

MSWB

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Iowa Small Business Development Centers, and the Iowa Center for Economic Success “to assess the situation in each place.”

“This is an outstanding opportunity, thanks to the Wells Fargo Foundation, for targeted support of small businesses in small towns,” IRDC Board President Mark Reinig said in a statement. “These four pilot places have creative concepts to address existing needs and ultimately impact the viability of local businesses and economies.”

Simon said the Rising Tide Initiative will include activities that will “bring some projects to reality.”

“It’s a really exciting (opportunity) because it really aligns perfectly with our mission and the work we’re trying to do, but oftentimes funding keeps us from taking it to the next level,” she said. “Obviously, as a small non-profit, it is our biggest barrier to the success that we would like to help our

businesses achieve and the things we would like to initiate.”

In the grant proposal, MSWB talked about providing free workshops and training for business owners to help “strengthen business skills and help them adapt to market changes,” Simon said.

Other ideas would be continuing the Coffee & Collaboration networking events as well as a collective marketing campaign.

“We would really like to launch a coordinated marketing effort that collectively promotes the small businesses in West Branch and increases visibility to the community,” she said. “We know that can be more effective if we are doing it all as one instead of each, individual business having to invest in that campaign.”

MSWB also wants to create a matching grant fund to help businesses get money for improvements to “enhance the downtown experience.”

That could include facade repairs, upgraded signs, outdoor seating, accessibility upgrades, and looking at data to help

fill “gaps” — drawing new businesses that could meet an identified need.

Simon said the organization would try to figure out what people leave town to purchase that could be offered here.

Several months ago, MSWB made the director a full-time job in part because that would give the director time to apply for more grants.

“We’re really excited to see that start to come to life,” Simon said. “We took that leap of faith before we had it.”

A multi-year, Interstate 80 widening project this past summer closed the eastbound on- and off-ramps for weeks, and while gas stations noticed a drop in traffic, downtown businesses fielded calls from customers trying to get into town.

“Construction can be challenging, especially when we’re so close to the interstate,” she said. “We know we can be an easy pull-off for people to kind of take a break on the interstate, stop in downtown.”

MSWB even added a page to their website

(mainstreetwestbranch.org/detours) to help visitors unfamiliar with the area to reach local businesses.

The ramps reopened last week, but the Iowa Department of Transportation will next year close the westbound ramps as part of the next phase of the work.

Simon said the IDOT detour from Iowa City sent traffic five miles past West Branch to the West Liberty Exit 259, causing motorists to backtrack to get to their location.

“The formal (detour) was there instead of telling you in advance to take Herbert Hoover Highway,” she said. “It was definitely disruptive. ... but (businesses) were really, really excited that the eastbound off-ramp coming from Iowa City (allowed one) to get off at West Branch again. Opening six weeks before we expected was a pleasant surprise.”

Further, the Herbert Hoover Presidential Library and Museum will close its museum early next year for one to 1 1/2 years of renovation and expansion work.

“We know both of those things will have an impact on traffic to West Branch,” Simon said.

Other projects getting the IRDC’s Rural Business Initiative funding:

- City of Minden: Minden was hit by two tornadoes last April that devastated 40% of the Pottawattamie County community of 600. The community is launching a “Forward With Strength” effort targeting its central business district, known as the Minden Triangle. The Triangle was a vibrant district, but many businesses there have not been able to operate since the disaster. However, together they are working diligently to build back better and reopen not only for their respective bottom lines but also for their employees and the community in general.
- Pathfinders RC&D Region: Pathfinders RC&D (Resource Conservation and Development) serves five core counties in Southeast Iowa, with additional services reaching more than 20 counties in the region. Through the Leveraging Access for Underserved Networks and Capital for

Hope (LAUNCH) program, Pathfinders aims to impact small businesses in 21 rural communities across the five core counties.

LAUNCH seeks to bridge the gap in economic development resources between smaller towns and larger cities like Ottumwa by promoting regional collaboration and providing customized support to strengthen the small business environment, boost job creation and revenue, and build a more resilient economy.

- Perry Chamber of Commerce: The city of Perry took a hit in July when Tysons closed its local pork packing plant, which employed more than 1,200 workers. But community leaders acknowledge there have been small business challenges leading up to that announcement and they have a plan to move ahead. Perry seeks to revive a pandemic-era business grant program for small businesses in need of capital for products, services, marketing, or improvements, as well as providing invaluable connections to resources for skill building and networking.

