

ALL PUBLIC NOTICES CAN BE FOUND AT IOWAPUBLICNOTICES.COM

Cedar county payroll

Table with 2 columns: VENDOR, PAY DATE 8/08/2025, and VENDOR TOTAL. Lists various vendors like Benefits Inc. and Cedar County Treasurer.

Cedar county board

BOARD PROCEEDINGS (FOLLOWING IS A SYNOPSIS OF MINUTES. FULL TEXT OF DAY'S MINUTES ARE AVAILABLE FOR INSPECTION AT AUDITOR'S OFFICE OR ON OUR WEBSITE—WWW.CEDARCOUNTY.IOWA.GOV)

August 12, 2025 Cedar County Board of Supervisors met in regular session at 8:30 a.m. August 12, 2025 with following members present: Bixler, Barnhart, Gaul, Kaufmann, and Chairperson Bell.

Board viewed correspondence from various agencies. Manure Management Annual Updates submitted.

It noted following Handwritten Disbursement issued on 8/8/2025 to Cedar County Treasurer for Benefits, Inc. for an electronic deposit: #443213 for \$7,347.05-self funded medical claims.

Moved by Bixler seconded by Barnhart to approve agenda.

Ayes: All Chairperson Bell addressed public for comments. There were none.

Moved by Gaul seconded by Barnhart to approve Board Minutes of August 5, 2025.

Ayes: All Moved by Bixler seconded by Kaufmann to approve Payroll Disbursements #202296-202445 for period ending 8/2/25 and to be paid on 8/8/25.

Ayes: All Moved by Gaul seconded by Bixler to renew a 12-month Class B retail alcohol license for Pilot Travel Center.

Ayes: All Board discussed a Resolution to Designate Voting Representatives for Iowa State Association of Counties.

Board does not pay dues to ISAC and no motion made.

Moved by Barnhart seconded by Kaufmann to adopt Ordinance 54 – Uniform Rural Address and Road Naming System.

Ayes: All Darin Lemley, Hometown Mechanical met with Board to review boiler replacement proposal.

Lemley stated work could begin within a few weeks and would take approximately 4 weeks to complete.

Rob Schmit, Total Maintenance, Inc. also met with Board to review boiler replacement proposal.

Schmit stated work can begin in 6 weeks after order date and would take approximately 2-3 weeks to complete.

Discussion held on how controls would tie into our current software, asbestos and type of boilers. Board asked for a quote to tie in controls.

Auditor Welch met with board to discuss maintenance technician job description.

Welch worked with HR Attorney Galloway to update position and pay band. current full-time custodians last day August 8, 2025.

Moved by Gaul seconded by Bixler to approve maintenance technician job description and allow to hire.

Ayes: All Moved by Barnhart seconded by Bixler to approve Treasurer Investment Report ending on 6/30/2025.

Ayes: All Moved by Kaufmann seconded by Gaul to approve Semi-Annual Settlement Report.

Ayes: All Moved by Gaul seconded by Bixler to approve cancellation of Treasurer's unclaimed fees.

Ayes: All Moved by Gaul seconded by Barnhart to approve final plans for bridge replacement project L-202401—73-16 on 270th Street in Section 32 of Rochester Township.

Ayes: All Moved by Gaul seconded by Barnhart to set letting date for bridge replacement project L-202401—73-16 on 270th Street in Section 32 of Rochester Township at 10:00 a.m. on 9/23/2025.

Ayes: All Moved by Bixler seconded by Kaufmann to approve Resolution to Authorize Submittal of a Traffic Safety Fund Application.

Ayes: All Moved by Bixler seconded by Gaul to adjourn at 10:48 a.m., to August 19, 2025.

Ayes: All Jon Bell, Chairperson Nicki Welch, Auditor WBT 35

Legal Notice

NOTICE OF PUBLIC HEARING ON PROPOSED DEVELOPMENT AGREEMENT WITH PARKSIDE PARTNERS, LLC

NOTICE is hereby given that the City Council of the City of West Branch, Cedar County, Iowa, will hold a public hearing on the proposed development agreement with Parkside Partners, LLC for the reconstruction of the mixed-use development known as Parkside Hills at 7:00 p.m. on Monday, September 2nd, 2025 in the Council Chambers, City Hall, 110 N. Poplar Street, West Branch, Iowa 52538.

Said Development Agreement will require the developer to reconstruct and redevelop the Parkside Hills development (the "Project") in exchange for the rebate of 75% of the incremental property taxes created by the Project.

All persons desiring to make comment may attend the public hearing on the date and time outlined above to make comments on the proposed revenue purpose statement or may deliver written comments to the City Clerk.

