Classified/Legals

West Branch Times

Cedar county claims

3/28/2024 General Basic Fund 30.67-Advanced Business Systems-2300.00-Ahlers-Cooney-Dorweiler-labor relations 196.78-Amazon Capital Services-

envelopes 138.80-Aramark Uniform-mats/mops 1163 49-AT&T Mobility-phone 55.55-Melissa Bahnsen-mil 261.91-Baker Paper-tissue 500.00-Matt Bowers-well plug 72.20-Chip Brown-parts 243.95-Brown's West Branch-key 427.43-Capital One-supplies 248.00-CLIA Laboratory Program-user

1096.50-Mike Dauber-mnthly svc 25.00-Garcia Clinical Laboratory.Inc-lab 39.00-Gordon Flesch Company-copies

100.00-Allan Haynes-mtgs 140.00-Barbara J Haynes-mtgs 479.70-Henderson-Barker

573.76-Hermsen Automotive LLC-tire repair 501.81-Hobart Service ITW Food

Equipm-breaker 48.70-Robin Housley-mil 48.70-Shelly Howsare-mil 1609.50-la Dept Of Public Safety Attn:-

680 08-lowa City Tire Inc- tires 556.00-lowa County Attorneys Assoc-

500.00-Bruce Jipp-well plug 27.47-Thiesen's-scrubber 200.00-Johnson County Sheriff-extraction 43.11-Language Line Services-interpreter 858.93-Mail Services, LLC-print 49.80-Michael Male-mil

94.50-Marco Technologies LLC-renewal 212 00-McCloud Services-spra 270.00-Kiley R. McCullough, CSR, RPR-

796.50-MMS Consultants Inc-CV-septic 100.00-Mike Moes-mtgs 215.12-ODP Business Solutions, LLCpaper/calculator 807.26-Office Express-paper

133.00-Linda Ogden dba Ogden-500.00-PCW Farmland LLC Hertz Farm-

well plug 500.00-Michael Pearson-well plug 800.00-Joshua Pruitt, MD-case fe 39.95-Racom Corporation-mic 50.44-Whitney Randolph-mil 607.20-Ricoh USA Inc-copies 500.00-Trish Rife-well plug 16994.00-Ron Alpen Ford, Inc-new

500.00-Solutions. Inc Harris Local-web 490.00-Spengler Auto Repair Inc-coil 36097.00-Stew Hansen Dodge City-2024

Durango 136.45-Uniform Den Inc-uniforms 100.00-PAUL URMIE-mtgs 50.35-Frank W. VanWaes-mil 189.16-VISA/Bankers Bank-meals 34.61-Warren Wethington-fuel American Rescue Plan Act Fund 29173.00-Total Maintenance, Inc General Supplemental Fund 200.00-SEAT Treasurer-Due Reuters-West 206.00-Thomson

Payment-info chrg 500.00-Tipton Post Office-BRM postage Pioneer Cemetery 1000.00-Steve Gordon Gordon Stoneengraving 640.00-Eric Storjohann-restoration

Rural Services Basic Fund 93.08-Conservative Publishing-legal 70.73-Staples Advantage-envelopes Secondary Road Fund 12159.24-Advantage FS, Inc-OIL 357.45-Alliant Energy-UTILITIES 3625.24-Altorfer Inc-PARTS 120.00-Asphalt Paving Assoc-2024 APAI ROAD SHOW 43.98-Bruce Bright-MAILBOX 2354.75-Calhoun-Burns & CONSULTING FEES 23668.28-Cedar County COOP-FUEL 67.35-Cedar County Repair-BRUSH

CUTTING SUPPLI 22.36-Certified Power-CREDIT 9563.85-Compass Minerals America-WINTER MATERIALS 421.12-Cove Equipment-PARTS UST TAG REPLACEMENT 415.25-lowa Prison Industries-SIGN

Schroeder 171643.07-Jim Construction-L-202202--73-16 180T 255.37-Thiesen's-WELDING SUPPLIES 58.50-Lawson Products Inc-PAINT 23.09-Mac Tools Jason Kraft-TOOLS 500.89-Motor Parts & Equipment Corp-

MATERIALS.

BATTERIES 102.64-Phelps the Uniform Specialists-SUPPLIES

318.00-Quill Corp-SUPPLIES 14.79-Rapids Reproductions FREIGHT CHARGES 84.48-Road Machinery

PARTS 282.47-Truck Country of Iowa Inc-8143.15-Wendling Quarries Inc-SPOT

450.00-Werling Abstract Company, In-LFM-202507--7X-16 19 201.88-Windstream Auto-Pay-TELEPHONE

Transfer Station Fund 535.32-Cintas Corporation-uniforms 108.99-I-80 Group Inc-wash 1330.77-MHC Kenworth Quad Cities-

148.04-Windstream Auto-Pay-phone Cedar Co Health Fund 2230.00-Benefits, Inc-mnthly 11274.17-CEDAR TREASURER ACH MED-self funded med 17957.72-Delta Dental Plan of Iowa 132782.40-Wellmark Blue Cross and

Blue S-ins Conservation Trust Fund 14.02-Capital One-supplies Reserve Officer Fund 405.40-Uniform Den Inc-uniforms Jnt Disaster Serv.Fund 4.77-Access Systems Leasing-copies 39.52-US Cellular-wifi

150.00-X-Treme Pest Eliminators-pest 526.50-Alliant Energy-elec 59.34-CenturyLink Lumen-data 1177.79-Windstream Auto-Pay-data

3368.00-Schneider Geospatial, LLC-16554.60-Vanguard Appraisals Inc-Rural

418.26-VISA/Bankers Bank-hotel/fuel

529340.00--Grand Total

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 April 2, 2024

Cedar County Board of Supervisors met in session at 8:15 a.m. April 2, 2024 with following members present: Bixler Barnhart, Gaul, and Chairperson Bell Kaufmann absent. Members of the public were also present.

