



# -Chamber Connection-

## Chamber Board of Directors

- Paul Stueland—President  
*Stueland Auto Center*
- Diana Waltz—Vice President & Interim Treasurer  
*Citizens Bank*
- Kathy Laing—Secretary  
*US Bank*
- Jim Allen  
*Fields Men's Wear*
- John Dornfeld  
*Hawkeye Corporation*
- Denise Feltes  
*Pizza Hut*
- Tim Frerichs  
*Theisen's Farm & Home*
- Chris Keller  
*Keller's Home Furnishings*
- Todd Miller  
*Tipton Pharmacy*
- Mike Pelzer  
*Community Insurance*
- Daisy Wingert  
*Daisy's On The Square*
- Don Young  
*City of Tipton*
- Doug Boldt—ex-officio  
*Tipton City Manager*
- Travis Alden—ex-officio  
*Community Development Director*

Newsletter for the Tipton Chamber of Commerce

Volume 2, Issue 1 Jan/Feb. 2008

## Many New Chamber Members for 2008

New membership with the Tipton Chamber of Commerce has been strong so far in 2008, with over forty-five businesses already renewed and signed on as new members (as of newsletter date). We are pleased to welcome six businesses as new Chamber members this year. Their membership shows a commitment to supporting the Tipton community. We hope to welcome even more new members in the coming weeks!

**Bridge Community Bank**, Mechanicsville. 563-432-7291 or [www.bankatbridge.com](http://www.bankatbridge.com)

**Jody's Cut & Style** in Downtown Tipton. 563-886-3137

**Roberta Stackhouse—Prudential Partners Real Estate**, Coralville. 319-354-8118 or [www.pruic.com](http://www.pruic.com)

**RWD Travel**, Tipton. 563-886-2552 or [www.romanticweddingdestinations.com](http://www.romanticweddingdestinations.com)

**State Farm**, Tipton. 563-886-6120 or [www.statefarm.com](http://www.statefarm.com)

**D.S. Webb & Company, P.C.**, Tipton. 563-886-3006.



## Downtown Revitalization Incentive Program Awards

By Travis Alden  
*Tipton Community Development Director*

Tipton's downtown momentum gained even more steam in November 2007 when the Tipton Development Commission and Tipton City Council approved six applications for the City's Downtown Revitalization Incentive Program. The competitive program, which provides grant funds to downtown businesses and property owners to make improvements to their storefronts, granted a total of over \$27,000 to six different projects. All six projects met criteria based on aesthetics, positive impact on the downtown, and more. Grant recipients are Freeman Insurance, Tavern On The Square, Werling Law Office/Werling Abstract, Esbeck Construction and two projects for Hugh Stumbo.

All six of the applications were for the façade program and included everything from decorative tin restoration to painting projects. Freeman Insurance, for example, wanted to do some tuckpointing on their brick façade and install an awning over their storefront. The finished look is pictured to the right.

Funded by the City's Tax Increment Financing dollars, the program is meant to work in conjunction with the streetscape project toward a comprehensive "facelift" for downtown Tipton. Across the state and beyond, downtown revitalization has been shown to have far-reaching positive economic development effects. Applications are accepted throughout the year, with a rolling deadline of the 15th of every other month, starting with January 2008. Application packets are available at the Community Development office, City Hall and online at [www.tiptoniowa.org](http://www.tiptoniowa.org). Call 886-6350 for more information.



## INSIDE THIS ISSUE

New Chamber Members	1
Downtown Revitalization Incentive Program	1
Painted Lady Grant	2
Annual Meeting Date	2
Tipton 10-Year Project	2
City Elected Officials	2
New Chamber Board	2
January Chamber Luncheon Agenda	3
Upcoming Chamber Lunch Schedule	3
Film Festival Call for Entries Opens	4

**Grant Received For Painted Lady Brochure**

The Eastern Iowa Tourism Association (EITA) recently awarded Tipton Community Development a grant of \$280 to be used toward the 2008 redesign of the Tipton "Painted Ladies" Victorian home tour guide.

The new edition of the guide will contain more homes than in previous editions and will be re-sized to fit into standard brochure display racks. The look and layout of the booklet will also be freshened, and new photos were taken of each house.

EITA is a membership-driven organization devoted to promoting the many activities, attractions and events of Eastern Iowa to the tourism community at large. This includes attending trade shows, producing a yearly visitor's guide, hosting a website (easterniowatourism.org) and much more. The Old Cedar County Jail is also a member of EITA.



**Save The Date—Chamber Annual Meeting**

The 2008 Tipton Chamber of Commerce Annual Meeting & Dinner is tentatively scheduled for Wednesday, March 5th at the Tipton Golf and Country Club. Please mark your calendars. Official invitations will be mailed out in the near future.