LEGALS

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 30, 2024
Council Chambers; Special Meeting; 7:00 p.m.

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

Roll call: Council member(s) Mike Horihan, Jerry Sexton, Tom Dean, Jodee Stoolman and Colton Miller were present. City Staff present: City Administrator Adam Kofeod, Finance Officer Heidi Van Auken.

Attending via Zoom: City Engineer Dave Schechinger.

Maggie Burger, Speer Financial – Review the West Branch Annual TIF Report
Burger reviewed the city’s current debt obligations with the Council and noted that the city intends to pay off GO Bond 2016B on June 1, 2025 and the TIF portion of 2016A at the same time. In addition, GO Bond 2015 will also be paid off on June 1, 2025. Burger reminded the Council that while the City is paying off debt, the City has also incurred new debt for various city projects.

Burger reviewed the City’s Revenue Debt which goes back to 2005 (water debt), 2007 (water debt), 2022 (SRF sewer debt) and 2024 (water debt). The recent loans totaling twenty-one million dollars, includes the Wastewater Treatment Facility and the Eastside Water Main projects. Burger reminded the Council that revenue debt must be repaid with user fees which is why the City had to increase water and sewer rates.

Burger recapped the City’s TIF obligations with Casey’s Marketing Company, EMV Holdings LLC, Advantage Development, Advantage Rentals, The Meadows Part 4, BBCC, LLC and KBH Holdings, LLC. Burger said The Meadows Part 4 showed the most growth and will be paid off in 2025 (ahead of schedule). Burger said the City will be asking for \$474,000 in TIF dollars for FY26.

Burger wrapped up and explained the City’s general obligation debt capacity which is about 12.9 million dollars. Burger said the City’s valuations increased by approximately thirty percent (30%) which attributed to the debt capacity, which allows the City to have borrowing ability for any future projects. Kofeod interjected and said this would allow the Council to move forward with planning the Cedar-Johnson Road and West Main Street reconstruction projects.

Motion to enter into closed session to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual and the employee has requested a closed session. Councilperson Horihan did not feel comfortable going in to the closed ses-

sion without additional information for the reason of the closed session or guidance from the City Attorney (who was not present at this meeting). Miller requested that this closed session be rescheduled to a future date with the City Attorney present. There was not a majority to go into closed session and therefore this item was tabled. adjournment
Motion to adjourn by Horihan, second by Miller. Motion carried on a voice vote. City Council meeting adjourned at 7:43p.m.

Roger Laughlin, Mayor
ATTEST:

Leslie Brick, City Clerk
WBT 41

Cedar county payroll

VENDOR	PAY DATE	9/20/2024	TOTAL
Benefits Inc.			977.67
Phelps the Uniform Specialists			33.88
Washington National Ins Co.			167.26
Fidelity Investments			1,200.00
Cincinnati Life Insurance Co			580.56
IPERS			109,084.68
Cedar County Health Fund			157,211.07
Nationwide Retirement Solution			140.00
Cedar County Treasurer			77,720.01
Cedar County Treasurer			12,358.00
Cedar County Treasurer			8,730.34
Cedar County Treasurer			484.49
Cedar County Treasurer			586.23
COUNTY TOTAL			369,274.19
			WBT 41

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
Sept. 24, 2024

Cedar County Board of Supervisors met in regular session at 8:30 a.m. Sept. 24, 2024 with following members present: Barnhart, Gaul, Kaufmann, and Chairperson Bell. Bixler was absent. Members of public were also present. Board viewed correspondence from various agencies.

Manure Management Annual Updates submitted.
It was noted following Handwritten Disbursement was issued on 9/20/2024 to Cedar County Treasurer for Benefits, Inc. for an electronic deposit: #440022 for \$4,409.75-self funded medical claims. Moved by Barnhart seconded by Kaufmann to approve agenda.

Ayes: All
Absent: Bixler
Chairperson Bell addressed public for comments. EMA Director Freet informed Board that USDA said Cedar County didn’t have enough damage for a disaster.

Moved by Gaul seconded by Barnhart to approve Board Minutes of Sept. 17, 2024.
Ayes: All
Absent: Bixler
Moved by seconded by to approve

Payroll Disbursements #198911-199065 for period ending 9/14/24 and to be paid on 9/20/24.