Chairperson Bell read public hearing notice for FY24/25 Proposed Property Tax Levy. Finance Director Dauber explained that HF718 implemented, tax rate countywide increased .64708 and rural rate increased .74708. Discussion held on rollback, EMS tax and budget

Moved by Barnhart seconded by Bixler to end public hearing for FY24/25 Proposed Property Tax Levy at 8:49 a.m. Ayes: All

Cedar County Board of Supervisors met in regular session at 8:50 a.m. April 2, 2024 with following members present: Bixler, Barnhart, Gaul, and Chairperson Kaufmann absent. Members of public were also present.

Board viewed correspondence from various agencies. Manure Management Annual Updates

submitted.

It noted following Handwritten Disbursement issued on 3/29/2024 to Cedar County Treasurer for Benefits Inc. for an electronic deposit: #438316 for \$9,435.17-self funded medical claims. Moved by Gaul seconded by Bixler to approve agenda. Aves: All

Absent: Kaufmann Chairperson Bell addressed public for comments. There were none.

Moved by Barnhart seconded by Bixler to approve Board Minutes of March 26,

Ayes: All Absent: Kaufmann

Moved by Gaul seconded by Bixler to approve Claim Disbursements #438208 -#438315 paid on 3/28/2024.

Ayes: All Absent: Kaufmann

Moved by Gaul seconded by Bixler to approve a new Tobacco Permit for Zinnia is & Grub LLC DBA TJ's Gas & Grub effective April 2024

Ayes: All Absent: Kaufmann

Board reported on Outreach/Committee Meetings they attended. Moved by Barnhart seconded by Gaul to set public hearing date on 4/23/2024 at 9:00 a.m. for FY24/25 County Budget.

Absent: Kaufmann At 9:00 a.m. Board held their monthly department head meeting. Discussion

IT Director Pierce presented a quote to Board from Kaseya for IT Glue. IT Glue is an administrative tool IT department will utilize. quote is for three years with an annual amount of \$891.00 which Pierce said he has in his budget.

Moved by Bixler seconded by Barnhart to approve purchase of IT Glue as quoted. Absent: Kaufmann

Board left Boardroom and toured upstairs meeting room, storage room and law library.

Judge Werling and Danny Davis, District Court Administrator met with Board to discuss keypad entry door locks due to discontinuation of panic buttons in Courthouse. They are requesting purchase and installation of 7 keypad entry door locks. Discussion held. Head Custodian Gritton will work with Safety Coordinator Boots and check prices and report back to Board next week

Engineer Fangmann met with Board for 2024 Granular Resurfacing Quotes and presented five rock quotes along with Rock Resurfacing Program Engineers recommendation.

Moved by Gaul seconded by Bixler to award and authorize Engineer Fangmann to sign contracts to Wendling Quarries districts 8 & 9, Weber Stone districts 1 3 & 4, RiverStone Group districts 5, 6 & 10 and Cedar County District 7. Ayes: All

Absent: Kaufmann Moved by Gaul seconded by Barnhart to approve a utility permit for Eastern Iowa

Light and Power on 120th Street \$100 fee applies. Aves: All Abstain: Bixler Absent: Kaufmann

Moved by Barnhart seconded by Bixler to approve a utility permit for Eastern Iowa Light and Power on Rose Avenue \$100 Ayes: All

Absent: Kaufmann Moved by Barnhart seconded by Bixler to adjourn at 10:42 a.m., to April 9, 2024.

Absent: Kaufmann Ion Bell. Chairperson Stephanie Wiese, Auditor

WBT 16

Legal Notice NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON THE PROPOSED AMENDMENT TO THE WEST BRANCH ZONING CODE

YOU ARE HEREBY NOTIFIED that a public hearing will be held by the West Branch City Council in the Council Chambers at the City Office, located at 110 N. Poplar Street in West Branch, IA at 7:00 p.m. on Monday, May

The public hearing will discuss the proposed rezoning of nineteen (19) lots from R-1 to R-2, of the following described

G IN BOOK I PAGE 103 IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 0/4 WEST OF THE 5TH/ P.M., CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF ATTHE THE SOUTHWEST CORNER OF LOT 32 OF THE CORRECTED PLAT FOR THE MEADOWS SUBDIVISION PART 4B AS RECORDED IN BOOK 1554, PAGE 326 OF THE CEDAR COUNTY RECORDER'S OFFICE, THENCE N88°41'21"E, 172.30 FEET TO THE SOUTH LINE OF OUTLOT B OF THE MEADOWS SUBDIVISION PART 4A AS RECORDED IN BOOK 1492, PAGE 39 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE S82°46'48"E, 80.44 FEET; THENCE ALONG SAID SOUTH LINE S58°47'20"E, 126.13 FEET; THENCE ALONG SAID SOUTH LINE \$38°53'07"E. 499.31 FEET; THENCE ALONG SAID SOUTH LINE S09°48'28"W, 146.35 FEET; THENCE ALONG SAID SOUTH LINE S80°11'32"E, 60.86 FEET; THENCE 151.84 FEET ALONG SAID SOUTH LINE ON A 300.00 FOOT RADIUS CURVE CONCAVE NORTHERLY. (CHORD BEARING N85°18'30"E, 150.22 FEET) TO THE WEST LINE OF LOT A OF SAID PART 4A; THENCE ALONG SAID WEST LINE S19°00'26"E, 66.00 FEET TO THE NORTH LINE OF OUTLOT A OF SAID PART A; THENCE 140.95 FEET ALONG SAID NORTH LINE ON A 352.59 FOOT RADIUS CURVE CONCAVE NORTHERLY (CHORD BEARING S81°52'08"W, 140.01 FEET) THENCE ALONG SAID SOUTH LINE S01°20'05"W, 156.35 FEET; THENCE ALONG SAID NORTH LINE N71°51'36"W, 259.28 FEET; THENCE ALONG SAID NORTH LINE N77°54'25"W, 108.11 FEET; THENCE N85°28'43"W, 277.46 FEET; THENCE ALONG SAID NORTH LINE N69°36'54"W, 99.17 FEET; THENCE N01°19'23"W, 681.39 FEET TO THE POINT OF BEGINNING, DESCRIBED AREA CONTAINS 9.83 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD

