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Legal Notice

PUBLIC NOTICE: CEDAR COUNTY EXTENSION COUNCIL'S INTENT TO FILL COUNCIL VACANCY BY APPOINTMENT AND RIGHT TO FILE PETITION FOR SPECIAL ELECTION
The Cedar County Agricultural Extension District, Cedar County, Iowa, has a vacancy on the Extension Council as of October 15, 2025, due to the death of Michael Boyle. The Extension Council pursuant to §176A.7-8 of the Iowa Code, intends to fill this vacancy by appointment until the next regular county election held in November 2026. All persons interested in being appointed to this vacancy on the Extension Council are requested to submit via mail or personal delivery a statement of interest to the Cedar County Extension Office at 1138 210th St. Tipton, IA 52772 by 12:00 p.m. on December 15, 2025. (standard forms are available at the office). All interested persons are also requested to attend the Extension Council meeting on December 15, 2025, at 1138 210th St. Tipton, Iowa, at that time the Extension Council will take into consideration the matter of the appointment to fill this vacancy. Notice is hereby given that the Extension Council of Cedar County, Iowa, intends to fill this vacancy by appointment during their next council meeting (12/15/25). You are further notified that after the foregoing appointment has been made the electors of the Cedar County Extension Council have the right to file a petition requiring that the vacancy be filled by special election. Since this notice is being published prior to the filling of the vacancy by appointment, any petition will need at least the number of signatures equal to fifteen (15) percent of the voters who voted for the candidate for the office of council member at the preceding regular election, or at least ten signatures, whichever is greater. If a petition requesting a special election is filed within fourteen (14) days after the appointment, the appointment is temporary, and the Extension Council shall be required to call a special election. If no such petition is filed, the appointment shall be for the period until the next pending election. If you have any questions, please contact the Cedar County Extension office at (563) 886-6157.

WBT 50

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; December 1, 2025
Council Chambers; Regular Meeting; 7:00 p.m.
Mayor Pro Tem, Tom Dean called the West Branch City Council regular meeting to order at 7:00 p.m.
Roll call: Council members present; Colton Miller, Mike Horihan, Jerry Sexton, and Tom Dean.
City Staff present: City Administrator Adam Koford, City Clerk Alycia Friis, Public Works Director Matt Goodale, Parks and Rec Director Erin Laughlin, City Lawyer Kevin Olsen, and City Engineer Dave Schechinger.
Attending via Zoom: Finance Officer Heidi Van Auker, Police Chief Greg Hall, Library Director Jessie Shaffer
APPROVE THE AGENDA
MOTION TO APPROVE THE AGENDA WITH AN AMENDMENT TO THE DATE LISTED IN ITEM 6E TO REFLECT DECEMBER 1, 2025, MADE BY MILLER, 2ND BY SEXTON. MOTION CARRIED ON A VOICE VOTE.
APPROVE CONSENT AGENDA
APPROVE MINUTES FROM THE NOVEMBER 17, 2025 CITY COUNCIL MEETING.
APPROVE MINUTES FROM THE NOVEMBER 21, 2025 SPECIAL CITY COUNCIL MEETING.
APPROVE SEPTEMBER AND OCTOBER MONTHLY FINANCE REPORTS.
APPROVE THE DATE CHANGE OF MONDAY COUNCIL MEETINGS THAT FALL ON A HOLIDAY FOR 2026.
APPROVE CLAIMS FOR DECEMBER 1, 2025.
APPROVE CLAIMS FOR DECEMBER 1, 2025.
EXPENDITURES - 12/1/2025
AMAZON.COM-VARIOUS ITEMS - LIBRARY-1,068.82
BOOMERANG-CEDAR JOHNSON RD PAY EST 6-186,750.08
CEDAR COUNTY COOP-FUEL - PW-1,730.00
CJ COOPER & ASSOCIATES-DOT/CDL DRUG TEST - PW-80.00
EASTERN IA YOUTH BASKETBALL-3/4 GRADE BB REGISTRATION-390.00
FRIIS, ALCYIA-MILEAGE TO CASCADE TRAINING-FRIIS-80.36
GOERDT INSPECTION-BLDG INSPECTIONS-1,554.00
HI-LINE-SHOP SUPPLIES- PW-206.06
KOFOD, ADAM-TRAVEL REIMBURSE-KOFOD-256.94
MEDIACOM-CABLE SERVICES -41.90
PETERSON CONTRACTORS-WAPSI CREEK WIDE PAY EST 1-124,909.08
STATE INDUSTRIAL PRODUCTS-CHEMICALS-265.62
STERICYCLE-SHREDDING SERVICES-98.61
UNIVERSITY OF IOWA HEALTH-DRUG TEST - PW-257.00
TOTAL--317,688.47
PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS - 11/21/2025 69,606.09
PAID BETWEEN MEETINGS
AMAZON.COM-BOOKS -