/s/ Alycia Horras, City Clerk At the Direction of the West Branch City Council WBT 35

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; August 18, 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 present, Tom Dean, Colton Miller, Mike Horihan, Jerry Sexton and Jodee Stoolman.

City Staff present: City Administrator Adam Kofod, City Clerk Alycia Horras, Park & Recreation Director Erin

Laughlin, Police Chief Greg Hall, City Lawyer Kevin Olson and City Engineer Dave Scheehinger.

Attending via Zoom: Finance Officer Heidi Van Auken, Deputy Clerk Jessica Brown and, Library Director Jessie Schafer

APPROVE THE AGENDA MOTION BY MILLER, SECOND BY DEAN TO APPROVE THE AGENDA.

MOTION CARRIED ON A VOICE VOTE. APPROVE CONSENT AGENDA APPROVE MINUTES FROM THE AUGUST 04, 2025 CITY COUNCIL MEETING.

APPROVE CLAIMS FOR AUGUST 18, 2025. EXPENDITURES - 8/18/2025 ALLIANT ENERGY-ALLIANT ENERGY-16.19

AMAZON-VARIOUS ITEMS-533.70 BARNHART'S CUSTOM SERVICES-NUISANCE ABATEMENT-1,862.50 CEDAR COUNTY RECORDER-RECORDING FEES-29.00

HI-LINE-SHOP SUPPLIES - PW-23.90 IMWCA-IMWCA FY26 INSTALLMENT 2-3,768.00

IA DNR-NPDES FEE FY26-210.00 KANOPY-ON DEMAND VIDEO SERVICE-46.00

LINN COUNTY R.E.C.-STREET LIGHTS-303.63 MAINSTAY SYSTEMS-CUBBY HARD DRIVE - P&R-300.00

MISCELLANEOUS VENDOR-HOOVER BALL REFUND - P&R-80.00 MOPPY MO'S-JANITORIAL SERVICES-997.50

OASIS ELECTRIC-LIGHT FRONT GROOM STATION-PW-424.21 OVERDRIVE-DIGITAL & AUDIO BOOKS-241.11

PLUNKETT'S PEST CONTROL-PEST CONTROL-114.54 PYRAMID SERVICES-MOWER & PARTS - PW-14,986.35

VEENSTRA & KIMM-VARIOUS PROJECTS-31,313.60 WEST BRANCH REPAIRS-REPLACE BATTERY & SERVICE- PD-475.87

TOTAL--55,726.10 PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS - 8/15/2025 71,437.37

PAID BETWEEN MEETINGS ADVANTAGE ARCHIVES- DIGITIZATION - WB TIMES-2,535.00

ALLIANT ENERGY-ALLIANT ENERGY-23,080.52 ARNOLD MOTOR SUPPLY-STOCK BATTERY REPLACEMENT - PW-770.28

AT & T-WIRELESS SERVICE-210.04 BAKER & TAYLOR-BOOKS-121.92 CEDAR COUNTY COOPERATIVE-FUEL - PW-618.00

DOG WASTE DEPOT-DOG WASTE BAGS-759.95 E O JOHNSON BUSINESS-COPIER MAINTENANCE - CITY-175.05

HI-LINE-SHOP SUPPLIES - PW-198.05 LEAF CAPITAL FUNDING-COPIER LEASE - LIBRARY-142.02

LIBERTY COMMUNICATIONS-LIBERTY COMMUNICATIONS-1,584.80 LRS HOLDINGS-TRASH & RECYCLING JULY 2025-19,532.50

MISCELLANEOUS VENDORS-UB REFUNDS-88.46 PITNEY BOWES PURCHASE POWER-REPLENISH POSTAGE - LIBRARY-25.00

STOREY KENWORTHY-PRINT LASER CHECKS-727.07 WEX BANK-VEHICLE FUEL-1,548.02

TOTAL--52,096.68 GRAND TOTAL EXPENDITURES--179,260.15

FUND TOTALS 001 GENERAL FUND-78,288.58 022 CIVIC CENTER-1,353.07

031 LIBRARY-9,445.25 110 ROAD USE TAX-8,091.91

112 TRUST AND AGENCY-19,395.63 321 WIDENING WAPSI CREEK-2,193.50

331 CEDAR JOHNSON RD RECON-24,190.10 600 WATER FUND-16,039.99

610 SEWER FUND-19,664.84 740 STORM WATER UTILITY-597.28

GRAND FUND TOTAL-179,260.15 MOTION BY SEXTON, SECOND BY MILLER TO APPROVE THE CONSENT AGENDA. AYES: SEXTON, MILLER, HORIHAN, STOOLMAN, DEAN. NAYS: NONE. MOTION CARRIED.

