Classified/Legals

Thursday, September 26, 2024

West Branch Times

Cedar county payroll

VENDOR VENDOR TOTAL Phelps the Uniform Specialists 43.88 80,468.65 Cedar County Treasurer Cedar County Treasurer 12,824.00 Cedar County Treasurer Cedar County Treasurer 484.49 586.23 **COUNTY TOTAL** 95.384.92

Cedar county board

September 10, 2024 Cedar County Board of Supervisors met in regular session at 8:30 a.m. September 10, 2024 with following members present: Bixler, Barnhart, Kaufmann, and Chairperson Bell. Gaul absent. Members of public were also present.

Board viewed correspondence from various agencies.

Manure Management Annual Updates

following noted Disbursement issued on 9/6/2024 to Cedar County Treasurer for Benefits, Inc. for an electronic deposit: #439866 for \$356.00-self funded medical claims.

Moved by Barnhart seconded by Bixler to

approve agenda.

Absent: Gaul Chairperson Bell addressed public for comments. IT Director Pierce asked Board if they want to furnish new meeting room to equip for online meetings. Bell will talk to Head Custodian Gritton and

report to Pierce.

Moved by Barnhart seconded by Kaufmann to approve Board Minutes of September 3, 2024.

Absent: Gaul

Moved by Bixler seconded by Kaufmann to approve Payroll Disbursements #198761-198910 for period ending 8/31/24 and to be paid on 9/6/24, this includes a payout for John Barnum. Absent: Gaul

Board reported on Outreach/Committee

Meetings they attended.

Kevin Kelly reported he has been working with Assessor regarding his assessment notice. Kelly said he didn't understand notice and would like notices changed for better understanding. Kelly also reported that he would like to see Dayton/Fairfield polling location changed from St. John's Church due to separation of church and Discussion held on other locations. Auditor Wiese said that no church activity goes on during election hours and election is held in a common area not actual church. Barnhart said it's not easy to change polling locations and we don't want to keep moving them. Auditor Wiese explained checklist that must be done and mailings and postage that has be sent. No decisions were made.

At 9:00 a.m. a public hearing held for review/consideration/action on following petition: Phillip Hargrave, 301 Cedar Street, Tipton, IA, (Owner) - 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 located at 1242 Jackson Avenue, Tipton. Said petition is to rezone 3.00 acres of a proposed 13.00 acre lot. No written or verbal objections on file. Discussion held.

Moved by Kaufmann seconded by Barnhart to approve request in zoning from A-1 Agricultural District to R-1 Suburban Residential and waive seconded hearing.

Absent: Gaul

Bixler left Boardroom. Moved by Barnhart seconded by Bell to approve cost of uninsured county employees for flu vaccine

Absent: Bixler, Gaul Nicki Welch introduced herself to Board.

Welch is running unopposed for Cedar County Auditor in General Election. Board informed her of a few workshops for newly elected officials

Moved by Barnhart seconded by Kaufmann to approve Quit Claim Deeds for RCV2024-1

Absent: Gaul

Moved by Kaufmann seconded by Bixler to approve a step wage increase to \$30.72/hour for Mitchell Chapman, Crew

Moved by Barnhart seconded by Kaufmann to approve purchase for two 2025 Western Star truck chassis. Aves: All

Moved by Barnhart seconded by Kaufmann to approve a utility permit for Eastern lowa Light and Power on 220th Street and \$100 fee applies

Absent: Gaul Abstain: Bixle

Moved by Bixler seconded by Barnhart to adjourn at 10:04 a.m., to September

> Jon Bell, Chairperson Stephanie Wiese, Auditor

Legal Notice NOTICE OF PUBLIC HEARING ON THE PROPOSED AMENDMENT NO. 7 TO THE AMENDED AND RESTATED WEST BRANCH URBAN RENEWAL

PLEASE BE ADVISED that the City Council of the City of West Branch has heretofore, by Resolution, set a date for a public hearing on the adoption of the Amendment No. 7 to the Amended and Restated Urban Renewal Plan for the West Branch Urban Renewal

PLEASE ADVISED that a public hearing on said proposed Amendment will be held at 7:00 p.m. on Monday, October 7, 2024 in the Council Chambers at City Hall, 110 N. Poplar Street, West Branch, Iowa 52358. At that time, the City Council will receive comments for or against said Amendment. In addition, written comments can be forwarded to the City Clerk at the above address.

