

## Cedar county payroll

VENDOR	PAY DATE	VENDOR TOTAL
Benefits Inc.	9/05/2025	930.74
Phelps the Uniform Specialists		34.10
Cedar County Treasurer		78,802.83
Cedar County Treasurer		10,480.79
Cedar County Treasurer		411.42
Cedar County Treasurer		1,016.42
COUNTY TOTAL		91,676.30
		WBT 39

## 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) TIPTON, IOWA  
September 9, 2025  
Cedar County Board of Supervisors met in regular session at 8:30 a.m. September 9, 2025 with following members present: Bixler, Barnhart, and Chairperson Bell. Kaufmann and Gaul were absent. Minutes reported by Deputy Auditor Hamdorf. Members of public were also present.

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

It noted following Handwritten Disbursement issued on 9/5/2025 to Cedar County Treasurer for Benefits, Inc. for an electronic deposit: #443445 for \$2,290.35-self funded medical claims. Moved by Bixler seconded by Barnhart to approve agenda.

**Ayes:** All  
**Absent:** Gaul, Kaufmann  
Chairperson Bell addressed public for comments. Public Health Director Wagaman informed Board when flu clinic dates were set.

Moved by Barnhart seconded by Bixler to approve Board Minutes of September 2, 2025.

**Ayes:** All  
**Absent:** Kaufmann, Gaul  
Abstain: Barnhart  
Moved by Bixler seconded by Barnhart to approve Payroll Disbursements #202600-202743 for period ending 8/30/25 and to be paid on 9/5/25.

**Ayes:** All  
**Absent:** Gaul, Kaufmann  
Moved by Barnhart seconded by Bell to authorize Chairperson Bell to sign Participation in Opioid Secondary Manufacturers' Combined Subdivision and Release Form.

**Ayes:** All  
**Absent:** Kaufmann, Gaul  
At 9:00 a.m. a public hearing held for review/consideration/action on following petition: Edgewood Land Company, 143 Buckeye Rd., West Branch, IA, (Owners) - Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential for purpose of allowing construction of a single-family dwelling on property described as Lot 1, located in SW ¼, SE ¼, Section 30, T-79N, R-4W, in Springdale Township, consisting of 1.49 acres more or less. No written or verbal objections on file. Assistant Engineer Anderson, Environmental & Zoning Director LaRue, Glen Waters and Lyle Waters were present.

Moved by Barnhart seconded by Bixler to approve requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential for purpose of allowing construction of a single-family dwelling on property described as Lot 1, located in SW ¼, SE ¼, Section 30, T-79N, R-4W, in Springdale Township, consisting of 1.49 acres more or less and waive second hearing.

**Ayes:** All  
**Absent:** Kaufmann, Gaul  
Moved by Bixler seconded by Barnhart to approved Country Vista - Minor Subdivision located at Lot 1, SW ¼, SE ¼, Section 30, T-79N, R-4W, in Springdale Township consisting of 1.49 acres more or less.

**Ayes:** All  
**Absent:** Kaufmann, Gaul  
Moved by Barnhart seconded by Bell to approve a utility permit for Eastern Luce Light and Power on Spicer Avenue and waive \$100 fee.

**Ayes:** All  
**Absent:** Kaufmann, Gaul  
Abstain: Bixler  
Moved by Barnhart seconded by Bixler to adjourn at 9:27 a.m., to September 16, 2025.

**Ayes:** All  
**Absent:** Gaul, Kaufmann  
Jon Bell, Chairperson  
Nicki Welch, Auditor  
WBT 39

## Legal Notice

**NOTICE OF PUBLIC HEARING ON PROPOSED DEVELOPMENT AGREEMENT WITH FORZA ENTERPRISES, 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 Forza Enterprises, LLC for the expansion of the car dealership at 205 Tidewater Drive at 7:00 p.m. on Monday, October 6th, 2025 in the Council Chambers, City Hall, 110 N. Poplar Street, West Branch, Iowa 52358.

Said Development Agreement will require the developer to construct an expansion of the current dealership located at 205 Tidewater Drive (the "Project") in exchange for the rebate of 25% of the incremental property taxes created by the Project over a ten-year period, the total amount of incremental tax rebates not to exceed \$101,000.

