## Classified/Legals

West Branch Times

## 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

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

Mayor Roger Laughlin called the West Branch City Council regular meeting to order at 7:06 p.m.

Roll call: Council members present; Tom Dean, Colton Miller, Mike Horihan, Jerry Sexton and Jodee Stoolman City Staff present: City Clerk Leslie Brick, Finance Officer Heidi Van Auken, Police Chief Greg Hall, Park & Recreation Director Erin Laughlin, City

Attorney Kevin Olson and City Engineer Dave Schechinger.
APPROVE THE AGENDA MOTION BY MILLER, SECOND BY SEXTON TO APPROVE THE AGENDA. MOTION CARRIED ON A VOICE VOTE. APPROVE CONSENT AGENDA
APPROVE MINUTES FROM THE MAY

19, 2025 CITY COUNCIL MEETING. APPROVE THE APPOINTMENT OF CHRISTINE HUMRICHOUSE TO THE LIBRARY BOARD OF TRUSTEES, TERM EXPIRATION JUNE 30, 2028. APPROVE A CLASS B RETAIL
ALCOHOL LICENSE FOR PARKSIDE
BP, 401 PARKSIDE DRIVE, WEST BRANCH.
APPROVE A CLASS E RETAIL

ALCOHOL LICENSE FOR MAVERIK 5079 (FORMERLY KUM & GO #254), 620 S. DOWNEY ST., WEST BRANCH. APPROVE AN IOWA RETAIL
CIGARETTE/TOBACCO/NICOTINE/ VAPOR PERMIT FOR FY26 – UPDATE FOR KUM & GO #254 REBRANDING TO MAVERIK 5079.

APPROVE A 5-DAY CLASS C RETAIL ALCOHOL LICENSE, WITH OUTDOOR SERVICE FOR HAZELHASKY LLC (DBA HERB & LOU'S) FOR JUNE 14, 2025 (IN CONJUNCTION WITH SUMMER KICKOFF 2025)
APPROVE A SPECIAL EVENT PERMIT FOR HOOVER'S HOMETOWN DAYS 2025 (INCLUDES TEMPORARY STREET CLOSURES)

APPROVE A SPECIAL CLASS C RETAIL ALCOHOL (BW), 5-DAY LICENSE FOR THE WEST BRANCH FIREFIGHTERS INC. (IN CONJUNC-TION WITH HOOVER'S HOMETOWN DAYS 2025). APPROVE THE MONTHLY FINANCIAL

REPORT FOR APRIL 2025. APPROVE CLAIMS FOR JUNE 2, 2025. EXPENDITURES - 6/2/2025 AMAZON.COM-SUMMER LIB PROG PRIZES-518.98

BAKER & TAYLOR-BOOKS-285.97 BARNHART'S CUSTOM SERVICES-WATER STORM RD REPAIR-4,080.00 CHAUNCEY BUTLER POST 514-5 FLAGS-167.00 DATA443 RISK MITIGATION

RANSOMWARE RECOVERY SUBSCRIPTION-178.75 GOERDT INSPECTION INSPECTIONS-2,058.00 HALL, GREGORY-LODGING REIMBURSEMENT-119.00 HI-LINE-SHOP SUPPLIES-PW-193.91 IA COUNTY ATTORNEYS ASSOC-IA ACTS OF INTEREST REGS-270.00 LAUGHLIN, ERIN-MILEAGE REIMBURSEMENT-24.22 OLSON, KEVIN D-LEGAL SERVICES MAY 2025-1,500.00 ROOF, GERDES, ERLBACHER-AUDIT FY24-FINAL-9,100.00 STERICYCLE-SHREDDING

SERVICES-89.93 SWANK MOTION PICTURES-SITE LICENSE-MOVIES-114.00 TOTAL-18,699.76 PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS - 5/23/2025

PAID BETWEEN MEETINGS SISCO-HEALTH CLAIMS 5/27/2025-

HARLESS, VERONICA-SR, FITNESS CLASS MAY 2025-385.00 LEAF CAPITAL FUNDING-COPIER LEASE-CITY OFFICE-396.00 LYNCH'S EXCAVATING-WATER MAIN SERVICE REPAIR-4,796.40 MEDIACOM-CABLE SERVICE-41.90 MENARDS-MTLS TO BURN WEEDS-