All interested persons are invited to attend these meetings and be heard on the aforementioned proposed adoption of the amendment. Further information regarding same may be obtained by contacting the West Branch

/s/ Leslie Brick Leslie Brick, City Clerk Ordered by the West Branch City

WBT 16

West Branch city council

(The following is a synopsis of the minutes of the West Branch City Council meeting. A video recording is available for inspection at westbranchiowa.org. The minutes are not approved until the next regularly scheduled City Council

West Branch, Iowa; City Council; April Council Chambers; Regular Meeting;

Mayor Roger Laughlin called the West Branch City Council regular meeting to

order at 7:00 p.m. Roll call: Council members present: Mike Horihan, Jerry Sexton, Tom Dean, and Nick Goodweiler. Council members absent: Jodee Stoolman. City Staff present: City Administrator Adam Kofoed, Finance Officer Heidi Van Auken, Public Works Director Matt Goodale, Parks & Recreation Director Erin Laughlin and City Attorney Kevin Olson. City Staff attending via Zoom: Library Director Jessie Schafer and Police Chief Greg Hall. Other Attendees Nate Frees Newport Industries, LLC, Mark Gorton Flynn Company

APPROVE THE AGENDA Motion by Dean, second by Goodweiler to approve the agenda. Motion carried

on a voice vote. APPROVE CONSENT AGENDA Approve the minutes from the March 18, 2024 City Council meeting. Approve Claims for April 1, 2024. EXPENDITURES - 4/1/2024 101 MOBILITY-TOWN HALL LIFT-FINAL-8,762.50 ACTION SEWER & SEPTIC SERVICE-

PUMPED OUT SHOP PIT-692.50 AMAZON.COM-KEYPAD LOCK-POLICE-115.92 BAKER & TAYLOR-BOOKS-291.68 BOWERS, LAUREN-JERSEY FEE

REFUND-P&R-15.00 CEDAR COUNTY ENGINEER-HAULING ROCK-1.279.05

Cedar County Emergency Management Agency, located at 1410 Cedar St in Tipton, IA, is accepting proposals for mowing and trimming services and snow removal/salting/sanding services for Fiscal Year 2024/2025. This is for the entire property. which is shared by Cedar County Emergency Management Agency and UnityPoint Health. Please visit http://ema.cedar-county.org or call 563-886-3355 for more information.



Services Provided: Septic Installation • Excavation Demolition • Grading...and so much more!

Owner: Dustin Bowers Office Ph: 319-643-2007 • Cell: 319-631-4878



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CUSTOM APPLICATOR

- Operate and maintain custom application equipment Flexible hours in offseason
- Competitive wage
- Health Insurance, 401K with company match, and paid time off
- Applicator license preferred, willing to train SIGN-ON BONUS

www.cedarcountycoop.com/careers

See full job description and application at:

Questions? Contact Travis Benhart at tbenhart@cedarcountycoop.com

CJ COOPER & ASSOCIATES-ANNUAL QUERY DOT DRIVERS -10.00 GIESE, JACOB-BLDG INCENTIVE PAYMENT-126.73 HI-LINE-BOLTS TRACTOR – PW-52.20 HUEBBE, AMANDA-JERSEY FEE

REFUND-P&R-15.00 ILLINOIS LIBRARY ASSOCIATION SUMMER LIBRARY PROG

PRIZES-98.78 IMPACT7G-WIDENING WAPSI CREEK-807.50

MEMBERSHIP DUES-874 00 IA LAW ENFORCEMENT ACADEMY-MMPI-2 EVAL POLICE-150.00 IOWA ONE CALL-UTILITY LOCATION SERVICES-34.20 JOHN DEERE FINANCIAL-SUPPLIES FOR PW & P&R-433.81 LIBERTY COMMUNICATIONS-LIBERTY COMMUNICATIONS-1,962.49 LYNCH'S EXCAVATING-OLIPHANT

MENARDS-NETTING YARD WASTE TRAILER-19.99 MILLER, BRITTANY-3/4 BB FEE REFUND-P&R-75.00 OVERDRIVE-DIGITAL & AUDIO BOOKS-461.47 PHAM, PHUC-5/6 SOFTBALL FEE REFUND-P&R-75.00 PIP PRINTING & MARKETING-BUSINESS CARDS-POLICE, P&R-

MAIN REPAIR-3.063.60

196.76 UNIFORM DEN-UNIFORMS-POLICE-781.47 WASION, HOLLY-JERSEY REFUND-P&R-15.00

TOTAL--20,409.65 PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS - 3/29/2024 PAID BETWEEN MEETINGS MEDIACOM-CABLE SERVICES-41.90 QUILL-SUPPLIES-CITY OFFICE-37.71

STATE INDUSTRIAL PRODUCTS-CHEMICALS-250.38
VERIZON WIRELESS-VERIZON WIRELESS-412.88 METLIFE-INSURANCE-1,185.01 SISCO-INSURANCE-9,828.21 SISCO-HEALTH CLAIMS 3/18/2024 GLOBAL PAYMENTS-JANUARY 2024

CC FEES-29.00 ACTION SEWER & SEPTIC SERVICES-PUMPED OIL – FIRE-440.00 ALLIANT ENERGY-ALLIANT ENERGY-13,169.17 CULLIGAN WATER TECH-WATER SOFTENER SERVICE-80.72 FRONTLINE PLUS FIRE & RESCUE-WARNING SIRENS MAINT & BATTERIES-1,540.00 HEIMAN FIRE EQUIPMENT-FIRE EQUIPMENT-3,194.10 KIRKWOOD COMM COLLEGE-BLS PROVIDER COURSE FEE-126.00 LINN COUNTY REC-STREET LIGHTS-289.28 PITNEY BOWES PURCHASE

