11	0	108,341.54	0	108,341.54
820-PSF-CENTRAL INSURANCE	65,496.35	6,094.37	0	11,201.44	0	60,389.68	0	60,389.68
835-ADMINISTRATIVE SERVICES	230,534.12	88,634.03	0	41,138.16	0	278,029.99	0	278,029.99
860-PAYROLL ACCOUNT	1,269.72	0	0	0	0	1,269.72	0	1,269.72
950-ELECTRIC METER DEPOSITS	2,096.34	1,112.56	0	925	0	2,283.90	12,548.64	14,832.54
951-WATER METER DEPOSITS	1,948.27	436.99	0	505	0	1,780.26	0	1,780.26
952-GAS METER DEPOSITS	10,964.85	947.22	0	990	0	10,922.07	0	10,922.07
<b>GRAND TOTAL</b>	<b>7,264,553.29</b>	<b>1,455,884.74</b>	<b>-400</b>	<b>1,363,558.09</b>	<b>0</b>	<b>7,357,279.94</b>	<b>1,590,650.77</b>	<b>8,947,930.71</b>

Bank Balance	7,523,254.20
Ending Cash Bal	7,357,279.94
O/S Deposits	-11,163.19
O/S Checks	173,789.90
CC Cleared	0.00
CC Outstanding	3,347.55
Bank Balance	7,523,254.20



	BEGINNING FUND BALANCE	YTD REVENUES	YTD EXPENSES	ENDING FUND BALANCE
001-GENERAL GOVERNMENT	473,235.14CR	1,931,745.98CR	2,026,412.84	378,568.28CR
110-ROAD USE TAX FUND	624,641.00CR	226,748.40CR	358,752.55	492,636.85CR
112-TRUST AND AGENCY FUND	52,498.72CR	321,593.22CR	290,650.50	83,441.44CR
119-Emergency Fund	5,698.22CR	0.00	0.00	5,698.22CR
121-LOCAL OPTION TAX	246,851.90CR	211,326.99CR	167,536.82	290,642.07CR
125-TIF SPECIAL REVENUE FUND	25,404.95CR	161,783.77CR	132,135.52	55,053.20CR
160-ECONOMIC/INDUSTRIAL DEVEL	568,477.99CR	139,734.81CR	66,715.11	641,497.69CR
168-AQUATIC CENTER CAMPAIGN F	576,279.12	0.00	0.00	576,279.12
189-LIBRARY TRUST FUND	24,871.14CR	560.42CR	6,551.23	18,880.33CR
190-P S SHARE FUND	53,285.61CR	3,143.56CR	0.00	56,429.17CR
192-FIRE ENTERPRISE TRUST	303,150.41CR	66,414.97CR	32,218.50	337,346.88CR
202-ELECTRIC REVENUE BONDS	529.39CR	91,009.90CR	27,900.00	63,639.29CR
203-06 ELECTRIC SUBSTATION RE	536,893.47CR	116,886.55CR	7,670.00	646,110.02CR
208-WW/SEWER REVENUE BOND SIN	142,574.50CR	289,535.46CR	72,940.00	359,169.96CR
208-WW/SEWER REVENUE BOND SIN	142,574.50CR	289,535.46CR	72,940.00	359,169.96CR
222-GO BOND 2015 DEBT SERVICE	93,661.75CR	58,593.21CR	1,825.00	150,429.96CR
224-GO BOND DEBT SERVICE	1,983.94CR	87,310.08CR	10,301.25	78,992.77CR
226-GO BOND SERIES 2021	39,227.50CR	137,041.90CR	8,330.00	167,939.40CR
228-GO BOND SERIES 2023	290,958.19CR	151,702.54CR	76,400.00	366,260.73CR
317-GO CP 2023	204,079.43	10,000.00CR	19,086.73	213,166.16
319-ELECTRIC UTILITY PROJECTS	246,805.40CR	0.00	101,530.00	145,275.40CR
320-ELECTRIC SOLAR PROJECT	0.00	1,903,268.44CR	889,094.20	1,014,174.24CR
500-CEMETERY TRUST FUND	130,908.66CR	900.00CR	0.00	131,808.66CR
600-WATER OPERATING	1,029,979.74CR	344,886.73CR	362,669.67	1,012,196.80CR
610-WASTEWATER/AKA SEWER REVE	489,235.48CR	536,720.19CR	506,270.37	519,685.30CR
630-ELECTRIC OPERATING	276,843.38CR	2,871,631.16CR	2,730,478.61	417,995.93CR
631-ELECTRIC DEVELOPMENT	9,387.94CR	54.70CR	0.00	9,442.64CR
632-ELECTRIC RENEWAL/REPLACEM	409,865.86CR	2,880.61CR	0.00	412,746.47CR
633-ELECTRIC RESERVE	456,619.37CR	4,783.03CR	0.00	461,402.40CR
634-ELECTRIC BOND/INT RESERVE	304,927.94CR	846.82CR	0.00	305,774.76CR
640-GAS OPERATING	529,640.02CR	335,550.84CR	639,744.60	225,446.26CR
641-GAS D.E.I.	17,540.52CR	858.06CR	0.00	18,398.58CR
660-AIRPORT OPERATING	6,224.02	26,409.79CR	260,300.67	240,114.90
670-GARBAGE COLLECTION	111,718.72CR	305,372.96CR	358,923.41	56,168.27CR
740-STORM WATER	229,706.02CR	53,374.78CR	46,560.58	236,520.22CR
810-CENTRAL GARAGE	74,065.93CR	252,413.93CR	218,138.32	108,341.54CR
820-PSF HEALTH INSURANCE	70,654.60CR	21,137.06CR	31,401.98	60,389.68CR
835-ADMINISTRATIVE SERVICES	186,931.94CR	462,771.29CR	371,673.24	278,029.99CR
860-PAYROLL ACCOUNT	1,305.19CR	0.00	0.00	1,305.19CR
950-ELECTRIC METER DEPOSITS	12,322.12CR	8,020.42CR	5,510.00	14,832.54CR
951-WATER METER DEPOSITS	1,996.68CR	2,458.58CR	2,675.00	1,780.26CR
952-GAS METER DEPOSITS	10,213.31CR	5,943.76CR	5,235.00	10,922.07CR

GRAND TOTAL FUND BALANCE

7,440,604.57CR 11,434,950.37CR 9,908,571.70 8,966,983.24CR

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\*\*\* END OF REPORT \*\*\*

CITY OF TIPTON  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: DECEMBER 31ST, 2025

% OF YEAR COMPLETED: 50.00

	PRIOR BUDGET	PRIOR 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	1,927,567.32	3,700,134.00	222,476.34	1,931,745.98	1,768,388.02	52.21
TOTAL EXPENDITURES	<u>3,753,107.00</u>	<u>1,909,117.82</u>	<u>3,730,134.00</u>	<u>268,261.60</u>	<u>2,026,412.84</u>	<u>1,703,721.16</u>	<u>54.33</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 117,754.00)	18,449.50	( 30,000.00)	( 45,785.26)	( 94,666.86)	64,666.86	315.56
<u>110-ROAD USE TAX FUND</u>							
TOTAL REVENUE	437,249.00	229,256.87	500,268.00	34,991.66	226,748.40	273,519.60	45.33
TOTAL EXPENDITURES	<u>761,977.50</u>	<u>496,291.14</u>	<u>500,268.00</u>	<u>26,581.69</u>	<u>358,752.55</u>	<u>141,515.45</u>	<u>71.71</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 324,728.50)	( 267,034.27)	0.00	8,409.97	( 132,004.15)	132,004.15	0.00
<u>112-TRUST AND AGENCY FUND</u>							
TOTAL REVENUE	602,795.00	332,345.44	581,301.00	15,215.10	321,593.22	259,707.78	55.32
TOTAL EXPENDITURES	<u>602,795.00</u>	<u>301,403.00</u>	<u>581,301.00</u>	<u>48,441.75</u>	<u>290,650.50</u>	<u>290,650.50</u>	<u>50.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	30,942.44	0.00	( 33,226.65)	30,942.72	( 30,942.72)	0.00
<u>121-LOCAL OPTION TAX</u>							
TOTAL REVENUE	391,500.00	195,753.83	392,000.00	68,831.64	211,326.99	180,673.01	53.91
TOTAL EXPENDITURES	<u>1,090,000.00</u>	<u>852,459.61</u>	<u>392,000.00</u>	<u>27,637.33</u>	<u>167,536.82</u>	<u>224,463.18</u>	<u>42.74</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 698,500.00)	( 656,705.78)	0.00	41,194.31	43,790.17	( 43,790.17)	0.00
<u>125-TIF SPECIAL REVENUE FUND</u>							
TOTAL REVENUE	289,109.00	156,520.45	320,542.00	6,271.54	161,783.77	158,758.23	50.47
TOTAL EXPENDITURES	<u>274,581.00</u>	<u>108,905.00</u>	<u>320,542.00</u>	<u>22,022.58</u>	<u>132,135.52</u>	<u>188,406.48</u>	<u>41.22</u>
REVENUES OVER/(UNDER) EXPENDITURES	14,528.00	47,615.45	0.00	( 15,751.04)	29,648.25	( 29,648.25)	0.00
<u>160-ECONOMIC/INDUSTRIAL DEVEL</u>							
TOTAL REVENUE	290,899.00	166,163.44	134,271.00	18,418.28	139,734.81	( 5,463.81)	104.07
TOTAL EXPENDITURES	<u>375,000.00</u>	<u>183,105.23</u>	<u>134,271.00</u>	<u>112.73</u>	<u>66,715.11</u>	<u>67,555.89</u>	<u>49.69</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 84,101.00)	( 16,941.79)	0.00	18,305.55	73,019.70	( 73,019.70)	0.00
<u>168-AQUATIC CENTER CAMPAIGN F</u>							
<u>189-LIBRARY TRUST FUND</u>							
TOTAL REVENUE	1,896.00	1,502.04	0.00	166.50	560.42	( 560.42)	0.00
TOTAL EXPENDITURES	<u>26,600.00</u>	<u>1,520.45</u>	<u>36,000.00</u>	<u>0.00</u>	<u>6,551.23</u>	<u>29,448.77</u>	<u>18.20</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 24,704.00)	( 18.41)	( 36,000.00)	( 166.50)	( 5,990.81)	( 30,009.19)	16.64
<u>190-P S SHARE FUND</u>							
TOTAL REVENUE	2,000.00	2,876.90	2,000.00	1,152.70	3,143.56	( 1,143.56)	157.18
TOTAL EXPENDITURES	<u>2,000.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	2,876.90	0.00	1,152.70	3,143.56	( 3,143.56)	0.00

% OF YEAR COMPLETED: 50.00

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<b>192-FIRE ENTERPRISE TRUST</b>							
TOTAL REVENUE	118,080.00	66,793.86	125,199.00	41,626.93	66,414.97	58,784.03	53.05
TOTAL EXPENDITURES	59,987.00	29,999.00	64,437.00	5,369.75	32,218.50	32,218.50	50.00
REVENUES OVER/(UNDER) EXPENDITURES	58,093.00	36,794.86	60,762.00	36,257.18	34,196.47	26,565.53	56.28
<b>202-ELECTRIC REVENUE BONDS</b>							
TOTAL REVENUE	173,523.00	86,933.65	181,400.00	15,187.89	91,009.90	90,390.10	50.17
TOTAL EXPENDITURES	173,523.00	43,022.78	181,400.00	0.00	27,900.00	153,500.00	15.38
REVENUES OVER/(UNDER) EXPENDITURES	0.00	43,910.87	0.00	15,187.89	63,109.90	(63,109.90)	0.00
<b>203-06 ELECTRIC SUBSTATION RE</b>							
TOTAL REVENUE	226,900.00	119,001.80	225,340.00	19,501.42	116,886.55	108,453.45	51.87
TOTAL EXPENDITURES	226,900.00	10,950.00	225,340.00	250.00	7,670.00	217,670.00	3.40
REVENUES OVER/(UNDER) EXPENDITURES	0.00	108,051.80	0.00	19,251.42	109,216.55	(109,216.55)	0.00
<b>208-WW/SEWER REVENUE BOND SIN</b>							
TOTAL REVENUE	576,729.00	290,879.14	574,880.00	48,308.64	289,535.46	285,344.54	50.36
TOTAL EXPENDITURES	576,729.00	77,164.00	574,880.00	72,940.00	72,940.00	501,940.00	12.69
REVENUES OVER/(UNDER) EXPENDITURES	0.00	213,715.14	0.00	(24,631.36)	216,595.46	(216,595.46)	0.00
<b>208-WW/SEWER REVENUE BOND SIN</b>							
TOTAL REVENUE	576,729.00	290,879.14	574,880.00	48,308.64	289,535.46	285,344.54	50.36
TOTAL EXPENDITURES	576,729.00	77,164.00	574,880.00	72,940.00	72,940.00	501,940.00	12.69
REVENUES OVER/(UNDER) EXPENDITURES	0.00	213,715.14	0.00	(24,631.36)	216,595.46	(216,595.46)	0.00
<b>222-GO BOND 2015 DEBT SERVICE</b>							
TOTAL REVENUE	106,650.00	57,983.95	108,650.00	5,839.68	58,593.21	50,056.79	53.93
TOTAL EXPENDITURES	106,650.00	3,325.00	108,650.00	250.00	1,825.00	106,825.00	1.68
REVENUES OVER/(UNDER) EXPENDITURES	0.00	54,658.95	0.00	5,589.68	56,768.21	(56,768.21)	0.00
<b>224-GO BOND DEBT SERVICE</b>							
TOTAL REVENUE	175,103.00	86,742.35	175,603.00	4,080.45	87,310.08	88,292.92	49.72
TOTAL EXPENDITURES	175,103.00	12,551.25	175,603.00	300.00	10,301.25	165,301.75	5.87
REVENUES OVER/(UNDER) EXPENDITURES	0.00	74,191.10	0.00	3,780.45	77,008.83	(77,008.83)	0.00
<b>226-GO BOND SERIES 2021</b>							
TOTAL REVENUE	233,211.00	135,459.13	236,061.00	10,450.63	137,041.90	99,019.10	58.05
TOTAL EXPENDITURES	233,211.00	9,405.00	236,061.00	0.00	8,330.00	227,731.00	3.53
REVENUES OVER/(UNDER) EXPENDITURES	0.00	126,054.13	0.00	10,450.63	128,711.90	(128,711.90)	0.00
<b>228-GO BOND SERIES 2023</b>							
TOTAL REVENUE	300,849.00	153,482.59	298,449.00	25,280.65	151,702.54	146,746.46	50.83
TOTAL EXPENDITURES	283,400.00	78,900.00	278,400.00	0.00	76,400.00	202,000.00	27.44
REVENUES OVER/(UNDER) EXPENDITURES	17,449.00	74,582.59	20,049.00	25,280.65	75,302.54	(55,253.54)	375.59

