



TIPS From T.I.P.

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OWNED BY THOSE WE SERVE

September 2022

Brooklyn, Iowa

General Manager's Update Investing in Your Cooperative's Future



Dean A. Huls

The management, staff, and Board of Directors have been examining the best path forward for the Brooklyn Headquarters for several years.

Our current facilities were designed and built in 1953 and have served the cooperative well for almost 70 years. Since the initial office and shop were constructed, we have added onto the office twice (1968 and 2002). We also added a warehouse in 1965 and a secondary warehouse in 1997.

To put it frankly, we have very limited options for the current facilities in Brooklyn. As our trucks and equipment have grown in size over the decades, we have done our level best to adapt our shops to work for our employees. The current supply chain issues complicate things for us even more. We are now storing more material than ever before to maintain sufficient inventory to serve and support our distribution system. Much of that material is sitting in our parking lot because we're out of indoor storage space.

We have known for many years that our line crews were short on meeting, training, and locker space. Technology has been retrofitted into our buildings to function and get us by. Looking forward we are faced with several ongoing maintenance issues that will require significant capital investments to correct... HVAC mechanical systems have far exceeded their life cycles and are due for replacement, the backup generator is undersized and underperforming, tuckpointing and masonry work are needed on the 1965 warehouse, our fueling station is "mature", the radio tower is due for inspection and has known maintenance requirements coming, and concrete replacement in the parking lot is needed. Weight limits on side streets and space constraints for delivery trucks bringing material to our facilities outside of designated truck routes are a daily challenge. The list just keeps growing.

Thankfully, we have seen these issues coming at us for quite some time. It's given us time to study our

options and come up with alternatives that create the best value proposition for our member-owners. In 2018, we completed our first Facility Planning Study. This first step was intended to determine what options we had to continue operating in our current headquarters and focused on Property Condition, Functionality Assessment, and Needs Assessment. This study was completed in early 2019 and resulted in news we all expected: the current location is too small (less than 3 acres) and enveloped in a residential neighborhood that creates safety hazards for our neighbors, local children and employees while also limiting growth options.

Our focus shifted after the Facility Planning Study to finding alternative building sites suitable for our current staff, emergency response times, and centralized location. As it happened, there were 12 acres still available in the Brooklyn Industrial Park, owned by the cooperative. These lots feature all of the infrastructure we need; they are served by our 3 phase power, city sewer and water, and fiber internet connectivity. This land appears to be a natural landing spot for a new headquarters facility for T.I.P. within the City of Brooklyn.

The cooperative engaged Martin Gardner Architecture (MGA) of Marion in the summer of 2021 to begin a Programming and Schematic Design project for a new headquarters. Members of the Board of Directors, Management Team, and employees have all participated in this process to identify needs and produce a conceptual layout for a new facility. This collaborative effort has been very rewarding and created great excitement amongst the T.I.P. staff. Our team has taken great satisfaction in designing a facility that will meet the needs of the cooperative for decades to come.

This past July your Board of Directors approved the plan to construct this new facility. Our team will be completing the design development planning phase along with MGA in the coming months, with plans to break ground as soon as the frost comes out in the spring of 2023. Our goal is to complete construction within 12 months and move into our new home early in 2024.

Live Line Demo at Tama County Fair



Touchstone Energy[®] Cooperatives

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KNOW WHAT TO DO IF YOU HIT A POWER LINE



STAY PUT

If your equipment contacts a power line, stay inside. **DO NOT EXIT. Call 911.**



JUMP CLEAR

If you must exit due to a fire, jump from the equipment so that no part of your body touches the equipment and ground at the same time. Hop or shuffle with your feet together at least 40 feet away.



STAY AWAY

When you are clear of the area, call for help and keep others away. **DO NOT** approach your vehicle again until utility crews and emergency responders tell you it is safe.