LIBRARY-74.85
BOUND TREE MEDICAL-MEDICAL SUPPLIES - FIRE-713.24
BROWN'S WEST BRANCH FORD-VEHICLE SERVICES - POLICE-544.47
CEDAR COUNTY CO OP-FUEL - FIRE-1,079.90
CULLIGAN WATER-WATER SOFTENER SERVICE-40.48
FRIIS, ALCYIA-MILEAGE TO CEDAR COUNTY-25.20
HEIMAN FIRE EQUIPMENT-SURVIVOR LED, SHUTGUN - FIRE-679.48
HI-LINE-SHOP SUPPLIES - PW-166.12
MUNICIPAL ELECTRONIC DIV-CAR RADAR CERT - PD-180.00
OASIS ELECTRIC-NEW CORD FOR APPLIANCE - FIRE-178.81
OLSON, KEVIN-LEGAL SERVICES - NOVEMBER 2025-1,500.00
SPAHN & ROSE LUMBER-CONCRETE FORM - PW-43.98
STATE HYGIENIC LAB-LAB ANALYSIS-1,639.00
WEST BRANCH REPAIRS-OIL CHANGE- PD-820.44
WEST BRANCH TIMES-LEGAL PUBLICATIONS-952.00
BEAVER HEATING AND AIR-SEASONAL FURNACE MAINT - LIB-150.00
BROWN'S WB FORD-BATTERY/VEHICLE SERVICE-PD-522.64
CAPITAL ONE-YOUTH PROGRAM SUPPLIES - LIB-107.64
FUSIONSITE MIDWEST-LHLM PROT-O-POTTY-38.50
JOHN DEERE FINANCIAL-SHOP SUPPLIES - PW-43.95
LEAF CAPITAL FUNDING-COPIER LEASE - CITY OFFICE-396.00
METLIFE-ADJUSTMENT NOVEMBER 2025-2,324.12
NAPA-SHOP SUPPLIES- PW-122.83
OVERDRIVE-DIGITAL & AUDIO BOOKS- LIBRARY-427.11
RIVER PRODUCTS COMPANY-ROCK FOR PARKING/ALLEYS-1,681.95
SISCO-ADJUSTMENT NOVEMBER 2025-15,517.61
US BARK CORPORATE CARD-CREDIT CARD PURCHASES-3,832.23
VERIZON WIRELESS-VERIZON WIRELESS-424.81
FIDELITY BANK & TRUST-NSF FEE CHARGEBACK-10.00
FIDELITY BANK & TRUST-NSF CHECK CHARGEBACK-30.00
FIDELITY BANK & TRUST-DEPOSIT BOOK PURCHASE-63.20
SISCO-HEALTH CLAIMS PD 11-19-2025-84.31
SISCO-HEALTH CLAIMS PD 11-24-2025-97.54
TOTAL--34,512.41
GRAND TOTAL EXPENDITURES--421,806.97
FUND TOTALS
001 GENERAL FUND-43,894.43
011 LIBRARY-6,309.23
110 ROAD USE TAX-9,873.01
112 TRUST AND AGENCY-29,135.27
321 WIDENING WAPSI CREEK-124,909.08
331 CEDAR JOHNSON RD RECON-186,750.08
600 WATER FUND-9,350.02
610 SEWER FUND-10,925.93
740 STORM WATER UTILITY-659.92
GRAND TOTAL --421,806.97
FUND-SEPTEMBER-FUND-OCTOBER
001 GENERAL FUND-187,959.53-001 GENERAL FUND-756,983.93
022 CIVIC CENTER-310.00-022 CIVIC CENTER-945.00
026 SIGNS ACCIONA DONATION-83.17-031 LIBRARY-13,971.16
031 LIBRARY-2,555.87-036 TORT LIABILITY-10,854.58
036 TORT LIABILITY-10,854.58-110 ROAD USE TAX-28,028.52
110 ROAD USE TAX-38,609.03-112 TRUST & AGENCY-167,401.19
112 TRUST & AGENCY-39,251.71-121 LOCAL OPTION SALES TAX-28,109.66
121 LOCAL OPTION SALES TAX-27,467.89-125 TIF-235,957.03
125 TIF-12,898.26-126 TIF LIM MEADOWS PT 4-61,875.52
126 TIF LIM MEADOWS PT 4 -3,163.24-226 DEBT SERVICES-136,616.41
226 DEBT SERVICE-28,037.46-300 CAPITAL IMPROVEMENT RESERVE-55,539.44
300 CAPITAL IMPROVEMENT RESERVE-12,332.21-500 CEMETERY PERPETUAL FUND-300.00
501 KROUTH PRINCIPAL FUND-663.60-600 WATER FUND-72,804.50
502 KROUTH INTEREST FUND-310.12-610 SEWER FUND-87,226.36
600 WATER FUND-68,236.42-740