% OF YEAR COMPLETED: 50.00

	PRIOR YEAR BUDGET	PRIOR YEAR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<b>317-GO CP 2023</b>							
TOTAL REVENUE	1,651,387.00	1,649,369.27	0.00	0.00	10,000.00	( 10,000.00)	0.00
TOTAL EXPENDITURES	4,415,000.00	3,164,276.93	0.00	1,698.75	19,086.73	( 19,086.73)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	( 2,763,613.00	( 1,514,907.66)	0.00	( 1,698.75)	( 9,086.73)	9,086.73	0.00
<b>319-ELECTRIC UTILITY PROJECTS</b>							
TOTAL EXPENDITURES	1,000,000.00	89,775.97	0.00	0.00	101,530.00	( 101,530.00)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	( 1,000,000.00	( 89,775.97)	0.00	0.00	( 101,530.00)	101,530.00	0.00
<b>320-ELECTRIC SOLAR PROJECT</b>							
TOTAL REVENUE	0.00	0.00	0.00	1,135.01	1,903,268.44	( 1,903,268.44)	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	889,094.20	( 889,094.20)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	1,135.01	1,014,174.24	( 1,014,174.24)	0.00
<b>500-CEMETERY TRUST FUND</b>							
TOTAL REVENUE	0.00	300.00	0.00	0.00	900.00	( 900.00)	0.00
TOTAL EXPENDITURES	0.00	0.00	15,000.00	0.00	0.00	15,000.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	300.00	( 15,000.00)	0.00	900.00	( 15,900.00)	6.00-
<b>600-WATER OPERATING</b>							
TOTAL REVENUE	678,413.00	351,060.90	661,700.00	57,479.98	344,886.73	316,813.27	52.12
TOTAL EXPENDITURES	944,098.00	274,932.62	893,383.00	40,113.58	362,669.67	530,713.33	40.60
REVENUES OVER/(UNDER) EXPENDITURES	( 265,685.00)	76,128.28	( 231,683.00)	17,366.40	( 17,782.94	( 213,900.06)	7.68
<b>610-WASTEWATER/AKA SEWER REVE</b>							
TOTAL REVENUE	1,066,986.00	531,879.81	997,650.00	93,498.68	536,720.19	460,929.81	53.80
TOTAL EXPENDITURES	1,135,884.76	559,604.31	1,102,650.00	80,433.10	506,270.37	596,379.63	45.91
REVENUES OVER/(UNDER) EXPENDITURES	( 68,898.76)	( 27,724.50)	( 105,000.00)	13,065.58	30,449.82	( 135,449.82)	29.00-
<b>630-ELECTRIC OPERATING</b>							
TOTAL REVENUE	5,265,957.00	2,570,213.58	5,343,264.00	449,231.04	2,871,631.16	2,471,632.84	53.74
TOTAL EXPENDITURES	5,439,035.82	2,590,284.66	5,685,019.00	334,897.27	2,730,478.61	2,954,540.39	48.03
REVENUES OVER/(UNDER) EXPENDITURES	( 173,078.82)	( 20,071.08)	( 341,755.00)	114,333.77	141,152.55	( 482,907.55)	41.30-
<b>631-ELECTRIC DEVELOPMENT</b>							
TOTAL REVENUE	0.00	88.82	0.00	10.57	54.70	( 54.70)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	88.82	0.00	10.57	54.70	( 54.70)	0.00
<b>632-ELECTRIC RENEWAL/REPLACEM</b>							
TOTAL REVENUE	0.00	3,878.41	0.00	461.93	2,880.61	( 2,880.61)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	3,878.41	0.00	461.93	2,880.61	( 2,880.61)	0.00

% OF YEAR COMPLETED: 50.00

	PRIOR BUDGET	PRIOR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<b>633-ELECTRIC RESERVE</b>							
TOTAL REVENUE	0.00	8,525.70	0.00	412.41	4,783.03(	4,783.03)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	8,525.70	0.00	412.41	4,783.03(	4,783.03)	0.00
<b>634-ELECTRIC BOND/INT RESERVE</b>							
TOTAL REVENUE	0.00	1,140.14	0.00	135.79	846.82(	846.82)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,140.14	0.00	135.79	846.82(	846.82)	0.00
<b>640-GAS OPERATING</b>							
TOTAL REVENUE	2,378,881.00	298,536.72	2,185,423.00	115,329.95	335,550.84	1,849,872.16	15.35
TOTAL EXPENDITURES	2,404,380.52	632,862.16	2,289,423.00	223,081.89	639,744.60	1,649,678.40	27.94
REVENUES OVER/(UNDER) EXPENDITURES	( 25,499.52(	334,325.44) (	104,000.00) (	107,751.94) (	304,193.76) (	200,193.76	292.49
<b>641-GAS D.E.I.</b>							
TOTAL REVENUE	0.00	517.61	0.00	6.55	858.06(	858.06)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	517.61	0.00	6.55	858.06(	858.06)	0.00
<b>642-GAS RESERVE</b>							
<b>660-AIRPORT OPERATING</b>							
TOTAL REVENUE	294,339.00	35,873.23	850,324.00	2,750.10	26,409.79	823,914.21	3.11
TOTAL EXPENDITURES	331,177.00	139,860.07	1,328,252.00	64,741.32	260,300.67	1,067,951.33	19.60
REVENUES OVER/(UNDER) EXPENDITURES	( 36,838.00(	103,986.84) (	477,928.00) (	61,991.22) (	233,890.88(	244,037.12)	48.94
<b>670-GARBAGE COLLECTION</b>							
TOTAL REVENUE	625,498.00	298,446.85	618,916.00	51,818.86	305,372.96	313,543.04	49.34
TOTAL EXPENDITURES	625,497.75	318,272.58	621,416.00	62,984.92	358,923.41	262,492.59	57.76
REVENUES OVER/(UNDER) EXPENDITURES	0.25(	19,825.73) (	2,500.00) (	11,166.06) (	53,550.45)	51,050.45	2,142.02
<b>740-STORM WATER</b>							
TOTAL REVENUE	106,000.00	54,726.27	108,606.00	9,606.78	53,374.78	55,231.22	49.15
TOTAL EXPENDITURES	254,371.75	170,906.73	127,611.00	8,299.12	46,560.58	81,050.42	36.49
REVENUES OVER/(UNDER) EXPENDITURES	( 148,371.75(	116,180.46) (	19,005.00)	1,307.66	6,814.20(	25,819.20)	35.85-
<b>810-CENTRAL GARAGE</b>							
TOTAL REVENUE	468,322.00	259,298.04	458,386.00	38,981.47	252,413.93	205,972.07	55.07
TOTAL EXPENDITURES	492,891.00	222,460.19	458,386.00	20,381.11	218,138.32	240,247.68	47.59
REVENUES OVER/(UNDER) EXPENDITURES	( 24,569.00)	36,837.85	0.00	18,600.36	34,275.61(	34,275.61)	0.00
<b>820-PSF HEALTH INSURANCE</b>							
TOTAL REVENUE	98,400.00	66,650.18	100,000.00	6,094.77	21,137.06	78,862.94	21.14
TOTAL EXPENDITURES	98,400.00	60,660.88	100,000.00	11,201.44	31,401.98	68,598.02	31.40
REVENUES OVER/(UNDER) EXPENDITURES	0.00	5,989.30	0.00	( 5,106.67)	( 10,264.92)	10,264.92	0.00

CITY OF TIPTON  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: DECEMBER 31ST, 2025

% OF YEAR COMPLETED: 50.00

	PRIOR BUDGET	PRIOR Y-T-D	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	BUDGET BALANCE	% OF BUDGET
<hr/>							
<u>835-ADMINISTRATIVE SERVICES</u>							
TOTAL REVENUE	508,905.00	381,684.40	460,088.00	88,634.03	462,771.29(	2,683.29)	100.58
TOTAL EXPENDITURES	<u>508,905.00</u>	<u>304,128.57</u>	<u>493,088.00</u>	<u>41,138.16</u>	<u>371,673.24</u>	<u>121,414.76</u>	<u>75.38</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	77,555.83 (	33,000.00)	47,495.87	91,098.05(	124,098.05)	276.05-
<u>860-PAYROLL ACCOUNT</u>							
<u>950-ELECTRIC METER DEPOSITS</u>							
TOTAL REVENUE	12,500.00	6,829.28	10,000.00	1,112.56	8,020.42	1,979.58	80.20
TOTAL EXPENDITURES	<u>12,500.00</u>	<u>4,685.00</u>	<u>10,000.00</u>	<u>925.00</u>	<u>5,510.00</u>	<u>4,490.00</u>	<u>55.10</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	2,144.28	0.00	187.56	2,510.42(	2,510.42)	0.00
<u>951-WATER METER DEPOSITS</u>							
TOTAL REVENUE	4,800.00	3,085.52	3,500.00	436.99	2,458.58	1,041.42	70.25
TOTAL EXPENDITURES	<u>4,800.00</u>	<u>1,590.00</u>	<u>3,500.00</u>	<u>505.00</u>	<u>2,675.00</u>	<u>825.00</u>	<u>76.43</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	1,495.52	0.00 (	68.01)	216.42)	216.42	0.00
<u>952-GAS METER DEPOSITS</u>							
TOTAL REVENUE	10,300.00	5,027.30	7,000.00	947.22	5,943.76	1,056.24	84.91
TOTAL EXPENDITURES	<u>10,300.00</u>	<u>2,850.00</u>	<u>7,000.00</u>	<u>990.00</u>	<u>5,235.00</u>	<u>1,765.00</u>	<u>74.79</u>
REVENUES OVER/(UNDER) EXPENDITURES	0.00	2,177.30	0.00 (	42.78)	708.76(	708.76)	0.00
<hr/>							
GRAND TOTAL REVENUES	21,309,263.00	10,827,273.93	19,935,835.00	1,504,193.38	11,434,950.37	8,500,884.63	57.36
GRAND TOTAL EXPENDITURES	<u>26,975,534.10</u>	<u>12,732,433.95</u>	<u>21,250,895.00</u>	<u>1,436,498.09</u>	<u>9,908,571.70</u>	<u>(11,342,323.30)</u>	<u>46.63</u>
REVENUES OVER/(UNDER) EXPENDITURES	( 5,666,271.10(	1,905,160.02)	( 1,315,060.00)	67,695.29	1,526,378.67(	2,841,438.67)	116.07-

\*\*\* END OF REPORT \*\*\*

**AGENDA ITEM****AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION****DATE: 2/3/2026****AGENDA ITEM: Altorfer Cat Agreement****ACTION: Discussion and/or Approval**

**SYNOPSIS:** I'd like to move forward with bringing in Altorfer Cat to trouble shoot and service all 3 engines in the newer power plant, which would include the Cat and both MTU's. Altorfer has been given us 2 options for service: 1) A 1-time visit which is \$12,429 or 2) A 3-year agreement for \$9,894/yr. I would like to recommend option 2. Shadowing the Cat techs here will help us to do more of this in-house moving forward seeing that these are quite a bit different than the older engines we have.

We have been seeing a trend to generate more in the winter months instead of the summer months like we are accustomed to. The newer power plant was built with this in mind, and we are now seeing that there are some changes we must make to avoid the fuel gelling issues we had this past run cycle. One thing we are doing is adding insulation to fuel pipes in the power plant itself. This is the most inexpensive first step we are taking currently. Heat tape may be looked at along with in-line fuel preheaters, but these options will be evaluated down the road (much more expensive).

A rundown of events will be provided soon, but I will say that we have never been dispatched to run over the weekend before or for 70 hours continuously.

**BUDGET ITEM:** Yes**RESPONSIBLE DEPARTMENT:** Electric**MAYOR/COUNCIL ACTION:** Discussion and Possible Approval**ATTACHMENTS:** Yes**PREPARED BY:** Jon Walsh**DATE PREPARED:** 1/29/2026.



January 27, 2026

Quote#: 26-DK-24028-N

Customer # 681985

City of Tipton - Electric Utility

Attention: Jon Walsh  
407 Lynn Street  
Tipton, IA 52772

Reference: Comprehensive inspection, Oil & Filter Change, and fuel filter changes.

A One Time Visit to perform the following Service Level (SL) for Emergency Standby Generator(s).

2000SXC6D 316781-1-2-0210

2000SXC6D 316781-1-1-0210

Caterpillar 3516 04XF00713

Thank you for allowing Altorfer Power Systems the opportunity to provide a scheduled maintenance plan for your power generation system. These services have been tailored to your company's requirements and specific needs, while following Caterpillar's published schedules. A complete description of the services offered is included in this proposal package. The following is a summary of the service levels included in this agreement:

NOTE: Any specific training required to perform these services will be billed at normal time and material rates.

Type	Description	Service Level Qty
Service Level 2	Full Service, plus Service Level 1	3
Service Level 7	Starting Battery Replacement Service	1

\*\*Service Level intervals are based on 250 or less run hours per year.

SerialNum	Customer Equipment Num	Visit Qty	Per Visit Invoice Amount
04XF00713	# 7	1	\$5,697
316781-1-1-0210	# 5	1	\$3,366
316781-1-2-0210	# 7	1	\$3,366

- Plus Applicable Tax.

Any labor or materials for corrective action on defects discovered during inspection and testing of equipment will be invoiced separately.

This maintenance plan will minimize the number of unexpected problems, allow you to budget your operating expenses, and maximize your facility's "up" status. All services will be performed by qualified CATERPILLAR trained technicians assuring that your generator system is maintained in accordance with all manufacturer's guidelines. Further, with the authorized CATERPILLAR dealer handling the maintenance, you can be assured of receiving any suggested or mandated product improvement updates that your equipment would require. The services provided will discover any possible discrepancies before they become a serious problem, which could lead to unnecessary down time of your system.

Altorfer Power Systems is capable of addressing all of your power generation needs from scheduled maintenance to failure diagnosis and repairs. To further your investment, we offer the following types of support:

- \* 24 Hours, 7 days A Week, Emergency Service
- \* Emergency Generator Rentals
- \* 25+ CATERPILLAR Trained Generator Field Service Technicians Company Wide
- \* In House Transfer Switch and Switchgear Repair
- \* \$1.5 Million In Parts Inventory With Instant Access to CAT Worldwide Parts in Morton, IL.

All services performed will be covered by a 6-month warranty against materials and workmanship defects. All remedies under this warranty are expressly limited to replacing parts or making repairs in accordance with the warranty guidelines. Claims for loss arising out of any failure of the repaired equipment to operate for the warranty period or for loss arising from expenses incurred due to, or in connection with the failure of the repaired equipment, including any and all claims for consequential damages, are expressly excluded. Pricing is based on services performed during normal business hours.

In the event either party would decide to terminate this agreement, a 30 day written notice is required.(Cancellation charges may apply if the actual work completed exceeds the amount of total payments made prior to agreement termination.)

Pricing is valid for 60 days from quote date. To accept this proposal, please sign below. Please return the ACCEPTED copy to me. If you have any questions, or if I may be of additional service, please don't hesitate to contact me.

Sincerely,

Dennis Klinsky  
Parts  
E-mail: dennis.klinsky@altonfer.com

ACCEPTED: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_ PO#: \_\_\_\_\_



January 27, 2026

Quote#: 26-DK-24030-N

Customer # 681985

City of Tipton - Electric Utility

Attention: ~~Floyd Taber~~

407 Lynn Street  
Tipton, IA 52772

Reference: Comprehensive inspection, Oil & Filter Change, and fuel filter changes.

A Three Year POW-R-GUARD Maintenance Agreement for Emergency Standby Generator(s).

2000SXC6D	316781-1-2-0210	2000SXC6D	316781-1-1-0210
Caterpillar	3516	04XF00713	

Thank you for allowing Altorfer Power Systems the opportunity to provide a scheduled maintenance plan for your power generation system. These services have been tailored to your company's requirements and specific needs, while following Caterpillar's published schedules. A complete description of the services offered is included in this proposal package. The following is a summary of the service levels included in this agreement:

NOTE: Any specific training required to perform these services will be billed at normal time and material rates.

Type	Description	Service Level Qty
Service Level 2	Full Service, plus Service Level 1	7
Service Level 2a	EOC - Annual Filter Change	2
Service Level 7	Starting Battery Replacement Service	1

\*\*Service Level intervals are based on 250 or less run hours per year.

SerialNum	Customer Equipment Num	Visit Qty	Per Visit Invoice Amount
04XF00713	# 7	3	\$2,820
316781-1-1-0210	# 5	3	\$3,537
316781-1-2-0210	# 7	3	\$3,537

- Plus Applicable Tax.

Any labor or materials for corrective action on defects discovered during inspection and testing of equipment will be invoiced separately.

This maintenance plan will minimize the number of unexpected problems, allow you to budget your operating expenses, and maximize your facility's "up" status. All services will be performed by qualified CATERPILLAR trained technicians assuring that your generator system is maintained in accordance with all manufacturer's guidelines. Further, with the authorized CATERPILLAR dealer handling the maintenance, you can be assured of receiving any suggested or mandated product improvement updates that your equipment would require. The services provided will discover any possible discrepancies before they become a serious problem, which could lead to unnecessary down time of your system.

Altorfer Power Systems is capable of addressing all of your power generation needs from scheduled maintenance to failure diagnosis and repairs. To further your investment, we offer the following types of support:

- \* 24 Hours, 7 days A Week, Emergency Service
- \* Emergency Generator Rentals
- \* 25+ CATERPILLAR Trained Generator Field Service Technicians Company Wide
- \* In House Transfer Switch and Switchgear Repair
- \* \$1.5 Million In Parts Inventory With Instant Access to CAT Worldwide Parts in Morton, IL.

