

PEN CITY CURRENT

It's Black & White and **Read** all over

Tuesday, December 19, 2023 | 8 pages | Volume 8 • Issue 6



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Koch group buys IFC

\$3.6 BILLION: County could benefit if tax incentive isn't transferrable in sale

BY CHUCK VANDENBERG
PCC EDITOR

WEVER – According to press release issued Monday morning, a Koch group has reached an agreement to purchase Iowa Fertilizer LLC, in Wever for \$3.6 billion and considerations.

The transaction between OCI Global and Koch Ag & Energy Solutions remains subject to receipt of certain U.S. antitrust approvals, but does not require OCI shareholder approval.

Officials said the transaction is expected to close in 2024.

Iowa Fertilizer has a Payment in Lieu Of Taxes, or PILOT program in place with Lee County and according to the language of the agreement, the agreement does not to appear to be assignable to a new owner without approval of the county.

That agreement provides a 20-year exemption for property taxes with payments made annually in lieu of property taxes. Currently IFCo is paying \$600,000 annually through 2025. That agreement caps the payments at \$1.3 million through the final five years and then the facility will be

See **KOCH**, page 8



Photo by Chuck Vandenberg/PCC

Bent Oak Books owner Dannette Baier talks with a customer following Friday's ribbon cutting at the new location in Fort Madison at 619 7th Street.

Baier cracks open Bent Oak Books in FM

BY CHUCK VANDENBERG
PCC EDITOR

FORT MADISON – The Baier name in Fort Madison has been culled in the automotive sales industry, but part of that legacy could be entrenched in a new venture that's about as far from auto sales as

you can get.

Dannette Baier has opened a boutique book store in downtown Fort Madison that harkens back to the days when every downtown had a new and used book store.

Pat Delaney's Book Nook on Avenue G and The Bookmark, also on Avenue G, have given way to the

digital world and big retail outlets. And in a world where you can download and read, or even listen to, a book almost on demand, it's refreshing to see a space to go and leaf through both hard back and paperback books.

See **BOOKS**, page 5

COMMENTARY

EMPTY NEST

By Curt Swarm



Dennis Wilson: Octogenarian Extraordinaire

Dennis Wilson of Burlington knew it was going to be a good year. On his 80th birthday, which was October 6th of this year, he shot a 77 in 18 holes of golf. It was the first time he had ever golfed his age (or lower). His glasses, with only one lens, probably helped. He had cataract surgery in his left eye, restoring it to near perfect vision. His right eye continued to need correction (cataract surgery on it is scheduled for September) so instead of having skewed vision or asking the doctor for proper glasses, he had the lens taken out of the left side of his photo-gray glasses. He doesn't care if it makes him look off balance. At 80, going on 21, his balance is fine.

He hopped in his late model Corvette and roared home, whistling and singing to 80s music from the Corvette's rich sound system. When he arrived at his house that overlooks the Mississippi River, he called his 76 year young girlfriend in Mt. Pleasant, and discussed their upcoming trip to Punta Cana in the Dominican Republic over Thanksgiving. They planned on doing a lot of dancing and singing to tropical music.

Dennis has been to 77 countries and eventually hopes to visit all 250. An extrovert by nature, and having lost his wife 10 years ago, he wants to experience life to its fullest.

In January, Dennis and his girlfriend, who also lost her husband, plan to go to the Barrett-Jackson Auto Auction in Scottsdale, Arizona. It's a huge, week long event. They both love cars. In addition to Dennis' Corvette, he still has a '76 Porsche 914 that he used as a work car in sales years ago. Over the years he's had six Porsches, a Ferrari and a Maserati. Oh,

See **SWARM**, page 8

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WEATHER

WED 15 Feb Mostly sunny and cold, 38° F/ 29° F ☀️
 THU 16 Feb Partly sunny, 47° F/ 37° F ☀️
 FRI 17 Feb Cloudy with chance of rain, 49° F/ 42° F ☁️

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Obituaries

OBITUARIES

RONALD L. RANCK

Ronald Lee Ranck, 73 years, of Burlington, Iowa died Friday, December 15, 2023 at his residence. He was born January 2, 1950, a son of Alvin and Margaret (Denham) Ranck. He was a 1968 graduate of Fort Madison High School. Ron joined the United States Army right after high school. He served four years active duty during the Vietnam War, and received a honorable discharge. He married Patricia Jones, and they had two children, Stacy and Jeremy. They later divorced. He had a longtime career as a welder at Case. He loved crossword puzzles, and worked them daily. He enjoyed the Dodgers, Hawkeyes, and Steelers, and was a racing fan.