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 Friis, City Clerk  
At the Direction of the West Branch City Council  
WBT 39

## Legal Notice

**NOTICE OF PUBLIC HEARING ON PROPOSED DEVELOPMENT AGREEMENT REGARDING AUDIT SERVICES FOR FY2026 THROUGH FY2028**

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 agreement to provide audit services for the City of West Branch for Fiscal Years 2026 through 2028 at 7:00 p.m. on Monday, October 6th, 2025 in the Council Chambers, City Hall, 110 N. Poplar Street, West Branch, Iowa 52358.

The City previously sent out requests for proposals and the City intends to enter into an agreement with a firm to provide said auditing services at this meeting

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 Friis, City Clerk  
At the Direction of the West Branch City Council  
WBT 39

## 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, October 6th, 2025 in the Council Chambers, City Hall, 110 N. Poplar Street, West Branch, Iowa 52358.

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 Friis, City Clerk  
At the Direction of the West Branch City Council  
WBT 39

## 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; September 15, 2025  
Council Chambers; Regular Meeting; 7:00 p.m.

Mayor Roger Laughlin called the West Branch City Council regular meeting to order at 6:58 p.m.  
Roll call: Council members present: Colton Miller, Mike Horihan, Jerry Sexton, Tom Dean and Joeee Stoolman. City Staff present: City Administrator Adam Kofoed, City Clerk Alycia Horras, Parks and Rec Director Erin Laughlin, City Lawyer Kevin Olsen, and City Engineer Eric Gould.

Attending via Zoom: Deputy Clerk Jessica Brown, Police Chief Greg Hall and, Library Director Jessie Schaefer  
**APPROVE THE AGENDA**  
Motion to Approve the Agenda by Dean, second by Miller. Motion carried on a voice vote.

**APPROVE CONSENT AGENDA**  
Approve minutes from the September 2, 2025 City Council meeting.  
Approve Special Event Permit for Fall Fest  
Approve Special Event Permit for WB Cross Country Meet Route

Approve Claims for September 15, 2025.  
**EXPENDITURES - 9/15/2025**  
AMAZON.COM-CONCESSIONS  
POPCORN - P&R-220.94  
ELITE HOLDING-FOOTBALL  
REVERSABLES - P&R-475.00  
IMWCA -IMWCA FY26  
INSTALLMENT 3--3,768.00  
LEAF CAPITAL FUNDING-COPIER  
LEASE - LIBRARY-142.02  
MOPPY MO'S-CLEANING  
SERVICES-910.00  
PIP PRINTING & MARKETING-BUSINESS CARDS - CLERK-81.68  
PROTECT YOUTH SPORTS-  
BACKGROUND CHECKS - P&R-174.00  
QUILL-OFFICE SUPPLIES - PD & CITY-25.72  
TOTAL--5,797.36  
PAYROLL-WAGES, TAXES, EMPLOYEE  
BENEFITS - 9/12/2025  
63,204.06  
PAID BETWEEN MEETINGS  
SISCO-HEALTH CLAIMS 8-11-2025-  
3,837.01  
SISCO-HEALTH CLAIMS 9-2-2025-  
10.90  
MISCELLANEOUS VENDORS-UB  
REFUNDS-637.67  
ARNOLD MOTOR SUPPLY-SHOP  
SUPPLIES - PW-31.74  
AT & T-WIRELESS SERVICE-560.03  
BAKER & TAYLOR-BOOKS -  
LIBRARY-406.34  
IA PARKS & REC ASSOC-2025 FALL  
WORKSHOP-175.00  
SISCO-HEALTH CLAIMS 9-8-2025-  
48.88  
TOTAL--5,707.57  
GRAND TOTAL  
EXPENDITURES--74,708.99  
FUND TOTALS  
001 GENERAL FUND-31,636.68  
022 CIVIC CENTER-4,600.09  
031 LIBRARY-950.86  
110 ROAD USE TAX-5,431.13  
112 TRUST AND AGENCY-17,754.83  
600 WATER FUND-7,399.67  
610 SEWER FUND-6427.03  
740 STORM WATER UTILITY  
-508.70  
GRAND FUND TOTAL--74,708.99  
Motion by Dean, second by Miller to approve the Consent agenda. **AYES:** Dean, Miller, Stoolman, Horihan, Sexton. **NAYS:** None. Motion carried.