POWER-REPLENISH POSTAGE -

UNIFORM DEN-UNIFORMS -

LIBRARY-151.00

CONSULTANT

RSTONE

CORN

CALL

CONSULTANTS

ESTATE

REAL

CORNERSTONE

CALL

CONSULTANTS

ESTATE

REAL

CORNERSTONE

POLICE-112.04 US BANK CORPORATE CARD-CREDIT CARD PURCHASES-5,297.48 WEST BRANCH REPAIRS-WATER EXTINGUISH HUCK – FIRE-107.90 TOTAL--37,135.08 **GRAND TOTAL** EXPENDITURES--98,633.00

FUND TOTALS GENERAL FUND-33,632.60 CIVIC CENTER-9,421.58

LIBRARY -6,104
ROAD USE TAX-7,476.65 -6.104 18 TRUST AND AGENCY-12,487.93 WIDENING WAPSI CREEK-807.50 WATER FUND-15,615.03

SEWER FUND-12 572 89 STORM WATER UTILITY-514.64 GRAND FUND TOTAL--98.633.00 Motion by Dean, second by Goodweiler to approve the Consent agenda. AYES: Sexton, Goodweiler, Horihan, Dean. NAYS: None. Motion carried. PRESENTATIONS / communications /

open forum PUBLIC HEARING / NON-CONSENT **AGENDA**

Resolution 2024-26 - Approving the Final Proposed Budget for Fiscal Year 2025 and Ordering a Notice of Public Hearing for April 15, 2024. / Move to

Motion by Dean, second by Sexton to approve Resolution 2024-26. AYES: Horihan, Goodweiler, Sexton, , Dean NAYS: None. Motion carried. Resolution 2024-27 – Approving the Site Plan for Newport Fabricating, LLC. located at 145 Fawcett Drive. / Move

Motion by Horihan, second by Goodweiler to approve Resolution 2024-27. AYES: Horihan, Goodweiler, Sexton, Dean. NAYS: None. Motion

Newport Industries owner, Nate Frees introduced his project. It is the intention of Newport to consolidate all its operations in Iowa City to West Branch They are a custom fabrication company.

Administrator Kofoed reminded council that drainage in site plan one incorporated new growth into its drainage calculations. Sexton inquired about semi traffic. Frees said the property is designed for semis to pull into the driveway and back into the parking lot so they can face the road before exiting the property. Resolution 2024-28 -Approving the Site Plan for Flynn Company Inc for a Temporary Concrete Plant. / Move to

Motion by Sexton, second by Dean to approve Resolution 2024-28. AYES: Horihan, Goodweiler, Sexton, Dean. NAYS: None. Motion carried. Mark Gorton of Flynn Company spoke to council. Driving routes are 100% on I-80, or highway six, dust control will be applied and Flynn communicated to surrounding properties on dust control. Some subcontractors may not have the same routes but Flynn will encourage them to avoid driving through town Resolution 2024-29 - To fix a date

for a Public Hearing on proposal to enter into a Water Revenue Loan and Disbursement Agreement and to borrow money thereunder in a Principal amount not to exceed \$1,150,000. / Move to

Motion by Dean second by Sexton to approve Resolution 2024-29. AYES: Horihan, Goodweiler, Sexton, Dean, NAYS: None. Motion carried.

Discussion –West Branch Capital Improvement Planning
Administrator Kofoed introduced the main priorities for the capital improve-

Cedar-Johnson Sexton asked to get pricing for Cedar-Johnson all the way to

West Main milling and over lay

a. Horihan prefers this project but understands the timing of I-80 construction could lead to increased detour

Reallocating certain reserves

to a future downtown streetscaping and ADA project. Utilizing reserves for Parks and Recreation initiatives in the upcoming 2024 Parks and Recreation Plan.

Consider water infrastructure improvements at the water plant and/or Green-view/Bickford neighborhoods. Sexton expressed his reservations on a trail for the meadows subdivision. Kofoed mentioned ECICOG recom mended staff prioritize the trail in front of the high school as it will have received

more grant points.
CITY ADMINISTRATOR REPORT Thanked council for improved communication with staff. Thanked tenured staff for staying with the city while staffing and budget cuts were difficult. City is filling a lot of vacancies and Kofoed encouraged council to attend an upcoming staff

CITY ATTORNEY REPORT - No report CITY ENGINEER REPORT -

Construction meeting for east side phase II will occur next week. Wastewater treatment plant is getting closer to completing the UV channel, but the project still has a few months before completion. Stream widening trees have been knocked down. Engineers are waiting on a DNR floodplain permit. STAFF REPORTS – No reports

COMments from mayor and council mem-

Horihan and Dean mentioned roundabout had some damage. Horihan mentioned the building incentive program council decision last month. Horihan was considering a compromise for the residents. Attorney Olson mentioned there was no legal obligation for the city to complete the rebate pay ments. Finance Officer Van Auken listed a number of budget cuts council has made and brought up future expenses such as police cameras, library HVAC

SEE LEGALS, P7



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IOWA CITY NEW LISTINGS New Price!

1394 210TH ST, TIPTON, \$927,000 Acreage/Mini-Farm Alert! A one of a kind 35+/- acre acreage with pond, timber, crop ground, pasture, hunting, and open green space. Completely remodeled 6 bedroom and 3 bath Ranch home with walkout basement. New roofs on house and all buildings except Pole shed. This acreage has trails through timber and pond area. Pond is spring fed and fully stocked. Fences are all just inside the lines and belong to this property

Driveway has an easement for property to the West and shares ance. There is a 26' W x 42' L x12' H walls detached garage with 6" studded walls fully insulated and insulated ceilings which has a heated and air-conditioned office and a workshop or room for your dogs. Also, a 32' x 44' machine shed with electric fence underground for pasture fence. Water tank for pasture with shut off by the well West side of detached garage. 3-year-old oversized septic system and

TOT is done and complete. Water test is done, and results are excellent. Don't miss out!

