

Legal Notice

November 1, 2024 PUBLIC NOTICE The Cedar County Planning & Zoning Commission has been petitioned to conduct a Public Hearing on Wednesday, November 20, 2024, at 6:30 p.m., in the Large Meeting Room, in the basement of the Cedar County Courthouse, Tipton, Iowa.

At this time, the Commission will consider the following petition:

- 1. Judy Holz, 31468 Colorado River Rd., McCoy, CO, (Owner) and Christian LaCarte, 6 Hillside Ct., Eldridge, IA (Buyer) - Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential for the purpose of allowing construction of a single-family dwelling on property located in the SW 1/4, NE 1/4, Section 33, T-80N, R-3W, in Iowa Township. Said petition is to rezone 1.02 acres of an existing 10.00 acre lot.

At said Public Hearing, any person present, and so wishing, will be given the opportunity to be heard, for or against, said petition. Any person so wishing may file a document with the Cedar County Zoning Administrator prior to the time of the hearing should the person wish the document to be read for them at the time of the hearing.

Philip LaRue Zoning Administrator WBT 45-46

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; November 04, 2024 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, Mike Horihan, Colton Miller and Jodee Stoolman were present. Absent: Tom Dean.

City Staff present: City Administrator Adam Kofoed, City Clerk Leslie Brick, Public Works Director Matt Goodale, Library Director Jessie Schafer and City Attorney Kevin Olson. Staff attending via Zoom: Finance Officer Heidi Van Auken, Deputy Clerk Jessica Brown, Park & Recreation Director Erin Laughlin and Sergeant Cathy Steen.

APPROVE THE AGENDA Motion by Miller, second by Sexton to approve the agenda. Motion carried on a voice vote.

APPROVE CONSENT AGENDA Approve minutes from the October 21, 2024 City Council meeting.

Approve a Special Event permit from Main Street West Branch for Christmas Past on December 6th and 7th, 2024. Appoint Erin Monaghan to the Park & Recreation Commission, term expires 12/31/2025.

Approve Claims for November 4, 2024. EXPENDITURES - 11/4/2024 ALTORFER-SKIDLOADER PARTS-PW-46.47

AMAZON.COM-BOOKS, VIDEO GAMES-LIBRARY-165.19 BAKER & TAYLOR-BOOKS-176.92 BARCO MUNICIPAL PRODUCTS-LOCATOR FOR MAINS, SERVICE-PW-3,775.57

BROWN'S WEST BRANCH FORD-VEHICLE WINDOW REPAIR-PW-646.73 BROWN, JESSICA-MILEAGE, MEALS REIMBURSE-BROWN-198.38 CEDAR COUNTY COOPERATIVE-FUEL-PW-1,368.28

CJ COOPER & ASSOCIATES-ANNUAL ADMIN/CLEARING FEES-425.00 E O JOHNSON BUSINESS TECH-COPIER MAINTENANCE-CITY-172.91 EOCENE ENVIRONMENTAL GROUP-WIDENING WAPSI CREEK-4,228.37 FUSIONSITE MIDWEST-LHLM PORT-O-POTTY-121.00

HAWKINS-CHEMICALS-3,688.20 HI-LINE-SHOP SUPPLIES-PW-219.12 HOLIDAY INN DES MOINES-IMFOA LODGING-ADMIN STAFF-712.32 KOFOD, ADAM-TRAVEL REIMBURSE-KOFOD-643.71

MENARDS-LIGHTS REPLACEMENT-CITY OFFICE-498.31 MIDWEST UNDERGROUND CONTRACTORS-EASTSIDE WATER MAINS PH2-113,223.60 OASIS ELECTRIC-STROBING LIGHT REPAIR-LIBRARY-138.43

OLSON, KEVIN-LEGAL SERVICES-OCTOBER 2024-1,500.00 SCHAFFER, JESSICA-MILEAGE REIMBURSEMENT-SCHAFFER-44.22 STATE INDUSTRIAL PRODUCTS-CHEMICALS-250.38