All services performed will be covered by a 6-month warranty against materials and workmanship defects. All remedies under this warranty are expressly limited to replacing parts or making repairs in accordance with the warranty guidelines. Claims for loss arising out of any failure of the repaired equipment to operate for the warranty period or for loss arising from expenses incurred due to, or in connection with the failure of the repaired equipment, including any and all claims for consequential damages, are expressly excluded. Pricing is based on services performed during normal business hours.

In the event either party would decide to terminate this agreement, a 30 day written notice is required.(Cancellation charges may apply if the actual work completed exceeds the amount of total payments made prior to agreement termination.)

Pricing is valid for 60 days from quote date. To accept this proposal, please sign below. Please return the ACCEPTED copy to me. If you have any questions, or if I may be of additional service, please don't hesitate to contact me.

Sincerely,

Dennis Klinsky  
Parts  
E-mail: dennis.klinsky@altorfer.com

ACCEPTED: DATE:

TITLE: PO#:

## Maintenance Schedule

**Customer** City of Tipton - Electric Utility      **Reference** Comprehensive inspection, Oil & Filter Change, and fuel filter changes.  
**Quote/Contract #** 26-DK-24030-N

<b>Model</b>	<b>Serial Number</b>	<b>Location</b>	<b>Equip #</b>	<b>Service Level</b>	<b>Visit Note</b>
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### February-2026

3516	04XF00713	222 West 4th Street, Tip # 7		Service Level 2	
2000SXC6	316781-1-1-0210	222 West 4th Street, Tip # 5		Service Level 2	
2000SXC6	316781-1-2-0210	222 West 4th Street, Tip # 7		Service Level 2	
3516	04XF00713	222 West 4th Street, Tip # 7		Service Level 7	

### February-2027

2000SXC6	316781-1-1-0210	222 West 4th Street, Tip # 5		Service Level 2	
2000SXC6	316781-1-2-0210	222 West 4th Street, Tip # 7		Service Level 2	
3516	04XF00713	222 West 4th Street, Tip # 7		Service Level 2a	

### February-2028

2000SXC6	316781-1-1-0210	222 West 4th Street, Tip # 5		Service Level 2	
2000SXC6	316781-1-2-0210	222 West 4th Street, Tip # 7		Service Level 2	
3516	04XF00713	222 West 4th Street, Tip # 7		Service Level 2a	

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING IPERS REGULAR EMPLOYEES IPERS WITHHOLDING EMT IPERS WITHHOLDING POLICE PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	1,433.96 286.37 0.98 34.47 5.77 7.77 6.38 6.62 2,177.76 256.20 5,496.61 9,712.89
FIRE DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING MEDICARE WITHHOLDING IN FLOOR HEAT REPAIR IPERS WITHHOLDING, FIRE MIRROR HEAD 40 IFA DUES TOTAL:	41.73 9.77 10,810.00 57.27 32.29 840.00 11,791.06
AMBULANCE	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING IPERS WITHHOLDING EMT ALS SERVICE PRINCIPAL DENTAL POLICY MEDICAL DIRECTOR MEDICAL SUPPLIES BCBS HEALTH INS PY CITY TOTAL:	713.75 88.89 67.63 9.29 1.12 1,087.60 200.00 73.20 500.00 112.50 277.73 3,131.71
STREET DEPARTMENT	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING UNIFORMS IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY 24.14 TN CLASS A CA 10 BCBS HEALTH INS PY CITY TOTAL:	206.49 33.83 0.19 0.92 1.84 8.56 2.94 159.22 329.24 52.36 368.14 1,400.08 2,563.81
	GENERAL ADMINISTRATION GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING UNIFORMS IPERS REGULAR EMPLOYEES	170.64 32.90 0.03 0.12 6.01 0.85 20.11 265.98

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
LIBRARY	GENERAL GOVERNMENT I.R.S.	PRINCIPAL BLUE CROSS/BLUE SHIELD	PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	33.68 926.10 1,456.42
PARK	GENERAL GOVERNMENT I.R.S.	IPERS PRINCIPAL CITY UTILITIES BLUE CROSS/BLUE SHIELD	FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING IPERS REGULAR EMPLOYEES LEGAL SERVICES PRINCIPAL DENTAL POLICY CITY UTILITIES BCBS HEALTH INS PY CITY TOTAL:	304.43 62.88 3.46 1.97 2.89 467.92 460.00 36.60 1,498.04 478.09 3,316.28
RECREATION DEPARTMENT	GENERAL GOVERNMENT I.R.S.	IPERS PRINCIPAL BLUE CROSS/BLUE SHIELD	FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	9.90 1.91 0.41 15.35 1.83 47.20 76.60
ADULT RECREATION	GENERAL GOVERNMENT BRAD DOERRING BRANDON VANZANDT	GENERAL GOVERNMENT I.R.S.	FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING COPIER AGREEMENT IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	72.95 8.53 8.53 107.65 117.68 18.30 460.07 793.71
FAMILY AQUATIC CENTER	GENERAL GOVERNMENT I.R.S.	ACCESS SYSTEMS LEASING IPERS PRINCIPAL TIPTON YEARBOOK BLUE CROSS/BLUE SHIELD	REF ADULT BB REF ADULT BB TOTAL:	20.00 120.00 140.00
ECONOMIC DEVELOPMENT	GENERAL GOVERNMENT I.R.S.	ACCESS SYSTEMS LEASING IPERS PRINCIPAL TIPTON YEARBOOK BLUE CROSS/BLUE SHIELD	FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING COPIER AGREEMENT IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY THS YEARBOOK AD BCBS HEALTH INS PY CITY TOTAL:	246.48 8.53 8.53 40.60 8.53 107.65 188.39 18.30 70.00 460.07 1,148.55

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
EXECUTIVE	GENERAL GOVERNMENT I.R.S.		FICA WITHHOLDING MEDICARE WITHHOLDING TOTAL:	23.25 5.44 28.69
FINANCE & ADMINISTRATIVE GENERAL GOVERNMENT I.R.S.			FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING CONTRACT PAY IPERS REGULAR EMPLOYEES LEGAL SERVICES PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	24.29 3.96 0.10 1.62 2,500.00 38.67 120.00 4.39 179.77 2,872.80
BUILDING MAINTENANCE	GENERAL GOVERNMENT I.R.S.	IPERS	FICA WITHHOLDING MEDICARE WITHHOLDING IPERS REGULAR EMPLOYEES TOTAL:	20.61 4.82 31.38 56.81
TRAFFIC SERVICE MAINT. ROAD USE TAX FUND	I.R.S.	IPERS PRINCIPAL BLUE CROSS/BLUE SHIELD	FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	5.07 0.90 0.11 0.17 8.10 1.10 47.36 62.81
SNOW AND ICE REMOVAL	ROAD USE TAX FUND	I.R.S.	FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	63.68 12.30 0.06 0.31 0.65 1.58 101.46 15.88 451.79 647.71
ECONOMIC DEVELOPMENT	TIF SPECIAL REVENUE	DAVE & SALLY KRUSE CITY OF TIPTON FUNDS	TIF REBATE PAYMENT LMI SET ASIDE TOTAL:	10,368.41 5,341.30 15,709.71
WATER DISTRIBUTION	WATER OPERATING	I.R.S.	FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING UNIFORMS OPERATING SUPPLIES IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	326.27 62.86 0.19 1.49 7.80 3.95 0.00 28.19 522.73 66.73 2,171.79 3,192.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
WATER BILL/COLLECT	WATER OPERATING	I.R.S.	FICA WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	58.55 12.84 0.17 0.69 97.85 18.30 879.23 <u>1,067.63</u>
WASTEWATER/AKA SEWER	WASTEWATER/AKA SEW I.R.S.		FICA WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	338.24 65.63 0.10 1.03 8.94 3.39 543.66 69.27 2,618.04 <u>3,648.30</u>
ELECTRIC DISTRIBUTION	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	981.05 166.44 0.24 4.18 45.78 11.18 1.63 35.00 104.59 62.09 575.00 84.54 117.26 1,569.00 189.41 4,905.56 <u>8,852.95</u>
CEDAR COUNTY VFW POST 2537	CINTAS	DR DARLENE A EHLERS MISC. VENDOR RUENGER, KARLA OF EASTERN IOWA, COM	FLAG UNIFORMS, SHOP TOWELS, MAT UNIFORMS, SHOP TOWELS, MAT FEBRUARY RENT 03-1620-15 10-4390-00 IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	
ELECTRIC POWER PLANT	ELECTRIC OPERATING I.R.S.		FICA WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	34.30 5.72 1.81 0.50 56.16 7.33 260.90 <u>366.72</u>
ELECTRIC BILL/COLLECT	ELECTRIC OPERATING I.R.S.	IPERS PRINCIPAL BLUE CROSS/BLUE SHIELD	FICA WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING MEDICARE WITHOLDING IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	132.94 25.98 0.17 3.51 1.44 217.97 34.29 1,345.63 <u>1,761.93</u>

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
GAS DISTRIBUTION	GAS OPERATING	I.R.S.	FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING UNIFORMS, SHOP TOWELS, MAT IPERS REGULAR EMPLOYEES 20 PERMASET COUPLINGS PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	505.47 83.58 5.30 2.43 14.70 11.14 1.07 50.83 795.26 1,305.54 91.53 1,670.33 4,537.18
GAS BILL/COLLECT	GAS OPERATING	I.R.S.	FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	75.70 15.70 1.07 0.94 125.93 21.95 1,009.69 1,250.98
AIRPORT	AIRPORT OPERATING	I.R.S.	FICA WITHHOLDING MEDICARE WITHHOLDING IPERS REGULAR EMPLOYEES CONTRACT PAY FEBRUARY TOTAL:	15.46 3.62 23.54 358.33 400.95
GARBAGE COLLECTION	GARBAGE COLLECTION I.R.S.		FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING UNIFORMS IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY WORK BOOTS ROGER BCBS HEALTH INS PY CITY TOTAL:	218.00 40.68 0.03 0.72 8.55 0.97 21.94 80.93- 351.15 48.78 100.00 2,017.23 2,727.12
RECYCLING	GARBAGE COLLECTION I.R.S.		FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	70.36 10.98 4.89 0.58 80.39 14.64 693.01 874.85
STORM WATER	STORM WATER	I.R.S.	FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING	24.28 5.00 0.04 0.18

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
INT SRVC-OTHER BUSINES CENTRAL GARAGE	I.R.S.		MEDICARE WITHHOLDING MEDICARE WITHHOLDING IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY BCBS HEALTH INS PY CITY TOTAL:	0.02 0.47 38.76 6.72 158.01 233.48
			FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING SHOP SUPPLIES SHOP SUPPLIES UNIFORMS TIRE REPAIR IPERS REGULAR EMPLOYEES PRINCIPAL DENTAL POLICY SUPPLIES REPAIR PARTS BCBS HEALTH INS PY CITY TOTAL:	84.41 14.99 1.90 2.85 143.00 166.31 19.44 96.00 134.95 18.30 287.98 140.02 789.07 1,899.22
			FICA WITHHOLDING MEDICARE WITHHOLDING MEDICARE WITHHOLDING COPIER AGREEMENT SUPPLIES IPERS REGULAR EMPLOYEES LYNCH DALLAS PC LYNCH DALLAS PC LEGAL SERVICES PRINCIPAL DENTAL POLICY SUPPLIES BCBS HEALTH INS PY CITY TOTAL:	123.11 21.60 7.19 1,382.81 200.65 195.69 1,540.00 1,168.50 464.86 35.51 2,902.78 1,680.55 9,723.25
			FEDERAL WITHHOLDING FICA WITHHOLDING MEDICARE WITHHOLDING AFLAC AFTER TAX PY W/HOLDI AFLAC PY PRETAX WITHHOLDING AFLAC AFTER TAX DEDUCTION DEF. COMP PRETAX CHILD SUPPORT- SPANGLER-96 IPERS WITHHOLDING, FIRE IPERS REGULAR EMPLOYEES IPERS WITHHOLDING EMT IPERS WITHHOLDING POLICE PRINCIPAL DENTAL POLICY VISION POLICY FIREARM REIMB. STATE WITHHOLDING BCBS HEALTH INSURANCE PYM MISC. EMPLOYEE REIMBURSEME TOTAL:	8,682.22 6,474.52 1,514.24 111.93 442.61 30.24 225.00 59.52 38.20 4,372.56 729.85 1,502.03 988.33 270.28 37.27 2,763.81 2,060.00 275.00 30,577.61
			CITY OF TIPTON FUNDS TRASURER, STATE OF IOWA BLUE CROSS/BLUE SHIELD CITY OF TIPTON	

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
===== FUND TOTALS =====				
001	GENERAL GOVERNMENT			39,092.70
110	ROAD USE TAX FUND			710.52
125	TIF SPECIAL REVENUE FUND			15,709.71
600	WATER OPERATING			4,259.63
610	WASTEWATER/AKA SEWER REVE			3,648.30
630	ELECTRIC OPERATING			10,981.60
640	GAS OPERATING			5,788.16
660	AIRPORT OPERATING			400.95
670	GARBAGE COLLECTION			3,601.97
740	STORM WATER			233.48
810	CENTRAL GARAGE			1,899.22
835	ADMINISTRATIVE SERVICES			9,723.25
860	PAYROLL ACCOUNT			30,577.61
GRAND TOTAL:				126,627.10

RESOLUTION NO: 020623A

RESOLUTION APPROVING A THREE-YEAR EXTENSION TO THE  
TIPTON MASONIC CEMETERY SEXTON CONTRACT WITH  
GRASSHOPPER LAWN CARE AND TREE SERVICE

WHEREAS, on March 18, 2019 (*Resolution #031819C*) the Tipton City Council accepted a three-year bid from Grasshopper Lawn Care and for the period of March 15, 2019 through March 15, 2022 to provide sexton services at the Tipton Masonic Cemetery; and

WHEREAS, on February 6, 2023 (*Resolution #020623A*) the City Council extended the 2019 contract for an additional three years; and

WHEREAS, upon making another favorable evaluation of Grasshopper Lawn Care's performance, the City Council now wishes to extend the terms of the March 18, 2019 Sexton Contract for an additional three-year term but with the contract's Payment section amended as follows:

*"5. Payment under this contract shall be for these annual amounts, divided into equal monthly payments:*

<i>Year 1 – March 15, 2026 to March 14, 2027</i>	<i>\$46,000</i>
<i>Year 2 – March 15, 2027 to March 14, 2028</i>	<i>\$46,000</i>
<i>Year 3 – March 15, 2028 to March 14, 2029</i>	<i>\$46,000"</i>

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Tipton does hereby authorize:

- 1.) A three-year extension of the terms and conditions of the March 18, 2019 Sexton contract with Grasshopper Lawn Care but using the payment amounts stated above.
- 2.) The Mayor and City Clerk to execute all contract documents and other documents related to the scope of this Resolution, but only after the City's receipt of Grasshopper Lawn Care's written acceptance of the terms herein.

PASSED AND APPROVED this 2<sup>nd</sup> 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. 020623A which was passed by the Tipton City Council this 2<sup>nd</sup> day of February 2026.

---

Amy Lenz, City Clerk

#####

## GRASSHOPPER LAWN CARE'S ACCEPTANCE OF THE TERMS HEREIN

On behalf of Grasshopper Lawn Care, I accept the terms and conditions as set out by this Resolution.

