

2025
From Page 3

has wasted time and taxpayer dollars, and it is ridiculous.

• Nordex reopening: The company that absorbed Acciona Windpower North America, Nordex Group, announced in 2024 that it landed a new contract for 25 wind turbines. A few weeks later, the company announced it would hire about 100 more employees

to fulfill that contract and build nacelles that produce up to 5 to 5.5 megawatts each.

This may lead Nordex to also expand its West Branch assembly plant.

This is all good news for West Branch and investments in clean energy. Wind power still struggles to turn a profit and reduce environmental impact on wildlife, but every private enterprise that invests in it creates new chances for innovation and cost reduc-

tion.

Back in 2008, the City of West Branch and Acciona struck a deal for Tax Increment Finance rebates. As long as Acciona maintained at least 110 employees, it would get the rebates. But those rebates were put on hold in 2013 after Acciona mothballed the plant.

On news that Nordex would reopen the facility, the city says it wants to renegotiate. If so, we would encourage a similar outcomes-based structure to that deal: Give Nordex the benefits after it produces results, not before. Whether that is hitting hiring goals or energy production, Nordex needs to show that it can still meet its obligations after 12 years of the assembly plant sitting idle.

We believe it can, but taxpayers want results more than promises.

• James Townsend's

Traveler's Rest. This stop on the Underground Railroad is serving as the home to the current owner, Peggy Herman. Herman wants to see the historic inn preserved, and the City of West Branch and East Central Intergovernmental Association (ECIA) want to accommodate.

In fact, ECIA has acquired a combined \$100,000 in federal grants to get it fixed up, but estimates say they need another \$40,000. The city may provide \$20,000 in its next budget, which is currently in the works, and local family foundations may inject another \$10,000.

The UGRR map in Iowa includes railroad "stations," established routes, and "presumed" routes. Traveler's Rest is just north of one of the eastern established routes, so it is likely that sufficient research and paperwork could cement West

Branch's place on that map.

Year's ago, Traveler's Rest was moved from its historic foundation a bit to the east, close to the city's easternmost border. Neither the previous nor the current properties offer enough space for tourists to park and visit.

To preserve this piece of history, we need to establish the inn's importance, refurbish the home, and relocate it.

Iowa Freedom Trail's David Holmgren said a Quaker farmer near Springdale, Lawrie Tatum, served as a station agent and conductor on the UGRR. He was also a financial guardian for Herbert Hoover and his siblings after the deaths of their parents. It is not a strong link, but perhaps it is strong enough to justify moving the inn to the Herbert Hoover National Historic Site.

There, it can receive the appropriate oversight and maintenance, as well as public exposure and sufficient parking space for visitors.

This is the year to begin what may be a years-long process, and we hope those interested will provide their support to make this noble endeavor happen.

The museum renovation and UGRR project would further develop the historic roots of West Branch. Widening the Wapsinonoc would improve the quality of life and business atmosphere of the downtown. And Nordex reopening would bring both jobs and another reason to further develop our housing stock.

All of these endeavors would enrich the lives of West Branch and benefit the region. We hope to see progress on all of them in 2025.

Cedar county board

TIPTON, IOWA
Jan. 2, 2025

The Cedar County Board of Supervisors met in regular session at 8:30 a.m. Jan. 2, 2025 with the following members present: Bixler, Barnhart, Gaul, Kaufmann, and Chairperson Bell. Members of the public were also present.

The Board viewed correspondence from various agencies.

Moved by Gaul seconded by Bixler to approve the agenda.

Ayes: All

Bell turned the meeting over to Auditor Welch. Auditor Welch called the meeting to order and asked for a secret ballot for the position of Chairperson. By the results of the balloting, Auditor Welch determined Bell is the Chairperson for 2025. Auditor Welch asked for a secret ballot for the position of Chairperson Pro Tem. By the results of the balloting, Auditor Welch determined Kaufmann is the Chairperson Pro Tem for 2025.

Moved by Kaufmann seconded by Barnhart to hold 2025 Board meetings on every Tuesday.