STORM WATER UTILITY-5,953.50
610 SEWER FUND-86,210.37-TOTAL--1,700,598.43
740 STORM WATER UTILITY -6,221.21
TOTAL--525,164.67
MOTION BY SEXTON, SECOND BY MILLER TO APPROVE THE CONSENT AGENDA. AYES: SEXTON, MILLER, HORIHAN, DEAN. NAYS: NONE. ABSENT: STOOLMAN. MOTION CARRIED.
PRESENTATIONS / COMMUNICATIONS / OPEN FORUM - NONE
PUBLIC HEARING / NON-CONSENT AGENDA
RESOLUTION 2025-128 APPROVE CERTAIN ANNUAL APPROPRIATION PAYMENTS PURSUANT TO VARIOUS DEVELOPMENT AGREEMENTS. / MOVE TO ACTION.
MOTION BY MILLER, SECOND BY SEXTON TO APPROVE RESOLUTION 2025-128. AYES: MILLER, SEXTON, HORIHAN, DEAN. NAYS: NONE. ABSENT: STOOLMAN. MOTION CARRIED.
RESOLUTION 2025-129 APPROVING THE SITE PLAN FOR LOT 1, PARKSIDE HILLS 5TH ADDITION, WEST BRANCH, IOWA. / MOVE TO ACTION
AFTER SEVERAL CLARIFYING QUESTIONS FROM COUNCIL MEMBERS, INCLUDING THE COURTYARD ENTRANCE WITH NO ACCESS FROM THE STREETS ON EITHER SIDE OF THE LOT 1 DEVELOPMENT, SNOW REMOVAL AND WHERE IT WOULD GO IN THAT AREA, ELEVATION DROPS AND THE RESOLUTION WITH SOME OF THESE, AND THE NUMBER OF PARKING SPACES IN THE CARPORT AREA VS THE NUMBER OF RESIDENTS IN THE UNITS; MMS ENGINEER JOHN MARNER SHARED ANSWERS TO THESE QUESTIONS AND WALKED THROUGH THE LIST OF CONCERNS AND/OR CHANGES THAT WERE MADE FOLLOWING THE PLANNING AND ZONING MEETING THE PREVIOUS WEEK.
MOTION BY SEXTON, SECOND BY DEAN TO APPROVE RESOLUTION 2025-129. AYES: SEXTON, DEAN, MILLER. NAYS: HORIHAN. ABSENT: STOOLMAN. MOTION CARRIED.
RESOLUTION 2025-130 APPROVING THE SITE PLAN FOR THE PROPOSED PICKLEBALL COURTS AT CUBBY PARK. / MOVE TO ACTION.
MOTION BY MILLER, SECOND BY SEXTON TO APPROVE RESOLUTION 2025-130. AYES: MILLER, SEXTON, HORIHAN, DEAN. NAYS: NONE. ABSENT: STOOLMAN. MOTION CARRIED.
DISCUSSION/MOVE TO ACTION - MORE DISCUSSION WAS HAD ON THE ISSUE OF THE CURB CUTS THAT WERE PLACED ALONG THE LAND LARK DEVELOPMENT AREA THAT RUNS WITH THE CEDAR-JOHNSON ROAD AND HOW THIS WOULD AFFECT FUTURE PROPERTY OWNERS FOR LOTS 18 AND 19 IF THERE ARE SINGLE HOMES BUILT THERE. THE PROPOSAL TO MAKE THIS A DUPLEX AREA AND TO COMBINE THE LOTS TOGETHER WAS SHARED AND AFTER MORE QUESTIONS, IT WAS DECIDED THAT IT WOULD BE LEFT AS IS FOR NOW AND TO REVISIT IT WHEN THE LOTS ARE PURCHASED FOR DEVELOPMENT. CITY COUNCIL OLSON WILL DRAW UP AN AGREEMENT AS TO HOW PAYMENT FOR ANY CHANGES TO BE MADE TO THE CURB CUTS, WILL BE RESOLVED AT THAT TIME. IN THAT AGREEMENT, THERE WILL BE A RESOLUTION TO HAVE THE CITY PAY FOR THE 8" VALVE THAT WAS ASKED TO BE ADDED BY THE CITY AS WELL. THE FINAL ITEM OF THE GREEN SPACE THAT LAND LARK IS WANTING TO DEED BACK TO THE CITY WAS AGREED UPON THAT CITY COUNCIL OLSON WILL TAKE THE DEED TO THIS PROPERTY TO BE RECORDED AND HAVE IT PREPARED TO DEED OVER TO THE CITY AT THE NEXT COUNCIL MEETING.
CITY ADMINISTRATOR REPORT - ADMINISTRATOR KOFOD SHARED SOME OF THE INFORMATION THAT WAS PASSED ON THROUGH THE BUDGET TRAINING THAT HE AND VAN AUKEN RECENTLY ATTENDED. HE SHOWED INFORMATION ON THE ROLL BACKS AND EXPANDED TAX CREDITS FOR AREAS SUCH AS THE ELDERLY, HOMESTEAD, AND BUSINESSES. THERE WILL BE AN APPROXIMATE 3% RESIDENTIAL