FEATURED PROPERTIES







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215 W. 6TH ST., TIPTON

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CALL CORNERSTONE REAL ESTATE CONSULTANTS!

416 E 4TH ST, TIPTON,

STANWOOD \$99,500 TIPTON \$69,900 \$69,500 **SUBDIVISIONS, LOTS, ACREAGES & COMMERCIAL**



5.2 Acres

1692 Baker Ave

West Branch \$198,000

2 Lots E. 5th St.,

Tipton \$43,000

310 FAIR CT.

BENNETT \$310,000

201 2ND AVE,

1912 CHARLES AVE - \$164,900

1928 CHARLES AVE - \$154,900 1932 CHARLES AVE - \$154,900

TIPTON.

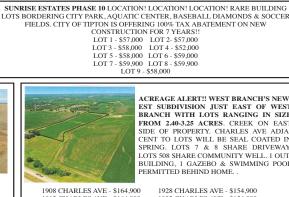


\$54,900



563-210-6792

563-889-9119 **CORNERSTONE REAL ESTATE CONSULTANTS**



ACREAGE ALERT!! WEST BRANCH'S NEW EST 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 ADJA-CENT TO LOTS WILL BE SEAL COATED IN SPRING. LOTS 7 & 8 SHARE DRIVEWAY. LOTS 508 SHARE COMMUNITY WELL. I OUT-BUILDING, 1 GAZEBO & SWIMMING POOL PERMITTED BEHIND HOME. .

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PAGE

renovations, hiring another police officer and increased officer pay, street repair, main street streetscaping, upcoming retirements could lead to hiring staff at higher wages, and property tax reform. Van Auken cautions spending increases on the FY25 budget. At this time, council did not verbally agree to sponsor a building incentive payment compromise at a future council meeting. Laughlin mentioned his roadblocks on

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

at 7:30 p.m Roger Laughlin, Mayor Adam Kofoed, City Administrator WBT 16

West Branch Community School

District BILLS FOR APPROVAL 04/04/2024 02:03 PM Vendor Name-Detail Description-Amount Checking Account ID 1 Fund Number 10 GENERAL FUND AGVANTAGE ES-GAS-3 994 25 ALLIANT UTILITIES-20,189.68 UTILITIES-AMAZON WEB SERVICES-SUPPLIES-0.11 ARP, JEFF-SUPPLIES-36.45 AUDITOR, STATE OF IOWA-FILING FEE-625.00 BANKERS ADVERTISING COMPANY-BANNARTS ADVENTISING COMPAINT-SUPPLIES-296.15
BARNHART'S CUSTOM SERVICES-SERVICE-350.00
BELIN-BLANK CENTER-REGISTRATION-699.00 BMO-SUPPLIES-4,772.55 CENTRAL RIVERS AEA-REGISTRATION-80.00
D&R PEST CONTROL-SERVICE-260.00 DECKER EQUIPMENT-SUPPLIES-339.80 DICK BLICK ART MATERIALS-JORDAN GAZETTE COMMUNICATIONS, THE-SERVICE-40.00 GOOD GUYS AUTOCARE-REPAIRS-1,125.64 WOOD SUBSCRIPTION-629.50 GREDELL. JOAN-TRAVEL/ SUPPLIES-62.71 GREENWOOD CLEANING SYSTEMS-SUPPLIES-6,064.32 HEARTLAND SHREDDING INC-SHREDDING-35.00 HOLEVAS, JOHN-SUPPLIES-27.70 **IOWA TESTING** PROGRAMS-TESTING-2,260.00 JOHN DEERE FINANCIAL-SUPPLIES-64.63

JOSTENS-SUPPLIES-742.41 KIRKWOOD COMMUNITY COLLEGE-CONCURRENT ENROLL-40,430.00
LIBERTY COMMUNICATIONS-PHONE/ INTERNET-3,207.78 LYNCH'S PLUMBING-SERVICE-94.50 MACKIN EDUCATIONAL RESOURCES-BOOKS-251.86 MATHESON TRIGAS-SUPPLIES-47.12

MENARD'S-SUPPLIES-229.96 OAKS, TAMMY-PHONE-200.00 OPIOLA, TARA-SUPPLIES-22.03 PHELPS-SERVICE-41.43
PRESIDENTIAL BUILDERS, LLC-SNOW REMOVAL-6,315.00 PROGRESSIVE REHABILITATION ASSOCIATES, LLC-SERVICE-500.00 PYE-BARKER FIRE & SAFETY LLC-

SUPPLIES-830.00 SCHOOL BUS SALES-PARTS-1,175.21 STEM SUPPLIES-MCELHINNEY -WBCSDF-71.88

THOMPSON TRUCK & TRAILER, INC-REPAIR PARTS-1,161.84 BRANCH TIMES-ADVERTISING-563.37 MACGILL WILLIAM CO-SUPPLIES-89.83 YOUNG, SYSOM-PHYSICAL-120.00

Fund Number 10 98,086.98 Checking Account ID 1 Fund Number 33 CAPITAL PROJECTS RM BOGGS-SERVICE-53,201.82 Fund Number 33

53.201.82

Checking Account ID 1 Fund Number 36 PHYSICAL PLANT & EQUIPMENT BMO-DONOVAN GROUP-1,500.00 DE LAGE LANDEN-COPPIER-475.09 IBOSS-SUBSCRIPTION-4,785.49
JOHNSON CONTROLS-CAMERAS-5,498.58

LIBERTY COMMUNICATIONS-PHONE/ INTERNET-2,303.31 RK DIXON LEASING-COPIER-574.91 TRAFERA, LLC-TECH EQUIP-2,910.00 Fund Number 36 18,047.38 Checking Account ID 1 169,336.18

Checking Account ID 2 Fund Number 61
SCHOOL NUTRITION FUND
BERNARD FOOD INDUSTRIES INC-SUPPLIES-448.25 EMS DETERGENT SERVICES-SUPPLIES-202.20 BROTHERS-