PRESENTATIONS / COMMUNICATIONS / OPEN FORUM - KIM GASKILL - ATTENDING IN RESPONSE TO THE JULY 30TH MEMO FROM THE CITY ADMINISTRATOR. SHE WAS ASKING EITHER CITY ATTORNEY OLSON OR ADMINISTRATOR KOFOD FOR A WRITTEN RESPONSE TO THE FAMILY'S QUESTION ON THE SPECIFICS WITHIN THE CODE AROUND WHAT CHARACTERISTICS OF THE GASKILL JENSEN PROPERTIES, QUALIFIES THEM AS PART OF THE SLUM AND BLIGHT DESIGNATED AREA. THEY ARE AGAIN REQUESTING CONSIDERATION FOR, AND THAT THESE PROPERTIES BE REMOVED FROM THE AREA OUTLINED AS SLUM AND BLIGHT DESIGNATION. PUBLIC HEARING / NON-CONSENT AGENDA

RESOLUTION 2025-84 - SETTING OF PUBLIC HEARING FOR PROPOSED DEVELOPMENT AGREEMENT WITH PARKSIDE PARTNERS, LLC, WHICH INCLUDES ANNUAL APPROPRIATION TAX INCREMENT REBATES. / MOVE TO ACTION.

MOTION BY DEAN, SECOND BY MILLER TO APPROVE RESOLUTION 2025-84. AYES: DEAN, MILLER, HORIHAN, SEXTON. NAYS: STOOLMAN. MOTION CARRIED. RESOLUTION 2025-88 APPROVE PAYMENT OF PAY ESTIMATE #3 FOR CEDAR JOHNSON RD PROJECT / MOVE TO ACTION

MOTION BY MILLER, SECOND BY SEXTON TO APPROVE RESOLUTION 2025-88. AYES: MILLER, SEXTON, STOOLMAN, DEAN, HORIHAN. NAYS: NONE. MOTION CARRIED. RESOLUTION 2025-89 APPROVAL OF AGREEMENT WITH TAP SERVICES / MOVE TO ACTION

THERE WAS A QUESTION OF WHERE THE FUNDING TO PAY FOR THE GRANT WORK THAT THE EICA WOULD BE DOING WOULD COME FROM AND IT WAS STATED FROM LOST FUNDS. MOTION BY DEAN, SECOND BY MILLER TO APPROVE RESOLUTION 2025-89. AYES: DEAN, MILLER, SEXTON, HORIHAN, STOOLMAN. NAYS: NONE. MOTION CARRIED. RESOLUTION 2025-90 APPROVAL OF DEPOSITORY LIMIT CHANGE / MOVE TO ACTION

MOTION BY MILLER, SECOND BY DEAN TO APPROVE RESOLUTION 2025-86. AYES: MILLER, DEAN, STOOLMAN, HORIHAN, SEXTON. NAYS: NONE. MOTION CARRIED. DISCUSSION -

a. Water & Sewer Rates at WB Village

Discussion on the current process of measuring and billing water and sewer for the West Branch Village community. They have been working to get the newer development area connected to their sewer lagoon and working with a "flume" issue to get it completed. This will not be the solution and this area will need to continue to be run through city sewer. In discussion, it was agreed upon that direction would be given to the

City Clerk to move forward with getting an option and all the requirements for this option, together to look at installing a water meter that will measure the usage for the new development only (Lou Henry Ln. and Grant St.). The current meter would then be positioned to read the original part of WB Village to measure monthly water consumption. This would create 2 automatic bills for WB Village with one being the water consumption and fees for the original area of WB Village and the second bill calculating water, sewer and fees for the new addition in WB Village based on the water consumption in that area. This is the most efficient and streamlined way to monitor and process the utility billing for this area and removes the element of being manual or human error from the process. It also allows us to move away from the process of billing \$50.00/month, per unit for the houses on Lou Henry Ln. and Grant St. manually each month which was established for a short-term solution while a permanent solution was put in place, and to properly monitor usage to charge accordingly. This will be presented and voted on at the next council meeting.

b. Possible increase of Utility Deposit Amount

The current utility deposit rate is set to \$150.00 for anyone starting a new account with the city and would be renting. For a new home owner there is no fee. In discussion, it was stated that we have seen an increase over time of the amount of unpaid bills that are left after moving out and statistically, the majority of this unpaid debt is incurred from renters. In an attempt to try to lessen this amount and the cost of trying to track down the previous residents that owe the amount or having to pass this on to the landlords to settle, we are looking at raising this deposit amount to \$200.00. In reviewing what other cities are doing and to stay in line with the area, we see that others deposits run from \$80.00 to \$200.00 and some are charging this for all residents (renters or home owners). We also see that some are charging a deposit fee and then adding a non-refundable administration fee of \$30.00 to help with the additional costs in this area. The direction was given to allow the City Clerk to move forward with getting our Ordinance and policies in place to change the rental deposit amount to \$200.00 and to continue to charge nothing for home owners that are setting up a new utility account with the city. We also will not be adopting an admin fee at this time. This will be presented and voted on at the next council meeting.