---

Daniel Kessler, Owner  
Grasshopper Lawn Care

## RESOLUTION NO. 020226B

### A RESOLUTION APPROVING THE PURCHASE OF MATERIALS AND SERVICES FROM APPROVED VENDORS AND AUTHORIZING AN INSTALLATION CONTRACT WITH PROFESSIONAL METERS INCORPORATED FOR GAS, ELECTRIC, AND WATER UTILITY METER INSTALLATION

WHEREAS, the City of Tipton, Iowa owns and operates municipal **gas, electric, and water utilities**; and

WHEREAS, the City has identified the need to purchase materials and services related to a metering project for its gas, electric, and water utility systems totaling \$1,138,556.42; and

WHEREAS, the City has received or anticipates receiving materials from qualified and approved vendors necessary to complete this utility metering project; and

WHEREAS, the City Council finds it to be in the best interest of the City of Tipton to authorize the purchase of such materials and services (*such as, but not limited to meters, inventory, and software training*) in accordance with applicable purchasing policies and budgetary requirements; and

WHEREAS, the City desires to enter into a contract with **Professional Meters Incorporated or PMI**, located in **Morris, Illinois**, for the installation of gas, electric, and water utility meters and related equipment; and

WHEREAS, PMI's authorized representative **Tom Kovalak, Director of Sales**, has demonstrated the qualifications, experience, and capability to perform the installation services required by the City; and

WHEREAS, the proposed installation contract shall have a **start date of April 1, 2026**, and all installation work shall be **completed no later than July 1, 2026**, for a **total contract amount of \$360,471.21**.

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

1. The purchase of materials and services from approved vendors for the gas, electric, and water utility metering project is hereby authorized, subject to compliance with City purchasing policies and available appropriations.
2. The City Council hereby approves and authorizes the Mayor and City Clerk to execute an installation contract with **PMI of Morris, Illinois**, for the installation of gas, electric, and water utility meters and related materials, in a total contract amount **not to exceed \$360,471.21**.
3. **Tom Kovalak, Director of Sales for PMI**, is hereby recognized as an authorized representative and signer for PMI with respect to the installation contract.

4. The installation contract shall commence on or after **April 1, 2026**, and shall require completion of all installation work by **July 1, 2026**, unless modified by written agreement of the parties.
5. The Mayor, City Clerk, and City staff are hereby authorized to take all actions necessary to carry out the intent of this resolution.

PASSED AND APPROVED this 2<sup>nd</sup> 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. 020226B which was passed by the Tipton City Council this 2<sup>nd</sup> day of February 2026.

---

Amy Lenz, City Clerk

## AGENDA ITEM

### AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

<b>DATE:</b>	FEB 2, 2026
<b>AGENDA ITEM:</b>	AMI INSTALL CONTRACT AND MATERIAL PURCHASE APPROVAL
<b>ACTION:</b>	DISCUSSION/POSSIBLE ACTION

**SYNOPSIS:** THE CITY OF TIPTON UTILITY DEPARTMENTS HAVE JOINED TOGETHER IN PREPARATION TO IMPLEMENT AN AUTOMATED METER READING SYSTEM. GAS, ELECTRIC AND WATER HAVE SECURED THE FOLLOWING PRICE QUOTES AND ARE PREPARED TO MOVE FORWARD WITH THIS PROJECT...

THE TOTAL PROJECT COST IS \$1,138,556.42. THE ATTACHED SPREADSHEET SHOWS HOW THESE COSTS ARE BROKEN OUT WITHIN EACH UTILITY.

AS YOU'LL SEE, THE GAS UTILITY IS UNDERFUNDED BY ABOUT \$337,000. FOR THIS, WE PROPOSE AN UPCOMING SEPARATE RESOLUTION FOR AN INTERNAL LOAN FROM WATER AND GAS FUNDS WITH THESE REPAYMENT TERMS: SEE ATTACHMENT.

TIPTON HAS PLANNED AND PREPARED FOR THIS PROJECT FOR MORE THAN FIVE YEARS. A YES VOTE FROM THE COUNCIL WILL RESULT IN A SPRING 2026 INSTALL WITH A JULY 1 DEADLINE. THIS AMI PROJECT WILL FINALLY BRING TIPTON METER READING INTO THE 21<sup>ST</sup> CENTURY.

**BUDGET ITEM:** YES – CIP – 4 UTILITIES WITH ACTION ON THE INTERNAL LOAN TO GAS TO COME LATER.

**RESPONSIBLE DEPARTMENT:** GAS – ELECTRIC – WATER - SEWER

**MAYOR/COUNCIL ACTION:** YES VOTE RECOMMENDED

**ATTACHMENTS:** PMI PROPOSAL AND PRICE QUOTE INFORMATION

**PREPARED BY:** BB

**DATE PREPARED:** 1/20/2026

**CITY OF TIPTON  
INDEPENDENT CONTRACTOR AGREEMENT**

**THIS AGREEMENT** is made this **2nd** day of **February 2026** between the City of Tipton, Iowa, (hereinafter referred to as "City") and **Professional Meters, Inc (aka PMI)** of **3605 N State Route 47, Suite E, Morris, IL 60450, 815-942-7000**, an independent contractor (hereinafter referred to as "Contractor").

City and Contractor agree as follows:

**ARTICLE I  
SCOPE OF SERVICES**

The undersigned Contractor hereby agrees to perform all work necessary to complete the following described public improvements, generally described as the:

**City of Tipton, Iowa  
Request for Proposals (RFP)  
Advanced Meter Infrastructure (AMI) System**

The project shall be completed in accordance with and consistent with the Plans and Specifications and addendums related thereto, prepared by **City of Tipton Staff Members** (herein referred to as "City Staff.") Said Plans and Specifications shall be incorporated herein by this reference as if set forth fully verbatim herein. The above being generally hereinafter referred to as the "RFP" or "RFP Response." **The RPA herein shall be attached as Exhibit A.**

**ARTICLE II  
SITE INVESTIGATION**

Contractor represents and certifies that it has had sufficient time to examine the nature, locality, and site of the work, as well as the conditions and difficulties of the services which are to be performed. Contractor represents that based upon such investigation, Contractor will be able to perform the scope of services without errors, deficiencies, or discrepancies.

**ARTICLE III  
TIME**

Time is of the essence in this contract. Contractor agrees to complete its work in a timely manner. Contractor agrees that all work shall be completed by no later than **July 1, 2026**. Should Contractor be delayed in the performance of its services by any cause not contemplated and not reasonably anticipated by the parties, that (a) is beyond Contractor's control or ability to mitigate or recover from, and (b) is not a risk assumed by Contractor, and (c) is not due in any part to the fault, act, or omission of Contractor, then the time for completion shall be extended for a period of time as may reasonably be determined by City. Such extension of time shall be Contractor's sole and exclusive remedy for any delay, and Contractor shall have no claim for damage against City for any such delay.

**ARTICLE IV  
THE CONTRACT SUM**

City shall pay Contractor for the performance of the above Scope of Services, the sum of **\$360,471 (after the cost of material storage was removed from the original RFP Response due to the City offering its own storage facilities)** upon successful project completion. City will consider partial payment requests if approved by the **City Manager**. The City Council approves invoices for payment on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of each month. To be considered for payment at one of those meetings, the invoice must be in the hands of the City Manager by no later than the close of business on the Wednesday preceding the meeting at which payment is to be considered for approval. The City will hold 5% of the project cost as retainage for up to thirty days after final project completion. Retainage will be released by approval of the City Council at the first Council meeting to occur after thirty (30) days has passed final completion, or sooner at the Council's discretion.

## **ARTICLE V LIEN WAIVERS**

At such time as Contractor receives any progress payment or final payment, the Contractor shall produce to the City executed lien waivers for all materials and/or labor for which payment is being made, if applicable.

## **ARTICLE VI LIABILITY INSURANCE**

Prior to starting work, the Contractor shall **secure the various insurance coverages as set out in the RFP's Section 13. All insurance will be issued by** an insurance company in good standing, and shall furnish satisfactory evidence to the City of such insurance.

## **ARTICLE VII INDEMNIFICATION**

The Contractor ("Indemnifying Party") agrees to and shall defend, indemnify and hold harmless the City("Indemnified Party"), its' agents and employees from and against any claims, damages, losses and expenses, including, but not limited to attorney fees, arising out of or resulting for the Contractor's performance of its scope of services, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, or a sub-Contractor or anyone else directly or indirectly employed by Contractor, or anyone whose acts the Contractor may be liable for regardless of whether or not such claim, damage, loss, or expenses are caused in part by the indemnifying party.

## **ARTICLE VIII PERFORMANCE BOND**

A performance bond is required as part of this contract.

A performance bond is required by and consistent with Iowa Code §573.2.

## **ARTICLE IX RFP PLANS & SPECS**

In the event there are any inconsistencies between the obligations placed on Contractor herein as opposed to the obligations placed on Contractor within the **RFP's Project Specifications, addendums, and project drawings, the Specs., addendums, and drawings shall be followed.**

## **ARTICLE XI TERMINATION**

If Contractor at any time shall refuse or neglect to supply sufficient properly skilled workmen, or materials and equipment of proper quality and quantity, or fail in any respect to further Contractor's work with promptness and diligence, or cause by any action or omissions the stoppage or interference with the work of other contractors or sub-contractors, or fail in the performance of any of the covenants contained in this agreement, or be unable to meet their debts as they mature, the City may at its option at any time after serving written notice of such default with direction to cure in a specific time, but not less than two working days, and Contractor fails to cure the default, terminate this agreement by delivering written notice of termination to Contractor. Thereafter, the City may take such action necessary to provide the labor, equipment and materials to complete the work otherwise required of Contractor on such terms and conditions as shall be deemed necessary, and shall deduct the cost thereof, including without restriction all charges, expenses, losses, costs, damages, and attorney fees, incurred as a result of the City's failure to perform, from any money then due or thereafter to become due Contractor under this agreement.

## **ARTICLE XII ASSIGNMENT**

Contractor hereby agrees not to assign or sub-contract any portion of its work under this agreement without first receiving written approval of such action by the City.

## **ARTICLE XIII ENTIRE AGREEMENT**

This agreement represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations or agreement, either oral or written. No modifications of this agreement shall be binding unless stated in writing and signed by both parties hereto.

## **ARTICLE XIV ATTORNEY FEES AND COURT COSTS**

**Should legal action be required to enforce the terms of this Agreement, the prevailing party shall be entitled to recover all costs, including reasonable attorney, paralegal, and expert fees.**

## **ARTICLE XV COUNTERPARTS**

**This Agreement may be executed by one or more of the parties hereto on any number of separate counterparts (including by facsimile transmission), and all of said counterparts taken together shall be deemed to constitute one and the same Agreement.**

---

**Signature of PMI's authorized representative**

---

**PMI printed name and title**

---

**Signature of PMI's authorized representative**

---

**PMI printed name and title**

---

**Tammi Goerdt, Mayor of Tipton, Iowa**

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**Amy Lenz, City Clerk**

**Exhibit A**

**PMI's RFP Response to:**

**City of Tipton, Iowa  
Request for Proposals (RFP)  
Advanced Meter Infrastructure (AMI) System**

**The following pages are PMI's RFP Response.**

Water Department			
Description	Estimated Costs	Department	CIP Budgeted Amount
Water Meters/Inventory	\$ 334,735.50	Water	\$ 460,000.00
Software Training etc. (\$54,685/3)	\$ 18,209.00	Water	\$ 460,000.00
PMI Install	\$ 129,999.30	Water	
Estimated Total	\$ 482,943.80		\$ (22,943.80)

Electric Department			
Description	Estimated Costs	Department	CIP Budgeted Amount
Electric Meters/Inventory - All ready purchased	\$ 101,530.00	Electric	\$ 376,755.00
Electric Meters/Inventory	\$ 3,780.00	Electric	\$ 376,755.00
Software Training etc. (\$54,685/3)	\$ 18,209.00	Electric	
PMI Install	\$ 59,703.19	Electric	
Estimated Total	\$ 81,692.19		\$ 295,062.81

Gas Department			
Description	Estimated Costs	Department	CIP Budgeted Amount
Gas Meters/Inventory	\$ 384,944.92	Gas	\$ 237,044.00
Software Training etc. (\$54,685/3)	\$ 18,209.00	Gas	\$ 237,044.00
PMI Install	\$ 170,768.71	Gas	
Estimated Total	\$ 573,922.63		\$ (336,878.63)



**GROEBNER®**

**Quote**



**GROEBNER**  
21801 INDUSTRIAL BLVD  
ROGERS, MN 55374-9575  
800-638-8322  
[www.groebner.com](http://www.groebner.com)

Entered Date	Taken By	Sales In	Customer #	Order #
1/15/26	STD	106	1245	145950-00
PO #	Sales Out		Expiration Date	Page #
	27		2/14/26	1 of 2

Bill To	Ship To
City Of Tipton 407 Lynn Street Tipton, IA 52772	City Of Tipton 407 LYNN ST TIPTON, IA 52772-1633

**Instructions**

Ship Point	Via	Freight Terms	Terms	Ordered By
GROEBNER - MN Division	BEST WAY	Freight Added to Invoice	Net 25 Days	Brian Brennan

**Notes**

Line	Product and Description	Order Qty	BO Qty	Qty UM	Unit Price	Price UM	Amount(Net)
1	5399255510000M SMART POINT 100GM-A 2-WAY NA2G SENSUS 275 SN_____ -  * IN STOCK AT THE MN WAREHOUSE *	949.00	0.0	EA	122.90	EA	116,632.10
2	5399255510100M SMART POINT 100GM-B 2- WAY NA2G SENSUS 415 SN_____ -  * IN STOCK AT THE KS WAREHOUSE *	53.00	0.0	EA	122.90	EA	6,513.70
3	5399255532100M SMART POINT 300GM 2- WAY NA2G AMERICAN SN_____ -  * IN STOCK AT THE MN WAREHOUSE *	139.00	0.0	EA	122.90	EA	17,083.10
4	5399355550000M SMART POINT 500GM SENSUS NA2G VCR INDEX SN_____ -  * NOT IN STOCK WITH GROEBNER, 28-30 WEEK ESTIMATED LEAD TIME FROM THE MANUFACTURER *	20.00	0.0	EA	287.83	EA	5,756.60
5	5399353770000M SMART POINT 700GM 2-WAY NA2G REMOTE SN_____ -  * NOT IN STOCK WITH GROEBNER, 28-30 WEEK ESTIMATED LEAD TIME FROM THE MANUFACTURER FOR NEW ORDERS *	55.00	0.0	EA	287.83	EA	15,830.65
6	SONIX 880TC METER-45LT ULTRASONIC PULSE OUTPUT 1/4" * IN STOCK AT THE IL AND KS WAREHOUSES *	27.00	0.0	EA	1,243.20	EA	33,566.40
7	R275TCDR-20LT-100GM METER-R275TC DR W/100GM	343.00	0.0	EA	288.59	EA	98,986.37

Line	Product and Description	Order Qty	BO Qty	Qty UM	Unit Price	Price UM	Amount(Net)
	1/2' & 2' TH DIR READ SERIAL NUMBER IS METER(S) S/N w/5399253710000M 100GM-A DUBOIS INSTALL * IN STOCK AT THE MN WAREHOUSE *						
8	QFS31R05XXXM00 SONIX IQ P2 425 CF 10PSI RS/R FLXNT 30LT 1/4" PE Customer Profile ID = 10914 Order Spec ID = 43451 Config ID = 40786 * 4 IN STOCK AT THE KS WAREHOUSE, 14-16 WEEK ESTIMATED LEAD TIME ON THE BACKORDERED AMOUNTS *	10.00	0.0	EA	438.46	EA	4,384.60
9	RMT7000-ADEM-PTZ METER 7M TC 3" FLG MECH BU CTR(1)OIL(2)PLUG ADEM	2.00	0.0	each	3,855.71	each	7,711.42
10	ADEM-PTZ MOD MODULE-ELECTRONIC (ADEM-PTZ) * 3 IN STOCK WITH GROEBNER, BACKORDERED AMOUNTS HAVE AN ESTIMATED LEAD TIME OF 10-12 WEEKS AFTER RECEIVING THE ORDER *	21.00	0.0	EA	1,890.77	EA	39,706.17
11	46-150-11-CLICK-KIT CLICK ADAPTER ADEM-PTZ FOR B3 DRESSER * 4 IN STOCK AT THE KS WAREHOUSE, BACKORDERED AMOUNTS HAVE AN ESTIMATED LEAD TIME OF 10-12 WEEKS FROM THE MANUFACTURER *	21.00	0.0	EA	141.67	EA	2,975.07
12	PRESSURE KIT ROMET PRESSURE AND VALVE KIT W/ TUBING 21-402-50A-KIT FOR RMT1000 - 23000 * 4 IN STOCK AT THE KS WAREHOUSE, BACKORDERED AMOUNTS HAVE AN ESTIMATED LEAD TIME OF 10-12 WEEKS FROM THE MANUFACTURER * * PLUS FREIGHT *	23.00	0.0	KT	461.54	KT	10,615.42
12	<b>Lines Total</b>	<b>Total Order Quantity</b>	<b>1,663.00</b>			<b>Subtotal</b>	<b>359,761.60</b>
						<b>Taxes</b>	<b>25,183.32</b>
						<b>Total</b>	<b>384,944.92</b>