STEEN, CATHERINE-HOTEL, MEAL, MILE REIMB-STEEN-222.69 STERICYCLE-SHREDDING SERVICES-90.63

SURVEYING AND MAPPING-ANNUAL GIS WEBSITE MAINTENANCE -3,600.00 TOTAL--136,156.43

PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS - 10/25/2024 67,950.03

PAID BETWEEN MEETINGS SISCO-HEALTH CLAIMS 10/28/2024-338.84

METLIFE-INSURANCE PREMIUM-2,223.55 SISCO-INSURANCE PREMIUM-16,981.91

SISCO-HEALTH CLAIMS 10/21/2024-68.96

ACTION SEWER & SEPTIC-LINE CLEANING, TELEWISE-PW-677.00 AERO RENTAL-COMPRESSOR RENTAL-P&R-251.45

ALLIANT ENERGY-ALLIANT ENERGY-14,662.70 ALTORFER-SKID LOADER PARTS-408.69

AMAZON.COM-BASE, BRACELETS, MOUSE-P&R-52.84 BAKER & TAYLOR-BOOKS-219.11

BYO RECREATION-CUBBY PLAYGROUND MUSHROOM-790.19 CY'S TREE SERVICE-TREE REMOVAL-20,000.00

E O JOHNSON BUSINESS TECH-COPIER MAINTENANCE-LIBRARY-189.12

HI-LINE-SHOP SUPPLIES-PW-347.34 IA LAW ENFORCEMENT ACADEMY-DEESCALATION TRAINING-LONGLETT-25.00

IOWA ONE CALL-UTILITY LOCATION SERVICE-90.00

JOHN DEERE FINANCIAL-UNIFORM, TOOLS, SUPPLIES-PW -962.70 KELLY TREE FARM-TREES-6TH ST-7,348.50

LAW ENFORCEMENT SYSTEMS-EVIDENCE CARBON SHEETS-POLICE-202.00

MEDIACOM-CABLE SERVICE-41.90 US BANK CORPORATE CARD-CREDIT CARD PURCHASES-3,420.32

USA BLUE BOOK-WATER TESTING SUPPLIES-258.00

VERIZON WIRELESS-VERIZON WIRELESS-454.71

WHITE CAP-TRAIL BRIDGE MATERIALS-P&R-124.50

TOTAL--70,139.33 GRAND TOTAL EXPENDITURES--274,245.79

FUND TOTALS 001 GENERAL FUND-68,679.41 022 CIVIC CENTER-385.01 031 LIBRARY-5,487.92

110 ROAD USE TAX-7,171.65 112 TRUST AND AGENCY-29,294.78

321 WIDENING WAPSI CREEK-4,228.37 330 EASTSIDE WATER MAIN PH2-113,223.60

600 WATER FUND-21,972.30 610 SEWER FUND-23,052.22 740 STORM WATER UTILITY-750.53

GRAND FUND TOTAL--274,245.79 The Council had no comments. Motion by Sexton, second by Miller to approve the Consent agenda. AYES: Sexton, Miller, Horihan, Stoolman. NAYS: None. Absent: Dean. Motion carried.

PRESENTATIONS / communications / open forum Sherry Kolpin, member of the West Branch Lions Club spoke on behalf of the group. Kolpin said the mission of the club is to build community through service projects for the benefit of West Branch residents. Kolpin mentioned recent legacy projects the club completed such as the soccer field on Pedersen Street, raising funds to replace the disability lift at Town Hall and most recently, the temporary pickle ball courts at Beranek Park. Kolpin said a committee was formed to plan the club's next legacy project. The committee gathered ideas from residents and brought the ideas back to the club. The legacy project had to meet a certain criterion whose goal is to keep residents active, healthy and build community connections. The Lion Club proposes to construct a four-court pickle ball complex at Cubby Park. Kolpin, who also plays pickle ball with family and friends, said that the sport is hugely popular in West Branch and leagues have been formed and court time is in demand. Kolpin said club members have researched pros and cons for constructing pickle courts and have already secured a \$20,000 grant to construct the courts. Kolpin said the cost of the project is expected to be approximately \$125,000 and that they are looking to the Council to approve the construction of the courts at Cubby Park. The Council members all approved of the proposal, but Horihan did bring up that the proposed location is where past city discussions have been for a recreation center. While true, Laughlin said the city had no plans in the near (or distant) future to construct a recreation center. Kolpin said that if the City ever decides to build a recreation center at the same location, they would ask that the courts be relocated. Olson said a 28E Agreement would need to be drafted between the two parties to move forward. Miller directed Kofoed to start the 28E Agreement process with the City Attorney.

PUBLIC HEARING / NON-CONSENT AGENDA Third Reading of Ordinance 816 - Amending Chapter 69 - Parking Regulations. / Move to action.

ORDINANCE NO. 816 AN ORDINANCE AMENDING CHAPTER 69 "PARKING REGULATIONS". WHEREAS, the City of West Branch, Iowa has jurisdiction to establish Parking Regulations within the corporate limits of the City of West Branch; and WHEREAS, No Parking Zones shall mean, to stop, stand, or parking of a vehicle in any of the following designated no parking zones except when necessary to avoid conflict with other traffic or in compliance with the direction of a peace officer or traffic control signal; and WHEREAS, the City Council has heretofore deemed it necessary and desirable to pass legislation regulating the no parking zones within the City. NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of West Branch, Cedar County, Iowa:

Section 1: Amendment. The Code of Ordinances is hereby amended by the City Council of West Branch, Iowa by adding the following new section to Chapter 69, "PARKING REGULATIONS", Section 69.10, THIRTY MINUTE PARKING ZONES. (Insert after current subsection) 69.10 THIRTY MINUTE PARKING ZONES. Parking on the following streets is restricted to thirty minutes between the hours of 8:00 a.m. and 4:00 p.m. daily except Saturdays, Sundays, and legal holidays.

