#### PAGE



# Classified/Legals

#### Cedar county payroll

| PAY DATE 11/01/2024            |           |
|--------------------------------|-----------|
| VENDOR VEND                    | OR TOTAL  |
| Linn County Sheriff            | 362.08    |
| Benefits Inc.                  | 977.67    |
| Phelps the Uniform Specialists | 33.88     |
| Cedar County Treasurer         | 74,491.52 |
| Cedar County Treasurer         | 11,971.00 |
| Cedar County Treasurer         | 484.49    |
| Cedar County Treasurer         | 586.23    |
| COUNTY TOTAL                   | 88,906.87 |
|                                | WBT 48    |

#### Cedar county claims

57.91-Thiesen's-Clothing Reserve Officer Fund 11/7/2024 General Basic Fund 18.29-VISA/Bankers Bank-tourniquets Jnt Disaster Serv.Fund 761.19-Access Systems Leasing-contract 34.00-Advanced Business Systems-412.54-City of Tipton-util 60.00-All Star Turf-mowing copies 4.14-Reserve Account-Disaste 3777.58-Advanced Correctional-medical 2300.00-Ahlers-Cooney-Dorweiler-labor relations 311.69-Alliant Energy-elec 1653.00-Altorfer Inc-svc 324.90-Amazon Capital Servicesplanners . 977.28-Baker Paper-towels 677.30-Henry Bentley-mil, hotel 142.35-Bob Barker Company-clothing 86.74-Brown's West Branch-oil chg 674.40-Capital One-supplies 363.12-Cedar County COOP-diesel 21500.00-Cedar County Fair Assoc FY24/25 175.93-Cedar County Repair-parts 2800.00-Cedar Valley Pathologistsautopsy 79.00-Central Iowa Distributing-bags 5699.72-City of Tipton-Electric 31.96-Dakotah Clements-fuel 44.00-Conservative Publishing-subs 11357.80-Consolidated Management Co-meals 162.26-Copy Systems-copies 160.00-D&R Pest Control-spray 964.20-Mike Dauber-ME 388.85-Deana Drumbarger-mil 200.00-Lensing Funeral & Cremationcremation 160.60-Joanna Foor-mil 2835.00-FORVIS-cost report 23.00-Garcia Clinical Laboratory.Incmedical 114.95-Ashley Hansen-mil 96.91-Carrie Harper-mil 157.93-Hermsen Automotive LLC-oil chg 236.18-Robin Housley-mil 206.00-Shelly Howsare-mil 148.50-Jennifer Hubler-mil 80.00-lowa County Attorneys Assoc.workshop 20.00-Iowa Public Health Assoc-mtg It 342.53-Thiesen's-cutter 4950.00-Klay Johnson-remove install

2166.00-KMDE, LLC-produ 292.20-Lynch's Plumbing, Inc.-1st fl toilet 2926.00-Mainstay Systems of Iowa LLCemail

401.80-Michael Male-mil 8726.90-Marco Technologies LLC-managed voice

126.60-Martin Bros Dist Co Inc-supplies 636.00-McCloud Services-spray 15.00-Scott Mcglaughlin-fuel 1297.50-McKesson Medical - Surgical-

moderna 750.00-Mechanicsville Estates LLC-rent 169.48-Menards-elec supplies 16.35-Motor Parts & Equipment Corp

fuses 158.26-O'Rourke Motors Inc-oil chg 58.77-Office Express-tape 520.00-Panoramic VetPro, Inc-License 1924.23-Reserve Account-auditor 918.42-Pitney Bowes Financial-lease 1497.30-Progressive Rehabilitation-PT 121.61-Whitney Randolph-mil 150.00-Ryan Schroeder-well plug

1555.92-Secondary Road Fund-fuel 12.10-Emily Smith-mil 102.85-Joselyn Snook-mil 6778.08-Solutions, Inc Harris Local-Datto

backup 221.95-Michael Stigers-mil 299.00-Tipton Electric Motors, Inc-drill 3735.20-Total Maintenance, Inc-replace

lines 216.58-US Cellular-phone 611.58-VISA/Bankers Bank-battery 299.75-Elizabeth Voss-mil 66.63-Warren Wethington-fuel

87.61-Wex Bank-fuel 122.88-Windstream Auto-Pay-dsl American Rescue Plan Act Fund 8323.77-ACP International/SA-SO-radar

7.02-Verizon-river gauge 703.16-VISA/Bankers Bank-hotel 150.00-X-Treme Pest Eliminators-spray E911 188.57-Clarence Telephone Companydata 218.94-Eastern IA Light&Power-elec 18.00-F&B Communications-data 237.30-Linn County Rural Electric Co-elec 253.00-Mechanicsville Telephone-data 231.42-Racom Corporation-headse 1177.79-Windstream Auto-Pay-data Assessor 2747.60-Solutions, Inc Harris Local-Datto backup 31.00-Sun News-subscription 318.65-VISA/Bankers Bank-hotel 398388.12--Grand Total Cedar county board CECUAL COUNTY DOALD 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 TIPTON, IOWA November 13, 2024 Cedar County Board of Supervisors met