WBT 39

Legal Notice NEWSPAPER COPY TO BE PUBLISHED

AFTER SEPTEMBER 24 AND BEFORE OCTOBER 4 NOTICE OF PUBLIC HEARING ON THE PROPOSED ISSUANCE OF APPROXIMATELY \$4,250,000 SCHOOL INFRASTRUCTURE SALES, SERVICES

AND USE TAX REVENUE BONDS Notice is hereby given that the Board of Directors of the West Branch Community School District, in the Counties of Cedar and Johnson, State of Iowa, will hold a public hearing upon its proposed issuance of approximately \$4,250,000 School Infrastructure Sales, Services and Use Tax Revenue Bonds, which may be issued in one or more series over multiple fiscal years, pursuant to lowa Code Sections 423F.2 and 423F.4, for the purpose of providing funds to renovate, repair, and improve the HVAC system at Hoover Elementary, including costs of issuance and a debt service reserve fund if required by the purchaser. Any bond proceeds remaining after completion of this project will be used for other school infrastructure projects as authorized by the School District's Revenue Purpose

The hearing will be held in the Hoover Elementary School Library, 148 N.

West Branch, Iowa 52358, on October

SCHOOL DISTRICT /s/ Angie Klinkkammer Secretary of the Board of Directors

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

West Branch, Iowa; City Council; Sep-Council Chambers; Regular Meeting;

Mayor Roger Laughlin called the West Branch City Council regular meeting to order at 7:00 p.m. Roll call: Council members Tom Dean. Jerry Sexton, Mike Horihan and Jodee Stoolman were present. Absent: Colton Miller.

City Staff present: City Administrator Adam Kofoed, Deputy Clerk Jessica Brown, Police Chief Greg Hall, Sergeant Cathy Steen, Public Works Director Matt Goodale, Parks & Recreation Director Erin Laughlin, City Engineer Dave Schechinger and City Attorney Kevin Olson. Staff attending via Zoom Finance Officer Heidi Van Auken and Library Director Jessie Shaffer APPROVE THE AGENDA

Motion by Dean, second by Horihan to approve the agenda. Motion carried on APPROVE CONSENT AGENDA

Approve minutes from the September 3 2024 City Council meeting. Approve a Special Event permit for The Down Under for Saturday, October 5, 2024 and expanded Outdoor Service Area for the event.

Approve the June & July Monthly Financial Report.
Approve Claims for September 16, 2024. EXPENDITURES - 9/16/2024 ALL AMERICAN CONCRETE CONCRETE REPAIRS-17.056.00 AMAZON.COM-SUPPLIES-CITY &

P&R-253.86 BAKER & TAYLOR-BOOKS-188 20 SLOW PITCH BALLS-136.00 BROWN'S WEST BRANCH-VEHICLE SERVICE-POLICE-129.62 BROWN'S WEST BRANCH FORD-VEHICLE SERVICE-POLICE

-86.74 CEDAR CO SHERIFF'S OFFICE-PATROL RESERVES-2,765.00 CEDAR COUNTY RECORDER DIRK WIENEKE-CUBBY FIELD MAINTENANCE-1,800.00 EAST CENT INTERGOVT ASN.-KEEP IA BEAUTIFUL MATCH-1.000.00 ELITE HOLDING COMPANY-YOUTH VBALL SHIRTS-329.00 GRIEBAHN INDUSTRIES-WALL MOUNT HOLDERS-CITY-34.00 HAWKINS-CHEMICALS-3.307.28 HOLLYWOOD GRAPHICS-LHLM