1. On the west side of N. Poplar Street directly in front of the City Office and/or 110 N. Poplar Street. Renewal all remaining sections after these changes.

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 not 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 4th day of November, 2024

First Reading: October 7, 2024 Second Reading: October 21, 2024 Third Reading: November 4, 2024

Roger Laughlin, Mayor ATTEST:

Leslie Brick, City Clerk Motion by Sexton, second by Miller to approve the third reading of Ordinance 816. AYES: Sexton, Miller, Stoolman, Horihan. NAYS: None. Absent: Dean. Motion carried.

Third Reading of Ordinance 817 - Amending Chapter 30 - Police Department. / Move to action.

ORDINANCE NO. 817 AN ORDINANCE AMENDING CHAPTER 30 "POLICE DEPARTMENT" 1. BE IT ENACTED by the City Council of West Branch, Iowa, that Chapter 30 "POLICE DEPARTMENT" of the Code of West Branch, Iowa is hereby amended by deleting Section 30.11 "RESIDENCY REQUIREMENT" in its entirety and inserting in lieu thereof:

30.11 RESIDENCY REQUIREMENT All full-time peace officers, including the Police Chief, shall establish a residence within a thirty (30) mile radius of West Branch within six months of their date of employment, and continued residency within that thirty (30) mile radius of West Branch is a requirement for continued employment with the City. Peace officers (excluding the Police Chief) will not utilize a city vehicle for transportation to and from any residence outside of the City limits, unless the full-time peace officer receives authorization from the Police Chief, City Administrator or City Council to do so. The Police Chief shall ensure that all full-time peace officers comply with these requirements.

2. This amendment to the ordinance shall be in full effect from and after its publication as by law provided. 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

4. 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 this ordinance as a whole or any part, section, or provision thereof not adjudged invalid or unconstitutional. Passed and approved this 4th day of November, 2024.

First Reading: October 7, 2024 Second Reading: October 21, 2024 Third Reading: November 4, 2024

Roger Laughlin, Mayor ATTEST:

Leslie Brick, City Clerk Motion by Sexton, second by Miller to approve the third reading of Ordinance 816. AYES: Sexton, Miller, Stoolman, Horihan. NAYS: None. Absent: Dean. Motion carried.

Second Reading Ordinance 818 - Providing that General Property Taxes Levied and Collected on Certain Lots in The Meadows Part 4A and Part 4B and Pedersen Valley, Part One in West Branch, Iowa be paid to a Special Fund for Payments on Loans in connection to the West Branch Urban Renewal Area. / Move to action.

Motion by Sexton, second by Miller on to approve the second reading of Ordinance 818. AYES: Sexton, Miller, Horihan, Stoolman. NAYS: None. Absent: Dean. Motion carried.

Second Reading Ordinance 819 - Providing that General Property Taxes Levied and Collected on Certain Lots in Heritage Hill Subdivision in West Branch, Iowa be paid to a Special Fund for Payments on Loans in connection to the West Branch Urban Renewal Area. / Move to action.

Motion by Miller, second by Sexton to approve the second reading of Ordinance 819. AYES: Miller, Sexton, Stoolman, Horihan. NAYS: None. Absent: Dean. Motion carried.

Resolution 2024-119 - Approve an agreement with Main Street West Branch dba Hoover's Hometown Days for organizing Hoover-Ball. / Move to action. Simon, of Main Street West Branch provided background information on why the request was being made for Parks & Recreation to organize the Hoover-Ball event. Simon said that the Hoover Foundation stopped organizing the event about three years ago and that Whitney's Wings (a private organization) took over. Both current and past organizer's no longer want to organize the event going forward and that the new Hoover's Hometown Days committee is looking for a way to save the popular event that ties Hoover-Ball to the annual event. The committee, Main Street and Parks & Rec met to discuss potential roles and responsibilities and came up with the proposed agreement. It was noted that Laughlin (Erin) has been organizing youth Hoover-Ball for the past few years and that the City will benefit (financially) for all registration fees associated with Hoover-Ball. The Council asked if Kofoed was in support of the proposal and he said he was.

Motion by Miller, second by Sexton to approve Resolution 2024-120. AYES: Miller, Sexton, Horihan, Stoolman. NAYS: None. Absent: Dean. Motion carried.