Ayes: All

Chairperson Bell addressed the public for comments. There were none.

Moved by Barnhart seconded by Kaufmann to approve the Board Minutes of Dec. 31, 2024.

Ayes: All

The Board reported on Outreach/Committee Meetings they attended.

Moved by Kaufmann seconded by Barnhart to approve Board Committee appointments for 2025.

Ayes: All

Moved by Barnhart seconded by Kaufmann to reappoint Patricia Lilienthal and Brad Gaul to the Board of Health for three-year terms, Teresa Wendt to the Conservation Board for a five-year term and reappoint Josh O'Rourke, Bill Muhs and Peter Endris to the Pioneer Cemetery Commission for three-year terms.

Ayes: All

Moved by Gaul seconded by Bixler to name the following as the official designated newspapers for Cedar County for 2025:

1. The Tipton Conservative
2. The Sun News
3. West Branch Times

Ayes: All

Moved by Barnhart seconded by Kaufmann to approve the following rate structure for 2025 for Medical Examiner services in Cedar County:

Chief Medical Examiner Services: \$200/case

On scene base fee: \$75.00 per hour (plus mileage per Cedar County allowance.)

Investigative casework (post-scene time): \$40.00/hour

Director duties: \$400.00/month

Ayes: All

Moved by Bixler seconded by Kaufmann to adopt and authorize Chairperson Bell to sign the Construction Evaluation Resolution.

Ayes: All

Moved by Barnhart seconded by Kaufmann to reappoint the appointees to the East Central Iowa Council of Governments (E.C.I.C.O.G.).

Transportation Policy Committee (2 years) Brad Gaul

Transportation Trails Advisory Committee (2 years) Mike Dauber

Passenger Transportation Advisory Committee (2 years) Jon Bell

Transportation Technical Advisory Committee (3 years) Alex Anderson & Adam Kofoed

Ayes: All

Moved by Kaufmann seconded by Bixler to adopt and authorize Chairperson Bell to sign the Resolution to authorize the County Engineer to close any secondary roads for the purpose of construction or routine maintenance procedures during 2025.

Ayes: All

Moved by Kaufmann seconded by Barnhart to adopt and authorize Chairperson Bell to sign the Resolution Designating Engineer to Execute Certification Specifications in Connection with Farm to Market Construction Projects for 2025.

Ayes: All

Moved by Kaufmann seconded by Bixler to authorize Chairperson Bell to sign the 2025 County Weed Commissioner Certification Form and to appoint Michel Fouks as Cedar County's Weed Commissioner for 2025.

Ayes: All

Moved by Barnhart seconded by Bixler to approve and adopt the Resolution and authorize Chairperson Bell to sign the USDOT Standard Title VI - Non-Discrimination Assurances.

Ayes: All

Moved by Gaul seconded by Bixler to set FY25/26 mileage rate to \$.55/mile.

Ayes: All

At 9:00 a.m., the Board held their monthly department head meeting. Discussion was held.

Discussion was held on the memo to Department Heads regarding budgeting figures. Consensus was to have Auditor Welch update the wage scale using a 3% increase including steps. Next Tuesday Elected Officials present to the Board then further direction will be given. Phil Waniorek is currently working on our health insurance rates.

Moved by Gaul seconded by Bixler to adjourn at 10:03 a.m., to Jan. 7, 2025.

Ayes: All

Jon Bell, Chairperson
Nicki Welch, Auditor
WBT 3

West Branch city council

(The following is a synopsis of the minutes of the West Branch City Council

meeting. A video recording is available for inspection at westbranchiowa.org. The minutes are not approved until the next regularly scheduled City Council meeting.)

West Branch, Iowa; City Council; January 6, 2025
Council Chambers; Regular Meeting; 7:00 p.m.

Mayor Roger Laughlin called the West Branch City Council regular meeting to order at 7:00 p.m.