RANCK

He is survived by his daughter, Stacy (Andrew) King of North Liberty, Iowa; three siblings: Robert (Diane) Ranck of West Point, Iowa; Raymond (Julie) Ranck of Burlington; and Rebecca Levering of Sidney, Ohio; numerous nieces and nephews. He was preceded in death by his parents, brother Richard, and his son Jeremy.

No formal services are planned at this time. Barr Memorial Chapel is honored to serve the Ranck family and an online guest book may be found at www.barrmemorialchapel.com.

Pen City Current obituary policy

Pen City Current runs obituaries one time at no charge to funeral homes and they run the day they are submitted in most cases. They are also run as submitted by the funeral homes. Reposting of obituaries due to changes can only be requested by the submitting funeral home and will be assessed a \$15 reposting fee.

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OBITUARIES

CONNIE R. ARMSTRONG

Connie Ruth Armstrong, 75, of Farmington, Iowa passed away at 12:25 a.m. Friday, December 15, 2023 at her home.

She was born on July 13, 1948, in Anson, Missouri, the daughter of Hugh and Veva (Stewart) Oilar. On May 5, 1966 she married John Armstrong in Farmington, Iowa.



ARMSTRONG

Survivors include her husband: John; children: Carinda Petty, and her family: Ashlea (Heath) Horstman, and their children Dean, Grant, and Carlea; Jaimie (Adam) Stefko and their children: Kylynn, Lake-lynn, and Evelyn; Wyatt (Sydney) Petty; Carrie (Patrick) MacDonald and her family, Daniel (Brittney) MacDonald, and their son Ryan, Taylor (Cody) Batterfield; Carla (Scott) Taylor and her family Allison (Quinn), Mackenzie (Jason), and Brandon; Curtis (Veronica) Armstrong and his family Joscelyn (Chance), Rebecca (Liam), and Bailey; adopted daughter Jennifer (Steve) Vorhies and her children Jordan (Dakota) Miller, Trevor, and Nick; siblings: Arny (Sandy) Oilar, Dennis (Betty) Oilar, Barbara Guthrie, and Margaret Ann (Veron) Krebill; and sister-in-law Adella Katzenstein. Also surviving are lots of adopted children, grandchildren, and great grandchildren.

She was preceded in death by her parents: Hugh and Veva Oilar; mother and father-in-law: Jay and Nora Opal Armstrong; great granddaughter: Kaely Mae Battenfield; and brothers-in-law: Thomas Katzenstein and Jack Guthrie.

She was a member of First Baptist Church of Wayland. Connie and her husband John owned and operated John's Food Center in Farmington for fifty years as well as the store in Bonaparte. She provided daycare for over sixty children and enjoyed helping with the Strawberry Festival.

A visitation will be held from 12:00 noon to 7:00 p.m. Tuesday, December 19, 2023, at Schmitz Funeral Home in Farmington where the family will receive friends from 4:00 p.m. to 7:00 p.m.

A Funeral Service will be held at 10:30 a.m. Wednesday, December 20, 2023, at the Farmington Baptist Church with Reverend Phillip Schmidt officiating.

Burial will be in Greenglade Cemetery in Farmington.

Memorials have been established in her memory for Farmington EMT'S, Farmington Fire or Bonaparte Fire and Rescue.

On-line condolences may be made to the family at www.schmitzfuneralhomes.com. Schmitz Funeral Home of Farmington is assisting the family with arrangements.