**PRESENTATIONS / communications / open forum -**  
Kim Gaskill - Asked if Resolution 2025-101 was referencing the 2 properties that her family owns, that are to be removed from the Slum and Blight Designation. It was shared that it is referencing those properties. She requested again a response on what characteristics of the

remaining Gaskill property carries to be designated as Slum and Blight. Kim also sent an email about the Gaskill easement in reference to the Wapsi Creek Widening project, with questions. It was shared that Kevin or Dave would respond to those questions for her.

**PUBLIC HEARING / NON-CONSENT AGENDA**  
Second & Third Reading Waived - Ordinance 830 Amending Chapter 92/ Move to Action.  
**ORDINANCE NO. 830 AN ORDINANCE AMENDING CHAPTER 92 - WATER RATES**  
BE IT ENACTED by the City Council of the City of West Branch, Iowa: 1. Amendment. Section 92.09 is hereby amended by deleting it in its entirety and replacing it with the following: 92.09 Water Deposits for Rental Property. A deposit shall be paid by the tenant(s) of rental property when the tenant(s) establish(es) service. The amount of this deposit shall be set by the City Council through Resolution, not to exceed the usual cost of 90 days of the combined services at the current utility rate. Upon disconnection of water service, the deposit, less deductions for any unpaid water usage, penalties, and interest, shall be returned to the tenant, without interest.

2. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

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 not adjudged invalid or unconstitutional.

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 on the 15th day of September, 2025.  
First Reading: September 2, 2025  
Second Reading: September 15, 2025-Waived  
Third Reading: September 15, 2025-Waived

Roger Laughlin, Mayor  
ATTEST:  
Alycia Horras, City Clerk

Resolution 2025-102 Amending the City of WB Schedule of Fees / Move to Action. Changing the refundable, utility deposit for any resident that is renting a property within the city limits of West Branch and seeking to add a utility account with the City for that property, from \$150.00 to \$200.00

Motion by Dean, second by Miller to approve Resolution 2025-102. **AYES:** Dean, Miller, Sexton, Horihan, Stoolman. **NAYS:** None. Motion carried.

Resolution 2025-103 Approving an Insurance Proposal with Provident Fire Plus, Iowa Municipal Insurance LTD./ Move to Action - This is an annual renewal and appears to be approx. a 6.6% increase from the previous year. Part of this increase is due in part to the new truck that was added in October 2024.

Motion by Dean, second by Miller to approve Resolution 2025-104. **AYES:** Dean, Miller, Sexton, Horihan, Stoolman. **NAYS:** None. Motion carried.

Resolution 2025-104 Approval of Submission to TAP Grant for City of West Branch / Move to Action. This grant provides funds to continue the current trail that is West of the WBHS. It will connect to this and stretch to the Roundabout providing a safer crossing for students as well.

Motion by Miller, second by Dean to approve Resolution 2025-104. **AYES:** Miller, Dean, Sexton, Horihan, Stoolman. **NAYS:** None. Motion carried.

Resolution 2025-105 Approval of Public Hearing on a Proposed Development Agreement with Forza Enterprises, LLC, which includes Annual Appropriation Tax Increment Rebates. / Move to Action The question was asked, who bargains for the TIF amount in the agreements? In the past it has been the Mayor, City Administrator and a council person or two if available. It was requested that there be more transparency and more data shared in things like the Public Hearing notices for these agreements. Items such as a map of the area and proposed development plans and TIF info. This project would carry an agreed upon amount of 25% TIF rebate over 10 years and with a max of \$101,000.00 in rebates for Forza Enterprises, LLC.

Motion to approve the amendment of the following wording in the second paragraph, from "residential subdivision" to "commercial structure"; made by Miller, second by Sexton. **Ayes:** Miller, Sexton, Dean, Stoolman, Horihan. **Nays:** None. Motion carried.

Motion by Miller, second by Sexton to approve Resolution 2025-105. **AYES:** Miller, Sexton, Dean, Stoolman, Horihan.