SHIRTS-P&R-372.12 IMWCA-IMWCA FY25 INSTALLMENT 3-2,747.00 IA DEPT OF PUBLIC SAFETY-WARRANTS & ARTICLES SYSTEM-1.200.00 JJ NICHTING COMPANY-DITCH MOWER PARTS-812.19 KANOPY-ON DEMAND VIDEO

AUG 2024-18,446.00 LYNCH'S EXCAVATING-INTAKE REPLACEMENTS-24,495,00 MOPPY MO'S-CLEANING SERVICES-892.50 MUNICIPAL SUPPLY-METER REPLACEMENT-275.70

LRS HOLDINGS-TRASH & RECYCLING

OVERDRIVE-DIGITAL & AUDIO PIP PRINTING & MARKETING -BUSINESS CARDS-POLICE-245.04 PROTECT YOUTH SPORTS-COACH

BACKGROUND CHECKS-P&R-108.00 PYRAMID SERVICES-MOWER PARTS-

SCHINDLER-HUBBLE, DANA-TOWN HALL FEE REFUND-100.00 SINCLAIR TRACTOR-MOWER PARTS-THE HOME DEPOT PRO-PAPER

TOWELS-TH-138.31
TYLER TECHNOLOGIES-AUTO METER READ PROJECT FEE-60.00 PAYROLL-WAGES, TAXES, EMPLOYEE

BENEFITS - 9/13/2024 PAID RETWEEN MEETINGS SISCO-HEALTH CLAIMS 9/9/2024-232.61

AMAZON.COM-DVD, BLDG SUPPLIES AT&T MOBILITY-WIRELESS

IMPACT 7G-WIDENING WAPSI CREEK-2,852.50 LIBERTY COMMUNICATIONS-LIBERTY COMMUNICATIONS-1,536.70 WEX BANK-VEHICLE FUEL-2,141.14 SISCO-HEALTH CLAIMS 9/3/2024-8.36 VARIOUS VENDORS-UB REFUNDS-233.25

FIDELITY BANK & TRUST-DEPOSIT ELITE HOLDING-UNIFORMS-PW-2,175.50 IMPACT 7G-WIDENING WAPSI CREEK-

KNOX COMPANY-KNOX BOXES-HERITAGE & PARKSIDE-2 635 00 LEAF CAPITAL FUNDING-COPIER LEASE-CITY OFFICE-396.00 MEDIACOM-CABLE SERVICE-41.90 MIDWEST UNDERGROUND CONTRACTORS-EASTSIDE WATER MAINS PH2-78,679.00 PITNEY BOWES GLOBAL FINANCIAL-POSTAGE METER LEASE-77.37

STERICYCLE-SHREDDING SERVICES-161.17 TYLER TECH-AUTO METER READ PROJECT FEE-60.00 VERIZON WIRELESS-VERIZON WEST BRANCH TIMES-LEGAL PUBLICATIONS-500.01 TOTAL--98,297.69 **GRAND TOTAL EXPENDITURES**

FUND TOTALS 001 GENERAL FUND-63,664.15 022 CIVIC CENTER-323.54

LIBRARY-4,974.80 112 TRUST AND AGENCY-13.574.62 321 WIDENING WAPSI CREEK-

8,606.17 330 EASTSIDE WATER MAIN PH2-600 WATER FUND-12.318.35

610 SEWER FUND-8,015.77 740 STORM WATER UTILITY-25.025.86 GRAND FUND TOTAL--239,002.06 **REVENUE-FISCAL YEAR 2024** FUND JUNE
001 GENERAL FUND-118,066.84 022 CIVIC CENTER-520.10 031 LIBRARY-200,816.13

036 TORT LIABILITY-335.47 110 ROAD USE TAX-40,004.00 112 TRUST & AGENGY-3,723.75 119 EMERGENCY TAX FUND-180.22 121 LOCAL OPTION SALES TAX-20.986.94

125 TIF-316.35 126 TIF LMI MEADOWS PT 4-1.03 226 DEBT SERVICE-729.580.61 300 CAPITAL IMPROVEMENT RESERVE-344.06 312 DOWNTOWN EAST REDEVELOPMENT-150,000.00 324 WW TREATMENT