Roll call: Council members Jerry Sexton, Colton Miller, Mike Horihan, Jodee Stoolman and Tom Dean.
City Staff present: City Administrator Adam Kofoed, City Clerk Leslie Brick, Park & Recreation Director Erin Laughlin, and City Attorney Kevin Olson.
Attending via Zoom: Finance Officer Heidi Van Auken, Library Director Jessie Schaefer, Sergeant Cathy Steen, and City Engineer Dave Schechinger.
APPROVE THE AGENDA
Motion by Dean, second by Miller to approve the agenda. Motion carried on a voice vote.

APPROVE CONSENT AGENDA
Approve minutes from the December 16, 2024 City Council meeting.

Approve Mayor's Annual Appointments.
Approve Appointments / Reappointments to various Boards and Commissions.
Approve West Branch Fire Department appointments.

Approve LL Pelling's 2025 Sealcoat pricing.
Monthly Financial Report for November 2024.

Claims for January 6, 2025
EXPENDITURES - 1/6/2025
AMAZON.COM-BOOKS-LIBRARY-93.17
ASCAP-MUSIC LICENSE FEE-445.00
BAKER & TAYLOR-BOOKS-120.70
ELECTRIC PUMP-LIFT STATION REPAIR-447.00
HI-LINE INC-SHOP SUPPLIES-PW-244.73
MUNICIPAL SUPPLY-METERS & PARTS-6,330.66
OLSON, KEVIN D-LEGAL SERVICES-DECEMBER 2024-1,500.00
PUTNAM MUSEUM-LIBRARY ANNUAL MEMBERSHIP-100.00
QUILL-OFFICE SUPPLIES-CITY OFFICE-55.91
SPEER FINANCIAL-TIF REPORT DELIVERY-375.00
STERICYCLE-SHREDDING SERVICES-90.28
VEENSTRA & KIMM-VARIOUS PROJECTS-32,072.67
WHITE CAP-SAFETY GEAR - WATER TOWERS-842.23
TOTAL-42,717.35
PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS - 1/3/2025
64,664.92
PAID BETWEEN MEETINGS
ALLIANT ENERGY-ALLIANT ENERGY-16,048.30
ARNOLD MOTOR SUPPLY-AIR HOSE & ENDS-FIRE-87.58
BOUND TREE MEDICAL-MEDICAL SUPPLIES-FIRE-163.63
CULLIGAN WATER TECH-WATER SOFTENER SERVICE-74.23
DAN'S OVERHEAD DOORS-DOOR REPAIRS-FIRE-779.12
ECONO SIGNS-STREET SIGNS-PW-5,019.60
FIRE SERVICE TRAINING BUREAU-TRAINING-FIRE-100.00
HEIMAN FIRE EQUIPMENT-PANTS & COATS-FIRE-7,864.94
HOTSYS CLEANING SYSTEMS-SOAP-FIRE-420.00
LIBERTY COMMUNICATIONS-LIBERTY COMMUNICATIONS-1,602.26
MARTIN AGENCY INSURANCE-FIRE DEPT INSURANCE AMEND-1,681.00
MOPPY MO'S-JANITORIAL SERVICES-FIRE-17.50
PITNEY BOWES-POSTAGE METER INK-RED-63.90
PITNEY BOWES PURCHASE POWER-REPLENISH POSTAGE-LIBRARY-100.00
WEST BRANCH REPAIRS-#195 REPAIR-FIRE-1,131.92
WHITE CAP-SHOP SUPPLIES-91.99
SISCO-HEALTH CLAIMS 12/16/2024-1,173.73
METLIFE-INSURANCE PREMIUM-2,389.08
SISCO-INSURANCE PREMIUM-18,672.83
SISCO-HEALTH CLAIMS 12/23/2024-176.50
UMB-GO BOND FEES-1,250.00
JOHN DEERE FINANCIAL-TOOLS, SUPPLIES, UNIFORMS-1,694.82
MEDIACOM-CABLE SERVICE-41.90
STATE INDUSTRIAL PRODUCTS-CHEMICALS-1,271.15
AMAZON.COM-BOOKS -66.75
BAKER & TAYLOR-BOOKS-272.33
CEDAR COUNTY COOP-FUEL-PW-1,359.00
EASTERN IOWA YOUTH BB-4TH GRADE BB REGISTRATION-480.00
GRIEBAHN INDUSTRIES-NAME PLATE-P&R COMMISSION-26.00
IOWA ONE CALL-UTILITY LOCATIONS SERVICES-33.30
MENARDS-SHOP TOOLS-PW-237.40
PANTHER UNIFORMS-UNIFORMS-POLICE-1,142.09
QUILL-OFFICE SUPPLIES-CITY OFFICE-126.10
US BANK CORPORATE CARD-CREDIT CARD PURCHASES-846.99
USA BLUE BOOK-SEWER SAMPLING EQUIPMENT-1,477.79
VERIZON WIRELESS-VERIZON WIRELESS-454.71
VARIOUS VENDORS-UB REFUNDS-224.10
TOTAL--68,662.61
GRAND TOTAL EXPENDITURES--176,044.88
FUND TOTALS
001 GENERAL FUND-51,325.19
022 CIVIC CENTER-258.09
031 LIBRARY -5,995.07
036 TORT LIABILITY-1,681.00
110 ROAD USE TAX-13,641.82