SUPPLIES-12,613.64

STAR FOODSERVICE EQUIPMENT-SERVICE-967.63 Fund Number 61 14,231.72 Checking Account ID 2 14,231.72 Checking Account ID 3 Fund Number 21 STUDENT ACTIVITY FUND

ANDERSONS-SUPPLIES-452.82 B R SPORTS LTD-SKATING-1,188.00 BMO-TRUE STRENGTH-12,620.54 BSN SPORTS-JERSEY-10,183.36 BYOBRASS LLC-BYOBRASS-1,500,00 CADWALLADER-HOWE, ACCOMPANIST-3,145.00 CORNELL COLLEGE-VBALL CAMP-DRISCOLL,

AERO RENTAL-SUPPLIES-745.50

SUPPLIES-624.18 ELITE AWARDS MEDALS-1,364.10 PLUS-TRACK ELITE SPORTS -UNIFORMS-1.771.47 FARMER, RUTH-SUPPLIES-130.65 FRANTZ, TIM-SUPPLIES-150.15

BRIAN-BANQUET

ICAOA-SCHEDULING FEE-150.00 INSTRUMENTALIST AWARDS LLC-AWARDS-553.00 J W PEPPER-SUPPLIES-224.24 KERN, JASON-BANQUET SUPPLIES-352.56

MARTIN BROTHERS-SUPPLIES, TREATS-250.38 MID-PRAIRIE CSD-ENTRY FEE-60.00 MIDLAND CSD-ENTRY FEE-100.00 ANGIE-SUPPLIES TRIVIA-87.91

MILLER, TED-SUPPLIES-436.15 MONTICELLO SPORTS-SUPPLIES-1,190.00 MT VERNON COMMUNITY SCHOOLS-TRACK ENTRY FEE-250.00

OSKALOOSA HIGH SCHOOL-CONFERENCE-150.00 PROGRESSIVE REHABILITATION ASSOCIATES, LIC-SERVICE-500.00 SCHIELE, TRIVIA-20.23 JENI-SUPPLIES

SCHOLASTIC BOOK FAIR-BOOK FAIR-SCHUTTE, TRACY-BANNERS-325.00

SEXTON, REGISTRATION-80.00 SOLON GOLF-ENTRY FEE-100.00 TYGRETT, ANDY-FTBALL TRIVIA-50.00 UNIVERSITY OF IOWA DANCE

MARATHON-DONATION-5,312.15 WEST LIBERTY CSD-G WRESTLING ENTRY FEE-70.00 COMPANY-MUSIC WEST SUPPLIES-244.00 WILDWOOD-SOUND/MEAL-470.00

Fund Number 21 45,466.96 Checking Account ID 3 Fund Number 91 CUSTODIAL FUND-STUDENT ASSISTANCE BMO-EYEWEAR-756.50 CRETIN, JAN-BACKPACK-72.45 FAIT, KATHY-BACKPACK-17.23

Fund Number 91 846.18 Checking Account ID 3 46,313.14 Checking Account ID 4 Fund Number 62

SUPPLIES-1,502.93

BMO-SUPPLIES-1,722.20 CLEAR LIVE LLC-PHONE-40.54 CULLIGAN WATER TECHNOLOGIES-SUPPLIES-165.89 GREENWOOD CLEANING SYSTEMS-SUPPLIES-428.19 MARCO-COPIER-215.01 MARTIN **BROTHERS-**

MIDWEST ALARMS-SERVICE-418.32

LIONS CLUB-FLAG-40.00 Fund Number 62 4,533.08 Checking Account ID 4

WBT 16

West Branch school

board 04/08/2024 06:00 PM 148 N. Oliphant St. West Branch, IA 52358 MEETING MINUTES

Mr. Greg Hetrick, Board President Amanda Whaley, Board Vice

Mrs. Julie Sexton, Board Member Ms. Lindsay Seydel, Board Member Non-Voting Members Dr. Marty Jimmerson, Superintendent Mrs. Sara Oswald, High School Principal Mr. Brian Walhart, Middle School Principal Mr. Dave Hlas, Elementary Principal

Mrs. Angie Klinkkammer, School Business Official/Board Secretary Gregory Norfleet, Katey Lenoch, Lillian Waters, Christy Danenhauer, Aizlyn Marsh, Audrey Watt, Matt Cain Call to Order/Budget Hearing FY2025
Board President Hetrick called the meet-

ing to order at 6:00 p.m. Vision, Mission **Destination Statements** Board Vice President Whaley read the statements.

Approval of Agenda Motion to approve the agenda. Motion made by: Mrs. Julie Sexton Motion seconded by: Mrs. Amanda Whaley Voting: Unanimously Approved

Presentation of Budget A. FY2025 Dr. Jimmerson presented the FY2025

budget. Public/Board Comments -

2024-2025 Certified Budget Motion to approve the 2024-2025 budget as presented with a 15.00201 tax rate. Motion made by: Ms. Lindsay Seydel Motion seconded by: Mrs. Amanda Voting: Unanimously Approved

Adjournment Motion to adjourn at 6:12 n m Motion made by: Mrs. Julie Sexton Motion seconded by: Ms. Lindsay Seydel Voting: Unanimously Approved
4. Call to Order/West Branch Special Education District Service Delivery Plan Hearing Board President Hetrick called the meetng to order at 6:12 p.m.

Approval of Agenda Motion to approve the agenda. Motion made by: Mrs. Amanda Whaley Motion seconded by: Mrs. Julie Sexton Voting: Unanimously Approved
A. Presentation of DDSDP

Special Education Coordinator, Sara Oswald provided an overview of the West Branch Special Education Delivery Program. The Board held discussion.

B. Public/Board Comments

no public comment DDSDP

Motion to approve the West Branch Community School District Special Education District Service Delivery plan

Motion made by: Mrs. Amanda Whaley Motion seconded by: Ms. Lindsay Seydel Voting: Unanimously Approved Adjournment

Motion to adjourn at 6:25 p.m. Motion made by: Mrs. Amanda Whaley Motion seconded by: Ms. Lindsay Seydel Voting: Unanimously Approved

Call to Order/Public Forum (Regular Board Meeting) Board President Hetrick called the meeting to order at 6:25 p.m.