**Contact Tracy
to Schedule Your
COMPLIMENTARY
REVIEW**

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PEN CITY CURRENT
It's Black & White and Red all over

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Sports

HTC boys roll Van Buren

CRUSADERS: Rout of Van Buren followed by loss to W-MU

BY JOHN BOHNENKAMP
PCC SPORTS

FORT MADISON - Holy Trinity's boys basketball team had, maybe, too good of a first half in Friday's 65-33 win over Van Buren.

And the Crusaders' ragged play in the second half, coach John Hellige said, was a good lesson.

Holy Trinity (5-2 overall, 4-2 SEI Superconference South Division) led 51-5 at halftime, then, with the clock running because of the IHSA's 35-point mercy rule, was outscored 14-2 in the third quarter and 14-12 in the fourth quarter.

"It's tough when that clock gets running," Hellige said. "It changes your whole psyche. You kind of feel the game slipping away and you press a little bit, maybe make a pass that's ill-advised or force something up or take a defensive possession off so you can get a fast break going."

"It comes down to mental toughness. In the second half, we just lost our edge."

"We really should have probably stayed up," said sophomore Layne Rung. "All that momentum we had going into the second half kind of fell because we were up so much."

The second half was a complete reverse from what the Crusaders did in the first two quarters. They led 23-1 at the end of the first quarter, and scored 18 consecutive points over the final 3:20 of the second quarter.

"We were as good as we could be in

the first half, and probably as bad as we could be in the second half," Hellige said. "But at the end of the day, we won."

It was only the second home game of the season for the Crusaders, and it showed how much they liked their comfort zone.

"We practice here all of the time, and I think our shooting is better here," Rung said.

Rung, who had 15 points, had 13 in the first quarter, hitting three 3-pointers.

"This whole year, I've been really confident in my shooting," he said.

Luke Hellige led the Crusaders with 22 points. Conner Gehling added 18.

"We've got a lot of weapons on this team," John Hellige said. "I think a lot of people look at our stats and think that it's a one-man show. But we've got a lot of weapons, a lot of go-to guys."

The more we get those guys involved, the stronger we're going to be down the stretch."

The Crusaders play host to North Division leader Winfield-Mount Union on Saturday, but Hellige didn't think his team was looking ahead.

"I think it came down to mental toughness," he said. "What we talked about was being in the moment. Even though we're up by 45 (points), let's keep the guy in front of us, let's get a good box-out, let's get a good close-out, let's make a solid pass, set screens, do all of the little things, and carry that mental toughness."

Izaak Loeffler led Van Buren with 17 points.



Photo by Chuck Vandenberg/PCC

Holy Trinity's Nathan Box tries to find room in the middle of the lane in the third quarter of Friday's 65-33 Crusader win over Van Buren in Fort Madison.

Winfield-MU catches HTC a bit tired

FORT MADISON - Cam Buffington came into Fort Madison and helped put away the Holy Trinity Crusaders in a SEI Superconference matchup Saturday at HTC.

Buffington put up 20 points, nine in the first quarter, as the Wolves opened up a 17-6 first quarter lead.

But the Crusaders turned the tables in the second quarter, holding the University of Iowa football recruit scoreless in the second

quarter and closing the gap to just two at 23-21 at the break.

Holy Trinity held the senior to just six in the third period, but the Crusaders themselves only managed six points and trailed by seven, 34-27 going into the final period.

Head Coach John Hellige said the Crusaders seemed to have tired legs down the stretch and were held again to single digits, putting up just eight points in trying to

pull off the comeback. Winfield scored 19 eight from Buffington as the Wolves wore down the Crusaders in the final eight minutes.

Luke Hellige led Holy Trinity with 17 points. Maddox Rung had eight and Layne Rung had seven in the loss.

Holy Trinity falls to 5-3 overall and holds at 4-2 in the SEI Superconference South. Winfield plays in the SEISC North division. The Crusaders take on Clark County at home on Tuesday and then are off through the holidays.

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Sports

Nikes pull away from Bloodhounds in 3rd quarter

CHUCK VANDENBERG
PCC EDITOR

BURLINGTON – The 2023 basketball season is turning into a season of moments for the Fort Madison Bloodhounds.

The Hounds dropped a 55-52 loss to Burlington Notre Dame Saturday afternoon after leading by 12 at the end of the first half.