**WBT 48** 

88.83-Motor Parts & Equipment Corp-oil

1169.16-CEDAR COUNTY TREASURER

1.38-Reserve Account-Solid Waste

Local Govt Opioid Abatement

2272.12-OD Kit, LLC-NarCase

206.00-Wex Bank-DEF

Cedar Co Health Fund

2122.50-Benefits, Inc-mthly

ACH MED-self funded med

77.61-Capital One-hunter safe

18.20-Family Foods-program

Conservation Trust Fund

in regular session at 1:30 p.m. November 13, 2024 with following members present Bixler Barnhart Gaul Kaufmann and Chairperson Bell. Members of public were also present. Board viewed correspondence from vari-

ous agencies. Manure Management Annual Updates

submitted. following Handwritten noted Disbursement issued on 11/01/2024 to Cedar County Treasurer for Benefits, Inc. for an electronic deposit: #440447 for \$795.07-self funded medical claims. It noted following Handwritten Disbursement issued on 11/08/2024 to Cedar County Treasurer for Benefits, Inc. for an electronic deposit: #440590 for \$2,258.09-self funded medical claims. Moved by Gaul seconded by Bixler to approve agenda. Ayes: All

Absent: Kaufmann Moved by Barnhart seconded by Bixler

to approve Board Minutes of October 29 2024 Ayes: All Absent: Kaufmann

Abstain: Bell, Bixler Motion did not pass due to lack of major-

Moved by Barnhart seconded by Gaul to approve Payroll Disbursements #199365-199506 for period ending 10/26/24 and to be paid on 11/1/24. Ayes: All

Absent: Kaufmann

Moved by Bixler seconded by Gaul to approve Claim Disbursements #440448 -#440589 paid on 11/7/2024.

Ayes: All Absent: Kaufmann

Moved by Barnhart seconded by Bixler to approve Resolution for Establishment of Stop Signs on Eureka Avenue.

Ayes: All Absent: Kaufmann Moved by Gaul seconded by Bixler to approve Resolution on a bridge embargo

on Spicer Avenue. Ayes: All Absent: Kaufmann

Moved by Gaul seconded by Barnhart to approve a utility permit for South Slope on

-Dick Maske Inland Township Truste --Dave Von Muenster Inland Township Trustee Jerod Timmerman Iowa Township Trustee Iowa Township Trustee -Bryan Regennitter Linn Township Trustee --Dan Driscoll Linn Township Truste -John Broulik Massillon Township Trustee --Yvonne Bright Massillon Township Truste Massillon Township Trustee to fill vacancy-----Penny Vacek Massillon Township Clerk to fill vacancy----Brenda Hansen Pioneer Township Truste ---Joel Brown Pioneer Township Trustee --R. Jay Hartman Red Oak Township Trustee Red Oak Township Trustee -----Allan Haynes Rochester Township Trustee Rochester Township Trustee ---Josh Crist Springdale Township Trustee Springdale Township Trustee--Richard Paulsen Springfield Township Trustee -Pam Hartwig Springfield Township Trustee -Julie Schroeder Sugar Creek Township Trustee ---Roger Sessler Sugar Creek Township Trustee --Kory Urmie Soil and Water Conservation District Commissioner-Randy Pedersen Soil and Water Conservation District Commissioner-Alan Weets Soil and Water Conservation District Commissioner-Rob Glick Agricultural Extension Council Member ---Michael T. Boyle Agricultural Extension Council Member---Agricultural Extension Council Member----Greta Bierman

Agricultural Extension Council Member---Agricultural Extension Council Member to

fill vacancy-Jeffrey Lafrenz Moved by Bixler seconded by Barnhart to authorize Chairperson Bell to sign a letter thanking Rep. Miller-Meeks for helping achieve grant to replace Rochester bridge. Ayes: All

Moved by Kaufmann seconded by Bixler to set January 7, 2025 as date to discuss Elected Officials salary for FY25/26. Ayes: All Moved by Barnhart seconded by Gaul

to adjourn at 4:10 p.m., to November 19, 2024 Ayes: All

Jon Bell, Chairperson Stephanie Wiese, Auditor WBT 48

#### West Branch city council

(The following is a synopsis of the min-utes 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 18, 2024 Council Chambers; Special Meeting; 6:00 p.m. Mayor Roger Laughlin called the West Branch City Council special meeting to

order at 6:00 p.m. Roll call: Council members Jerry Sexton, Colton Miller. Attending via Zoom: Mike Horihan.

Absent: Jodee Stoolman and Tom Dean.

City Staff present: City Administrator Adam Kofoed, City Clerk Leslie Brick, Finance Officer Heidi Van Auken, Deputy Clerk Jessica Brown, Park & Recreation