Resolution 2024-120 - Revising Resolution 1743 regarding the collection of funds to be used for low-to-moderate income housing assistance. / Move to action. Van Auken was informed by the County Auditor that the Development Agreement approved via Resolution 1743 for The Meadows Part 4A and 4B did not clearly spell out the collection of LMI (low-to-moderate income) housing assistance as required by the Auditor. Olson stated that this resolution amends for former resolution approved in 2018 so that the city can create the obligation and collect TIF revenues for LMI.

Motion by Miller, second by Sexton to approve Resolution 2024-121. AYES: Miller, Sexton, Stoolman, Horihan. NAYS: None. Absent: Dean. Motion carried.

Resolution 2024-121 - Approving the Conveyance of a previously vacated alley. / Move to action. Olson said he had received a request regarding a quit claim deed for vacated alleys in 1883 and 1895 which came up in a title opinion for an upcoming property sale at 326 N. 4th St.

Motion by Sexton, second by Miller to approve Resolution 2024-121. AYES: Sexton, Miller, Stoolman, Horihan. NAYS: None. Absent: Dean. Motion carried.

Discussion - Historic Preservation Commission proposal to help fund renovations for the Traveler's Rest property. Kofoed introduced a request from the Historic Preservation Commission of using a portion of LMI funds to help with the restoration of the Traveler's Rest property located at 645 E. Main Street. Kofoed said the long-term goal of restoring the Traveler's Rest and its history is to make it a tourist attraction. Kofoed said the property owner has secured grant proceeds in the amount of \$100,000 from ECIA's Home Repair Assistance Program, but that the cost of the interior repairs will exceed that amount by \$40,000. Kofoed asked the Council to consider using \$20,000 of LMI funds with the remaining \$20,000 being raised by private donations. The property owner, Peggy Herman said the house was built in 1850 on the property just east of where it sits now and then moved in 1892 to its current location. Sexton asked if a foundation inspection had been completed and said that from his experience, if the foundation isn't addressed, interior repairs would be a waste of money on a house of this age. Kofoed was unsure if ECIA had done that inspection but would follow-up. Miller questioned if LMI funds should be used for a "tourist attraction"? Miller also questioned who would benefit from the restoration and if it is the City, would funds from hotel/motel tax be better suited to be used. Horihan said he supports the efforts, but needs assurance in the City's investment in the property. City Attorney Olson suggested that more information be obtained on actual costs and the extent of the repairs so that the Council can make an informed decision on whether or not to financially support the project. Van Auken interjected and reminded the Council that while the City is collecting LMI funds, a plan for those funds must also be established and adhered to and to date, that has not been done. The Council directed Kofoed to gather more information and bring back a formalized plan with actual costs. Discussion - Temporary stop sign on West Main Street

Kofoed asked the Council for direction on monitoring the temporary stop signs to be placed at the intersection of Dawson Drive and West Main Street. The Council discussed for a brief period and decided that they should discuss the effectiveness of the temporary signs at the end of the school year. CITY ADMINISTRATOR REPORT Kofoed reminded the Council that a special meeting will be held at 6:00 p.m. on November 18th for a presentation on Council training with Micky Shields from the Iowa League of Cities. Kofoed asked the Council how they would like to proceed with strategic planning for the upcoming budget session. Sexton said he would prefer a separate meeting to discuss what funds would be available for future projects. The other members agreed a special meeting would be needed to discuss. Kofoed said he would need time to gather information and prepare for a special meeting. CITY ATTORNEY REPORT - No report CITY ENGINEER REPORT - Absent STAFF REPORTS

Jessie Schafer, Library Director presented the annual library report to the Council. Schafer, who has been the Director since January (but employed with the City since 2012), reported on a variety of library activities and its offerings. Schafer said the library wants to offer more activities for seniors and will be working the Park's & Rec Director in 2025 to accomplish their goal. She said that the library sees a steady stream of visitor's daily as residents are taking advantage of the many free activities that they offer. COMMENTS from mayor and council members

Roger Laughlin, Mayor ATTEST:

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Miller thanked Main Street West Branch Director, Jessi Simon for continually advertising West Branch via news outlets. adjournment Motion to adjourn by Sexton, second by Horihan. Motion carried on a voice vote. City Council meeting adjourned at 8:26 p.m.

Roger Laughlin, Mayor ATTEST: Leslie Brick, City Clerk WBT 46

CORNERSTONE REAL ESTATE CONSULTANTS advertisement featuring a logo, contact information (311 Cedar St., Tipton, IA • 563-886-2679), and a list of new listings and featured properties including 208 Indian Ave., 116 W 5th St., and 416 E 4th St.

One Person's - why did I buy this thing? - Is Another Person's - Just what I was looking for! - Turn Your Un-needed Items Into Someone Else's Treasure! Call Us To List Your Ad In The Paper! Tipton Office: 563-886-2131