The moment was when senior Hunter Cresswell was gouged on his left eyelid causing a laceration that required butterfly stitches on scene to close. Cresswell didn't return until less than three minutes were left in the third quarter with a swollen eye.

But during that five-minute span, the absence of Cresswell, who's averaging close to 13 points and seven boards per outing, was felt by the Hounds as the Nikes cut the lead to six at 36-30 on a bucket by Caden Schwenker. Schwenker would then convert two freethrows after a foul on the next Fort Madison possession to make it a 36-32 game.

Fort Madison would

go scoreless the rest of the quarter as the Nikes cut the lead to three. A 3-pointer by the Hounds' Carson Rashid would rim out at the horn as Notre Dame went on a 13-4 run in the third period.

The Nikes' Gedi Boal would convert a 3-ball to tie things at 36 capping a 16-4 run to open the 4th period.

Junior Dayton Lamar would get two of his nine points on the night on a move inside and, after a couple stops, junior Julian Dear would convert down low for a 40-36 Bloodhound lead.

They would hold that lead and even stretch it to seven at 45-38 when Leif Boeding converted the front end of a pair of freethrows with 3:28 left in the game. Notre Dame would then hold the Hounds scoreless from the field until Cresswell scored inside with just :08 seconds left.

During that span, the Nikes would outscore Fort Madison 15-6 and took a 52-50 lead with a minute left. Notre Dame put full court pressure

on the Hounds after Nikes' head coach Dan Kies called a timeout with 1:47 left in the game.

The pressure worked as Fort Madison committed back-to-back turnovers with an errant pass from Cresswell, followed by Dear losing the handle bringing the ball up against the Nike pressure. Both turnovers resulted in buckets by the Nikes.

Cresswell's bucket in the final moments cut the lead to one at 53-52 and prompted a timeout by Wilson. A quick foul by Boeding to stop the clock put the Nikes' Shay Stephens at the line to sink two freethrows. Fort Madison got the ball into Rashid's hands, who got a shot off, but it went off the iron to the right and into the hands of Boeding who threw up another last second shot that came up short.

Notre Dame opened the game with an early three-point lead, but Fort Madison would take control with about two minutes left in the first quarter. Dear



Photo by Chuck Vandenberg/PCC

Senior Hunter Cresswell drives past Notre Dame's Caden Schwenker (1) in the first half of Saturday's 55-52 loss to the Nikes in Burlington.

converted a nice scoop layup from the right to give the Bloodhounds a 9-8 lead that they wouldn't relinquish until the fourth quarter. Dear's bucket triggered a 6-0 run to end the period. Fort Madison would stretch the 15-8 lead to 32-20 at the end of the first half.

Wilson said the Hounds struggled to

find a rhythm without Cresswell out of the half-time break.

"I think we just kinda got into a zone where we didn't have Hunter. The guys didn't know what to do or how to react. Just didn't come out ready to go," Wilson said.

"Whether he's in foul trouble or he's hurt, our guys have to know what to do."

Wilson said the Hounds were doing a great job attacking in the first half, but couldn't get things turned around.

Nolan Guzman, who regularly comes off the bench at the five-minute mark of the first quarter, is tied with Cresswell in scoring at 12.8 points per game. The sophomore has been impactful at big times for the Hounds, including a 3-pointer just before the horn at the end of the first half.

"We need that spark-plug. He's playing a lot of minutes whether he's starting or not, and I feel he's comfortable coming

See HOUNDS, page 8

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Pen City Current will not publish an e-Edition Monday, December 25 through Friday, January 5. Our special 2023 Year In Review editions will publish Wednesday, January 3 through Friday, January 5. Breaking news will continue to be published on our website 24/7.

As we take time for our family this holiday, we thank you for your support and patronage and wish you all a very Merry Christmas & a Happy New Year!

PEN CITY CURRENT
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From the Front/Classifieds

Bent Oak fits nicely with Fort Madison downtown feel

BOOKS - Continued from Page 1

It's becoming more of an occurrence in downtown than a lot in Fort Madison would presume to think. Right across the street from Baier's store is Mike and Allison Park's Pool 21 Records and Plants where people can spend an hour or so looking through used vinyl albums.