ALATORRE-WINDOW CLEANING-CITY-81.00 CAPITAL ONE-BLDG & PROG SUPPLIES, PRIZES-83.10 CEDAR COUNTY COOPERATIVE-LAWN MIX TREE STUMP BACKFILL-228.75 CEDAR COUNTY RECORDER-RECORDING FEES-84.00 DEMCO-LIBRARY PROCESSING SUPPLIES-91.61 DIVINE WORD COLLEGE-LOST INTERLIBRARY LOAN FEE-39.53 HAWKINS-CHEMICALS-2,979.86 IMWCA-IMWCA FY25 INSTALLMENT 5-2.747.00 IOWA RURAL WATER ASSOC.-DUES 1-1-25 TO 12-21-25-405.00 KANOPY-ON DEMAND VIDEO SERVICE-4.00 LRS HOLDINGS-TRASH & RECYCLING OCT 2024-18,488.00 LYNCH'S EXCAVATING-WATER MAIN BREAK REPAIRS-14,846.90 MENARDS-TREE PLANTING MTLS.-326.32 MOPPY MO'S-CLEANING SERVICES-945.00 MPEC-TRUCK MAINT OIL/PARTS-PW-893.46 MUNICIPAL SUPPLY INC.-WATER METER SET-UP/ANNUAL FEES-24,175.00 PLUNKETT'S PEST CONTROL-PEST CONTROL-LIBRARY-50.00 PROTECT YOUTH SPORTS-BACKGROUND CHECKS-P&R-27.00 PYRAMID SERVICES-CHAIN SAW PARTS, REPAIR-609.48 QUILL-OFFICE SUPPLIES-CITY OFFICE-107.12 ROOF, GERDES, ERLBACHER, PLC-AUDIT FY24-1ST PAYMENT-9,100.00 STATE HYGIENIC LAB-LAB ANALYSIS-43.50 THE HOME DEPOT PRO-TOILET PAPER-LIBRARY-56.74 VEENSTRA & KIMM-VARIOUS PROJECTS-59,603.90 WEST BRANCH REPAIRS-VEHICLE SERVICE & REPAIR-361.20 WEST BRANCH TIMES-LEGAL PUBLICATIONS-830.71 TOTAL--137,208.18 PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS - 11/8/2024 61,576.41 PAID BETWEEN MEETINGS ALL AMERICAN CONCRETE-OLIPHANT ST CONCRETE **BEPAIRS-31.860.00** ALTORFER-SKID LOADER PARTS-155.00 AMAZON.COM-BLDG SUPPLIES, BOOKS, DVDS-LIB-83.90

AT&T MOBILITY-WIRELESS SERVICE-260.04 BAKER & TAYLOR-BOOKS-130.36 ECONO SIGNS-HERITAGE HILL SIGNS, SIGN SUPPLIES-4,145.01 LEAF CAPITAL FUNDING-COPIER LEASE-LIBRARY-142.02 LIBERTY COMMUNICATIONS-LIBERTY COMMUNICATIONS-1,580.36 MARTIN AGENCY INSURANCE

WEX BANK-VEHICLE FUEL-1,633.62 VARIOUS VENDORS-UB REFUNDS-193.85 SISCO-HEALTH CLAIMS 10/15/2024-SISCO-HEALTH CLAIMS 11/4/2024-TOTAL--63,222.70 GRAND TOTAL EXPENDITURES--262,007.29 FUND TOTALS 001 GENERAL FUND-59,073.03 CIVIC CENTER-297.50 LIBRARY-5,151.16 TORT LIABILITY-22,894.00 ROAD USE TAX-11,928.26 TRUST AND AGENCY-14,070.39 110 112 WIDENING WAPSI CREEK-321 5,967.50 324 WW TREATMENT FACILITY-2,280.00 330 EASTSIDE WATER MAIN PH2--9,018.55 331 CEDAR JOHNSON RD RECON-42.100.85 WATER FUND-49,926.27 610 SEWER FUND-38,775.55 740 STORM WATER UTILITY-524.23 GRAND FUND TOTAL--262,007.29 REVENUE-FISCAL YEAR 2025 FUND SEPTEMBER 001 GENERAL FUND-172,945.65 022 CIVIC CENTER-340.00 026 SIGNS ACCIONA DONATION-89.88 031 LIBRARY-14.977.11 036 TORT LIABILITY-6,682.90 110 ROAD USE TAX-39,858.58 112 TRUST & AGENGY-40,090.35 121 LOCAL OPTION SALES TAX-22.624.97 22,024.97 125 TIF-77,181.28 226 DEBT SERVICE-32,954.77 300 CAPITAL IMPROVEMENT RESERVE-8,910.87 500 CEMETERY PERPETUAL FUND-501 KROUTH PRINCIPAL FUND-741.36 502 KROUTH INTEREST FUND-346.58 600 WATER FUND-72,826.56 610 SEWER FUND-98.098.43 740 STORM WATER UTILITY-6,051.84 TOTAL--595,021.13 The Council had no comments. Motion by Miller, second by Sexton to approve the Consent agenda. AYES: Miller, Sexton, Horihan, Dean. NAYS: None, Absent: Stoolman, Motion carried, PRESENTATIONS / communications / open forum - None PUBLIC HEARING / NON-CONSENT AGENDA Third Reading Ordinance 818 - Providing

RENEAWAL-22,894.00

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. ORDINANCE 818 AN ORDINANCE PROVIDING THAT

GENERAL PROPERTY TAXES LEVIED AND COLLECTED ON CERTAIN LOTS

Thursday, November 28, 2024

West Branch Times

IN THE MEADOWS PART 44 AND PART 4B AND PEDERSEN VALLEY, PART ONE, WEST BRANCH, IOWA, IN THE CITY OF WEST BRANCH, COUNTY OF CEDAR, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF WEST BRANCH, COUNTY OF CEDAR, WEST BRANCH COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY SAID CITY IN CONNECTION WITH SAID WEST BRANCH URBAN RENEWAL AREA.