**Brochure Conveys Recent Progress In Tipton Community**

*"To make these kinds of major improvements to our community with such a minor impact on the tax levy is quite an accomplishment."*

**By Doug Boldt**

*Tipton City Manager*

Attached to this newsletter is a brochure depicting the ten year history of the projects the City of Tipton has performed. Although this is not all of the projects the City has done during that time, it represents the major capital improvement projects that have been completed.

The brochure reflects the calculated planning and budgeting that was done to perform these projects and it also shows the costs and the funding sources for each one. It should be noted that of all the projects within the brochure, only two projects have had an effect on property taxes and one of those projects (Family Aquatic Center) was a referendum by the Tipton Community Schools. To make these kinds of major improvements to our community with such a minor impact on the tax levy is quite an accomplishment.



Please read through the brochure as it shows the vast amount of progress this community has made to improve its infrastructure and better the quality of life for its residents.

**Elected Officials Sworn In**

At the January 7th City Council meeting new Mayor Shirley Kepford and City Councilors Klay Johnson and Don McGlaughlin were publicly sworn in. Both Johnson and McGlaughlin were re-elected to their Council positions while Kepford was elected in November, defeating incumbent Don Young who had served two terms. Kepford had previously served on Tipton's City Council for 24 years but resigned in summer 2007 after moving out of First Ward. Mayor Kepford will be holding regular office hours at City Hall from 9am-11am on the first and third Mondays of each month.



**New Blood On Chamber Board for 2008**

In late 2007, Chamber Treasurer Patrick Meyer (Latta Harris) resigned his position due to accepting employment in the Des Moines area. Longtime board member Chris Keller (Keller's Home Furnishings) resigned his position in early January due to an increase of business commitments.

At the January 10 Chamber Board of Directors meeting two new Board members were named: Don Young and Tim Frerichs.

A number of other Chamber members had expressed interest in participating on the Board. It was felt that Young and Frerichs would each be a great asset to the Board, with Frerichs managing a successful downtown retail business and Young as former Mayor of Tipton.

"During my eight years as Mayor, I was able to observe closely the importance of a strong Chamber of Commerce organization and I feel that has been developed. I would like to continue to give back to the community and feel my being on the Chamber Board is a way of doing that," said Young.

The Board meets at 12:00pm the second Thursday of each month at the Community Development office, 520 Cedar Street. All Chamber members are welcome to attend these meetings. Officers will be elected at the February 14 meeting.

**Membership Reminder**

If you haven't turned in your Chamber Membership for 2008, please do so at your earliest convenience. If you have already renewed your membership for this year, we thank you!

# Chamber Luncheon



*We invite all Chamber Members, employees and interested parties to come together every other month to enjoy informative speakers and network with other local business leaders.*

Thursday, January 24th—12:00pm  
 US Bank Lower Level—102 East 5th Street in downtown Tipton  
**RSVP is required by 5pm on Wednesday Jan. 23rd to 563-886-6350 or info@tiptoniowa.us**

*\*\*\*Feel free to get your lunch as you arrive. Catered by Tipton Pizza Hut. Cost is \$6 per person—includes drink.*

## AGENDA

**Welcome—Travis Alden, Tipton Community Development Director**

- Thank you to Tom Davey and Kathy Laing for hosting and to Denise Feltes for providing lunch
- Brief introductions and recognition of guests

**Chamber Update—Paul Stueland, Chamber President**

**School District Update—Dick Grimoskas, Superintendent**

**Local Business Spotlight: Tipton Greenhouse & Florist**



**Presentation by Doug Boldt, Tipton City Manager:  
 "Progress in Tipton—a Ten Year Project History"**



**Adjourn at approx. 1:00pm. Thanks to everyone for attending!**

### Tipton Chamber Of Commerce

520 Cedar Street—Tipton, Iowa 52772—563-886-6350—www.tiptoniowa.us—info@tiptoniowa.us

Board Members: *Paul Stueland-President; Diana Waltz-Vice President & Interim Treasurer; Kathy Laing-Secretary; Jim Allen; John Dornfeld; Denise Feltes; Tim Frerichs; Chris Keller; Todd Miller; Mike Pelzer; Daisy Wingert; Don Young; Doug Boldt-ex officio; Travis Alden-ex officio*

## Upcoming Chamber Luncheons

In addition to the January 24th Luncheon above, there will be five other luncheons in 2008, each providing a unique networking opportunity as well as entertaining and informative presentations by local businesses and helpful organizations. If your business is interested in presenting at one of these luncheons, or has the ability to host and/or cater one, please contact Travis at 886-6350 or info@tiptoniowa.us. Any luncheon dates with "TBA" below are available. This is a great way to get the word out about your business!