Motion by Sexton, second by Miller to approve Ordinance 830. **AYES:** Sexton, Miller, Horihan, Stoolman, Dean. **NAYS:** None. Motion carried.

Resolution 2025-96 Approval of Final Plat - Meadows Part 6/ Move to Action. KLM is working on the Warranty Deed for the Out lots. The wording on the legal description was revised on the revised final plat. There was discussion on the private easement that Liberty Communication has and how far it should be within the property line and as to if the right of way should be 15' in from the road or 10'. KLM will work through the easement issues with Liberty, the city easement for right of way will be the standard 15' and the final plat will move forward with approval. Discussion about the condition of the outlot areas was brought up as well. Chris Kofoed stated that the areas have been mowed at least once each year and that they will be mowed and properly tended to before turning them over to the city.

Motion by Sexton, second by Dean to approve Resolution 2025-96. **AYES:** Sexton, Dean, Miller, Horihan, Stoolman. **NAYS:** None. Motion carried.

Resolution 2025-97 Reseting a Public Hearing for potential Agreement with Parkside Partners. /Move to Action. - Motion by Miller, second by Dean to approve Resolution 2025-97. **AYES:** Miller, Dean, Horihan, Sexton, Stoolman. **NAYS:** None. Motion carried.

Resolution 2025-98 Approval of Purchase of Hurco Trailer/ Move to Action. This equipment allows for hydro excavating for easier repair work and efficiency. The equipment has been rented in the past a couple times a year and this would allow for work to be done without the downtime of rental. It can be used with the lead lien work as well to be able to "pothole" them and this equipment will be needed more as we continue to grow as a city.

Motion by Dean, second by Sexton to approve Resolution 2025-98. **AYES:** Dean, Sexton, Miller, Stoolman, Horihan. **NAYS:** None. Motion carried.

Resolution 2025-99 Approving Pay Estimate Number 4 in the amount of \$844,850.72 to Boomerang Corp for the 2025 Cedar-Johnson Road Reconstruction Project. / Move to Action. - Discussion about some of the line items with this pay estimate being way over the projected amount. In some cases, an area was broken into several line items such as the asphalt. It is broken into different variations of mix on the bid and then the amount used/charged appears to be \$30,000 more on one line item. When adding the different lines of variations of asphalt vs. the one-line item, the amount due is much closer to the bid amount. There will still be some differences with inflation and issues that arise during the project, but we appear to be within standard variation.

Motion by Sexton, second by Miller to approve Resolution 2025-99. **AYES:** Sexton, Miller, Stoolman, Dean, Horihan. **NAYS:** None. Motion carried.

Resolution 2025-100 Approving Change Order Number 2 in the amount of \$3,821.40 to the contract with Boomerang Corp for the 2025 Cedar-Johnson Road Reconstruction Project. / Move to Action.

Motion by Sexton, second by Dean to approve Resolution 2025-100. **AYES:** Sexton, Dean, Horihan, Stoolman, Miller. **NAYS:** None. Motion carried.

Resolution 2025-101 Resolution Deleting Two Parcels from the West Branch Urban Renewal Area / Move to Action. - City Attorney Olsen shared that any property that is registered as Ag Land and is over 10 acres can not be put into the Slum and Blight designation. Two of the three parcels that are in the Gaskill name meet that requirement and will be removed from this designation within the Urban Renewal Plan.

Motion by Sexton, second by Horihan to approve Resolution 2025-101. **AYES:** Sexton, Horihan, Stoolman, Dean, Miller. **NAYS:** None. Motion carried.

Resolution 2025-102 Amending the City of WB Schedule of Fees / Move to Action. Changing the refundable, utility deposit for any resident that is renting a property within the city limits of West Branch and seeking to add a utility account with the City for that property, from \$150.00 to \$200.00

Motion by Dean, second by Miller to approve Resolution 2025-102. **AYES:** Dean, Miller, Sexton, Horihan, Stoolman. **NAYS:** None. Motion carried.

Resolution 2025-103 Approving an Insurance Proposal with Provident Fire Plus, Iowa Municipal Insurance LTD./ Move to Action - This is an annual renewal and appears to be approx. a 6.6% increase from the previous year. Part of this increase is due in part to the new truck that was added in October 2024.