330 EASTSIDE WATER MAINS PH2-

500 CEMETERY PERPETUAL FUND-

501 KROUTH PRINCIPAL FUND-755.34 502 KROUTH INTEREST FUND-353.14 600 WATER FUND-67,799.54 603 WATER SINKING FUND-5,212.08 610 SEWER FUND-89,453.73 611 SEWER FUNDS

SPECIAL-42,904.31 740 STORM WATER UTILITY-5,908.50 TOTAL--2,314,507.99 REVENUE-FISCAL YEAR 2025 **FUND** JULY

001 GENERAL FUND-53,619.03 022 CIVIC CENTER-774.32 031 LIBRARY-525 15 036 TORT LIABILITY-202.11

110 ROAD USE TAX-28.548.45 112 TRUST & AGENGY-3,498.42 119 EMERGENCY TAX FUND-108.64 121 LOCAL OPTION SALES TAX-

125 TIF-76.32 226 DEBT SERVICE-970.73 300 CAPITAL IMPROVEMENT RESERVE-207.39 500 CEMETERY PERPETUAL FUND-

1.518.90 600 WATER FUND-74,404.31 603 WATER SINKING FUND-10,817.65 610 SEWER FUND-88,568.48 611 SEWER FUNDS SPECIAL-53,438,47

740 STORM WATER UTILITY-5,954.25 TOTAL--351,127.52 The Council had no comments Motion by Dean, second by Sexton to approve the Consent agenda. AYES: Sexton, Horihan, Stoolman, Dean. NAYS: None. Absent: Miller. Motion

PRESENTATIONS / COMMUNICATIONS / OPEN FORUM Phil Wiese, State representative communicated that he attended Hoover's Hometown Days and really enjoyed getting to know the community. Wiese said that he wants to "get respect back

Marty Jimmerson, West Branch Community School District Superintendent brought up the need for a stop sign at Main St. and Dawson Drive as a school para was almost hit by a car in the crosswalk and is a safety issue for the kids walking to and from school. Jimmerson feels that the need for a stop sign will increase as the city grows to the west. PUBLIC HEARING / NON-CONSENT

AGENDA Resolution 2024-97 - Setting a date for Consultation and a date for a Public Hearing on the proposed Amendment No. 7 to the Amended and Restated West Branch Urban Renewal Plan. / Move to action.

Motion by Dean, second by Sexton to approve Resolution 2024-97. AYES: Dean, Sexton, Horihan, Stoolman. NAYS: None. Absent: Miller. Motion

Resolution 2024-98 – Approving a salary adjustment for Police Chief Greg Hall. / Move to action. Motion by Dean, second by Horihan to approve Resolution 2024-98. AYES:

Dean, Sexton, Horihan, Stoolman, NAYS: None. Absent: Miller. Motion Resolution 2024-99 - Approving a salary adjustment for Andrew (Drew) Finnegan.

/ Move to action. Kofoed mentioned that Finnegan has received five (5) out of the six (6) certifications for water treatment. Kofoed also mentioned that certification pay was raised from fifty cents (50) per certificate to seventy-five (75) as they are difficult

Motion by Dean, second by Sexton to approve Resolution 2024-99. AYES: Dean Sexton Horihan Stoolman NAYS: None. Absent: Miller. Motion

Resolution 2024-100 – Approving a sal-ary adjustment for Parks & Recreation Director Erin Laughlin. / Move to action of Labor changed the federal guidelines for full-time salary workers and that Laughlin's raise could happen now or in January when the law goes into effect. Kofoed said Laughlin is doing a good job Kofoed and recommends that the salary

go into effect now. Motion by Dean, second by Sexton to approve Resolution 2024-100. AYES Dean, Sexton, Horihan, Stoolman. NAYS: None. Absent: Miller. Motion