Keep Food Safe

During and After a Power Outage

Refrigerated or frozen foods may not be safe to eat after a power outage. Use these tips to minimize food loss and reduce risk of illness.



4

Refrigerated food will last four hours. After four hours, place refrigerated foods in a cooler with ice.

24 OR 48

Food in a half-full freezer will last 24 hours. Food in a full freezer will last 48 hours.

Food Safety Tips

1. Keep refrigerator and freezer doors closed as much as possible.
2. Throw out any food with an unusual odor, color or texture.
3. Throw out perishable food in your refrigerator after four hours without power or a cold source (like a cooler with ice).

When in doubt, throw it out!



Fire Extinguisher Training



Pictured above is Lee Rozmus, Administrative Assistant, practicing her fire extinguishing skills.

At a recent safety meeting the employees participated in a fire extinguisher training session.

They watched a video on the different classes of fire extinguishers and type of fire they extinguish, and then reviewed how to properly use a fire extinguisher.

This training is just one example of your cooperative's comprehensive safety program to better prepare the employees when there is an emergency such as a fire in the office or outside in the field.

Brooklyn Ruritan Club Receives Revolving Loan Fund (RLF) Loan



Pictured above front left to right: Jason Jack, T.I.P. REC Accountant, Dean Huls, T.I.P. REC General Manager, Ruritan Club: Jim Foels, Secretary, Agnes Crabtree, President, Don Lastovka, Vice-President, Rusty Clayton, Treasurer, and Louise Van Ervelde. Additional members of the Brooklyn Ruritan Club are pictured in the back.

The Brooklyn Ruritan Club was the recipient of a \$40,000 RLF loan from T.I.P. Rural Electric Cooperative. The loan helped the organization to construct an addition onto their current building which will be utilized for community events, fund raising efforts, and other gatherings approved by the organization.

The Brooklyn Ruritan Club is an amazing asset to our small community and we are excited to help them grow.

Did You Miss the Annual Meeting?

Make sure and check out the annual meeting highlights in the October newsletter or on our website: www.tiprec.com/annual-meeting. There will be pictures, reports, prize list, and results from the election of your Board of Directors for those of you who could not attend.

Energy Efficiency Tip of the Month

Our faucets and appliances use a lot of hot water. You can lower your water heating costs by using less hot water in your home. Water heating accounts for a large portion of home energy bills.

To save energy (and money!) used for water heating, repair any leaky faucets, install low-flow fixtures and insulate accessible hot water lines. When it's time to purchase a new washing machine or dishwasher, look for models that are ENERGY STAR®-certified.

Thanks to the Shine the Light Contest Participants



Pictured above left is Rusty Clayton and Louise Van Ervelde.

T.I.P. Rural Electric Cooperative would like to thank Rusty Clayton for nominating Louise Van Ervelde in the Shine the Light Contest held this summer.

Another BIG thank you goes to the nominee: Louise Van Ervelde who has been a volunteer for 40 years. Louise volunteers for the Brooklyn Ruritan Club where she has been a member for 30 years. She was very instrumental in the latest Brooklyn project raising money for the Corporal Harold "Pie" Keller Memorial. Louise was also the planner for the memorial dedication along with many other Ruritan projects the club does throughout the year. She volunteers for the Poweshiek County Extension and Poweshiek County Farm Bureau working with 4-H and Farm Safety for Kids. Louise is also the treasurer for the BGM CSF working countless hours with the high school students on scholarships towards their college education. She has given endless time and talent being the secretary, promotion person, grant writer, fund raiser and graphic designer. As you can see, Louise wears many hats which has benefitted our community tremendously.

This year there were 68 entries in the contest representing 26 Iowa electric cooperatives.

Thanks again Louise for helping our small community thrive!

Notice: Your T.I.P. REC office will be closed Monday, September 5th to observe Labor Day. Have a safe holiday!