Terms and Conditions governing this document can be found at:  
[www.groebner.com/terms-policies](http://www.groebner.com/terms-policies)



## MUNICIPAL SUPPLY, INC.

*Municipal, Contractor, and Industrial Supplies*

1550 N.E. 51st Avenue Des Moines, Iowa 50313  
 PH: (515) 262-1300 FAX: (515) 262-6662  
 WATS (800) 747-2025

After Hours: (515)262-1300, Option 5

## Quote

Order Number: 0212750  
 Order Date: 11/30/2025  
 Seller: DAN A  
 Entered By: DANIEL ASHWORTH  
 Salesperson: JASON COCHRAN  
 Customer Number: 10-TIPTON

**Sold To:**

CITY OF TIPTON  
 407 LYNN STREET  
 TIPTON, IA 52772

**Ship To:**

CITY OF TIPTON  
 407 LYNN STREET  
 TIPTON, IA 52772

**Buyer:**

**Cust Phone#:**

Customer P.O.	Job Name 2026 FINAL PRICES	Ship VIA	Terms NET 30 DAYS	
Item Code	Qty	Description	Price	Amount
01 *121-73	1.00	SOFTWARE/SETUP/TRAINING	52,750.00	52,750.00
01 M510MF1TCXMI	1,540.00	SGL PORT TOUCH COUP SMART POINT	170.00	261,800.00
01 COMLINK2	1.00	COMMAND LINK II #5396353704418	875.00	875.00
01 *121-01	1.00	SAMSUNG TABLET COMMUNICATOR TOOL	500.00	500.00
01 IX1S5GBXXXXXXD	130.00	5/8" IPERL 1G 25' CABLE SMART PROGRAMMED TO 1 CUBIC FEET	163.00	21,190.00
01 IX2S5GBXXXXXXXD	100.00	3/4S IPERL SMART 1 GAL 25'-WIRE PROGRAMMED TO 1 CUBIC FEET	163.00	16,300.00
01 IX4S5GBXXXXXXXD	1.00	1" IPERL SMART 1 GAL 25' PROGRAMMED TO 1 CF (IF ANY NEEDED)	275.00	275.00
01 SX1X12XD1FMXSXD	100.00	5/8 X 1/2 SRII 4W 10FT ECR PROGRAMMED TO 1 CUBIC FEET	165.00	16,500.00
01 SX2X12XD1FMXSXD	100.00	5/8 X 3/4 SRII 4W 10 CF PROGRAMMED TO 1 CUBIC FEET	165.00	16,500.00
01 SX5X12XD1FLXSXD	1.00	1" X 1" SRII 4W 100CF ECR SMART, 3 SCREW PROGRAMMED TO 1CF (IF ANY NEEDED)	285.00	285.00
01 *121-73	28.00	12S ELECTRIC METER REMAINING ELECTRIC METERS	135.00	3,780.00
01 18-3 SMW	6,000.00	18-3 SOLID GRAY WIRE 1000' SPL GOOD ESTIMATE	0.36	2,160.00
01 TP4010	460.00	5/8" X 1/8" RUBBER MTR GASKET	0.35	161.00
01 TP4011	400.00	3/4" X 1/8" RUBBER MTR GASKET	0.31	124.00
01 TP4012	1.00	1" X 1/8" RUBBER MTR GASKET	0.50	0.50
			Total:	393,200.50
02 *121-73	1.00	2ND YEAR SOFTWARE/SUPPORT	19,950.00	19,950.00
			Total:	19,950.00

Continued



## MUNICIPAL SUPPLY, INC.

*Municipal, Contractor, and Industrial Supplies*

1550 N.E. 51st Avenue Des Moines, Iowa 50313  
 PH: (515) 262-1300 FAX: (515) 262-6662  
 WATS (800) 747-2025

After Hours: (515)262-1300, Option 5

## Quote

Order Number: 0212750  
 Order Date: 11/30/2025  
 Seller: DAN A  
 Entered By: DANIEL ASHWORTH  
 Salesperson: JASON COCHRAN  
 Customer Number: 10-TIPTON

**Sold To:**

CITY OF TIPTON  
 407 LYNN STREET  
 TIPTON, IA 52772

**Ship To:**

CITY OF TIPTON  
 407 LYNN STREET  
 TIPTON, IA 52772

**Buyer:**

**Cust Phone#:**

Customer P.O.	Job Name 2026 FINAL PRICES	Ship VIA	Terms NET 30 DAYS	
Item Code	Qty	Description	Price	Amount
03 *121-73	1.00	3RD YEAR SOFTWARE/SUPPORT	20,600.00	20,600.00
			Total:	20,600.00
04 *121-73	1.00	4TH YEAR SOFTWARE/SUPPORT	21,200.00	21,200.00
			Total:	21,200.00
05 *121-73	1.00	5TH YEAR SOFTWARE/SUPPORT	21,800.00	21,800.00
			Total:	21,800.00

**\*DUE TO GLOBAL SUPPLY CHAIN ISSUES, MUNICIPAL SUPPLY INC. RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. PRICING IS ONLY TO BE USED AS AN ESTIMATE AND AVAILABILITY IS NOT GUARANTEED. \*UNTIL FURTHER NOTICE ALL PRODUCT PRICING, INCLUDING STOCK AND NON-STOCK ITEMS, ARE SUBJECT TO CHANGE BASED ON THE CURRENT PRICE AT THE TIME OF SHIPMENT. MANUFACTURER LEAD TIMES ARE NOT GUARANTEED. \*QUANTITIES, SIZES, OR SPECIFICATIONS ARE NOT GUARANTEED AND SHOULD BE CAREFULLY CHECKED. \*QUOTES OLDER THAN 15 DAYS ARE SUBJECT TO REVIEW AND POSSIBLE PRICE INCREASES. ORDERS MUST BE RECEIVED AND DELIVERED WITHIN 30 DAYS AFTER BID DATE IN ORDER TO BE HONORED. \*WE RESERVE THE RIGHT TO PASS ON FREIGHT AND OR SURCHARGES FROM MANUFACTURERS. \*DELIVERIES ARE SUBJECT TO DELIVERY FEES DUE TO RISING FUEL COSTS AT THE DISCRETION OF MUNICIPAL SUPPLY INC. \*ALL PRICES SUBJECT TO LOCAL, STATE, AND FEDERAL TAXES.**

Net Order:	476,750.50
Freight:	0.00
Sales Tax:	0.00
<b>Order Total:</b>	<b>476,750.50</b>

Thank you, \_\_\_\_\_



PROFESSIONAL METERS, INC.

3605 N State Route 47, Morris, IL 60450

Website: PROMETERS.COM

Phone: 815-942-7000

Fax: 815-941-1091

Prepared by: Tom Kovalak

[c269-783-6200]

CUSTOMER

TIPTON, IA

DATE	1/12/2026
QUOTE #	20260112
Project Name	TIPTON, IA
VALID UNTIL	90 days

DESCRIPTION	QTY	UNIT COST	AMOUNT
5/8"-3/4" iPerl Install, Run 3-Wire, SP Outside	430	\$ 125.06	\$ 53,775.80
Install Touch Coupler SmartPoint over TouchPad	1110	\$ 67.01	\$ 74,381.10
New 3-Wire Run to Exterior, If Needed	1	\$ 58.37	\$ 58.37
Add Gas SmartPoint - Exterior Only, 100GM-A	949	\$ 75.40	\$ 71,554.60
Add Gas SmartPoint - Exterior Only, 100GM-B	53	\$ 75.40	\$ 3,996.20
Add Gas SmartPoint - Exterior Only, 300GM	139	\$ 90.22	\$ 12,540.58
Add Gas SmartPoint - Exterior Only, 500GM (Commercial)	20	\$ 105.04	\$ 2,100.80
Add Gas SmartPoint - Exterior Only, 600GM (Commercial)	1	\$ 119.86	\$ 119.86
Add Gas SmartPoint - Exterior Only, 700GM (Commercial - Rotary, PTZ Head)	27	\$ 149.50	\$ 4,036.50
Gas Meter Replacement, Sonix IQ 250	343	\$ 198.25	\$ 67,999.75
Gas Meter Replacement, Sonix IQ 425	9	\$ 241.80	\$ 2,176.20
Adder for Rotary Meters; AdEM-PTZ	21	\$ 25.84	\$ 542.64
Adder for Rotary Meters; Click Kit	21	\$ 8.06	\$ 169.26
Adder for Rotary Meters; Pressure Kit for PTZ	21	\$ 178.49	\$ 3,748.29
Electric Meter Install and Activate - 2S	1120	\$ 38.35	\$ 42,952.00
Electric Meter Install and Activate - 3S	9	\$ 38.35	\$ 345.15
Electric Meter Install and Activate - 4S	6	\$ 38.35	\$ 230.10
Electric Meter Install and Activate - 6S CL 200 480v	7	\$ 164.32	\$ 1,150.24
Electric Meter Install and Activate - 9S	57	\$ 164.32	\$ 9,366.24
Electric Meter Install and Activate - 12S	17	\$ 67.99	\$ 1,155.83
Electric Meter Install and Activate - 16S	40	\$ 67.99	\$ 2,719.60
Appointment to Access Inside Set Gas/Electric Meter	1	\$ 38.35	\$ 38.35
Crawl / Under Mobil Home Access Adder	1	\$ 113.75	\$ 113.75
Warehouse	0	\$ 39,000.00	\$ -
Mobilization	1	\$ 5,200.00	\$ 5,200.00
TERMS AND CONDITIONS			\$ 360,471.21

Staging area to be provided.

All meters and additional parts will be provided by others, and in sufficient quantity to complete project in one Mobilization.

Project start date March/April 2026.

*Thank You For Your Business!*

## **City of Tipton, IA**

### **Request for Proposal – Tipton AMI Project**

**Due: January 9, 2026, at 12:00 PM**



**Professional Meters, Inc.**

**3605 N State Route 47, Suite E**

**Morris, IL 60450**

**815-942-7000**

**Contact: Tom Kovalak: *Director of Sales***

**[tom.ovalak@prometers.com](mailto:tom.ovalak@prometers.com)**

**269-783-6200**



# **City of Tipton, Iowa**

## **Request for Proposals (RFP) Advanced Metering Infrastructure (AMI) System**

RFP responses are due at City Hall, 407 Lynn Street, Tipton, IA 52772, by 12 p.m on January 9th, 2026, in sealed envelopes that are marked "Tipton AMI Project." The City reserves the right to reject all RFP responses, waive formalities, and make a decision that best suits the interests of the citizens of Tipton.

## Table of Contents

1. Introduction
2. Project Commencement
3. Scope of Work
4. Vendor Coordination
5. Vendor Responsibilities
6. Written Warranty and Support
7. Compliance and Safety
8. Project Management and Communication
9. Staging and Equipment Storage
10. Removal and Disposal
11. Training and Support
12. Inspections
13. Bonds and Insurance Requirements
14. Payment and Billing
15. Proposal Submission
16. Evaluation Criteria
17. References (see Exhibit C)

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18. Dispute Resolution
19. Timeline and Penalties
20. Exhibits
21. Vendor Submission Checklist
22. Contacts and Questions
23. Deadlines
24. Proposal's Length of Time
25. Exceptions
26. Signature

## 1. Introduction

The City of Tipton, Iowa (“City”), a municipal corporation located at 407 Lynn Street, Tipton, IA, owns and operates its own electric, gas, and water utilities. For over a century, Tipton has provided dependable utility services to its residents.

To continue improving operational efficiency, accuracy, and customer service, the City seeks to implement an Advanced Metering Infrastructure (AMI) system. The AMI system will provide reliable data collection, outage management, leak detection, and integration with the City’s Tyler Technologies/Sensus Encode billing software.

---

## 2. Project Commencement

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

---

## 3. Scope of Work

### 3.1 Equipment and Meter Installation

3.1.1 The City will provide AMI-compatible meters for water, gas, and electric services, including all required smart points. The vendor shall furnish all labor and materials necessary to complete the installation.

3.1.2 Vendor shall furnish all necessary materials, fittings, pipe, wiring, incidentals and skilled labor.

3.1.3 Vendor shall coordinate installations for resident’s dependent on electricity, gas, or water for life-saving medical equipment (e.g., ventilators, dialysis). **The City will assist with providing contact information for property owners; however, the City will not provide information identifying persons who require life-sustaining equipment. The vendor is responsible for determining immediate life-saving dependence, not the City.** Service bypass may be required to ensure uninterrupted service.

3.1.4 Vendor shall notify property owners at least 1 day prior to installation unless otherwise agreed. Vendor must make at least 2 direct contact attempts before requesting City assistance.

3.1.5 Vendor shall perform a leak test after each gas meter installation.

3.1.6 Vendor shall maintain sole responsibility for actions of employees and subcontractors. Personnel must be competent, experienced, and courteous.

3.1.7 Vendor or designee shall verify functionality of all installed meters, including relighting pilot lights as necessary.

3.1.8 Vendor shall report to the City of Tipton any concerns regarding faulty, defective, unsafe, or gross code-violating equipment prior to beginning new meter installation. No installation shall proceed until such concerns are addressed in writing with the City.

3.1.9 Vendor shall coordinate meter swaps with billing staff during business hours.

3.1.10 Vendor shall report ending/starting readings, perform data downloads, and provide serial numbers for each meter swap to the City's billing staff. Vendor shall also be responsible for all inaccuracies.

3.1.11 Vendor shall provide weekly electronic uploads (on a mutually agreed upon date) of all completed work (including all data elements required by this RFP) in a format compatible with the City's CIS/billing systems (e.g., API, flat file, or other mutually acceptable format), with next-business-day availability.

3.1.13 Customer Communications & Field Protocols: Vendor shall supply and deliver door hangers and notices with City approved language and materials; leave completion door tags when customers are not present; and follow "do not proceed" rules for unsafe or non-compliant conditions (with immediate City notification).

3.1.14 Operating Hours & Scheduling: Standard installation hours shall be 8:00 AM–8:00 PM, Monday–Friday (non-holiday), unless otherwise approved by the City. Vendor shall provide the City 48 hours' notice of days crews will or will not be working.

3.1.15 Contact Attempts: For electric meter exchanges and where access constraints apply, Vendor shall make up to three contact attempts (no more than one per 24 hours) before elevating to the City for direction, in addition to the two direct requests required in Section 5.1.1.

3.1.16 The vendor shall activate all meters and smart points at their designated installation location to ensure accurate GPS synchronization and correct geolocation within the AMI system.

---

#### **4. Vendor Coordination**

4.1 Vendor shall be responsible for staging, site security, transport, inventory, and associated fees. The City will waive permitting fees, but vendor must obtain necessary permits. Vendor shall coordinate installations and notify customers.

##### **4.2 Additional Coordination Requirements:**

4.2.1 Work with City staff to verify operational functionality of all antennas and broadcasting hardware.

4.2.2 Identify incoming water service line material, create inventory, and provide to the City Water Superintendent with photographs of:

- Incoming water service line material

- Each installed meter (gas, water, electric) before and after installation
- Building from street view

#### 4.3 Data Collection and Reporting (Vendor Requirement):

4.3.1 Vendor shall identify incoming water service line material at each property entered, create an inventory, and submit to City Water Superintendent.

4.3.3 Vendor shall use City-provided database link for submissions and is required to supply their own reporting devices with connectivity.

---

### 5. Vendor Responsibilities

#### 5.1 Communications and Notifications

5.1.1 Vendor must make two direct requests to property owners before City assistance.

5.1.2 City may provide contact info and addresses upon request.

5.1.3 Ensure life-saving utility-dependent customers are coordinated appropriately.

#### 5.2 Professionalism and Identification

5.2.1 Vendor personnel or designees shall wear professional attire.

5.2.2 Vendor personnel shall wear identifiable clothing and badges.

5.2.3 Vehicles shall be clearly marked and easily identifiable.

5.2.4 All vendor personnel and subcontractors must be properly licensed/certified, and all work shall comply with City Code, local, state, and manufacturer requirements. (Water meters do not require plumbing license).