Resolution 2024-101 - Approving Pay Estimate Number 5 in the amount of \$114,796.72 to Midwest Underground Contractors Inc. for the Phase 2 Eastside Water Main Replacement

Project. / Move to action. Motion by Dean, second by Sexton to approve Resolution 2024-101. AYES: Dean, Sexton, Horihan, Stoolman. NAYS: None. Absent: Miller. Motion

carried. Resolution 2043-102 - Approve the Fire Pak Insurance for the West Branch Fire Department and West Branch Firefighters Inc. /Move to action.
Van Auken reminded the Council that the insurance company the Fire Department changed in FY24. Van Auken said that she was happy with the FY25 premium

amount, but would like to find one insurance company for all City departments and noted that ICAP does not insure fire departments. Mayor Laughlin suggested the possibility of raising the deductible next year to lower costs.

Motion by Dean, second by Sexton to approve Resolution 2024-102. AYES:

Sexton, Horihan, Stoolman NAYS: None. Absent: Miller. Motion

carried. Resolution 2024- 103 - Approving a resolution amending the employee handbook to update the West Branch Police Department hours worked before overtime begins. / Move to action.
Kofoed informed the Council that overtime pay is currently based on a forty (40) hour work week according the recently adopted Employee Handbook He stated that police (and fire) personnel sometimes follow an alternate work schedule and work fifty (50) hours one week and thirty (30) hour the next to accommodate their schedules. The result of having a forty (40) work week definition for the police department, it creates excess overtime with their current work schedules. Kofoed suggested changing the definition of work week for police to eighty (80) hours to help manage over-time expenses. This would essentially make officers work eighty (80) (rather than forty) before over-time would be counted.

Motion by Dean, second by Sexton to approve Resolution 2024-103. AYES: Dean, Sexton, Horihan, Stoolman, NAYS: None. Absent: Miller. Motion

Discussion - Finalize Franchise Revenue Purpose Statement. Dean talked about reimbursement to the ing the parks as well since both are currently exempt from the 1% optional sales tax. Roger mentioned that if they chose, the reimbursement could be up to 1% back. Before deciding on what percent to reimburse back and to whom Sexton wants to see the current num-bers of what the school and Parks would be paying to decide on reimbursement numbers.

Discussion - West Branch Police Department residency requirement.
Dean and Sexton support the decision of Police Chief Hall with the 30-mile resi-Discussion - Proposal to temporarily

hold building permits for Main Street First draft is done and Kofoed will be meeting with city leaders getting input on their thoughts. Final draft is scheduled to be done end of September or beginning

of October. Kevin Olson mentioned this will allow businesses to still work on their buildings but within guidelines. CITY ADMINISTRATOR REPORT

Kofoed mentioned he would be gone for training all week and thanked Norfleet at the West Branch Times for his articles on the countless times traffic has been diverted through West Branch.
CITY ATTORNEY REPORT - No report

CITY ENGINEER REPORT Boomerang is still working on punch items to finish un

Schechinger is meeting with different utilities for the Cedar Johnson Rd project. He said dirt is being moved from another project so "saving" dirt for current project and less to haul in. Midwest underground is working on the water main to Cookson and have one more line to find to tap into. The City is currently waiting on FEMA's review for the widening of Wapsi Creek. Mayor Laughlin asked if the project can still be done in the winter time. Schechinger confirmed that the project can still be completed in the winter, pending weather. STAFF REPORTS – No reports

Dean got a telephone call from an IDOT liaison letting him know that, Bobby Kaufmann sent the video of the traffic coming through West Branch when the interstate is shut down. The liaison wanted Dean to know that the Iowa Patrol and IDOT are collaborating together to work something out. adjournment

Motion to adjourn by Dean, second by Horihan. Motion carried on a voice vote. City Council meeting adjourned

Roger Laughlin, Mayor ATTEST: Jessica Brown, Deputy City Clerk



CONSULTANT

REAL

3STONE

CORN

CALL

ESTATE CONSULTANTS!