ROLL BACK THIS YEAR. HE HAS DIRECTED DEPARTMENT HEADS TO PLAN FOR 2.9% OR LESS OF AN INCREASE IN THEIR INDIVIDUAL DEPARTMENT BUDGET REQUESTS FOR NEXT FISCAL YEAR. ROAD USE TAX IS LOOKING AT ONLY A .7% INCREASE, LOCAL OPTION SALES TAX IS LOOKING TO BE DOWN 2.1% AND INFLATION IS TRACKING AT 2.9%. KOFOD ALSO SHARED THAT THE IA LEAGUE OF CITIES CONFERENCE AND TRAINING WILL BE IN BETTENDORF IN 2026 AND IS A GREAT OPPORTUNITY FOR CITY OFFICIALS TO GAIN MORE INSIGHT INTO THE WORKINGS OF OR TO REFRESH KNOWLEDGE OF THE INS AND OUTS OF CITY GOVERNMENT. CITY ATTORNEY REPORT - NONE
CITY ENGINEER REPORT - WAPSI PROJECT HAS BEEN STOPPED FOR THE WINTER AND THE CONTRACTOR WAS ABLE TO FINISH SHORT OF THE RAILROAD AREA NEAR THE TUTTLE RESIDENCE BEFORE THE SNOW HIT. THEY HAVE PUT IN ROCK AND THE GRADING IS DONE. THEY WILL CONTINUE A FEW SMALL PROJECTS IN THIS AREA FOR A BIT, BUT WILL HALT MOST WORK FOR THE WINTER. THE CEDAR-JOHNSON ROAD PROJECT IS NEAR COMPLETION WITH JUST SOME PUNCH LIST ITEMS FOR FOLLOW UP IN THE SPRING. THE WASTE WATER PLANT PROJECT WILL HAVE A CHANGE ORDER TO REVIEW FOR THIS PROJECT AT THE NEXT MEETING WITH SOME NEGOTIATIONS TO BRING THIS PROJECT TO COMPLETION.
STAFF REPORTS- CHIEF HALL REPORTED THAT THE PD HAS COMPLETELY SET UP THE NEW MOTOROLA CAMERAS THROUGHOUT THE DEPARTMENT. THE CAMERAS IN THE CARS WILL COMMUNICATE WIRELESSLY AND GO STRAIGHT TO THE COMPUTER WITHOUT ADDITIONAL NEED FOR EQUIPMENT. THE 5 NEW BODY CAMERAS ARE WORKING GREAT AND AREA ALSO WORKING THROUGH A CLOUD BASED SYSTEM.
COMMENTS FROM MAYOR AND COUNCIL MEMBERS - COUNCIL PERSON DEAN ASKED ABOUT THE SNOW FENCE THAT IS TYPICALLY UP ALONG THE CEDAR-JOHNSON ROAD TO HELP AVOID EXCESS SNOW DRIFTS. GOODALE STATED THAT IT IS TYPICALLY NOT UP QUITE THIS EARLY AND WITH THE FIRST SNOW STORM LAST WEEKEND, THEY ARE LOOKING TO HAVE IT UP SOMETIME NEXT WEEK. HE ALSO SHARED THAT THE CITY COUNCIL REACH OUT TO THAT AREA'S FARMERS TO SEE ABOUT LEAVING IN A FEW ROWS OF CORN TO HELP STOP SOME DRIFTING AND TO AVOID