VERIZON WIRELESS-VERIZON WIRELESS-454.71 METLIFE-INSURANCE PREMIUM-2,310.73 SISCO-INSURANCE PREMIUM

-16,994.66 SISCO-HEALTH CLAIMS 5/19/2025-ALLIANT ENERGY-ALLIANT

ENERGY-16,013.46 BAKER & TAYLOR-BOOKS-203.65 CEDAR COUNTY COOP-FUEL-FIRE, PW-1,671.07 CULLIGAN WATER-WATER

SOFTENER SERVICE-30.49 FELD FIRE EQUIPMENT-THREAD SAVERS-FIRE-156 70 HAWKINS-CHEMICALS-3,436.86 LINN COUNTY R.E.C.-STREET

LIGHTS-305.40 LYNCH'S PLUMBING-ICE MAKER FII TFR-126 00 MPEC-VEHICLE MAINT SUPPLIES-

PAPAS TRUCK & TRAILER REPAIR-SPEED SENSOR REPAIR-FIRE-412.41 PITNEY BOWES GLOBAL FINANCE-

POSTAGE METER LEASE -LIBRARY-77.37

PLUNKETT'S PEST CONTROL-PEST CONTROL-239.54 QUILL-OFFICE SUPPLIES-PW, CITY-

REINHARD, BRADLEY THOMAS-UPDATE RIFLES – POLICE-5,454.00 THE GAZETTE-SUBSCRIPTION-462.80 TUTTLE, PETER-ICE MACHINE REPAIR-FIRE-193.13
US BANK CORPORATE CARD-CREDIT CARD PURCHASES-2,155.23 WEST BRANCH REPAIRS-VEHICLE REPAIRS- PW. PD-475.30 WEST BRANCH TIMES-LEGAL PUBLICATIONS-970.78 IA ALCOHOLIC BEV DIVISION-FIRE DEPT HHTD ALCOHOL LICENSE-48.75 VARIOUS VENDORS-UB REFUNDS-56.15 TOTAL--58,715.42

GRAND TOTAL EXPENDITURES 146,149.73 FUND TOTALS

GENERAL FUND-58,575.52 CIVIC CENTER-390.10 LIBRARY-6,662.96 ROAD USE TAX-10,903.87 TRUST AND AGENCY-29,734,18

WATER FUND-23,763.30 SEWER FUND-15,376.43 740 STORM WATER UTILITY-743.37 GRAND FUND TOTAL--146,149.73 REVENUE-FISCAL YEAR 2025

FUND APRIL 001 GENERAL FUND-533,835.78 022 CIVIC CENTER-1,160.00 031 LIBRARY-14,528.86 036 TORT LIABILITY-20,826.48 110 ROAD USE TAX-29,356.81

112 TRUST & AGENGY-118,728.84 121 LOCAL OPTION SALES TAX-26,035.97 125 TIF-103,897.76

226 DEBT SERVICE-94,891.67 300 CAPITAL IMPROVEMENT RESERVE-27,768.84 500 CEMETERY PERPETUAL FUND-

600 WATER FUND-68,857.83 610 SEWER FUND-86,773.30 740 STORM WATER UTILITY-6,110.66 TOTAL--1,133,252.80 MOTION BY DEAN, SECOND BY

CONSENT AGENDA. AYES: DEAN HORIHAN, SEXTON, STOOLMAN, MILLER. NAYS: NONE. MOTION CAR-

PRESENTATIONS / COMMUNICA-TIONS / OPEN FORUM JANEEN MILLER, 410 CLARK ST., WHO OWNS PROPERTY AT 341 E. MAIN STREET WANTED TO GO ON RECORD THAT HER FAMILY "DID NOT RECEIVE A CASH OFFER" FOR THEIR PROPERTY FROM BLAINE THOMAS, DEVELOPER OF HERITAGE HILL PROPERTY. MILLER SAID SHE WANTED TO CLEAR UP ANY RUMORS ON THE SUBJECT. MILLER DID SAY THERE WERE SOME INITIAL CON-VERSATIONS WITH THE DEVELOPER A FEW YEARS AGO, BUT NOTHING WAS EVER PUT INTO MOTION. SHE ADDED THAT HER FAMILY IS "WILL-ING" TO SELL THE PROPERTY AS (THEY) SUPPORT THE CITY'S PLAN FOR FUTURE DEVELOPMENT.
PUBLIC HEARING / NON-CONSENT AGENDA