CORNERSTONE

CALL

CONSULTANTS! •

ESTATE

REAL

CORNERSTONE

Challis Lawn Care Grub Alert

When the rains come and you have circular patches that do not green up like the rest of the lawn, most likely you have grubs. Animals digging in your lawn and loose turf are other indicators. We have seen and treated some lawns for grubs

already this fall but the dry weather made the grubs go dormant. But they will return with the rain. The next six weeks is a great time to treat your

lawn for broadleaf weeds and fertilizer to get your lawn off to a great start for 2025.

Fall Special

Order an aeration this fall and get a free application of fertilizer. Area lawns are very hard and compacted. Aerations are considered one of the best things you can do for your lawn and it is a great time to overseed.

> If you would like your lawn evaluated please call or text Jordan Challis 563-506-8493 Ron Challis 563-886-9745





Formerly Jan Dendinger Real Estate • 311 Cedar St., Tipton, IA • 563-886-2679

http://WWW.CSHOMESIOWA.COM THE DIFFERENCE IS "RESULTS"!

IOWA CITY & CEDAR RAPIDS MLS

208 INDIAN AVE, MECHANICSVILLE, \$299,900 **Acreage Alert 4.93 Acres ** Enjoy beautiful sunsets & country views. Recent upgrade to fiber-optic internet. The solid and spacious home has many updates and more! Call today for a private showing



116 W 5TH ST, TIPTON, \$175,000 116 W 5TH ST, TIPTON, \$175,000
Great Investment opportunity!!
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.

ESTATE

NSULTANTS! • CALL



310 FAIR CT,

BENNETT \$295,000



Let us help you find your



416 E 4TH ST, TIPTON, \$69,500

dream home! SUBDIVISIONS, LOTS, ACREAGES & COMMERCIAL



SUNRISE ESTATES PHASE 10 LOCA-TION! LOCATION! LOCATION! RARE BUILDING LOTS BORDERING CITY PARK, AQUATIC CENTER, BASEBALL DIAMONDS & SOCCER FIELDS. CITY OF TIPTON IS OFFERING 100% TAX ABATEMENT ON NEW

CONSTRUCTION FOR 7 YEARS!!

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 ACREAGE ALERT!! WEST BRANCH'S NEWEST SUBDIVISION JUST EAST OF WEST BRANCH WITH LOTS RANGING IN SIZE FROM 2.40-3.25 ACRES. CREEK ON EAST SIDE OF PROPERTY. CHARLES AVE ADJACENT TO LOTS WILL BE SEAL COATED IN SPRING. LOTS 7 & 8 SHARE DRIVE-WAY. LOTS 508 SHARE COMMUNITY WELL. 1 OUTBUILDING, 1 GAZEBO & SWIMMING POOL PERMITTED BE-

HIND HOME. . 1908 CHARLES AVE - \$164,900 • 1912 CHARLES AVE - \$164,900 1924 CHARLES AVE - \$154,900 • 1928 CHARLES AVE - \$154,900 1932 CHARLES AVE - \$154,900



1007 PARKVIEW LN.,



TIPTON. \$53,000



CALL CORNERSTONE

REAL ESTATE CONSULTA

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

WHAT ARE WE ABLE TO DO FOR COMMERCIAL PROPERTIES THAT NO ONE ELSE IN TOWN DOES?

• 3 MLSs - IOWA CITY - CEDAR RAPIDS & QUAD CITIES • MEMBERS OF EASTERN IOWA COMMERCIAL MLS • UPGRADED EXPOSURE ON THE 3 LARGESTEST NATIONAL BUSINESS/COMMERCIAL

WEBSITES - CREXI - LOOPNET & COSTAR • ON MULTIPLE OTHER COMMERCIAL & INVESTER BASED WEBSITES · HISTORY OF NETWORKING WITH MULTIPLE BUSINESSES • AGENTS EXPERIENCED WITH COMMERCIAL SALES

The Area's Most Experienced Real Estate Team



Salesperson 319-361-1554



563-210-6792

563-889-9119 CORNERSTONE REAL ESTATE CONSULTANTS