5.2.5 Background Screening & Fitness for Duty: Prior to assignment, all personnel shall pass, at Vendor's expense, MVR, nationwide criminal, and sex offender registry checks, and a 7-panel drug test; disqualifying results shall result in immediate removal. Vendor shall maintain and provide a current roster of cleared personnel upon request

SIGNATURE: John R. Cummings

John Cummings, Vice President

---

### 6. Written Warranty and Support

6.1 Vendor shall provide its own written warranty for labor, installation, and materials for 36 months post-project completion.

6.2 Vendor shall provide optional extended warranty/support options.

6.3 Project warranty shall commence after City acceptance of final meter installation.

6.4 Vendor or contracted designee is required to verify functionality of all installed meters and ensure utilities are working.

6.5 Training Documentation: Upon request by the City of Tipton, Vendor shall provide documented proof of technical training and consumer-contact training for all assigned personnel on AMI hardware, software, and meter forms/classes.

---

## **7. Compliance and Safety**

7.1 Installations must comply with City Code, state/local/manufacturer requirements, OSHA, and Iowa Utilities Commission standards. Vendor is solely responsible for compliance.

SIGNATURE: 

John Cummings, Vice President

---

## **8. Project Management and Communication**

8.1 Vendor shall coordinate work with all relevant City departments as necessary.

8.2 Vendor shall communicate effectively with City staff to minimize service interruptions.

8.3 Project Manager & Status: Vendor shall assign a Project Manager and on-site lead; provide weekly status updates (call or meeting) covering production, exceptions, corrective actions, schedule for next two weeks, and risk items.

---

## **9. Staging and Equipment Storage**

9.1 Vendor shall be solely responsible for locating, arranging, and maintaining suitable staging and storage facilities for all project-related equipment and materials.

9.2 Vendor shall ensure security of the staging site(s) and stored equipment, including implementing appropriate safeguards to prevent theft, vandalism, or damage.

9.3 Vendor shall insure all products, equipment, and materials under their possession and control for the duration of the project.

9.4 The City of Tipton shall not be liable for the storage, security, or insurance of any products, equipment, or materials.

9.5 Warehouse & Access: Vendor shall maintain a physical warehouse suitable for receiving new meters and staging activities; where practicable, within a reasonable distance of City operations (e.g., within ~15 miles). Vendor shall provide City access upon request for audits and inventory checks.

---

## **10. Removal and Disposal**

10.1 Vendor shall be responsible for the transportation, disposal, and all associated fees related to discarded materials.

10.2 All refuse generated by this project shall be disposed of at the **Cedar Transfer Station**, located at 1202 240th St, Tipton, IA 52772. Phone: (563) 886-6437.

10.3 City may request salvage of specific parts.

10.4 Removed Meter Handling: Unless otherwise directed in writing by the City to salvage specific units, removed meters shall be disposed of per Section 10.2. If the City directs salvage/audit, Vendor shall catalog and return removed meters to the City at an interval of every 1–2 weeks, with box labels matching electronic records (address and serial). Vendor remains responsible for loss or damage of any meters/modules in its possession.

---

## **11. Training and Support**

11.1 Training shall include utility staff across electric, gas, and water departments as designated by the City.

11.2 Vendor shall work cooperatively with the City of Tipton to ensure full integration with **Tyler Technologies, Sensus technology, and Encode software**, verifying that AMI functionality is fully operational and optimized.

---

## **12. Inspections**

12.1 City reserves the right to inspect all work.

12.2 At least 10% of all sites will be inspected for craftsmanship, installation, and functionality before acceptance.

12.3 The City also reserves the right to bring in an independent party to inspect all sites, or a representative sample, for craftsmanship, installation, code compliance, manufacturer compliance, and functionality prior to final acceptance.

---

## **13. Bonds and Insurance Requirements**

### **13.1 Performance and Payment Bonds**

The awarded vendor shall furnish a **Performance Bond** and a **Payment Bond**. Please be advised that your proposal must include the cost of Performance and Payment bonds that must be in effect before work is started. However, you do not have to obtain such bonds as a condition for submitting a proposal. Upon award of the contract, but before the "Notice to Proceed" is issued, the successful vendor must provide these bonds in a form that is acceptable to the City. The successful vendor is advised not to incur any Project costs until bonds have been approved and the "Notice to Proceed" is issued.

### **13.2 Certificates of Insurance**

All quotes **MUST** be accompanied with a copy of the RFP respondent's certificate of liability insurance in a minimum of \$1 million for each occurrence.

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

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

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

---

## **14. Payment and Billing**

The successful bidder(s) may bill the City for work done as the Project progresses, but 3% of each such payment up to the cost of the bid price will be retained according to Iowa Law and until the Project passes its final inspection and lien waivers for all subcontractors, if any, have been submitted. Upon satisfaction of these requirements, the 3% final retainage will be released according to the laws of Iowa. Additionally, payments are only issued after approval by the Tipton City Council. The Tipton City Council meets on the first and third Monday of each

month and invoices to be paid must be submitted to Tipton City Hall on the Wednesday prior to a Council meeting to be approved at the Council meeting.

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

Itemized invoices are required for milestone tasks, integration, testing, and documentation.

---

## **15. Proposal Submission**

Proposals must include:

- Signed checklist (Section 20)
- Itemized pricing with not-to-exceed clause
- Unit pricing schedule (per meter type, labor hour, materials)
- Timeline and staffing plan
- References

---

## **16. Evaluation Criteria**

Proposals evaluated on compliance, experience, cost, schedule, training/support, emergency responsiveness.

---

## **17. References (see Exhibit C)**

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

---

## **18. Dispute Resolution**

This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the Cedar County District Court, and all parties to this Agreement waive any objection to the

jurisdiction of the district court, whether based on convenience or otherwise. The prevailing party shall be entitled to obtain judgment for costs and attorney fees.

---

#### **19. Timeline and Penalties**

19.1 Vendor must guarantee a completion date.

19.2 Financial penalties will apply for late completion as follows:

- 0–7 days late: \$50/day
- 8+ days late: \$100/day

19.3 Penalties are cumulative and may be withheld from vendor payments.

19.4 Vendors are advised to carefully consider the proposed schedule to avoid delays and penalties.

19.5 If the Vendor claims inability to perform due to extraordinary circumstances (such as acts of God, natural disasters, or declared emergencies), the Vendor must provide written documentation demonstrating the significant impact on project delivery. If the Vendor cannot demonstrate such impact to the City's satisfaction, the City reserves the right to impose **significantly higher daily penalties** as necessary to compel timely completion.

19.6 If the Vendor ceases work or fails to make continuous, good-faith progress on the Project without cause or without written authorization from the City, the Vendor shall forfeit any payments during the stoppage period and the City shall reserve the right to terminate the contract for cause or impose additional penalties.

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## 20. Exhibits

- Exhibit A: Final Contract
- Exhibit B: Vendor Proposal / RFP Response (Provided by vendor)
- Exhibit C: References
- Exhibit D: Meter Specifications and Quantities
- Exhibit E: Vendor Checklist

---

## 21. Vendor Submission Checklist

- Company profile and references
- Itemized and unit pricing
- Timeline and staffing plan
- Warranty and support terms
- Signed confirmation of performance/payment bonds
- Signed acknowledgment that proposal covers full scope

---

## 22. Contacts and Questions

### **General Project:**

Brian Brennan, Water Superintendent

[bbrennan@tiptoniowa.org](mailto:bbrennan@tiptoniowa.org) | 563-886-4877

### **Gas:**

Darren Lenz, Gas Superintendent

[llenz@tiptoniowa.org](mailto:llenz@tiptoniowa.org) | 563-886-6187

### **Electric:**

Jon Walsh, Electric Superintendent

[jwalsh@tiptoniowa.org](mailto:jwalsh@tiptoniowa.org) | 563-886-6187

**Software:**

Melissa Armstrong, CFO

marmstrong@tiptoniowa.org | 563-886-6187

**23. Deadlines**

Proposals must be received by [January 9th, 2026].

---

**24. Proposal's Length of Time**

All proposals and pricing with them shall be good for 45 days after opening the RFP responses.

---

**25. Exceptions**

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

---

**26. Signature**

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

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

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

Your signature: *John R Lemmy*

Your name and/or company's name: Professional Meters, Inc.

Address: 3605 N State Route 47, Suite E, Morris, IL 60450

Phone #: 815-942-7000 Email: sales@prometers.com

Date: 01/06/2026

## Exhibit C

### References

Name / Organization	<b>Guymon, OK</b> <b>Utility Technology Services (Prime)</b>
Phone Number	<b>616-745-9844</b>
Type of Project	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water
Year of Project	<b>2023</b>
Approximate Cost	<b>\$750,000</b>
Special Notes about this project	<b>PMI managed the implementation of a Sensus AMI system with 3,812 water meters and 3,767 gas meters.</b>

Vendor shall make copies of this sheet for each additional reference\*

## Exhibit C

### References

Name / Organization	New Castle, DE American Municipal Power (Prime)
Phone Number	
Type of Project	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Electrical
Year of Project	2023
Approximate Cost	\$450,000
Special Notes about this project	PMI managed the installation of an AMI system with 2,025 water meters and 2,673 electric meters.

Vendor shall make copies of this sheet for each additional reference\*

## Exhibit C

### References

Name / Organization	Tipp City, OH
Phone Number	937-667-8424
Type of Project	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Electrical
Year of Project	2024
Approximate Cost	\$625,000
Special Notes about this project	PMI managed the installation of an AMI system with 4,454 water meters and 5,077 electric meters.

Vendor shall make copies of this sheet for each additional reference\*

## Exhibit D

### Inventory of Water, Gas and Electric Accounts

The City of Tipton has made its best effort to compile an accurate inventory of all water, gas, and electric meters and associated SmartPoints that will be furnished by the City for this Project. The Vendor shall provide installation pricing only, as the City will supply all meters and SmartPoints. The Vendor is responsible for providing all materials necessary to complete the installation—such as fittings, connectors, wiring, mounting hardware, and any other supplies required for proper installation in accordance with industry standards and manufacturer requirements. The City recognizes that actual field quantities may vary slightly; therefore, the Vendor must also provide unit installation pricing for any additional meters or SmartPoints that may be required to complete the Project.

#### Water Components

All smart points shall be installed with their antennas located on the exterior of the building\*

- (430) Complete 5/8" or ¾" IPERL Water Meter
- (430) 3 Wire SmartPoint's
- (1110) Install Touch Coupler SmartPoint over oval Touchpad

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## Gas Components

- o (949) 100GM-A
- o (53) 100GM-B
- o (139) 300GM
- o (20) 500GM
- o (1) 600GM
- o (27) 700GM            For all rotary meters with PTZ heads
- o Replace all Sprague & Schlumberger meters as follows (City will provide) ...
- o (343) SonixIQ250
- o (9) SonixIQ425
- o Other Gas Items Needed for Rotary Meters
- o (21) AdEM-PTZ        To replace current heads on Dresser Rotary Meters
- o (21) Click Kit        Bracket to go from Dresser/ROOTS to AdEM Head
- o (21) Pressure Kit for PTZ

## Electric Components

- o (1120) 2s Electric Meter Installation and Activation
- o (9) 3s Electric Meter Installation and Activation
- o (6) 4s Electric Meter Installation and Activation
- o (7) 6s CL 200 480v Electric Meter Installation and Activation
- o (57) 9s Electric Meter Installation and Activation
- o (17) 12s Electric Meter Installation and Activation

- o (40) 16s Electric Meter Installation and Activation

## Exhibit E

### Vendor Check List

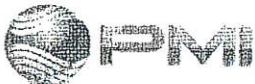
- Company Profile (including legal name, address, and contact information)
- Evidence of Prior Relevant Experience (with references)
- Itemized Pricing Proposal (with not-to-exceed clause)
- Unit Pricing Schedule (per meter type, labor hour, and materials)
- Timeline and Staffing Plan
- Warranty and Support Terms (minimum 36-month warranty)
- Certificate of Liability Insurance (minimum \$1M per occurrence, naming City as additional insured)
- OSHA and Iowa Utilities Commission Compliance Statement
- Signed Acknowledgment of All Vendor Responsibilities (Section 5 of RFP)
- Signed Acknowledgment of All Safety and Compliance Requirements (Section 7 of RFP)
- Signed RFP Instructions Form (Section 26: Signature)
- Completed "Exceptions" Section (if applicable)
- Confirmation of Ability to Provide Performance and Payment Bonds (**only required upon award of the project; cost of bonds must be reflected in proposal pricing, but bonds themselves are not required at submission**)
- Confirmation of Ability to Coordinate with Tyler Technologies, Sensus, and Encode software
- Completed Contact Information Sheet for Vendor's Project Manager and Support Staff

### \*VENDOR SIGNATURE REQUIRED\*

By signing below, the undersigned affirms that:

- The pricing provided is accurate and complete.
- All work will be performed in accordance with the RFP requirements.
- The total project cost will not exceed the amount stated above.

Authorized Representative (print)	John Cummings, Vice President
-----------------------------------	-------------------------------



## QUOTE

PROFESSIONAL METERS, INC.  
3605 N State Route 47, Morris, IL 60450  
Website: PROMETERS.COM  
Phone: 815-942-7000  
Fax: 815-941-1091  
Prepared by: Tom Kovalak  
[c269-783-6200]

DATE	01/09/2026
QUOTE #	20260109
Project Name	TIPTON, IA
VALID UNTIL	90 days

TIPTON IA

## TIPTON, IA

TIPTON, IA

DESCRIPTION	QTY	UNIT COST	AMOUNT
5/8"-3/4" iPerl Install, Run 3-Wire, SP Outside	430	\$ 125.06	\$ 53,775.80
Install Touch Coupler SmartPoint over TouchPad	1110	\$ 67.01	\$ 74,381.10
New 3-Wire Run to Exterior, If Needed	1	\$ 58.37	\$ 58.37
Add Gas SmartPoint - Exterior Only, 100GM-A	949	\$ 75.40	\$ 71,554.60
Add Gas SmartPoint - Exterior Only, 100GM-B	53	\$ 75.40	\$ 3,996.20
Add Gas SmartPoint - Exterior Only, 300GM	139	\$ 90.22	\$ 12,540.58
Add Gas SmartPoint - Exterior Only, 500GM (Commercial)	20	\$ 105.04	\$ 2,100.80
Add Gas SmartPoint - Exterior Only, 600GM (Commercial)	1	\$ 119.86	\$ 119.86
Add Gas SmartPoint - Exterior Only, 700GM (Commercial - Rotary, PTZ Head)	27	\$ 149.50	\$ 4,036.50
Gas Meter Replacement, Sonix IQ 250	343	\$ 198.25	\$ 67,999.75
Gas Meter Replacement, Sonix IQ 425	9	\$ 241.80	\$ 2,176.20
Adder for Rotary Meters; AdEM-PTZ	21	\$ 25.84	\$ 542.64
Adder for Rotary Meters; Click Kit	21	\$ 8.06	\$ 169.26
Adder for Rotary Meters; Pressure Kit for PTZ	21	\$ 178.49	\$ 3,748.29
Electric Meter Install and Activate - 2S	1120	\$ 38.35	\$ 42,952.00
Electric Meter Install and Activate - 3S	9	\$ 38.35	\$ 345.15
Electric Meter Install and Activate - 4S	6	\$ 38.35	\$ 230.10
Electric Meter Install and Activate - 6S CL 200 480v	7	\$ 164.32	\$ 1,150.24
Electric Meter Install and Activate - 9S	57	\$ 164.32	\$ 9,366.24
Electric Meter Install and Activate - 12S	17	\$ 67.99	\$ 1,155.83
Electric Meter Install and Activate - 16S	40	\$ 67.99	\$ 2,719.60
Appointment to Access Inside Set Gas/Electric Meter	1	\$ 38.35	\$ 38.35
Crawl / Under Mobil Home Access Adder	1	\$ 113.75	\$ 113.75
Warehouse	1	\$ 39,000.00	\$ 39,000.00
Mobilization	1	\$ 5,200.00	\$ 5,200.00

## TERMS AND CONDITIONS

Staging area to be provided.