Approval of Agenda

Motion to approve the agenda with the following changes to agenda item 13A, contract for Amber Bridge, Middle School (7th/8th Grade) Science Teacher, MA Step 10 should be MA Step 18 and agenda item 18A Policies 505.09, 505.09R1, 505.10 and 505.10R1 are first readings

only. Motion made by: Mrs. Amanda Whaley Motion seconded by: Ms. Lindsay Seydel Voting: Unanimously Approved Robotics presentation

Several Robotics team members shared their experience with the program this year and demonstrated the robot to the Board. The team also presented their awards and shared successes the team had during competitions this spring

and Success Stories Several success stories were shared.

10. Consent Items Motion to approve March meeting minutes, financial reports and April bills Motion made by: Mrs. Amanda Whaley

Motion seconded by: Mrs. Julie Sexton Voting: Unanimously Approved 11. Spring Sports Coaching The high school boys and girls soccer teams continue to grow each year. Currently there is only one head coaching position for each team. The addition of a second contract on the 75 percent lane would get both programs closer to similar varsity sports and allow them to

play a junior varsity schedule. The middle

school boys and girls track teams are

also seeing an increase in participation.
The addition of a second contract on the 60 percent lane would be similar to other junior high sports. Motion to add an assistant coach contract on the 75 percent lane for HS Boys Soccer- Assistant Varsity/ Head JV Coach, HS Girls Soccer- Assistant Varsity/ Head JV Coach, and 60 percent lane for MS Boys Track- Assistant Coach (pending student participation meets 20) and MS Girls Track- Assistant Coach (pending student participation meets 20) Motion made by: Mrs. Amanda Whaley Motion seconded by: Mrs. Julie Sexton

Voting: Unanimously Approved The Administrators shared their respec tive reports. Dr. Jimmerson gave a facilities update.

Personnel Items Resignations A. Hesignations

Motion to approve the resignation(s) as presented, Charles Betts, High School Social Studies Teacher. Motion made by: Mrs. Julie Sexton Voting: Unanimously Approved

B. Contracts
Motion to approve the contracts as presented, Amber Bridge, Middle School Science Teacher Motion made by: Ms. Lindsay Seydel

Motion seconded by: Mrs. Julie Sexton Voting: Unanimously Approved C. Letters of Assignment
Motion to approve the Letters of
Assignment as presented, Michael Ball, Elementary Custodian, Bridget Stover, High School Assistant Varsity Softball

Motion made by: Mrs. Julie Sexton Motion seconded by: Ms. Lindsay Seydel Voting: Unanimously Approved Extra Duty Contracts Motion to approve the extra duty contracts as presented, Matt Cain, High School National Honor Society Advisor. Motion made by: Mrs. Julie Sexton

Motion seconded by: Ms. Lindsay Seydel Voting: Unanimously Approved Volunteer Approval Motion to approve the volunteers as presented, Lakeisha Turner, Elementary and

Middle School. Motion made by: Mrs. Amanda Whaley Motion seconded by: Ms. Lindsay Seydel Voting: Unanimously Approved

Rock Island Arsenal Field

Motion to approve out of state 5th grade field trip to the Rock Island Arsenal Motion made by: Ms. Lindsay Seydel Motion seconded by: Mrs. Amanda

Whalev Voting: Unanimously Approved 16. 2024-2025 Board Meeting Dates

Motion to approve the 2024–2025 Board of Education Meeting dates as presented. Motion made by: Mrs. Amanda Whaley Motion seconded by: Mrs. Julie Sexton Voting: Unanimously Approved 17. WBELC Rates

Dr. Jimmerson explained that it is necessary to raise the rates at the West Branch Early Learning Center. Over the past year expenditures have consistently exceeded revenue primarily due to rising operational costs. This includes increased a safe and nurturing environment for children, as well as investing in ongoing staff training and development programs. In order to continue to provide a high level of care and education, it is imperative that a competitive compensation package is offered. Since merging with the District, the ELC has been able to leverage certain cost saving measures that have helped offset some of the expenses. Both the District and the ELC remain committed to providing affordable child care while maintaining the highest standards of quality and safety

Motion to approve rate increases for the WBELC to go into effect on July 1, 2024. Motion made by: Mrs. Amanda Whaley Motion seconded by: Ms. Lindsay Seydel

Voting: Unanimously Approved 18. Board Policy Review Motion to approve the first reading of Policies 505.09, 505.09R1, 505.10 and 505.10R1

Motion made by: Mrs. Amanda Whaley Motion seconded by: Mrs. Julie Sexton Voting: Unanimously Approved Motion to approve the first and final readings of Policies 504.13, 504.13R1, 505.02, 505.03, 505.04, 505.05, 505.06, 505.06E5, 505.06E6 505.06E4, 505 06F10 505.06E7, 505.06E8, 505.06R1, 505.07, 505.07E1, 505.07R1, 505.08. 510.

Motion made by: Ms. Lindsay Seydel Motion seconded by: Mrs. Julie Sexton Voting: Unanimously Approved 19. Adjournment Motion to adjourn at 7:53 p.m.

Motion made by: Mrs. Amanda Whaley Motion seconded by: Mrs. Julie Sexton Voting: Unanimously Approved

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; April

1. 2024 Council Chambers; Special Meeting; 6:00 p.m.