WHEREAS, KLM Investments, LLC and the City of West Branch entered into that certain develop-ment agreement for the construction of a project located in the Meadows Subdivision, Parts 4A and 4B, West Branch, lowa; and WHEREAS, the follow-

ing properties are located in the West Branch Urban Renewal Area: a. Lot 1, The Meadows Subdivision, Part 4B, West Branch, Iowa b. Lot 4, The Meadows Subdivision, Part 4B, West Branch, Iowa Unit A, Lot 5, The Meadows Subdivision, Part 4B, West Branch, Iowa Unit B, Lot 5, The Meadows Subdivision, Part 4B, West Branch, Iowa Unit A, Lot 6, The Meadows Subdivision, Part 4B, West Branch, Iowa f. Unit B, Lot 6, The Meadows Subdivision, Part 4B, West Branch, Iowa g. Unit A, Lot 8, The Meadows Subdivision, Part 4B, West Branch, Iowa Unit B, Lot 8, The Meadows Subdivision, Part 4B, West Branch, Iowa Lot 28, The Meadows Subdivision, Part 4B, West Branch, Iowa j. Lot 29, The Meadows Subdivision, Part 4B, West Branch, Iowa Parcel N of Lots 1-3, k. Parcer Nor Lots . \_, Meadows Subdivision, Part 4A, West (the "Meadows Properties"); and WHEREAS, KBH Holdings and the City of West Branch entered into that certain development agreement for the construction of a proj-ect on Lot 1, Pedersen Valley, Part One, West Branch, Iowa (collectively the "Pedersen Valley

Properties"): and WHEREAS, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the West Branch Urban Renewal Area, and the continuing needs of redevelopment of the Property within the West Branch Urban Renewal Area are such as to require the continued application of the Branch Urban Renewal Area; and WHEREAS, the following

**SEE LEGALS, P7** 



25.04 119.50 022 031 036

149.97-Amazon Capital Services-seat covers 654.75-McKesson Medical - Surgical-

assure pt care 7368.13-MCM Consulting Group, Inc.-

EMS phase II 41608.00-TNT Tuckpointing & Building-

tuckpointing 1880.74-Total Maintenance, Inc-replace

lines General Supplemental Fund 46.99-Amazon Capital Services-paper 1354.11-Reserve Account-absentee Rural Services Basic Fund 37.20-Copy Systems-copies

48.45-H & H Auto-oil cha 79.03-Matt Jackson-meals 355.85-O'Rourke Motors Inc-oil chq 42.95-Office Express-paper 32.86-Reserve Account-EZ 499 89-Uniform Den Inc-uniforms 29.05-US Cellular-phone Secondary Road Fund

11465.65-Advantage FS, Inc-GASOLINE 231.87-Albaugh PHC Inc-BUILDINGS 241.77-Alliant Energy-UTILITIES 807.16-Altorfer Inc-FILTERS 9414.08-Bauer Built-TIRES 3658.74-Calhoun-Burns & Assoc-2024 BRIDGE RATING

19511.77-Cedar County COOP-DIESEL 598.96-Cedar County Health Fund-

INSURANCE 128898.56-Cedar Falls Const. Co, Inc PATCHING M-2025A

89.60-Mitch Chapman-LODGING 104.92-City of Bennett-FARM TO

MARKET 73.95-City of Mechanicsville-UTILITES 594.97-City of Tipton-UTILITIES

118.09-Clarence Telephone Company PHONE 1913.28-Coleman Moore Company-

BRIDGES 50.92-Copy Systems-COPIES 4888.17-Diamond Mowers-PARTS

2111.43-Eastern Iowa Tire Inc-TIRES 358.56-GTG Peterbilt of Davenport-

SUPPLIES 360.00-la Dept of Transportation-

MEETINGS 258.65-Robert Kloskowski Integrity-

SAFETY

30.00-Pesticide Bureau - IDALS Henry PESTICIDE

17.85-Thiesen's-BUILDINGS 12830.00-Kluesner Cosntruction Inc-

SEALING

4335.00-Richard Kordick Kordick Survey LAND BROS-CO16(118)-

179.45-Lawson Products Inc-SAFETY 265.90-Myers Tire & Supply Co-TIRES

AND TUBES 755.66-Motor Parts & Equipment Corp-

PARTS 100.00-Niles Chiropractic, Inc-SAFETY

162.78-Phelps the Uniform Specialists-SUNDRY

695.00-Quinn Equipment EQUIPTMENT

607.58-Roth Electric-BUILDINGS 26.50-Snap-on Tools Baily Kemp-TOOLS 611.15-Storm Steel-BOX CULVERTS 34.81-Truck Country of Iowa Inc-PARTS 29.48-US Cellular-PHONE 2661.08-Van Diest Supply Company

HERICIDES 1100.20-VISA/Bankers Bank-SUPPLIES 7757.07-Wendling Quarries Inc-ROCK 300.00-Werling Abstract Company, Inc LAND L-202303--73-16 Transfer Station Fund 331.20-Alliant Energy-util