All meters and additional parts will be provided by others, and in sufficient quantity to complete project in one Mobilization.

Project start date March/April 2026

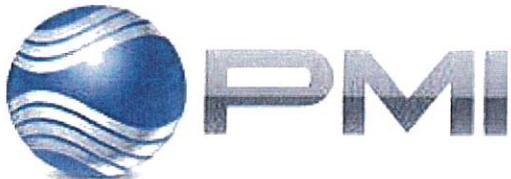
\$ 399,471.21

*Thank You For Your Business!*



Signature	
Date	01/06/2026





Professional Meters, Inc.  
3605 North Rte. 47 • Suite E  
PO Box 506  
Morris, IL60450  
P: 815.942.7000 • F: 815.941.1091  
[www.prometers.com](http://www.prometers.com)

## Executive Summary

Professional Meters, Inc. (PMI) was founded in 1999 in response to the rapidly growing market for automated meter reading systems for the water, gas, and electric industry. PMI specializes in the turnkey installation of AMR/AMI Systems nationwide. We have installed mobile, fixed, and mesh network systems and have worked with most of the industry's major product manufacturers including Badger, Neptune, Itron, Elster, Sensus, Master Meter, Mueller, Eaton and Aclara.

Over the last twenty-four years, PMI has installed meters from Portland, Maine, to Kauai, Hawaii, and has managed projects ranging from 500 meters to 300,000 meters. PMI has demonstrated its ability to handle every aspect of a utility meter replacement program. Our experienced management staff carefully monitors the overall installation program ensuring timely delivery of project data as well as quick and professional installation. Our training and quality programs enable our installers to perform superior work and deliver accurate data, while our safety program helps to protect both our employees and people around them.

PMI uses a combination of technology, accurate data collections, and top-notch project and data management personnel to provide customers with unmatched services that are performed quickly, safely, cost effectively, and in a high quality, value-added way. Each project is assigned a project manager and data manager to ensure consistency throughout the life of the project.

PMI uses a proprietary Installation Tracking System (PMI-ITS) to manage and track meter change-out programs. The PMI-ITS serves as the central repository for all installation data collected for each project. A customized web-based interface (Project Web Portal) is developed for each project allowing access to a wide variety of project tracking statistics, installation data, problem logs, inventory tracking systems, and progress reports.

PMI runs a Customer Communication Center located in our corporate office in Morris, Illinois, with operations including customer notifications, customer communications, crew scheduling, and dispatching. Each project is assigned a dedicated toll-free number for customers to ask questions concerning the project or report problems concerning installations.

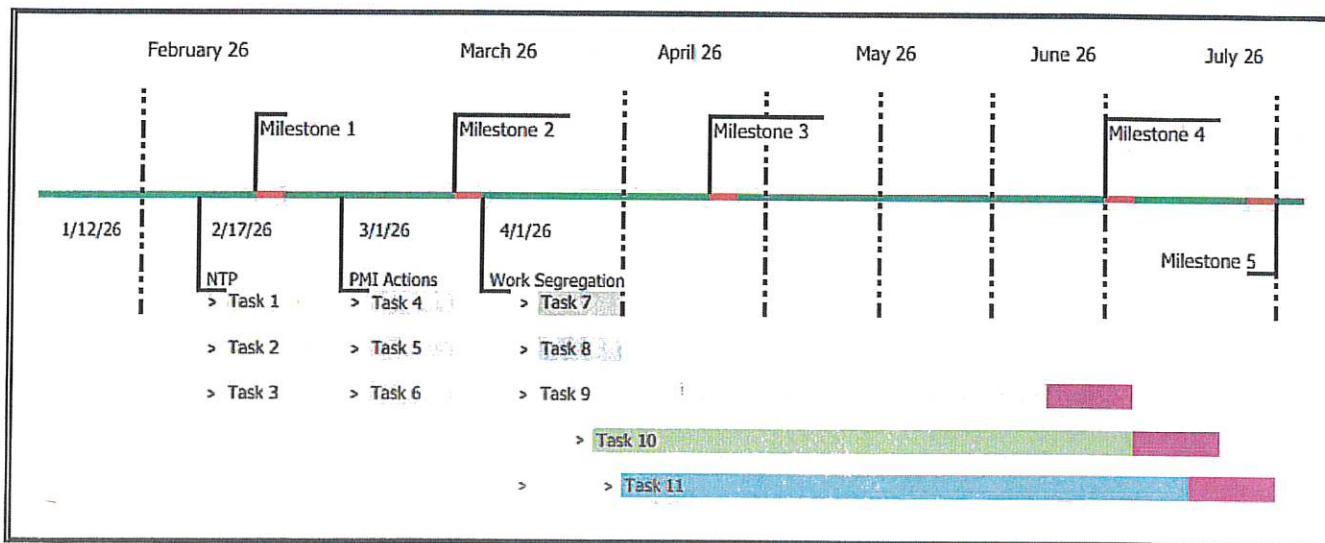
PMI has managed every type of mass meter project including inside-set and appointment jobs, meter pit jobs, and specialized plumbing jobs. In past projects, our installers have performed simple meter exchanges, new meter cut-in work, and plumbing repairs or modifications such as installing new meter pits, valves, adapters, re-plumbing and more. We have utilized both union and non-union labor forces and have experienced installers on every meter project. PMI has worked nationwide and is mindful to the specific needs of every utility. The variety of projects and types of customers we have performed work for has allowed us to create a management approach that is scalable to the needs of every mass installation program.

Delivering Innovative Metering Solutions Nationwide



## Timeline and Staffing Plan

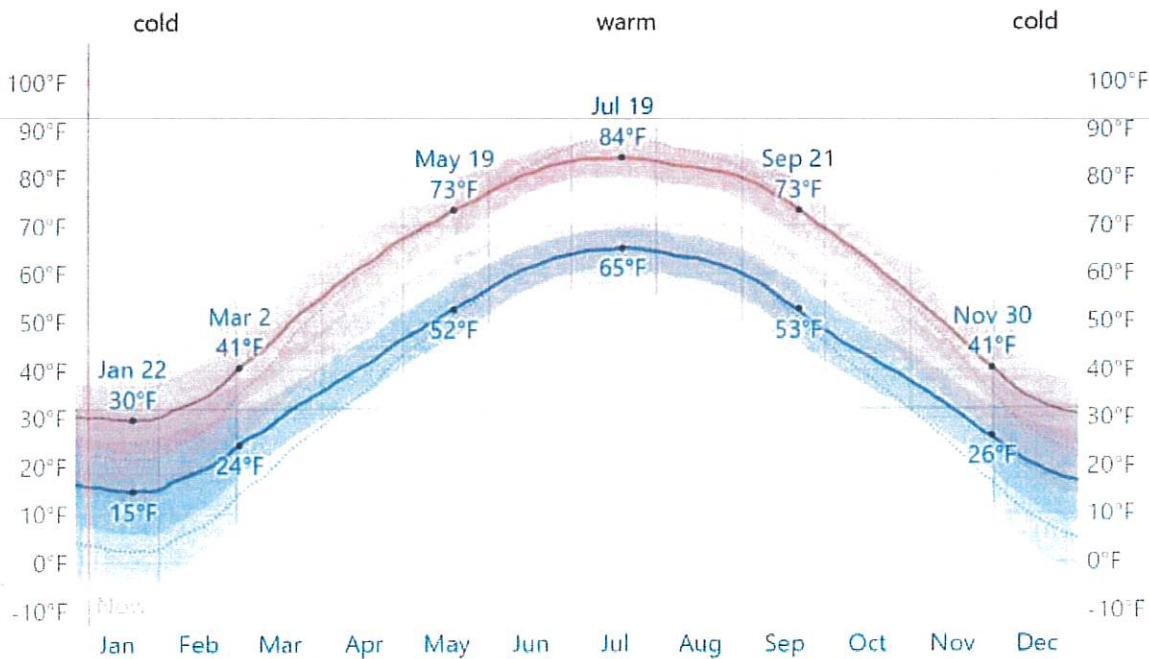
### Timeline

**TIPTON, IOWA - AMI PROJECT TIMELINE**


Task / MS	Start	End	Duration	Description
NA	1/12/26	2/9/26	@ 30 Days	City of Tipton staff to review all Proposals and make selection.
1	2/16/26	2/17/26	2 Days	Notice to Proceed provided to PMI; bonds and COI provided.
2	2/18/26	2/27/26	8 Days	Obtain full list of all subject accounts, create work flow, load to WOMS.
3	2/23/26	2/27/26	5 Days	Mobilize PMI fleet and move to project site.
MS1	2/26/26	2/27/26	2 Days	Subject accounts loaded to WOMS, testing completed.

**TIPTON, IOWA - AMI PROJECT TIMELINE**

Task/ MS	Start	End	Duration	Description
4	3/2/26	3/13/26	10 Days	Set PM; assign FT Field Manager to project - there for the duration.
5	3/16/26	3/20/26	5 Days	Secure local warehouse/staging area - relocate product.
6	3/16/26	3/31/26	16 Days	Complete OQ certifications; 1-FT Field Mgr., 5-6 FT technicians assigned.
MS2	4/1/26	4/3/26	3 Days	All crew and equipment at project site, WOMS tested, Installation begins.
7	4/1/26	4/3/26	3 Days	Segregate all inside water accounts for one-call access/work completion.
8	4/6/26	4/8/26	3 Days	Segregate all gas replacements accounts for one-call access/work completion.
MS 3	4/6/26	4/6/26	1 Day	All retrofit/replacement work set to begin; reevaluate need for staff.
9	4/6/26	6/1/26	39 Days	Perform all water accounts installation and/or retrofits; create punch list.
10	4/13/26	6/15/26	44 Days	Perform all gas accounts installation and/or retrofits; create punch list.
11	4/20/26	6/30/26	49 Days	Perform all electric accounts installations; create punch list.
MS 4	6/1/26	6/30/26	22 Days	ALL phases of work complete; any product returned to the City.
MS 5	7/1/26	7/17/26	13 Days	Close down Project, close down facility, relocate PMI fleet.

**Average High and Low Temperature in Tipton**
[Link](#) [Download](#) [Compare](#) [History](#) [2026](#) [2025](#) [2024](#) [2023](#) [2022](#) [2021](#) [2020](#) [2019](#) [2018](#)


The daily average high (red line) and low (blue line) temperature, with 25th to 75th and 10th to 90th percentile bands. The thin dotted lines are the corresponding average perceived temperatures.



## Staffing Plan

PMI is committed to exceeding our customers' expectations by dedicating professional, highly skilled team members to the project. Our proposed managers for this project have decades of management experience and are trained to work as an efficient, knowledgeable team, committed to excellence.

- John Cummings, P.E, Vice President, Co-Owner of PMI: John holds a BS in Civil Engineering and has overseen every major PMI project since his hiring in 2003. John has guided the company from the status of a small installation firm to an industry-leading installation firm completing major utility project across the US. He is very actively involved in the day-to-day business of PMI and will serve as the Contract Manager for this project.
- Tom Kovalak, Sales Director for PMI: Tom lead sales director at PMI. Tom has over 30 years of experience in the utility and energy industry and has been leading PMI's sales efforts since 2025. He will work with the Utility to transition the project from the contract phase to the operations team.
- Jason Brown, Director of Operations: Jason has been with PMI since 2012 and worked as a Field Manager for the City of Chicago MeterSave project from 2012 to 2020. Jason became a Project Manager for PMI in 2020 and took on numerous PMI projects in the Midwest, Southwest, and Southeast. Notable projects include Plano, TX (72,000 meters) and Toledo, OH (113,000 Sensus meters). Jason has been the Director of Operations since 2024. His role includes overseeing the Operations team and allocating personnel and resources to ensure the successful implementation of each project.
- Project Manager: Upon project award, the Director of Operations will be responsible for assigning a Project Manager for this contract. The Project Manager will be responsible for overall project execution, communication with the utility, and ensuring milestones are met. The PM team will lead the operations effort and act as the primary liaison between the Utility and PMI staff.
- An onsite Field Supervisor will be assigned to the project by the Operations Manager and Project Manager to implement this project. They will manage on-site activities, oversee crews, and ensure compliance with the utility's procedures and safety protocols.
- Stan Kumor, IT Manager for PMI: Stan has been an IT Manager for PMI since 2006 and has over twenty-five years of computing and data management experience. Mr. Kumor is responsible for computer systems and data management for ongoing installation projects and has data managed over 100 projects including Chicago, IL (300,000 meters), Western Virginia Water Authority (57,000 Sensus meters), and Chicago Consortium Project (47,000 Sensus meters). Stan will be in a pivotal role with all the data exchange process.
- Field Technicians: Trained professionals tasked with meter upgrades.
- Quality Assurance (QA) Team: Conducts regular inspections, reviews data, and ensures adherence to QAQC checklist.





#### PMI WORKMANSHIP WARRANTY (BID FORM)

Professional Meters, Inc. ("PMI") warrants its workmanship only for a period of thirty-six (36) months from the Date of Acceptance. This warranty confirms that all labor performed by PMI shall conform to the written specifications and requirements in effect at the time of contract execution or Notice to Proceed.

This warranty applies solely to defects arising from PMI workmanship associated with installation or servicing performed by PMI. Products, meters, endpoints, software, firmware, communication systems, and equipment are expressly excluded and remain subject only to applicable manufacturer warranties, if any.

Date of Acceptance is the date installation or service is completed with no identified workmanship defects. If a workmanship defect is identified within thirty (30) days of installation, the Date of Acceptance shall be the date the defect is corrected. Repairs made after thirty (30) days do not extend or reset the warranty period.

Upon written notice of a claimed workmanship defect, PMI will investigate and, if confirmed, perform corrective work in a prompt and reasonable manner. PMI shall determine whether the issue is the result of PMI workmanship.

This warranty does not cover failures caused by manufacturing defects, software performance, data transmission, Acts of God, vandalism, misuse, tampering, third-party actions, environmental conditions, or any causes beyond PMI's control. If PMI responds to a service request and determines the issue is not related to PMI workmanship, the Owner shall be responsible for all associated costs, billed portal-to-portal at standard rates.

This warranty is exclusive and in lieu of all other warranties, express or implied. PMI's liability is limited solely to correction of confirmed workmanship defects and shall not exceed the value of the services provided at the affected location. PMI shall not be liable for any special, indirect, incidental, or consequential damages.

This workmanship warranty is non-transferable and may not be modified except by a written agreement signed by an authorized PMI representative.





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
9/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Agnes Froemel	
Northern Insurance Group, LTD 316 Franklin Street		PHONE (A/C, No, Ext): (815) 942-0017	FAX (A/C, No): (866) 470-5720
Morris IL 60450		E-MAIL ADDRESS: afroemel@northernins.com	
INSURED		INSURER(S) AFFORDING COVERAGE	
PROFESSIONAL METERS INC 3605 N State Route 47 Ste E		INSURER A: Employers Mutual Casualty Company 21415	
Morris IL 60450-8218		INSURER B: Technology Insurance Company 42376	
		INSURER C: Twin City Fire Ins. Company (Hartford) 29459	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES		CERTIFICATE NUMBER: MASTER CERT		REVISION NUMBER:					
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.									
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	COMMERCIAL GENERAL LIABILITY			6D49334	10/18/2025	10/18/2026	EACH OCCURRENCE	\$ 1,000,000	
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ex occurrence)	\$ 500,000	
	CONTRACTUAL LIABILITY						MED EXP (Any one person)	\$ 10,000	
C	X, C, U COVERAGE			83 KB 06629998-26	07/18/2025	07/18/2026	PERSONAL & ADV INJURY	\$ 1,000,000	
	GENL AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$ 2,000,000	
	OTHER: CYBER COVERAGE: \$5000 DED						PRODUCTS - COMP/OP AGG	\$ 2,000,000	
A	AUTOMOBILE LIABILITY			6E49334	10/18/2025	10/18/2026	AGG LIMIT:	\$ 2,000,000	
	ANY AUTO ALL OWNED AUTOS						COMBINED SINGLE LIMIT (Ex accident)	\$ 1,000,000	
	Hired AUTOS						BODILY INJURY (Per person)	\$	
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE			6J49334	10/18/2025	10/18/2026	BODILY INJURY (Per accident)	\$	
	DED <input checked="" type="checkbox"/> RETENTION \$ 0						PROPERTY DAMAGE (Per accident)	\$	
							EACH OCCURRENCE	\$ 5,000,000	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N/A		TWC4685914	10/18/2025	10/18/2026	AGGREGATE	\$ 5,000,000	
							X PER STATUTE	OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000	
A	PROPERTY: SPEC COV/\$1,000 DED			6A49334	10/18/2025	10/18/2026	E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	
	EQUIP:\$327,083/LEASED:\$400,000							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) RE: All Projects/All Services of Named Insured for Certificate Holder.						BI/W EX EXP: \$146,000/500DED			
PMI WILL PROVIDE A COI LISTING THE CITY AS ADDITIONALLY INSURED UPON CONTRACT AWARD									

CERTIFICATE HOLDER		CANCELLATION	
***FOR INFORMATION ONLY***		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
		AUTHORIZED REPRESENTATIVE	
		Armand D'Andrea/AF	

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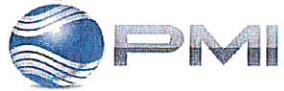
## OSHA and Iowa Utilities Commission Compliance Statement

Professional Meters, Inc. hereby certifies that it is fully compliant with all applicable federal, state, and local laws, rules, and regulations related to workplace safety, health, and utility operations.