Ayes: All
Absent: Bixler
Evan Helmke and Sasha Jakob, 9th grade Scattergood students met with Board to discuss a Resolution to protect and preserve Iowa’s farmland. Helmke and Jakob’s gave a presentation by cutting an apple showing that 10% of Iowa’s farmland represents world’s best farmland. Board discussed eminent domain and our Ordinances we have in place. No decisions were made.

Moved by Kaufmann seconded by Barnhart to approved Chairperson Bell to sign Proclamation for Domestic Violence Awareness Month Oct. 2024.

Ayes: All
Absent: Bixler
Jeff Steiert, MCM Consultants met with Board to provide EMS updates. Steiert informed Board they are training with dispatch, researching equipment & vehicles and hoping to have a director hired by mid-November. Discussion was held on salary scale. Consensus of Board was to add HR Attorney Galloway to agenda next week.

Moved by Gaul seconded by Barnhart to approve a utility permit for Eastern Iowa REC on 140th Street and \$100 fee applies.

Ayes: All
Absent: Bixler
Head Custodian Gritton presented to Board 4 different options for tables and chairs for upstairs meeting room.
Moved by Barnhart seconded by Kaufmann to approve option 2 which is 4 tables and 24 chairs along with a podium using ARPA funds for a total of \$5,417.19.

Ayes: All
Absent: Bixler
Moved by Kaufmann seconded by Gaul to adjourn at 10:01 a.m., to Oct. 1, 2024.
Ayes: All
Absent: Bixler
Jon Bell, Chairperson
Stephanie Wiese, Auditor
WBT 41

Legal Notice

LEGAL NOTICE OF SATELLITE EARLY VOTING STATIONS
To the voters of Cedar County: Satellite early voting for the November 5, 2024 General Election will be available at the following location, date, and time:

West Branch Town Hall
113 N. 1st St.
West Branch, IA 52358
Saturday, October 19, 2024
10:00 a.m. to 7:00 p.m.

Voter registration forms will be available for new registrations and changes to registrations for people already registered in the county.

Voters who vote absentee at the Satellite pursuant to Iowa Code 53.10 or 53.11 are required to provide proof of identity. The pre-registration deadline is on October 21st at 5:00 p.m.

This notice is given pursuant to Iowa Administrative Code 721-21.300(2).
Stephanie Wiese
Cedar County Auditor and
Commissioner of Elections
WBT 41



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



The City of West Branch, Iowa, is inviting qualified firms to submit proposals for Residential Solid Waste and Recycling Collection Services. This includes curbside collection for single-family and multiple-family dwellings (up to 8 units, excluding mobile home parks).

Key details:
Current customer base: ~954 solid waste properties and ~1040 recycling properties
Uniform, wheeled waterproof carts are required
Preference for a five-year contract, with flexibility for longer terms
Contract start date: July 1, 2025
Deadline: December 16, 2024
The City will manage billing and monthly payments to the Contractor. All solid waste must be taken to the Cedar County Transfer Station in Tipton, Iowa.
Collected recyclables will be owned by the Contractor.
Interested firms should submit their proposals to the City Clerk.

CORNERSTONE REAL ESTATE CONSULTANTS



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

NEW LISTINGS

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
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.

FEATURED PROPERTIES



Let us help you find your dream home!



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

SUBDIVISIONS, LOTS, ACREAGES & COMMERCIAL



SUNRISE ESTATES PHASE 10 LOCATION! 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 DRIVEWAY. LOTS 508 SHARE COMMUNITY WELL. 1 OUTBUILDING, 1 GAZEBO & SWIMMING POOL PERMITTED BEHIND HOME. .

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



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



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



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 LARGEST NATIONAL BUSINESS/COMMERCIAL WEBSITES - CREXI - LOOPNET & COSTAR
- ON MULTIPLE OTHER COMMERCIAL & INVESTOR BASED WEBSITES
- HISTORY OF NETWORKING WITH MULTIPLE BUSINESSES
- AGENTS EXPERIENCED WITH COMMERCIAL SALES

The Area's Most Experienced Real Estate Team



Teresa Horton
Broker/Owner
563-889-9119



Jerry Bungarner
Salesperson
319-361-1554



Kim Harmel
Realtor
563-210-6792

CORNERSTONE REAL ESTATE CONSULTANTS