112 TRUST AND AGENCY-28,410.24
226 DEBT SERVICE-1,250.00
321 WIDENING WAPSI CREEK-14,670.00
330 EASTSIDE WATER MAINS PH2-407.50
331 CEDAR JOHNSON RD RECON-16,995.17
600 WATER FUND-21,564.98
610 SEWER FUND-19,185.19
740 STORM WATER UTILITY-660.63
GRAND FUND TOTAL--176,044.88
REVENUE-FISCAL YEAR 2025 FUND - NOVEMBER
001 GENERAL FUND-107,195.56
022 CIVIC CENTER-400.00
031 LIBRARY-450.82
036 TORT LIABILITY-1,580.68
110 ROAD USE TAX-29,914.39
112 TRUST & AGENCY-16,116.38
121 LOCAL OPTION SALES TAX-23,664.56
125 TIF-11,357.91
226 DEBT SERVICE-7,669.96
300 CAPITAL IMPROVEMENT RESERVE-2,107.53
600 WATER FUND-82,322.75
610 SEWER FUND-96,257.49
740 STORM WATER UTILITY-6,111.20
TOTAL--385,149.23
Motion by Dean, second by Horihan to approve the Consent agenda. AYES: Dean, Horihan, Sexton, Stoolman, Miller. NAYS: None. Motion carried.

PRESENTATIONS / communications / open forum - none
PUBLIC HEARING / NON-CONSENT AGENDA
Third Reading Ordinance 821 - Amending Chapter 165 - Zoning Regulations. / Move to action.
The following is a summary of Ordinance 821. For a full copy of the ordinance, please contact the City Office.
ORDINANCE 821
AN ORDINANCE AMENDING CHAPTER 165 - ZONING REGULATIONS
Section 1. Amendment. This ordinance shall be in full force and effect as of January 16, 2025 and shall expire without further action of the City Council on January 16, 2028. However, the expiration date may be extended after a public hearing by approval of the City Council. (Insert after current subsection)

165. 37 - Prosperity Pathway Interim Development Overlay District
1. Purpose: The purpose of the Prosperity Pathway Interim Development Overlay (IDO) is to temporarily regulate the establishment of uses, construction of new buildings and demolition or alteration of existing structures in the Prosperity Pathway where potential development could be detrimental or have adverse impacts on current planning, land use or zoning studies underway.

2. Applicability: The Prosperity Pathway IDO is adopted as an amendment to the Zoning Code and shall be illustrated on the Zoning Map and applied to the base district designation. Where inconsistencies exist between the Prosperity Pathway IDO regulations and other provisions of the Municipal Code, the Prosperity Pathway IDO regulations shall apply. The Prosperity Pathway IDO incorporates the Sub-boundaries of the Main Street Sub-District and the Historic District. Both districts will have additional review processes outlined within this ordinance and said sub-district boundaries shall be shown on the Zoning Map and applied to the base district designation.