Mayor Roger Laughlin called the West Branch City Council special meeting to order at 6:05 p.m. Roll call: Council members present Mike Horihan, Jerry Sexton, Tom Dean, Nick Goodweiler. Absent: Jodee Stoolman. City Staff present: City Administrator Adam Kofoed, Finance Officer Heidi Van Auken, and Public Works Director Matt Goodale. City Staff

attending via Zoom: Library Director Jessie Schafer. APPROVE THE AGENDA Motion by Dean, second by Sexton to approve the agenda. Motion carried on

PRESENTATIONS / communications / PUBLIC HEARING / NON-CONSENT AGENDA

Public Hearing -Setting the Maximum Property Tax Levy for Fiscal Year 2025 Mayor Laughlin opened the public hear ing at 6:07pm. Enter public comments here: No Comments Mayor Laughlin closed the public hearing at

A presentation was presented to the public by City Administrator Adam Kofoed. Highlights were

A 3.2% estimated property tax increase which is in line with inflation.
2. Roughly 90-95% of the increases are to add one police officer and increased wages for the police

communities, have made hard budget

cuts. The city has been making strides to safe reserve amounts which lower bonding interest rates.

5. Please contact the city office for budget and tax questions

Motion to adjourn by Dean, second by Sexton. Motion carried on a voice ote. City Council meeting adjourned at 6:45p.m.

Roger Laughlin, Mayor ATTEST:

Adam Kofoed, City Administrator

Legal Notice IN THE IOWA DISTRICT COURT

FOR CEDAR COUNTY CC West Branch Village Property LLC,

Lori Lynn Greer and Deanna Renae Defendants.

CASE NO. SCSC 015583 ORIGINAL NOTICE FOR PUBLICATION TO THE ABOVE-NAMED DEFENDANTS: You are notified that on April 11, 2024 an Original Notice and Petition for Disposal of Abandoned Property (Iowa Code Chapter 555B) (Mobile Home Code Chapter 555B) (Mobile Home and Personal Property in the Vicinity)

was filed in the Office of the Clerk of the above-named Court naming you as Defendants in the action, which demands from you the actual costs of that action, reasonable attorney fees, and the costs of storage, removal and/or disposal of vour mobile home, VIN 22381F: Title No. 16AB31767, parked at your formerly leased space of 115 Hoover Boulevard West Branch, IA 52358. The attorney for the Plaintiff is Jonathon L. Schroeder, whose address is 1601 Golden Aspen Drive, Suite 108, Ames, IA 50010. attorney's phone number is (515) 242-8972; facsimile number: (515) 242-8972. You must appear before the Court to contest this matter at the Cedar County Courthouse located at 400 Cedar Street, Tipton, IA 52772 at 10:00 a.m. on the 8th day of May, 2024. If you do not, judgment by default may be rendered against you for the relief demanded in the Petition You are further notified that the above

case has been filed in a county that utilizes electronic filing. Please see Iowa Court Rules Chapter 16 for information on electronic filing and Iowa Court Rules Chapter 16, division VI regarding the protection of personal information in court filings. If you require the assistance of auxiliary

aids or services to participate in court because of a disability, immediately call your district ADA coordinator at (563) 328-4145. (If you are hearing impaired, call Relay lowa TTY at 1-800-735-2942). IMPORTANT: YOU ARE ADVISED TO

SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS WBT 16-17-18

Not advertising is like winking at your girlfriend in the dark. You know what

CELEBRATING WITH BOB MOWRY

you're doing, but nobody else





The Order of the Gray Dragon is the award of the Navy Nuclear Weapon's Association which recognizes the member with the earliest date of entry into the Special Weapons/Nuclear Weapons Program. The award is presented by the President on behalf of the Association Board membership. Bob will be presented this award on Saturday, April 27th starting at 1:00 p.m. at St. Mary's Hall in Williamsburg,IA. Following the presentation, we will go right into celebrating his 90th Birthday Everyone is welcome to attend so we hope to see you there!

Bob's Family

City of WEST BRANCH Fiscal Year July 1, 2023 - June 30, 2024 The City of WEST BRANCH will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2024

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

Contact: Heidi Van Auken Phone: (319) 643-5888 Meeting Date/Time: 5/6/2024 07:00 PM Meeting Location: Council Chambers at City Office

West Brach, IA 52358

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-gov-appeals

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	2,138,573	0	2,138,573
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	2,138,573	0	2,138,573
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	650,292	0	650,292
Other City Taxes	6	330,956	0	330,956
Licenses & Permits	7	56,500	0	56,500
Use of Money & Property	8	10,765	0	10,765
Intergovernmental	9	1,991,840	0	1,991,840
Charges for Service	10	2,034,072	0	2,034,072
Special Assessments	11	0	0	0
Miscellaneous	12	27,000	0	27,000
Other Financing Sources	13	8,200,000	1,100,000	9,300,000
Transfers In	14	801,381	119,905	921,286
Total Revenues & Other Sources	15	16,241,379	1,219,905	17,461,284
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	990,574	84,423	1,074,997
Public Works	17	736,388	32,000	768,388
Health and Social Services	18	0	0	0
Culture and Recreation	19	760,100	18,800	778,900
Community and Economic Development	20	295,381	0	295,381
General Government	21	283,214	0	283,214
Debt Service	22	930,769	144,540	1,075,309
Capital Projects	23	4,930,712	860,318	5,791,030
Total Government Activities Expenditures	24	8,927,138	1,140,081	10,067,219
Business Type/Enterprise	25	8,463,151	138,000	8,601,151
Total Gov Activities & Business Expenditures	26	17,390,289	1,278,081	18,668,370
Transfers Out	27	801,381	119,905	921,286
Total Expenditures/Transfers Out	28	18,191,670	1,397,986	19,589,656
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-1,950,291	-178,081	-2,128,372
Beginning Fund Balance July 1, 2023	30	5,193,341	0	5,193,341
Ending Fund Balance June 30, 2024	31	3,243,050	-178,081	3,064,969

Explanation of Changes: The revenue amendment is due to SRF loan proceeds for the East Side Water Mains Phase 2 project and transfers to Debt Service from TIF and Water for the 2023 Bond payment. The expense amendment considers increases in staff and wages to the Police Department; adjusted debt service payments for the 2023 Bond; East Side

Water Mains Phase 2 project expenses; insurance premium increases, and automated water reading equipment and software.