73.46-Capital One-ink 770.28-Cintas Corporation-towels

5.00-Clarence Telephone Company

1425.00-HLW Engineering Group-inspec 228.28-MHC Kenworth Quad Cities-ai Solon Road and \$100 fee applies Ayes: All

Absent: Kaufmann

Moved by Barnhart seconded by Bixler to approve a utility permit for Alliant Energy on 190th Street and waive \$100 fee. ves: All

At 2:00 p.m., Cedar County Board of Supervisors convened as a Canvass Board to canvass votes cast in General Election held on November 5, 2024. Present were Supervisors Barnhart, Bell, Bixler, Gaul and Kaufmann. Auditor Wiese and members of public were present. Thereupon results from several pre cincts were opened and examined with results duly entered in Official Canvass Book and attested to by Board and Cedar

County Auditor Declared duly elected in Cedar County were:

Board of Supervisors -Bruce Barnhart Board of Supervisors---Jon Bell Board of Supervisors

-Jeff Kaufmann County Auditor-

-Nicolette Welch County Sheriff-

-Warren M. Wethington Cass Township Truste

-Steve Agne Cass Townshin Trustee -Carolyn Gritton

Center Township Trustee -Robert D. Langley

Center Township Trustee -John A. Schott

Dayton Township Truste

--Kris Plueger Dayton Township Trustee

-Karen Bachman Fairfield Township Truste -Kevin L. Wright Fairfield Township Truste

-Gary Deerberg Farmington Township Trustee -Robert L. Timmsen

Farmington Township Trustee Rob Bohnsack Farmington Township Clerk to fill vacan

-Greg Shuger Fremont Township Trustee

-Rodney Von Muenster Fremont Township Trustee-

-Mathew Tony Wagner Gower Township Truste

-Barry Anderson

Gower Township Truste

The Cedar County Sheriff's Office has a current job opening for

**CORRECTIONAL OFFICER** 

Starting Wage \$23.91 PLUS Benefits On-the-job training. Must be willing to work nights, weekends, and holidays. The deadline for filing applications is November 29 at 4 p.m. Applications must be obtained from and returned to the Cedar County Law Enforcement Center, 711 E. South St., Tipton, IA 52772. Applications can also be

printed at the county website.

Director Frin Laughlin and Public Works Director Matt Goodale. Staff attending via Zoom: Library Director Jessie Schafer and Sergeant Cathy Steen. Presentation: Mickey Shields, Iowa League of Cities -

City Council training Shields gave a presentation to the Council regarding roles and responsibili-ties of their duties as elected officials. Shields reviewed powers and duties of the mayor, council and staff. Shields stressed the importance of open meetings laws and chain of command adjournment

Motion to adjourn by Miller, second by Sexton. Motion carried on a voice vote City Council meeting adjourned at 6:52

ber 18, 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.

Colton Miller. Attending via Zoom: Mike Horihan and Tom Dean. Absent: Jodee

Finance Officer Heidi Van Auken, Deputy Clerk Jessica Brown, Park & Recreation Director Erin Laughlin, Public Works Director Matt Goodale and City Attorney Kevin Olson. Staff attending via Zoom: Library Director Jessie Schafer and APPROVE THE AGENDA Motion by Miller, second by Sexton to approve the agenda. Motion carried on voice vote. APPROVE CONSENT AGENDA Approve minutes from the November 4. 2024 City Council meeting. Approve a Class C Retail Alcohol (12month) license with Outdoor Servi privileges for The Down Under, 102 W. Main Street. West Branch. Approve the submission of the annual Street Finance Report for FY24 Approve the September Financial Report Approve Claims for November 18, 2024.

Accept the resignation of Evie White from the Parks & Recreation Commission, effective immediately EXPENDITURES - 11/18/2024

Let us help you find your dream home!

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

BUILDING LOTS BORDERING CITY

OF TIPTON IS OFFERING 100% TAX

ABATEMENT ON NEW

CONSTRUCTION FOR 7 YEARS !!

CORN

ERSTONE

CALL CORNERSTONE

**REAL ESTATE CONSULTA** 

### SUBDIVISIONS, LOTS, ACREAGES & COMMERCIAL



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



**CONSULTANTS!** •

ESTATE

REAL

CORNERSTONE

CALL



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





. West Branch, Iowa; City Council; Novem-ESTATE

Roll call: Council members Jerry Sexton,

Stoolman. City Staff present: City Administrator Adam Kofoed, City Clerk Leslie Brick, Public Works Director Matt Goodale,

Sergeant Cathy Steen

## Thursday, November 28, 2024

#### West Branch Times

## Thanksgiving From Page 3

another reason to come to town. With an 80-percent win rate and its ability to turn teenage boys into men, Pedersen spent 40 years building a legacy that will last for decades longer in hundreds of boys who went through the program.

 The Herbert Hoover National Historic Site continues to draw visitors to town. A report earlier this year credits the park with bringing an additional \$7.3 million in tourism spending. On top of that, it means that tourism spending is close to pre-pandemic levels. Also, the park continues to

serve as the site for an annual naturalization ceremony, where dozens of people become American citizens every year. It is a wonderful event for a small town.

• The Iowa Department of Transportation is about a year away from widening Interstate 80 from Iowa City through West Branch. The sixlane widening project has contributed to a safer and easier drive to the west of town.