c. Adoption of LPR Technology for the City of West Branch

Chief Hall presented information on the Flock License Plate Readers and their abilities. This is a unit that many surrounding cities have or are installing to help with their PD efforts. He has researched and found that the Flock brand has the ratings and dependability that our PD is looking for and would like to see West Branch acquire 1 to 2 of these this fiscal year for installation and to then look to potentially add another 1 to 2 next fiscal year. Installation would be along Hwy 80 on/off ramps through our commercial area. There is funding in the PD budget to make the purchase this year and grants are also already being looked into to help with this effort as well. He asked the council to consider this option and they were in agreement that this seemed like a good next step for our city and PD. Direction was given to the City Clerk to move forward with getting a resolution together in order to present and vote on this at the next council meeting.

CITY ADMINISTRATOR REPORT - Thank you to Mayor Laughlin, Parks and Rec Director Laughlin and Director Goodale's public works crew for all of their work to assist with the Hoover Hometown Days and its success. It was a good event with no recorded incidents or issues.

CITY ATTORNEY REPORT - None CITY ENGINEER REPORT - Working on collecting and completing the contracts for the Creek Widening project. Cedar-Johnson Road project, Boomerang is working on the intake to pour and to get the curbs set. The plan is to lower the intersection at 350th St, Cedar-Johnson and Greenview to complete this area. It will be gravel and they will work on dust control in this area as well. Phase II is in the works and they are looking at about 3 months for intersection work to be complete. There will possibly be some sod work this week. Meadows VI project is moving forward with setting forms and pouring concrete to finish up this area.

STAFF REPORTS Parks and Rec Director Laughlin shared that there were 230 patrons that signed up for Hoover ball this year. Of that there were 130 youth and the committee was pleased with the move to Village Green for this year's event. They will be working on an agreement to host the event there again next year.

COMMENTS FROM MAYOR AND COUNCIL MEMBERS - NONE ADJOURNMENT

MOTION TO ADJOURN BY MILLER, SECOND BY SEXTON. MOTION CARRIED ON A VOICE VOTE. CITY COUNCIL MEETING ADJOURNED AT 8:03 P.M.

ROGER LAUGHLIN, MAYOR ATTEST:

ALYCIA HORRAS, CITY CLERK WBT 35

Real Estate

FOR SALE - 2 Bedroom, 2 Bath Condo, Durant, Iowa. Completely Refurbished W/ New furnace, New Air Conditioner. Call 563-210-1238. #30tf

Wanted

WANTED - JUNK appliances - will pick up. Farm steel, batteries and cars. 319-331-8122. #17tf

BUYING ALL Antiques: Fair Cash Prices for Antiques: Furniture, Signs, Toys, Crocks, Paintings, Documents, Oddities and Weird Stuff. 319.270.1251. #9tf

Pets

FOR SALE: AKC Purebred (papers) French Bulldog Puppies. 13 weeks old. \$1,500, male. \$2,500, female. Call 319-550-7977. #32-34p

For Rent

ONE BEDROOM apt. for rent, 1st floor, quiet location, street parking, 1 1/2 block from downtown Tipton. \$625 plus utilities. Call 319-560-2578. #31-35p

Storage For Rent

WEST BRANCH Mini Storage, 1264 East South Street, Tipton. 10 x 24 ft. stalls. Reasonable rates. 1-319-643-7150. #10tf

Notice

CLASSIFIED ADS must be paid for prior to running in the paper. #28tfnc

Classifieds Get Results!

CEDAR COUNTY PROPERTY OWNERS

It is your responsibility to report to the Assessor's Office:

- New buildings
Building additions
Structural modifications
Repairs over \$2,500 per building per year
Buildings removed or changes to a building condition
Any construction started prior to Jan. 1st (whether or not completed)

REMINDER: Deadline to file for the Family Farm Credit is November 1st. If you are a new homeowner don't forget to file for your homestead credit. Please call our office with any questions. CEDAR COUNTY ASSESSOR 563-886-6413



Not advertising is like winking at your girlfriend in the dark. You know what you're doing, but nobody else does

Real estate advertisement for Cornerstone Real Estate Consultants. Includes logo, contact info, 'Formerly Jan Dendinger Real Estate', and a grid of property listings with photos and details like '602 Orange St, Tipton, \$249,900' and '2 Lots E. 5th St., Tipton \$41,000'.



http://ddmiller.zenfolio.com/