Motion by Dean, second by Miller to approve Resolution 2025-103. **AYES:** Dean, Miller, Sexton, Horihan, Stoolman. **NAYS:** None. Motion carried.

Resolution 2025-104 Approval of Submission to TAP Grant for City of West Branch / Move to Action. This grant provides funds to continue the current trail that is West of the WBHS. It will connect to this and stretch to the Roundabout providing a safer crossing for students as well.

Motion by Miller, second by Dean to approve Resolution 2025-104. **AYES:** Miller, Dean, Sexton, Horihan, Stoolman. **NAYS:** None. Motion carried.

Resolution 2025-105 Approval of Public Hearing on a Proposed Development Agreement with Forza Enterprises, LLC, which includes Annual Appropriation Tax Increment Rebates. / Move to Action The question was asked, who bargains for the TIF amount in the agreements? In the past it has been the Mayor, City Administrator and a council person or two if available. It was requested that there be more transparency and more data shared in things like the Public Hearing notices for these agreements. Items such as a map of the area and proposed development plans and TIF info. This project would carry an agreed upon amount of 25% TIF rebate over 10 years and with a max of \$101,000.00 in rebates for Forza Enterprises, LLC.

Motion to approve the amendment of the following wording in the second paragraph, from "residential subdivision" to "commercial structure"; made by Miller, second by Sexton. **Ayes:** Miller, Sexton, Dean, Stoolman, Horihan. **Nays:** None. Motion carried.

Motion by Miller, second by Sexton to approve Resolution 2025-105. **AYES:** Miller, Sexton, Dean, Stoolman, Horihan.

ALL PUBLIC NOTICES CAN BE FOUND AT  
IOWAPUBLICNOTICES.COM

Resolution 2025-102 Amending the City of WB Schedule of Fees / Move to Action. Changing the refundable, utility deposit for any resident that is renting a property within the city limits of West Branch and seeking to add a utility account with the City for that property, from \$150.00 to \$200.00

Motion by Dean, second by Miller to approve Resolution 2025-102. **AYES:** Dean, Miller, Sexton, Horihan, Stoolman. **NAYS:** None. Motion carried.

Resolution 2025-103 Approving an Insurance Proposal with Provident Fire Plus, Iowa Municipal Insurance LTD./ Move to Action - This is an annual renewal and appears to be approx. a 6.6% increase from the previous year. Part of this increase is due in part to the new truck that was added in October 2024.

Motion by Dean, second by Miller to approve Resolution 2025-103. **AYES:** Dean, Miller, Sexton, Horihan, Stoolman. **NAYS:** None. Motion carried.

Resolution 2025-104 Approval of Submission to TAP Grant for City of West Branch / Move to Action. This grant provides funds to continue the current trail that is West of the WBHS. It will connect to this and stretch to the Roundabout providing a safer crossing for students as well.

Motion by Miller, second by Dean to approve Resolution 2025-104. **AYES:** Miller, Dean, Sexton, Horihan, Stoolman. **NAYS:** None. Motion carried.

Resolution 2025-105 Approval of Public Hearing on a Proposed Development Agreement with Forza Enterprises, LLC, which includes Annual Appropriation Tax Increment Rebates. / Move to Action The question was asked, who bargains for the TIF amount in the agreements? In the past it has been the Mayor, City Administrator and a council person or two if available. It was requested that there be more transparency and more data shared in things like the Public Hearing notices for these agreements. Items such as a map of the area and proposed development plans and TIF info. This project would carry an agreed upon amount of 25% TIF rebate over 10 years and with a max of \$101,000.00 in rebates for Forza Enterprises, LLC.

Motion to approve the amendment of the following wording in the second paragraph, from "residential subdivision" to "commercial structure"; made by Miller, second by Sexton. **Ayes:** Miller, Sexton, Dean, Stoolman, Horihan. **Nays:** None. Motion carried.

Motion by Miller, second by Sexton to approve Resolution 2025-105. **AYES:** Miller, Sexton, Dean, Stoolman, Horihan.