PUBLIC HEARING – REGARDING THE PROPOSED AMENDMENT NO. 8 TO THE AMENDED AND RESTATED WEST BRANCH URBAN RENEWAL PLAN. LAUGHLIN OPENED THE PUB-LIC HEARING AT 7:10 P.M. MARK SCHARNWEBER, 178 290TH ST. ASKED THE COUNCIL IF HIS PROP-ERTY (THAT ABUTS THE CREEK) WOULD BE AFFECTED BY THE SLUM & BLIGHT DESIGNATION. OLSON INFORMED SCHARNWEBER THAT HIS PROPERTY WOULD NOT BE AFFECTED AND THAT HE RECEIVED THE PUBLIC NOTICE BECAUSE HIS PROPERTY IS WITHIN 200 FEET OF THE NEW URBAN RENEWAL AREA. TRACY HANSEN, 865 275TH ST. WHO OWNS PROPERTY ALONG BERANEK DRIVE, ASKED WHAT THE CITY PLANNED ON DOING WITH THE TIF MONEY FROM THE SLUM & BLIGHT DESIGNATION. LAUGHLIN REPLIED THAT THE MONEY WOULD BE USED TO REBATE THE NEW OWNER OF PARKSIDE HILLS. LAUGHLIN WENT ON TO SAY THAT THERE ARE STILL PLANS FOR ADDITIONAL RESIDEN-TIAL HOUSING, A FUTURE HOTEL AND COMMERCIAL PROPERTY AT PARKSIDE HILLS. DEAN ADDED
THAT THE PROPOSED REDEVELOP MENT WOULD ADD APPROXIMATELY \$72 MILLION DOLLAR INCREASE IN PROPERTY VALUES, BRUCE BARNHART, 418 E. MAIN ST., STATED THAT HE IS NOT HAPPY WITH THE DESIGNATION (WHICH INCLUDES HIS BUSINESS PROPERTY), BUT UNDERSTANDS THE REASON FOR IT. BARNHART ALSO SAID HE UNDERSTANDS THAT THE CITY IS PROBABLY NOT HAPPY TO HAVE HIS BUSINESS IN THE DOWNTOWN DISTRICT, BUT HE HAS NO PLANS ON MOVING ANY TIME SOON.
BARNHART SAID IS IN SUPPORT OF THE NEW URBAN RENEWAL DESIGNATION / AREA. LAUGHLIN CLOSED THE PUBLIC HEARING AT 7:34 P.M. PUBLIC HEARING – ON THE PRO-POSED AMENDMENT TO CHAPTER 165 OF THE WEST BRANCH CODE OF

ORDINANCE.
LAUGHLIN OPENED THE PUBLIC HEARING AT 7:35 P.M. THERE WERE NO PUBLIC COMMENTS. THE COUNCIL DISCUSSED BRIEFLY AMONGST THEMSELVES. LAUGHLIN CLOSED THE PUBLIC HEARING AT

7:39 P.M. SECOND READING ORDINANCE 828 - AMENDING CHAPTER 18 - CITY CLERK. / MOVE TO ACTION. MOTION BY MILLER, SECOND BY DEAN TO APPROVE THE SECOND READING OF ORDINANCE 828. AYES: MILLER, DEAN, STOOLMAN, HORIHAN, SEXTON. NAYS: NONE.

MOTION CARRIED. FIRST READING ORDINANCE 829
- AMENDING CHAPTER 165 OF THE CODE OF ORDINANCES BY INCORPORATING RESIDENTIAL LIVABILITY FLEXIBLE FRONT YARD ALLOWANCES. / MOVE TO ACTION LAUGHLIN EXPLAINED THE PUR-POSE OF THE ORDINANCE IS TO SETBACKS, CURRENTLY, RESIDEN-TIAL LOTS HAVE A TWENTY-FIVE-FOOT SETBACK REQUIREMENT. THE RESULT OF THIS IS THAT THE CITY IS SEEING MORE HOUSES BUILT WITH THEIR GARAGES "STUBBED" OUT IN FRONT OF THE DWELL-ING. THIS NEW ORDINANCE LAN-GUAGE ALLOWS FOR HOUSES TO BE CONSTRUCTED WITH A FRONT PORCH THAT COULD BE BUILT AT FIFTEEN FEET FROM THE BACK OF THE PROPERTY LINE (WHICH IS ON