Section 1. Time Frame: This Ordinance shall be in full force or effective thirty-six (36) months after adoption unless prior to that date, after a public hearing, the City Council by majority vote extends the Prosperity Pathway IDO Overlay District.
Section 2. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.
Section 3. Adjudication. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof no adjudged invalid or unconstitutional.
Section 4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.
Passed and approved this 6th day of January, 2025.
First Reading: December 2, 2024
Second Reading: December 16, 2024
Third Reading: January 6, 2025

Roger Laughlin, Mayor
ATTEST:
Leslie Brick, City Clerk
Motion by Dean, second by Sexton to approve the third reading of Ordinance 821. AYES: Dean, Sexton, Miller, Stoolman, Horihan. NAYS: None. Motion carried.

Resolution 2025-01 - Authorizing the Finance Officer or City Clerk to pay certain bills prior to the City Council's approval. / Move to action.
Motion by Sexton, second by Miller to approve Resolution 2025-01. AYES: Sexton, Miller, Stoolman, Dean, Horihan. NAYS: None. Motion carried.

Resolution 2025-02 - Approve invoice #13-35922 in the amount of \$210.00 to Eocene (formerly Creek Widening SRF Sponsored Project. / Move to action.
Motion by Miller, second by Dean to approve Resolution 2025-02. AYES: Miller, Dean, Horihan, Sexton, Stoolman. NAYS: None. Motion carried.
CITY ADMINISTRATOR REPORT
Kofoed reminded the Council of the budget work session scheduled for January 13, 2025 and said that the FY26 budget is "looking good" due in part to department director's being fiscally responsible

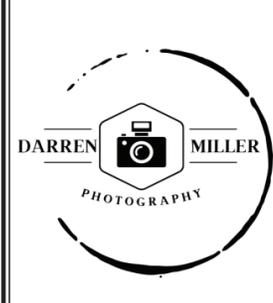
in their asks and previous budget cuts approved by the Council in FY25.
CITY ATTORNEY REPORT
Olson said he has completed his review of the Linn County REC franchise ordinance and is waiting on a response from Alliant Energy.
CITY ENGINEER REPORT
Schechinger said the project plans for Cedar-Johnson Road reconstruction have been complete and the project will be ready to go out to bid in February. He also said that FEMA is still reviewing the Wapsi Creek project.
STAFF REPORTS
Brick informed the Council that the City received four quotes for solid waste and recycling services and that the information has been reviewed and compiled and will be presented at the January 21st meeting for Council to discussion.
COMMENTS from mayor and council members - None
adjournment
Motion to adjourn by Dean, second by Sexton. Motion carried on a voice

vote. City Council meeting adjourned at 7:14 p.m.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk
WBT 3



<http://ddmiller.zenfolio.com/>

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Upstairs is a fantastic one-bedroom apartment for the business owner or lease for additional income. This area would be a great spot and Airbnb. Entire upstairs and downstairs have been completely stripped down to the studs, new electrical, plumbing, sewer and water line connections to the city.

FEATURED PROPERTIES

Let us help you find your dream home!

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SUBDIVISIONS, LOTS, ACREAGES & COMMERCIAL

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LOT 1 - \$57,000 • LOT 2 - \$57,000 • LOT 3 - \$58,000 • LOT 4 - \$52,000
LOT 5 - \$58,000 • LOT 6 - \$59,000 • LOT 7 - \$59,900 • LOT 8 - \$59,900 • LOT 9 - \$58,000

2 Lots E. 5th St., Tipton \$43,000

1007 PARKVIEW LN., TIPTON, \$53,000

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- UPGRADED EXPOSURE ON THE 3 LARGEST NATIONAL BUSINESS/COMMERCIAL WEBSITES - CREXI - LOOPNET & COSTAR
- ON MULTIPLE OTHER COMMERCIAL & INVESTOR BASED WEBSITES
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