• Nordex, once known as Acciona North America, plans to reopen its assembly plant for the first time since 2015. The plant is the only one the company owns that produces their wind turbines in the

United States, and incentives provided by the Inflation Reduction Act helped the company land a new contract, which will also draw jobs to the area.

• Sports success came in the form of sending West Branch High School students to state competitions. Nine boys' varsity wrestlers qualified for the individual state tournament, a new school record. And the boys' varsity soccer team also excelled with a state nod. Track and girls' golf also sent competitors to best-of-thebest competitions.

All of this, and we still benefit every year from a dedicated West Branch

# Illustration

From Page 3

obstruct, or otherwise try to fool the viewer or produce "fake news."

As I mentioned, I was able to easily verify the dollar amounts with Browns as well as the food pantry and fire department. This is that "due diligence" phrase you hear about in journalism (and police investigations, etc.)

Further, I do not plan to submit these photos to any kind of a contest for review.

That said, I realize that the statement that "I would have never known the difference" is a bit concerning. It is easy to manipulate photos in today's world of Photoshop and AI.

So, I sent out an email to a bunch of other editors. I belong to an industry group called the

not going to name names because I appreciate every bit of feedback: These are editors with their own experiences with both trustworthy and not-sotrustworthy people. "If you choose to pro-

ceed with using the photo, you risk damaging public trust. It's not worth it. Especially when folks don't know what is real or what to believe these days. The most important currency we have is maintaining public trust in our work," wrote one editor from Colorado.

"I would suggest calling it a photo illustration (which makes it clear that it is not a true recording of events as they happened) and at the end of the cutline throw to a separate story that explains of how the photo was altered and why you agreed to do it," wrote an editor from Ontario.

"I'd probably just credit

grip and grin photo. It's likely not a photo, like some outstanding sports or spot news photo, that you're dying to receive credit for taking," added an editor from Kentucky. (CCC is a form of copyright mark.)

A comment from the United Kingdom stated, "The standard procedure in Ireland is that the group poses with a large facsimile of a cheque made out to the charity. Everyone knows it's not the real cheque, but a symbol."

Others suggested selling an ad, but the Times would rather encourage these donations. Another editor feared what the business might otherwise do with the photo.

"Real newspapers do not publish fake photos," was one of the stronger stances to my inquiry.

"Grip-n-Grin' check presentation photos have been around (and have

Fire Department that responds to several hundred calls for help, a Public Works Department that dispatches quickly after storms, and a school Fine Arts Department that entertains with concerts, show choir, and musicals.

We cannot possibly name all of the things for which to be grateful, but we encourage readers to also take stock of what has contributed to joy, happiness, and blessings in the first 11 months of the year.

And let those feelings of gratitude and appreciation carry you through the holiday season, no matter what you get under the tree.

banks to see if they lend out "giant check" boards. Hmm, that's something

I've never considered.

"There are much better ways to illustrate the story in most (if not all) cases. If they want a check passing photo for their social media or to frame or whatever, take a photo for them with their phone and let them have fun doing what they will with it while leaving your journalism integrity OUT of it," came a reply from Arkansas.

All make good points.

So, in the end, it seemed that the best solution was to place the words "photo illustration" under the pictures. That way, the readers know they were not actually shots of the scene as I saw it.

Also, I agree that it is a good idea to be up front about it with the readers. Thus, this column.

And again, kudos to

# BRIEFS

News

### Ernst representative visiting Nov. 27

U.S. Senator Joni Ernst (R-Iowa) announced last week that her staff will hold traveling office hours in every county throughout the state during November and December.

A staffer will visit West Branch from 1 to 2 p.m. Wednesday, Nov. 27, at the West Branch Public Library, 300 North Downey Street, in the Community Room.

Representatives from Senator Ernst's office will be available in all 99 counties to assist lowans with problems and questions about issues involving Social Security, veterans' benefits, military affairs, passports, immigration issues, and other federal programs.

"This November and December, we are cutting the bureaucratic red tape and bringing assistance with federal agencies directly to every county in the state," Ernst said in a statement. "It's my job to serve lowans, and one of the best ways to do that is ensuring they can access the resources they deserve. Don't hesitate to stop by when members of my staff are in your area!"

Constituents seeking assistance with federal agencies who are unable to attend the traveling office hours can contact one of the senator's offices directly or submit a casework request online at www. Ernst.senate.gov.

Residents may also contact Ernst at www.ernst.senate.gov/contact.

#### Kaufmann to chair Ways & Means

Speaker of the Iowa House Pat Grassley (R-New Hartford) announced on Friday that Representative Bobby Kaufmann (R-Wilton) will continue to serve as the Chair of the Iowa House Ways and Means Committee for the 91st General Assembly. "I am honored to once again be named chairman of the House Ways and Means Committee," Kaufmann said in a statement.

"The job of ensuring lowans keep more of their hard-earned paychecks has become so important, especially as lowans have had to navigate through record-high inflation under President Biden. I will continue to make it my mission to deliver a tax code that favors everyday lowans and find additional opportunities to ease the tax burden on lowans." Kaufmann will serve his seventh term in the lowa House beginning on Jan. 13, 2025. He has served as Chair of House Ways and Means since 2022.