THE BACK OF THE SIDEWALK) TO ENCOURAGE TRADITIONAL NEIGH-BORHOOD DESIGNS. MOTION BY SEXTON, SECOND BY MILLER TO APPROVE THE FIRST READING OF ORDINANCE 829. AYES: SEXTON, MILLER, DEAN, STOOLMAN, HORIHAN. NAYS: NONE. MOTION

CARRIED.
FIRST READING ORDINANCE 830 - AMENDING CHAPTER 41 OF THE CODE OF ORDINANCES REGARDING FIREWORKS, / MOVE TO ACTION. OLSON EXPLAINED THAT THE IOWA LEGISLATURE PASSED SENATE FILE 303 WHICH REGULATES HOW CITIES CAN ENFORCE CONSUMER FIREWORKS. THE NEW LAW WENT INTO EFFECT MAY 19, 2025 AND OLSON SAID THE ORDINANCE WOULD UPDATE THE CURRENT CITY CODE. MILLER SAID SINCE THE CITY REALLY DOES NOT HAVE A "CHOICE IN THE MATTER, THAT MAYBE THE COUNCIL SHOULD CONDENSE ALL THREE READINGS AT THIS MEETING RATHER THAN "WASTING TIME" AT THE NEXT MEETING. OLSON SAID THE COUNCIL COULD PASS THE FIRST READING TODAY, AND THE NEXT TWO AT THE NEXT MEETING.
MILLER, FRUSTRATED, ADDED THAT

**EVERY YEAR THE STATE CHANGES** 

THEIR MIND ON THE FIREWORKS SUBJECT AND THAT NEXT WE WOULD BE CHANGING THE ORDI-NANCE AGAIN.
MOTION BY SEXTON, SECOND BY MILLER TO APPROVE THE FIRST READING OF ORDINANCE 830. AYES: SEXTON, HORIHAN. NAYS: MILLER, DEAN, STOOLMAN. MOTION FAILED. RESOLUTION 2025-58 - SETTING SAL-ARIES FOR APPOINTED OFFICIALS AND EMPLOYEES OF THE CITY OF WEST BRANCH, IOWA FOR FISCAL YEAR 2026. / MOVE TO ACTION. MOTION BY DEAN, SECOND BY MILLER TO APPROVE RESOLUTION 2025-58. AYES: DEAN, MILLER, HORIHAN, SEXTON, STOOLMAN. NAYS: NONE. MOTION CARRIED. RESOLUTION 2025-59 - APPROVING THE ANNUAL MAINTENANCE AGREEMENT FOR INFORMATION TECHNOLOGY SUPPORT WITH MAINSTAY SYSTEMS OF IOWA LLC. /

MOVE TO ACTION. MOTION BY DEAN, SECOND BY HORIHAN TO APPROVE RESOLUTION 2025-59. AYES: DEAN, HORIHAN, STOOLMAN, SEXTON, MILLER. NAYS: NONE. MOTION CARRIED. RESOLUTION 2025-60 - APPROVING THE ANNUAL SUBSCRIPTION AGREE-MENT WITH TYLER TECHNOLOGIES, INC. IN THE AMOUNT OF \$24,148.41.

MOVE TO ACTION. MOTION BY DEAN, SECOND BY MILLER TO APPROVE RESOLUTION 2025-60. AYES: DEAN, MILLER, STOOLMAN, SEXTON, HORIHAN. NAYS: NONE. MOTION CARRIED. RESOLUTION 2025-61 – APPROVING AN AGREEMENT FOR SOLID WASTE AND RECYCLING COLLECTION

RECYCLING SERVICES LLC. / MOVE

TO ACTION.
BRICK INFORMED THE COUNCIL THAT LRS HAS NOT YET SIGNED THE AGREEMENT AND OLSON NOTED THAT HE ADDED AN EARLY TERMINA-TION CLAUSE IF THE COMPANY DID NOT MEET CERTAIN SERVICE LEV-ELS BASED ON PREVIOUS ISSUES. MOTION BY SEXTON, SECOND BY MILLER TO APPROVE RESOLUTION 2025-61. AYES: SEXTON, MILLER, STOOLMAN, HORIHAN, DEAN. NAYS: NONE. MOTION CARRIED. RESOLUTION 2025-62 – RESOLUTION AWARDING GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2025. / MOVE TO ACTION MAGGIE BURGER, SPEER FINANCIAL (THE CITY'S FINANCIAL ADVISOR) SAID THE BONDS WERE SOLD TO ROBERT W. BAIRD & CO., OF MILWAUKEE, WISCONSIN AT 4.03% WHICH SHE FELT WAS A VERY GOOD INTEREST RATE. BURGER ALSO SAID THE CITY RECEIVED A RATING OF A1, WHICH IS VERY GOOD FOR A CITY OF OUR SIZE. MOTION BY MILLER, SECOND BY DEAN TO APPROVE RESOLUTION 2025-62. AYES: MILLER, DEAN,