BRIEFS

Gruenhagen will run for re-election

Senator Kerry Gruenhagen, R-Walcott, announced recently he would run for re-election in Senate District 41.
"My first term in the Iowa Senate was marked by a number of great accomplishments for my constituents and the state of Iowa," Gruenhagen said. "Throughout my first term, I proudly supported historic tax relief for Iowans and their families, historic tax relief for small businesses in our state, and historic property tax relief to help control the growth of property taxes. In just my first year, I supported school choice for all students, giving all Iowa families the option to send their child to a school that best suits them, no matter how much they make. In the Senate I also managed legislation to ensure the teaching of the historical ideas, traditions and texts that made our great country what it is today, and legislation to modernize the Grain Indemnity Fund for today's agricultural economy and to continue supporting Iowa's farmers."
Gruenhagen, a former Muscatine County Farm Bureau president, operates a grain farm with his father and son in rural Scott and Muscatine counties and is a small business owner.
He has one son, three stepdaughters and three grandchildren. He is a member of Risen Christ Lutheran Church in Davenport.
Gruenhagen is the chair of the Government Oversight Committee. He also serves on the Commerce, Education, Technology, Transportation, and Ways and Means committees.

THE NEED OF APPROXIMATELY 2 1/2 MILES OF DOUBLE ROWS OF SNOW FENCE IN THIS AREA. WITH NO IMPROVEMENT MADE ON THE HOUSE ON E MAIN ST THAT WAS DISCUSSED A MONTH AGO IN A COUNCIL MEETING, CITY LAWYER OLDEN WILL MOVE FORWARD WITH A CITATION ON THE PROPERTY TO SEE IF THE PROPERTY OWNER RESPONDS AND TAKES CARE OF THINGS. COUNCIL PERSON SEXTON GAVE ANOTHER THANK YOU TO THE PUBLIC WORKS TEAM FOR ALL OF

THEIR WORK WITH SNOW REMOVAL OVER THE WEEKEND DURING THE STORM. THE STREETS WERE WELL MAINTAINED FOR OUR RESIDENTS AND EMERGENCY CREWS.
ADJOURNMENT
MOTION TO ADJOURN BY SEXTON, SECOND BY MILLER. MOTION CARRIED ON A VOICE VOTE. CITY COUNCIL MEETING ADJOURNED AT 7:54 P.M.
TOM DEAN, MAYOR PRO TEM ATTEST:
ALYCIA FRIIS, CITY CLERK
WBT 50

CEDAR COUNTY PROPERTY OWNERS
It is your responsibility to report to the Assessor's Office:

- New buildings
- Building additions
- Structural modifications
- Repairs over \$2,500 per building per year
- Buildings removed or changes to a building condition
- Any construction started prior to Jan. 1st.

REMINDER: If you are a new homeowner don't forget to file for your homestead credit.
Please call our office with any questions.
CEDAR COUNTY ASSESSOR 563-886-6413

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 LISTING

602 Orange St, Tipton, \$235,000