# St. Bridget's hosting Christmas party

St. Bridget's Church will host its annual Christmas Party on Sunday, Dec. 8, at 2136 St. Bridget's Road NE, Solon.

Church opens at noon and the Program begins at 1 p.m. The Old Capitol Chorus will entertain with favorite Christmas songs and Santa will make an appearance.



Bobby Kaufmann

PAGE

International Society of Weekly Newspaper Editors (ISWNE) which hosts an email blast for raising ethical questions and challenges.

Hoo, boy, did I get a lot of responses fast. I'm

the paper. For instance, on our paper, if I took the photo, it would say [CCC Photo/JASON FERGUSON]. In your case I'd like just put [CCC Photo] and leave it at that. Particularly with a simple

annoved publishers) for decades. No ethical problems with the staging. The issue is with allowing the subject access to alter a photo YOU took," wrote an editor out of Missouri, who recommended asking

Browns for their donations!

Gregory R. Norfleet is the editor of the West Branch Times. You may reach him at gregory.norfleet@westbranchtimes.com or 319-643-2131.

"Please feel free to bring a favorite Christmas treat to share if you'd like to," read a press release.

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# LEGALS

#### FROM P6

enactment is necessary to accomplish the objectives described in the premises NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF

THE CITY OF WEST BRANCH, IOWA, THAT: Section 1: The taxes levied against

Valley Properties by and for the benefit of the State of Iowa,

City of West Branch, County of Cedar, West Branch Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2: As to the Meadows Properties and Pedersen Valley Properties, that portion of the which would be produced by the rate at which the tax is levied each year by and for each of the taxing districts taxing the Property in the West Branch Urban Renewal Area upon the total sum of the assessed value of Property, being the first day of the calendar year preced ing the effective date of this Ordinance, that date being January 1, 2023, shall be allocated to and when collected be paid into a fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. The taxes so determined may be referred to herein as the "base period

Section 3: That portion of the taxes each year in excess of base period taxes for the Meadows Properties and Pedersen Valley Properties shall be allocated to and when collected be paid into the special tax increment fund previ-ously established by the City of West Branch to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of West Branch, lowa to finance or refinance, in whole or in part, urban renewal projects under taken within the West Branch Urban Renewal Area pursuant to the Urban Renewal Plan, as amended.

Section 4: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of West Branch referred to in Section 3 hereof have been paid, or the City has provided for the division of taxes for a total of twenty (20) fiscal years, whichever is sooner, all monies thereafter received from taxes upon the Property shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other prop erty.

Section 5: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. In the event that any provision of this Ordinance shall be deter mined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the West Branch Urban Renewal Area and the territory contained therein.

Section 6: This Ordinance shall be in effect after its final passage approval and publication as provided by

Passed and approved this 18th day of November, 2024. First Reading: October 21, 2024 Second Reading: November 4, 2024 Third Reading: November 18, 2024

Roger Laughlin, Mayor ATTEST:

Leslie Brick, City Clerk No discussion. Motion by Sexton, second by Miller on to approve the third reading of Ordinance 818. AYES: Sexton, Miller Dean, Horihan, NAYS: None, Absent Stoolman. Motion carried. Third 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. ORDINANCE 819

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON PARCELS LOCATED IN HERITAGE HILL, WEST BRANCH, IOWA, IN THE CITY OF WEST BRANCH, COUNTY OF CEDAR, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF WEST BRANCH, COUNTY OF CEDAR, WEST BRANCH COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY SAID CITY IN CONNECTION WITH SAID WEST

BRANCH URBAN RENEWAL AREA WHEREAS, BBCO, LLC and

LEGALS

the City of West Branch entered into that certain development agreement for the construction of a project located in Heritage Hill, West Branch, Iowa, namely on Parcel No. 0500-13-05-361-007-0 (the "Property"); and WHEREAS, the Property

is located in the West Branch Urban Renewal Area; and WHEREAS, indebtedness

has been incurred by the City, and addi tional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the West Branch Urban Renewal Area, and the continuing needs of redevelopment of the Property within the West Branch Urban Renewal Area are such as to require the continued application of the incremental tax resources of the West Branch Urban Renewal Area; and WHEREAS, the following

enactment is necessary to accomplish the objectives described in the premis

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST BRANCH, IOWA,

Section 1: The taxes levied against the Property by and for the ben-efit of the State of Iowa, City of West Branch, County of Cedar, West Branch Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2: As to the Property, that portion of the taxes which would be produced by the rate at which the tax is levied each year by and for each of the taxing districts taxing the Property in the West Branch Urban Renewal Area upon the total sum of the assessed value of Property, being the first day of the calendar year preced-ing the effective date of this Ordinance that date being January 1, 2023, shall be allocated to and when collected be paid into a fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. The taxes so determined may be referred to herein as the "base period taxes." The assessed value of the Property on said January 1, 2023 is \$74,730.00

Section 3: That portion of the taxes each year in excess of base period taxes for the Property shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of West Branch to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of West Branch, lowa to finance or refinance, in whole or in part, urban renewal projects under-taken within the West Branch Urban Renewal Area pursuant to the Urban Renewal Plan, as amended

Section 4: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of West Branch referred to in Section 3 hereof have been paid, or the City has provided for the division of taxes for a total of twenty (20) fiscal years, whichever is sooner, all monies thereafter received from taxes upon the Property shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other prop erty.