STOOLMAN, HORIHAN, SEXTON. NAYS: NONE. MOTION CARRIED RESOLUTION 2025-63 – APPROVING AND ADOPTING AMENDMENT NO. 8 TO THE AMENDED AND RESTATED URBAN RENEWAL PLAN FOR THE WEST BRANCH URBAN RENEWAL AREA. / MOVE TO ACTION. HORIHAN SAID THAT OVER THE PAST SEVERAL WEEKS HE HAS TRIED TO EDUCATE HIMSELF ON URBAN RENEWAL LAW AND TIF AND QUES-TIONED THE CURRENT PRACTICE COUNCIL USES TO DETERMINE WHY CERTAIN PROJECTS RECEIVE TIF REBATES. HE REMINDED THE OTHER MEMBERS THAT FINANCE OFFICER VAN AUKEN SUGGESTED SEVERAL WEEKS AGO THAT THE COUNCIL ADOPT A TIF APPLICATION PROCESS THAT COULD BE USED FOR ALL FUTURE (OR POTENTIAL) AGREEMENTS TO ENSURE TRANS-PARENCY, FAIRNESS TO EACH ENTITY REQUESTING, ALONG WITH RESEARCH ON FINANCIAL IMPACTS
TO THE CITY BEFORE THE COUNCIL ADDS PROJECTS TO THE URBAN RENEWAL PLAN. HORIHAN SAID HE FEELS THE PROCESS CAN AND SHOULD BE GIVEN MORE THOUGHT AND THAT ALL COUNCIL MEMBERS SHOULD HAVE THE INFORMATION AT THE SAME TIME. HE SAID MORE EDUCATION IS NEEDED ON THE SUBJECT AS THE CITY CONTINUES TO GROW. STOOLMAN EXPRESSED HER FRUSTRATION ON THE INCONSISTENCY IN THE REBATE PERCENTAGES GIVEN TO DEVELOP-ERS AND BUSINESSES AND SAID SHE IS AGAINST GIVING SEVENTY-FIVE PERCENT TO A DEVELOPER WHEN JUST LAST YEAR, THE CITY ADMINISTRATOR SAID THE CITY COULDN'T AFFORD TO GIVE MORE THAN TWENTY-FIVE PERCENT DUE

TO HF718. MOTION BY DEAN, SECOND BY SEXTON TO APPROVE RESOLUTION 2025-63. AYES: DEAN, SEXTON, MILLER. NAYS: HORIHAN AND STOOLMAN. MOTION CARRIED. RESOLUTION 2025-64 – APPROVING THE REVISED SITE PLAN FOR LOT 9 PARKSIDE HILLS-FOURTH ADDITION WEST BRANCH, IOWA. / MOVE TO ACTION.

SCHECHINGER EXPLAINED THAT P&Z REVIEWED THE SITE PLAN AT THEIR RECENT MEETING AND HAD APPROVED IT WITH HIS RECOMMEN-DATIONS REGARDING SOME DRAIN-AGE ISSUES ON THE EAST SIDE OF THE DWELLINGS. SCHECHINGER SAID HE SPOKE WITH THE DEVELOP-ER (SHAY) AND THEY WILL ADJUST CONCRETE SLABS OR LOW DECKS WHERE NEEDED. HE ALSO NOTED THAT THAT WILL BE A NEED FOR A UTILITY EASEMENT FOR THE SEWER LINE THAT CROSSES OVER CITY PROPERTY.