4 BR, 3 BA, This spacious zero-entry house has something for everyone. The house has a large living room and a main floor family room/sun room. The dining room is large enough for a family table. The main floor has 2 spacious bedrooms and 2 bathrooms. The primary bedroom has a walk-in closet and private bath. In the Lower level there is a third NON-conforming bedroom, family room, full bath and LOTS of storage. The LL is stubbed for an additional kitchen or bath. Outside, the lot has plenty of shade for the hot summer days and a fenced yard. The property has a garden shed for outdoor storage. This property is sold in AS-IS condition.

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 - \$53,000 • LOT 2 - \$53,000 • LOT 3 - \$56,000 • LOT 4 - \$47,000
LOT 5 - \$54,000 • LOT 6 - \$55,000 • LOT 7 - \$55,000 • LOT 8 - \$57,000 • LOT 9 - \$54,000

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

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

SOLD

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

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

The Area's Most Experienced Real Estate Team

Teresa Horton Broker/Owner 563-889-9119
Jerry Bumgarner Salesperson 319-301-1554
Kim Harmel Realtor 563-210-6792

CORNERSTONE REAL ESTATE CONSULTANTS

NOW HIRING

The City of Durant, Iowa, is looking for a highly motivated individual with a strong work ethic to fill the full-time position of Deputy Clerk. The Deputy Clerk is responsible for performing a variety of routine and complex administrative and clerical duties that require accuracy, proficiency, and confidentiality.

Preference will be considered for any applicant with local, county, or state government experience. This position is also responsible for monthly utility billing and collections. The right candidate must possess strong problem-solving, verbal and written communication, organizational and multi-tasking skills, and be proficient using Micro-soft Office Suite along with various other technologies. Applicants must possess a high school diploma or equivalent; and have at least three years of experience in an office accounting, business, or related field. Preferred qualifications include experienced in city, county, or state government. Benefits include IPERS, health insurance with eye and dental insurance, paid holidays, vacation and personal time.

Durant, Iowa
Qualified individuals may obtain an application at City Hall 402 6th Street Durant, Iowa.
Or on line at www.cityofdurantiowa.com. Return application and resume in person, or mail to PO Box 818 Durant IA 52747-0818.
No emailed applications will be accepted.
Applications will be accepted until position is filled.
The City of Durant is an Equal Opportunity Employer.

All applicants will be considered for employment without attention to race, color, religion, sex, sexual orientation, gender identity, national origin, veteran or disability status."