Professional Meters, Inc. maintains written safety policies and procedures, provides required safety training to its employees, and enforces compliance with all safety requirements while performing work under this bid. All work will be conducted in a manner that protects employees, the public, and utility facilities.

Professional Meters, Inc. agrees to comply with all OSHA and Iowa Utilities Commission requirements throughout the duration of the project and understands that failure to maintain compliance may be grounds for disqualification or contract termination.





Tipton AMI Project

## Confirmation of Ability to Provide Performance and Payment Bonds

Professional Meters, Inc. hereby confirms its ability to furnish Performance and Payment Bonds in the full amount required by the Contract Documents, issued by a surety company licensed to do business in the state where the project is located and rated A- or better by A.M. Best, or otherwise acceptable to the Owner.

Name: JOHN CUMMINGS, VICE PRESIDENT

Signature: John R Cummings

Date: 01/06/2026





Tipton AMI Project

## Confirmation of Ability to Coordinate with Tyler Technologies, Sensus, and Encode Software

Professional Meters, Inc. (PMI) hereby confirms its ability and commitment to coordinate directly with Tyler Technologies and Sensus to ensure successful system integration and project execution.

PMI will coordinate with the above vendors to:

**a. Data Integration:**

Format and provide meter data in the required flat-file format to support automated uploads into the Tyler Technologies billing system.

**b. AMI / Network Validation:**

Coordinate with Sensus to obtain Radio Network Interface (RNI) access for the purpose of confirming that meters and transmitters are communicating and reading successfully within the system.

**c. Meter & Transmitter Setup:**

Coordinate with Sensus, as required, to receive and manage shipping files for meters and transmitters and ensure the appropriate software and configurations are used for proper programming and activation of transmitters.

PMI has experience working with utility billing systems and AMI vendors and will work collaboratively with all parties to ensure data accuracy, system compatibility, and timely project delivery.





## Completed Contact Information Sheet for Vendor's Project Manager and Support Staff

### TOM KOVALAK

- Tom Kovalak, Director of Sales: Tom has over 30 years of experience in the utility and energy industry and has been leading PMI's sales efforts since 2025. He will work with the City to transition the project from the contract phase to the operations team.
- Email: [tom.ovalak@prometers.com](mailto:tom.ovalak@prometers.com)
- Phone: 269-783-6200

### JASON BROWN

- Jason Brown, Director of Operations: Jason has been with PMI since 2012 and worked as a Field Manager for the City of Chicago MeterSave project from 2012 to 2020. Jason became a Project Manager for PMI in 2020 and took on numerous PMI projects in the Midwest, Southwest, and Southeast. Notable projects include Plano, TX (72,000 meters) and Toledo, OH (113,000 Sensus meters). Jason has been the Director of Operations since 2024. His role includes overseeing the Operations team and allocating personnel and resources to ensure the successful implementation of each project.
- Email: [jason.brown@prometers.com](mailto:jason.brown@prometers.com)
- Phone: 815-413-0215

### STAN KUMOR

- Stan Kumor, IT Manager: Stan has been with PMI since 2006 and has over twenty-five years of computing and data management experience. Mr. Kumor is responsible for computer systems and data management for ongoing installation projects and has data managed over 100 projects including Chicago, IL (300,000 meters), Western Virginia Water Authority (57,000 Sensus meters), and Chicago Consortium Project (47,000 Sensus meters). Stan will be in a pivotal role with all the data exchange process.
- Email: [stan.kumor@prometers.com](mailto:stan.kumor@prometers.com)
- Phone: 815-413-0209



AGENDA ITEM:

**AGENDA INFORMATION  
TIPTON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	02/02/26
<b>AGENDA ITEM:</b>	Discussion and possible action concerning an internal loan from Fund 600 (water) and Fund 630 (electric) to Fund 640 (gas) to Cover costs associated with the automatic meter reading project
<b>ACTION:</b>	Motion to Approve, Deny or Table

**SYNOPSIS:**

The City of Tipton Utility Departments have been saving annually for the upcoming automatic meter reading project (AMI) for many years. Due to some major expenses in 2019 related to the polar vortex, the Gas department could not save as much as the other utilities.

Below is a breakdown of what the projected costs are for each department and the amount they have saved currently.

<b>Water Department</b>		
<b>Description</b>	<b>Estimated Costs</b>	<b>Department</b>
Water Meters/Inventory	\$ 334,735.50	Water
Software Training etc. (\$54,685/3)	\$ 18,209.00	Water
PMI Install	\$ 129,999.30	Water
<b>Estimated Total</b>	<b>\$ 482,943.80</b>	

<b>Electric Department</b>		
<b>Description</b>	<b>Estimated Costs</b>	<b>Department</b>
Electric Meters/Inventory - All ready purchased	\$ 101,530.00	Electric
Electric Meters/Inventory	\$ 3,780.00	Electric
Software Training etc. (\$54,685/3)	\$ 18,209.00	Electric
PMI Install	\$ 59,703.19	Electric
<b>Estimated Total</b>	<b>\$ 81,692.19</b>	

<b>Gas Department</b>		
<b>Description</b>	<b>Estimated Costs</b>	<b>Department</b>
Gas Meters/Inventory	\$ 384,944.92	Gas
Software Training etc. (\$54,685/3)	\$ 18,209.00	Gas
PMI Install	\$ 170,768.71	Gas
<b>Estimated Total</b>	<b>\$ 573,922.63</b>	

The chart above shows the gas department is short \$336,878.63. This is an estimated amount based on the quote we received.

The Electric and Water departments have offered to split the gas balance 50/50 with an internal loan that would be repaid back in 10 years. In the event the gas department has excess cash available at the end of a fiscal year, they would be allowed to pay down the loan faster.

**AGENDA ITEM:**

Included with this synopsis is a draft of an internal loan resolution. The final loan amount won't be known until after the installation of the project. The utilities are requesting permission to proceed with the understanding that after the project is complete and a final installation cost is determined for gas, a resolution of the internal loan will be brought to council for official approval with the final number.

**PREPARED BY:** Melissa, BW, BB, Jon, Darren

**DATE PREPARED:** 01/29/26

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION APPROVING AN INTERNAL LOAN FROM THE CITY'S "FUND 600 (WATER) AND FUND 630 (ELECTRIC)" TO "FUND 640 (GAS)" TO COVER COSTS ASSOCIATED WITH THE AUTOMATIC METER READING "AMI" (PROJECT)**

**WHEREAS**, the City Council hereby directs that an amount of \$336,879 be advanced via \$168,439.50 from Fund 600 (Water) and \$168,439.50 from Fund 630 (Electric) to Fund 640 (Gas) for the costs associated with the automatic meter reading "AMI" (project);

**AND, WHEREAS**, the City's Financial Officer shall be responsible for making the repayment by transferring \$168,439.50 to reimburse Fund 600 (Water), without interest before June 30, 2036; and

**AND, WHEREAS**, the City's Financial Officer shall be responsible for making the repayment by transferring \$168,439.50 to reimburse Fund 600 (Electric), without interest before June 30, 2036; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Tipton, Iowa with this resolution approves the internal loan of \$336,879 for the costs associated with the automatic meter reading "AMI" (project).

PASSED AND APPROVED this X<sup>nd</sup> day of XXXX 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 X<sup>th</sup> day of XXXX 2026.

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

RESOLUTION 020226C

RESOLUTION SETTING A PUBLIC HEARING REGARDING THE  
EAST 1<sup>st</sup> STREET RECONSTRUCTION,  
CEDAR STREET TO MULBERRY STREET, TIPTON, IOWA 2026

WHEREAS, the City Council of the City of Tipton wishes to pursue a street construction project on East 1<sup>st</sup> Street (Cedar Street to Mulberry Street,) a public hearing shall be conducted as follows to consider plans and cost estimates:

Public Hearing Notice  
East 1<sup>st</sup> Street (Cedar to Mulberry) Reconstruction Project  
Estimated Construction Cost: \$200,675  
City of Tipton

A public hearing will be held at 5:30 P.M. on February 23, 2026, in the Council Chambers, Fire Station, 301 Lynn Street, in accordance with the provisions of Chapter 384, Code of Iowa. At the hearing, the City Council will receive and consider any objections made by any interested party to the Plans and Specifications, proposed contract, and the estimate of cost for the project. Before the public hearing, written or verbal input may also be directed to: [citymanager@tiptoniowa.org](mailto:citymanager@tiptoniowa.org) or 563-886-6187 or City Hall, 407 Lynn Street, Tipton, IA.

AND, WHEREAS, the Project's Plans and Specifications are available to the public at Tipton City Hall and show that the Engineer's construction cost estimates include:

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

**Total Estimated Construction Cost:**  
**\$200,675**

AND, WHEREAS, the anticipated bidding schedule is:

Council meeting, Feb 2:	Set public hearing for Feb 23.
Public Hearing Notice:	In the <i>Conservative's</i> Feb 11 edition.
Notice to Bidders:	Issue Feb 12.
Council meeting, Feb 23:	Conduct public hearing on proposed plans/specs. Consider resolution to approve on plans/specs.
Bid opening, City Hall:	March 3, 11:00 a.m.
Council meeting, Mar 9:	Consider resolution to award a bid, authorize signatures.

NOW, THEREFORE, Be It Resolved, the City Council of the City of Tipton does hereby set Monday, February 23, 2026 at 5:30 p.m. at the Tipton Fire Station, 301 Lynn Street as the public hearing date and location.

PASSED AND APPROVED this 2<sup>nd</sup> day of February 2026.

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Tammi Goerdt, Mayor

ATTEST:

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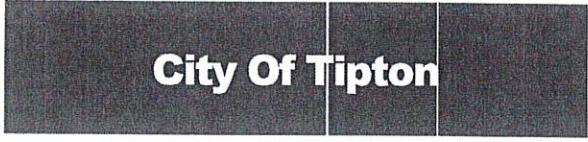
Amy Lenz, City Clerk

#### CERTIFICATION

I, Amy Lenz, City Clerk, do hereby certify the above is a true and correct copy of Resolution No. 020226C which was passed by the Tipton City Council this 2<sup>nd</sup> day of February 2026.

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Amy Lenz, City Clerk



# City Of Tipton

# Memo

**To:** City Council, Mayor Goerdt. The Equipment Committee

**From:** Steve Nash, Public Works

**cc:** Brian Wagner, City Manager & Melissa Armstrong

**Date:** 1-22-2026

**Re:** Replacement of Garbage Truck

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I'd like to have an Equipment Meeting early next week to discuss the next steps going forward. A noon meeting at City Hall works well on this end with Brian, Mellissa, Klay and me. If there is a better time for Jason and Kevin, we'll try to make that work too.

If you find that the information within is enough to waive an Equipment Committee meeting, I'll take this directly to the February 2 Council Meeting. Please let me know either way: Equipment Committee or Council Meeting?

These trucks are scheduled to be replaced every 5-7 years. Primarily, the reason for that time frame is because of all the moving parts and repair that is required on an annual basis. Klay has provided for us the annual cost of the maintenance for the last 7 years. It is as follows: These are calendar years.

• 2019 ( 6 months )	4 shop tickets	\$1,020.58
• 2020	13 shop tickets	\$7,048.79
• 2021	12 shop tickets	\$7,191.41
• 2022	11 shop tickets	\$6,157.48
• 2023	17 shop tickets	\$15,811.19

• 2024	13 shop tickets	\$17,587.79
• 2025	24 shop tickets	\$24,610.10

As you can see the cost of operation and repair continues to increase, with the annual maintenance and repair is about \$11,000.

The truck that Klay is bringing to the table is an International Chassis with a Labrie body. These numbers are State Bid numbers that have already gone through the bidding process. If we can act on this now, we will avoid any additional increases that are projected to be coming next month. We will still not be able to take possession of the unit until later this year, because production is out about 10-12 months.

Additionally, we are proposing that we trade both of our used Garbage Trucks in on this new truck. The increased cost of these types of units doesn't make it feasible to keep one as a backup unit. We intend to stay in a reciprocal arrangement with another municipality for backup when we need it. We found out yesterday that the trade-in value of our newer used truck is \$85,000. Our older truck has a value of \$24,500 in trade. (Please see attached quotes) Those numbers only reflect the cost of the Labrie Body.

Therefore, the total cost of the new truck including the body would be:

• International HV607 SBA MY2027 dual sit-down drive	\$115,420	Ascendance
• Labrie Automizer Helping Hand	\$218,042	Kilburg Equip
• Trade-in allowance -2014 International w/Heil Automated	-\$24,500	
• Trade-in allowance-2019 Freightliner w/Labrie Automated	-\$85,000	

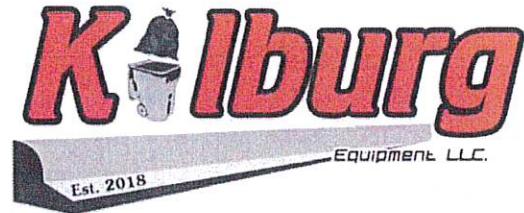
Total cost with trading both used trucks. **\$223,962**

We have \$225,000 in the Central Garage CIP for the 26-27 fiscal year.

These numbers are only good until the end of the month, as we are told that there will be an increase on the Labrie body as of February 1,2026.

**Kilburg Equipment**  
 431 W. Grant St /// PO BOX 284  
 Preston, IA 52069  
 +15635902455  
 jesse@kilburgequip.com  
 www.kilburgequip.com

## Estimate



### ADDRESS

Tipton, City of  
 407 Lynn St.  
 Tipton, IA 52772

### SHIP TO

Tipton, City of  
 Tipton, City of  
 407 Lynn St.  
 Tipton, IA 52772

ESTIMATE # 6443 DATE 01/07/2026

	DESCRIPTION	QTY	RATE	AMOUNT
Labrie Automizer	2026 Labrie Automizer 22CY with Helping hand long reach, spill shield, crusher panel, Auxiliary arm controls, Hot shift pump, electric over hydraulic body valve, broom and shovel holder, hopper roof, back up lights, work lights, strobe light on tailgate, 3rd eye camera system with 4 cameras, cart counter, hour meter, hopper floor liner, right hand sit down drive, includes mounting and delivery to City of Tipton	1	218,042.00	218,042.00T
trade in	Trade in on 2014 International with Heil Automated	1	-24,500.00	-24,500.00
trade in	Trade in on 2019 Freightliner with Labrie Automated	1	-85,000.00	-85,000.00
	SUBTOTAL			108,542.00
	TAX			0.00
	TOTAL			<b>\$108,542.00</b>

Accepted By

Accepted Date

TERMS : 1.5% INTEREST WILL BE CHARGED PER MONTH ON ALL DELIQUENT ACCOUNTS OVER 30 DAYS.

Representing an annual interest rate of 18%