**MARCH 27th:** Spotlight: RWD Travel. Presentation, Host & Catering: TBA

**MAY 22nd:** Spotlight: Custom Builders. Presentation & Host: Tipton Public Library. Catering: TBA

**JULY 24th:** All TBA

**SEPTEMBER 25th:** All TBA

**DECEMBER 4th:** All TBA



**TIPTON CHAMBER  
OF COMMERCE**

PO Box 5  
520 Cedar Street  
Downtown  
Tipton, Iowa 52772

Phone: 563-886-6350  
E-mail: [info@tiptoniowa.us](mailto:info@tiptoniowa.us)  
web: [www.tiptoniowa.us](http://www.tiptoniowa.us)

We're on the web!  
[www.tiptoniowa.us](http://www.tiptoniowa.us)

*January/February 2008 Newsletter Inside!*

**Chamber of Commerce Member**  
**Tipton, IA 52772**

## 2008 Hardacre Film Festival Call For Entries Opens



Features Animation    Shorts Experimental    Narrative Student    Documentary All Genres

# Hardacre Film & Cinema Festival

11th Annual



...will it play in Iowa?

Aug. 1-2, 2008  
Tipton, Iowa

**+ CALL FOR ENTRIES +**  
Deadline: June 1, 2008

Iowa's first independent competitive film festival  
563.886.6350 + [hfa@tiptoniowa.us](mailto:hfa@tiptoniowa.us)

Get info and apply online:  
**[hardacrefilmfestival.com](http://hardacrefilmfestival.com)**

**By Travis Alden**  
*Festival Director*

After Tipton's Hardacre Film Festival was successfully brought "back to life" in 2007, due largely to the support and effort of the Tipton Chamber of Commerce, I knew that in order to make it an even bigger success in 2008 I needed to start the whole process a bit earlier.

While most film festivals have their "call for entries" open for a solid six months or more, the Hardacre received almost 200 entries in a short window of only about three months. This year I wanted to build on that number so the 2008 festival's call for entries opened on January 1st.

In an effort to kick off this year with a bang, the festival is waiving the entry fee for Iowa-based films for the first two weeks of January. We received comments last year that the audience would like to see some additional films from Iowa filmmakers, so hopefully this effort will increase submissions from our home state. In fact, entries are already starting to roll in!

Another reason I wanted to start everything earlier this year is because of the sheer volume of entries we're likely to receive, and the time it takes to review these films. The majority of my free time last spring was spent looking at festival entries, and even though we ended up with a phenomenal festival program, the whole process was a bit rushed. This year our regular deadline is almost a full month earlier, with the final "late deadline" of June 1st. This will allow myself and the rest of the festival jury much more time to review the films and make our screening decisions.

Speaking of the jury, please let me know if you are interested in helping out with this year's festival. We need jury members and volunteers for the festival itself (selling tickets, ushering, etc.). Being on the jury would require a time commitment in order to review a substantial number of films, but it is very enjoyable if you're a fan of independent filmmaking.

A new festival website was recently launched—please check it out at [www.hardacrefilmfestival.com](http://www.hardacrefilmfestival.com) and keep up to date with festival happenings. Thanks again to the Tipton Chamber for supporting this great event!



# TEN YEAR PROJECT HISTORY



City Infrastructure  
&  
Amenity  
Improvements

Cost Breakdowns  
&  
Funding Sources



## SUMMARY

Over the past ten years, Tipton's progressive leadership has made a significant investment into the infrastructure and quality of life amenities of the community.

**Total Investment:**  
**\$20,293,450**

Nearly all of these projects have been funded from sources other than property tax dollars—a testament to Tipton's creative, value-based approach to City projects. Since 2000 the City's property tax levy has increased a mere \$.95 per thousand dollars of assessed valuation; from \$10.55 per thousand to \$11.50 per thousand. This amounts to a little over 9%. As a comparison, the rate of inflation for this period is 23.78%. (inflationdata.com)

Details about each project are listed on the reverse side of this document.