HORIHAN TO APPROVE RESOLUTION 2025-64. AYES: DEAN, HORIHAN, SEXTON, MILLER, STOOLMAN. NAYS: NONE. MOTION CARRIED. RESOLUTION 2025-65 – APPROVING THE FINAL PLAT OF PARKSIDE HILLS - FOURTH ADDITION, WEST BRANCH, CEDAR COUNTY, IOWA. /MOVE TO

ACTION.
MOTION BY DEAN, SECOND BY SEXTON TO APPROVE RESOLUTION 2025-65. AYES: DEAN, SEXTON, HORIHAN, STOOLMAN, MILLER. NAYS: NONE. MOTION CARRIED. RESOLUTION 2025-66 - APPROVING AN ENGINEERING SERVICES AGREEMENT WITH CALHOUN-BURNS AND ASSOCIATES FOR 2025 BRIDGE INSPECTION AND LOAD RATING. / MOVE TO ACTION. MOTION BY MILLER, SECOND BY

SEXTON TO APPROVE RESOLUTION 2025-66. AYES: MILLER, SEXTON, DEAN, STOOLMAN, HORIHAN. NAYS: NONE. MOTION CARRIED. CITY ADMINISTRATOR REPORT -ABSENT CITY ATTORNEY REPORT

OLSON SAID BLAINE THOMAS WOULD LIKE TO APPLY FOR WORKFORCE HOUSING TAX CREDITS AND NEEDS A LETTER OF SUPPORT FROM THE CITY COUNCIL BEFORE JUNE 10TH. OLSON SAID HE SPOKE WITH KOFOED WHO SUG-GESTED A SPECIAL MEETING BE SCHEDULED.
CITY ENGINEER REPORT

SCHECHINGER SAID PAVING WOULD START ON W. ORANGE STREET THIS WEEK AS PART OF MEADOWS PART 6. HE ALSO SAID THE CEDAR-JOHNSON ROAD PROJECT IS MOVING RIGHT ALONG. HE ALSO REPORTED THAT FEMA IS READY TO ISSUE THE PERMIT FOR THE WAPSI CREEK PROJECT AS SOON AS THEY RECEIVE THE PROOF OF PUBLICATION ON THE NOTICE OF FLOOD HAZARD REVISIONS TO THE WAPSINONOC CREEK THAT WILL BE PUBLISHED IN THIS WEEK'S NEWS-

STAFF REPORTS - None COMMENTS FROM COUNCIL MEMBERS Laughlin asked the Council if they would support having power added to Mural Park (the old Casey's lot). Laughlin said that the inflatables would be relocated near the green space and that power will be needed for them and potentially future events held there. Sexton commented that Boomerang has been working long hours on the Cedar-Johnson Road and making good progress. ADJOURNMENT MOTION TO ADJOURN BY MILLER, SECOND BY SEXTON. MOTION CARRIED ON A VOICE VOTE. CITY COUNCIL MEETING ADJOURNED AT

ROGER LAUGHLIN, MAYOR

LESLIE BRICK, CITY CLERK



## Food Drop off from 4pm-6pm

Please bring items that can be used for breakfast and lunch. Bring items that children will be able to make themselves.

Examples: Granola Bars, Oatmeal, Lunchables, Fruit

From 6 to 7 the volunteers will put together sack lunches together  $\,$ Meal Pickup 7pm to 8pm

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**IOWA CITY & CEDAR RAPIDS MLS** 

**NEW LISTINGS** 

208 INDIAN AVE, MECHANICSVILLE, \$299,900 \*\*Acreage Alert 4.93 Acres \*\* Enjoy beautiful sunsets & countr views. Recent upgrade to fiber-optic internet. The solid and spacious home has many updates and more! Call today for a private showing

116 W 5TH ST, TIPTON, \$175,000 Great Investment opportunity!!

Upstairs is a fantastic one-bedroom apartment for the business owner or lease for additional income. This area would be a great spot and Airbnb. Entire upstairs and downstairs have been completely stripped down to the studs, new electrical, plumbing, sewer and water line connections to the city.



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

## **SUBDIVISIONS, LOTS, ACREAGES & COMMERCIAL**

SUNRISE ESTATES PHASE 10 LOCA-TION! LOCATION! LOCATION! RARE BUILDING LOTS BORDERING CITY PARK, AQUATIC CENTER, BASEBALL DIAMONDS & SOCCER FIELDS. CITY OF TIPTON IS OFFERING 100% TAX ABATEMENT ON NEW CONSTRUCTION FOR 7 YEARS!!

LOT 1 - \$57,000 • LOT 2- \$57,000 • LOT 3 - \$58,000 LOT 4 - \$52,000 LOT 5 - \$58,000 • LOT 6 - \$59,000 • LOT 7 - \$59,900 LOT 8 - \$59,900 • LOT 9 - \$58,000



Tipton \$43,000



1007 PARKVIEW LN., \$53,000



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.

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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  $\bullet$  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



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