A Touchstone Energy® Cooperative



2021 Central Iowa Power Cooperative Power Supply Report

By: Craig Stallman
T.I.P. REC's Representative on the CIPCO Board of Directors



After a tumultuous time period during the pandemic, 2021 was a year of normalizing operations, creating new ways to work, and propelling ambitious projects to completion. CIPCO reaffirmed its commitment to moving forward with operations and strategies that ensure safe, reliable, and cost-effective power for our 13 member-owners.

In 2021, we witnessed multiple new generation sources come online to support the power needs of CIPCO's member systems, like Consumers Energy. The \$85 million Summit Lake expansion, the largest project in CIPCO's 75-year history, realized a successful "first fire" of the new natural gas-reciprocating engines. As CIPCO continued testing electrical systems, tuned emissions control equipment and completed the final performance test, full commercial operation of the new engines was achieved on April 15. The repowered 110 MW peaking facility has performed well.

Adding to CIPCO's generation mix through Power Purchase Agreements (PPA) were the commercial operation achievements of both Wapello Solar, LLC, a 100 MWAC solar facility owned by Clēnera, and Independence Wind, a 54 MW facility in Delaware County owned by BHE Renewables. Both projects enhance CIPCO's generation mix as a source of low-cost power, providing needed energy and capacity across the system. This diversity in generation is critical to CIPCO's ability to effectively serve T.I.P. REC.

On the heels of Wapello Solar's launch in April, CIPCO and Clēnera announced plans for a new 100 MWAC PPA, Coggon Solar, in northern Linn County. The announcement drew resistance from local residents who made a public push to retain the solar site's 640 acres of land for agricultural use. Diligent work between CIPCO and Clēnera moved the project forward.

T.I.P. REC and CIPCO strive to provide safe, affordable, and reliable power to our member-owners across the system. High-profile generation projects are often in the news, but projects essential to CIPCO's transmission operations are key components of CIPCO's mission. Each year, CIPCO completes a number of line

and substation projects to ensure safe and reliable electric delivery across the system, including nearly 44 miles of transmission line work in 2021.

Weather continues to test rural electric cooperatives across the state, and 2021 was no exception. In February, a large portion of the country experienced a major snow and ice event, followed by record cold temps that debilitated utilities across the country. Energy demand and associated prices quickly moved upward as a number of generation assets were rendered unusable in parts of the country not accustomed to such cold weather. While CIPCO and its members largely escaped power outages, the financial impacts were felt throughout the year. Toward the end of the year, Iowa experienced the first-ever recorded derecho in the month of December that brought tornadoes with it as well. While system damage did not equal that of the August 2020 derecho, the one-day event caused significant damage to 69 kV and 161 kV lines and structures.

CIPCO's commitment to reliability led to a system-wide outage rate of 0.29 hours per member without the December derecho and 1.31 with the derecho included. For 2021, T.I.P. REC's was 1.40 hours per member without the December derecho, and 3.10, with the weather event.

Despite rising energy costs in 2021, both Standard & Poor's and Fitch Ratings maintained CIPCO's 'A' ratings which confirm CIPCO's financial strength. Returning patronage capital is a fundamental component of the cooperative business model. CIPCO remains dedicated to sound financial practices that allow margins to be returned to its members in the form of patronage. In 2021, CIPCO returned patronage totaling \$514,172 to T.I.P. REC.

CIPCO celebrated its 75th year in 2021, and I want to thank you for the privilege to serve on both the T.I.P. REC and CIPCO board of directors. The actions we take are designed to strengthen the systems and ensure CIPCO is well-positioned to serve member-owners now and into the future.

NOTICE: The Brooklyn office will be closed on Thursday, September 8th from 7:00 am till Noon for an all-employee meeting.

Non-Discrimination Statement

"This institution is an equal opportunity provider and employer."

TIPS from T.I.P. is published monthly for members of T.I.P. Rural Electric Cooperative, 612 W. Des Moines St., Brooklyn, Iowa 52211.