*-Working to Build a  
Better Tipton -*

City Of Tipton  
407 Lynn Street  
Tipton, Iowa 52772  
Phone: 563-886-6187  
Fax: 563-886-2759  
Email: [info@tiptoniowa.us](mailto:info@tiptoniowa.us)  
Web: [www.tiptoniowa.org](http://www.tiptoniowa.org)



## **WATER SYSTEM**

- Water Main Replacement—Phase A: \$900,000  
Water Revenue Note—paid off in 2007
- New Water Treatment Facility: \$1,305,000  
Water Revenue Note—to be paid off in 2017
- New 500,000 Gallon Water Tower: \$925,000  
\$600,000 CDBG, Excess 1%, Water Revenues

## **WASTEWATER SYSTEM**

- New Wastewater Treatment Facility: \$3,200,000  
\$600,000 CDBG, DNR State Revolving Loan Fund—to be paid off in 2024
- Sanitary Sewer Line Extensions:
  - a. Lemon Street to Wal-Mart: \$229,000  
Tax Increment Financing
  - b. New Facility to Prairie Hills: \$95,000  
Tax Increment Financing
  - c. 9th Street to New Facility: \$318,000  
TIF and Sewer Reserves
  - d. Locust Street from 1st to South: \$35,000  
Tax Increment Financing
  - e. Orange Street from 2nd to South: \$60,000  
Tax Increment Financing

## **GAS DISTRIBUTION SYSTEM**

- Relocate Peak Shaving Plant: \$50,000  
Gas Surplus Fund
- Relocate District Station: \$8,500  
Gas Operating Fund
- Over 1 Mile of New Gas Main: \$26,000  
Gas Operating Fund

## **ELECTRIC SYSTEM**

- Distribution Upgrade to 12.5 kV: \$2,265,000  
Electric Revenue Note—to be paid off in 2009
- Fairbanks-Morse 2.0 MGW Generator: \$740,000  
Electric Development Fund
- Transmission upgrade to 69 kV: Alliant Energy

- New Street & Traffic Lights for Streetscape: \$250,000  
1% Local Option Sales Tax

## **STORMWATER SYSTEM**

- 7th Street at City Park: \$15,000  
General Fund Operating
- East Street to Inland Road: \$25,000  
General Fund Operating

## **STREET RECONSTRUCTION & REPAIR**

- a. East 5th Street, Meridian to Plum
- b. West 5th Street, Lynn to Lemon
- c. South Street, Cedar to Plum (Partial Assessment)  
\$555,000 total: General Obligation Note paid by Debt Service Tax Levy—to be paid off in 2008
- d. Sycamore Street, 13th to End
- e. 9th Street, Lemon to City Limits
- f. South Street, Lower PW Facility to City Limits
- g. Plum Street, 7th to North Street
- h. Mulberry Street, 4th to 7th
- i. Orange Street, 5th to 7th
- j. 3rd Street, Sycamore to Locust
- k. Lemon Street, South Street to 9th
- l. East Street, Inland to 7th
- m. Walnut Street, 5th to High School
- n. 6th Street, High School to Meridian
- o. 6th Street, Plum to East Street
- p. 10th Street, Cedar to Sycamore
- q. Sycamore Street, 4th to 6th  
\$1,500,000 total: General Obligation Note paid by Road Use Tax—to be paid off in 2013

## **ECONOMIC DEVELOPMENT**

- Tipton Business Park Infrastructure (Cummins Manufacturing, Cedar Ridge Dental, Cedar Poly): \$1,200,000  
\$175,000 DOT RISE Grant, Electric Development Fund
- Tax Increment Financing Incentives To:
  - a. Tipton Structural Fabrication: \$15,000
  - b. Sandarac Construction: \$9,000

- c. Prairie Hills Assisted Living: \$141,000
- d. Cummins Manufacturing: \$103,000
- e. Tipton Structural Fabrication: \$6,000

## **MUNICIPAL AIRPORT**

- Installation of Credit Card Fueling System: \$20,600  
\$10,500 DOT Grant, Airport Reserve
- Rehabilitation of Current Hangar—Roof Repair and Exterior Painting: \$22,100  
\$15,459 DOT Grant, Airport Reserve
- Airport Layout Plan: \$24,750  
\$17,313 DOT Grant, Airport Reserve
- New Airport Hangar: \$125,000  
\$73,629 DOT Grant, Internal Loan

## **REFUSE COLLECTION SYSTEM**

- New Automated Collection Process: \$225,000  
Garbage Operating and Reserve

## **CITY PARK**

- New Family Aquatic Center: \$5,000,000  
Grants, Bequests, Fundraising and Tipton Community Schools Bond Referendum
- Three New Youth Recreation Fields: \$73,000  
1% Local Option Sales Tax
- New Adult Softball Diamond: \$53,000  
Part of Aquatic Center Project
- Babe Ruth Diamond Renovation: \$19,000  
1% Local Option Sales Tax
- New Lights for Adult Softball Diamond: \$53,500  
1% Local Option Sales Tax, Internal Loan—to be paid off in 2009

## **DOWNTOWN REDEVELOPMENT**

- Downtown Streetscape Project, Phase 1: \$500,000  
1% Local Option Sales Tax, Partial Assessment
- Downtown Revitalization Incentive Program: \$50,000  
(year one): Tax Increment Financing