Section 5: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the West Branch Urbar Renewal Area and the territory contained therein

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Passed and approved this 18th day of November, 2024. First Reading: October 21, 2024 Second Reading: November 4, 2024 Third Reading: November 18, 2024

# Roger Laughlin, Mayor ATTEST:

Leslie Brick, City Clerk No discussion Motion by Miller, second by Sexton to approve the third reading of Ordina 819. AYES: Miller, Sexton, Dean, Horihan. NAYS: None. Absent: Stoolman. Motion carried First Reading Ordinance 820 Amending Chapter 47 - Municipal Park Policies and Regulations. /Move to

action Motion by Sexton, second by Miller to approve the first reading of Ordinance 820. AYES: Sexton, Miller, Dean, Horihan. NAYS: None. Absent:

Stoolman. Motion carried Resolution 2024-122 - Amending that certain Development Agreement with BBCO, LLC. / Move to action. Motion by Sexton, second by Miller to approve Resolution 2024-122. AYES Sexton, Miller, Horihan, Dean. NAYS: None. Absent: Stoolman. Motion carried Resolution 2024-123 –Approving the submission of the City of West Branch FY24 Annual Urban Renewal Report. / Move to action.

Van Auken reviewed the annual report tax increment financing debt obligations for FY24. The Council had no questions Motion by Miller, second by Sexton to approve Resolution 2024-123. AYES: Miller, Sexton, Horihan, Dean. NAYS: None. Absent: Stoolman. Motion carried Resolution 2024-124 – Approving the submission of the City of West Branch FY24 Annual Financial Report to the State Auditor's Office. / Move to action Van Auken reviewed the annual report for actual revenues and expenditures of the city for FY24. The Council had no

. Motion by Miller, second by Sexton to approve Resolution 2024-124. AYES: Miller, Sexton, Horihan, Dean. NAYS: None. Absent: Stoolman. Motion carried. Resolution 2024-125 - Considering the issue of whether Acciona Windpower North America, LLC. should be rebated a portion of Tax Increment Revenues. / Move to action. Motion by Miller, second by Sexton to

consider Resolution 2024-125. AYES None. NAYS: Miller, Sexton, Horihan, Dean. Absent: Stoolman. Motion failed Resolution 2024-126 - Approve Certain Annual Appropriation Payments Pursuant to various Development Agreements. / Move to action

Van Auken noted that the city entered into a Development Rebate Agreement with BBCO, LLC for the Heritage Hill Subdivision and this agreement has now been added to the list of others that require annual approval of appropriation of tax revenues. The Council had no questions

Notion by Miller, second by Sexton to approve Resolution 2024-126. AYES: Miller, Sexton, Horihan, Dean. NAYS: None. Absent: Stoolman. Motion carried. Resolution 2024-127 - Directing the Finance Officer to Certify Tax Increment Financing Debt to the Cedar County Auditor. / Move to action. Van Auken explained that two new projects will be certified to the County Auditor for FY26 as listed on the Tax Increment Financing (TIF) Indebtedness Certification form.

Motion by Sexton, second by Miller to approve Resolution 2024-127. AYES Sexton, Miller, Dean, Horihan. NAYS: None. Absent: Stoolman. Motion carried Resolution 2024-128 - Approve invoice #13-35694 in the amount of \$592.55 to Eccene (formerly known as Impact7G) for the Wapsi Creek Widening SRF Sponsored Project. / Move to action Motion by Sexton, second by Miller to approve Resolution 2024-128. AYES Sexton, Miller, Dean, Horihan. NAYS: None. Absent: Stoolman. Motion carried Discussion – Heritage Hill trail and drain-age update from the City Engineer Schechinger said that the trail the Developer installed a few weeks ago is not ADA compliant. Schechinger said that a portion of the trail has now been removed and reconstructed to correct the slope and transition to East Main Street. He said other adjust ments are also needed to the adjacent property where drainage is an issue. Schechinger suggested that gravel will need to be added and graded to allow water to drain to the street. Additionally the public sidewalk that spans between the Heritage Hill Subdivision and Staker Chiropractic is also not in compliance with ADA and suggested that the City replace this section of sidewalk as soon as possible. Sexton said he did a site visit and noted that the trail slopes toward the adjacent property cause ing a drainage issue and asked if the Developer could raise the trail and slope it toward the new street so that water yould go to the curb and then down to Main Street. Schechinger said he would discuss that with the Develop CITY ADMINISTRATOR REPORT - No

CITY ATTORNEY REPORT - No report CITY ENGINEER REPORT - No report STAFF REPORTS – No reports COMments from mayor and council mem

Laughlin asked when the street patch would be repaired on East Main Street from a recent water main break. Sexton asked if there was any comments or feedback regarding the temporary stop signs on West Main Street. Miller asked if there was any public outreach done regarding the signs to alert the public. adiournment

Motion to adjourn by Miller, second by Sexton. Motion carried on a voice vote. City Council meeting adjourned at 8:00 p.m.

Roger Laughlin, Mayor ATTEST:

Leslie Brick, City Clerk WBT 48