**NAYS:** None. Motion carried.  
First Reading - Ordinance 831 - Amending Chapter 92 - Water Rates. / Move to Action  
Ordinance to remove the "after hours" services from reconnection of water services. Bills paid outside of the regular City Hall hours of 8:00am to 4:00pm, Monday thru Friday, will be verified and reconnection performed the next business day.  
Motion by Miller, second by Sexton to approve the First Reading of Ordinance 831 and to waive the Second and Third Readings. **AYES:** Miller, Sexton, Dean, Stoolman, Horihan. **NAYS:** None. Motion carried.

First Reading - Ordinance 832 - Amending Chapter 55 - Animal Protection and Control/ Move to Action. Ordinance to remove the annual pet licensing within the city of West Branch. The registration for use of the Dog Park, would still be in place, but registering your dog or cat within city limits would be removed. It was stated that this was put in place to help enforce up to date rabies and vaccinations in these pets as this is a requirement when registering them. It was also to recoup some of the cost of WBP taking pets to the Vet Clinic when picked up and needed. There was discussion on how we promote the accountability for dogs that attach other residents or cause harm to others. It was argued that this wouldn't really aid in that effort and that officer(s) that respond to such an incident will fill out a report that requires the pet owner to verify the pet is up to date on all vaccinations such as rabies. With the council being of mixed feelings on this topic, it was asked that we do not waive and we have 3 full readings of this Ordinance before adoption.

Motion by Miller, second by Horihan to approve the First Reading of Ordinance

832. **AYES:** Miller, Horihan, Sexton, Stoolman, Dean. **NAYS:** None. Motion carried.

Resolution 2025-106 Approval of Proposed Response to Admin Review to Abatement of Wastewater Fees / Move to Action - After discussion of the reasoning behind the proposal for adjustment to this account, and sharing that the reason this decision was being brought to the council due to being over the \$250.00 threshold for Admin approval of adjustment, it was agreed upon that this resident made every effort to quickly and thoroughly resolve the issue that was out of his control.

Motion by Miller, second by Sexton to approve Resolution 2025-106. **AYES:** Miller, Sexton, Dean, Stoolman, Horihan. **NAYS:** None. Motion carried.

Discussion - None  
**CITY ADMINISTRATOR REPORT** - Thank you to Eric Gould of V&K Engineering for responding to and taking such good care of a resident that had an issue/complaint with happenings from the Johnson Cedar Road project.  
**CITY ATTORNEY REPORT** - None  
**CITY ENGINEER REPORT** - Eric shared that we have all but 1 residential easement secured for the Wapsi Creek Widening project. As soon as the last one has signed the agreement and all paperwork is in order, the project can move forward towards kick off.  
**STAFF REPORTS** -None  
**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 8:13 p.m.

Roger Laughlin, Mayor  
ATTEST:  
Alycia Horras, City Clerk  
WBT 39

## REMINDER

Deadline for advertising and  
legals for the West Branch Times  
is Noon on Mondays.  
Questions call 563-886-2131

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IOWA CITY & CEDAR RAPIDS MLS

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NEW LISTING



602 Orange St, Tipton, \$249,900

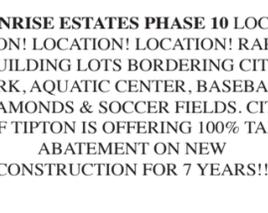
4 BR, 3 BA. This spacious zero-entry house has something for everyone. The house has a large living room and a main floor family room/sun room. The dining room is large enough for a family table. The main floor has 2 spacious bedrooms and 2 bathrooms. The primary bedroom has a walk-in closet and private bath. In the Lower level there is a third NON-conforming bedroom, family room, full bath and LOTS of storage. The LL is stubbed for an additional kitchen or bath. Outside, the lot has plenty of shade for the hot summer days and a fenced yard. The property has a garden shed for outdoor storage. This property is sold in AS-IS condition.

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SUBDIVISIONS, LOTS, ACREAGES & COMMERCIAL



2 Lots E. 5th St., Tipton \$41,000



1007 PARKVIEW LN., TIPTON. \$50,000

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5.2 Acres  
1692 Baker Ave.  
West Branch \$198,000

FOR RENT

Corner - Commercial for office for rent!! Great Cedar St Location with windowfrontage!! Welcoming reception area. Large private office area. Shared kitchenette. High speed internet available for \$25/mo.

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The Area's Most Experienced Real Estate Team