Just down the street toward the river is Swed & Co. Coffee with room to spread out and enjoy the book, grab a drink and a sandwich or pastry. There's Boozie Rae's where you can grab a cocktail and charcuterie board if you're doing later evening shopping.

It's all part of a blossoming downtown retail outlet that now includes new and used books at Bent Oak Books.

"It's always been in the back of mind that someday when the kids got bigger it would be great to have a downtown business," Baier said. "I love the buildings and the architecture and love the community of downtown businesses. I didn't know when that would be or even if it would happen. It was more just like a fun dream."

Baier said she knows she can't compete with the larger retail book franchises but acknowledges that there aren't many around so most people are shopping online for their books.

"I buy books off Amazon. I have nothing against that. I love the big Barnes and Nobles and rows and rows of stuff, and I can't compete with that

here," she said.

"But I hope to bring an experience where you can come in and touch the books. Personally, I could spend hours in a bookstore - any bookstore. When we travel, I try to find a bookstore. The older independent bookstores are my favorite, but chain stores are fine."

Customers can grab a cup of black coffee or a tea and have a seat in one of the half-dozen reading chairs. Baier said that's one of her favorite hobbies.

"I love books and I love bookstores and coffee shops. The coffee part was already handled at Swed's and I was talking with Chris and Maddie Swed about how one day a book store would be great down here," Baier said.

Chris told her everything she was wanting in a building is across from Pool 19 in Matt Mohrfeld's building next to Simple Table. Baier said she reached out to Mohrfeld who wasn't at the time looking to sell or rent the building but said he would open the space for Baier to look at.

"He was super supportive and came down to open it up so I could look at it. When I saw it and the light coming in, and the beautiful tin walls and tin ceiling I was so excited," she said.

"I instantly saw what I was envisioning for a bookstore and what I thought would be great for the town, especially the location.

"Matt agreed to do this and it was a huge help for me. I don't know - I probably would have kept looking for a building which could have been ten years.

This is Baier's first foray into a business of her own for more than two decades. Her, and husband Jamie Baier, have six children and Dannette has been the family's homemaker for 22 years.

The name came for the business came from her in-laws Jim and Linda Baier, who owned a family lodge they named Bent Oak Lodge. She said Jamie proposed to her there and she wanted to keep the legacy of his parents as part of the business.

The store also includes a business suite with wifi for people looking to do business work.

She said her inventory came from used books and donated inventories, but soon she will be start shopping to increase inventory.

"Right now we have a really nice mix of used and new books. And I'm coming to learn that I like looking at the really old books. I didn't think I would."

The store is open from 9 to 6 Monday through Friday, and 10 to 5 on Saturday.



PEN CITY CURRENT CLASSIFIEDS

PUBLIC NOTICES

**PUBLIC NOTICE
West Burlington
Regular City Council
Meeting Minutes
Wednesday,
November 1, 2023**

The West Burlington City Council met in regular session on Wednesday, November 1, 2023, at 6:00 p.m. at West Burlington City Hall, 122 Broadway Street, West Burlington, Iowa, with Mayor Ron Teater presiding.

MEMBERS PRESENT: Ron Teater, Kathy Newberry, Andy Crowner, John Johnson, Therese Lees, and Melanie Young

MEMBERS ABSENT:

ALSO PRESENT:

Police Chief Jesse Logan, Public Works Director Mike Brissey, City Clerk Kelly Fry, and City Administrator Gregg Mandsager

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PERFECTING & APPROVAL OF AGENDA

Moved by Crowner,

seconded by Johnson, to

approve the agenda as

amended to move item

#1 "Resolution of Support

for the Greater Burlington

Partnership - Partnering

for the Future Campaign

IV" to the end of the agenda

after Citizen Inquiries.

Motion carried by the

following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

CONSENT AGENDA

• Minutes from the

Regular City Council

meeting on October 18,

2023

• Approve payment to

Shive-Hattery for engineering

services related to the

Forceman Study - \$6,996

• Payment of Claims

as listed on the Expense

Approval Report - \$155,996.37

Moved by Lees, seconded

by Young, to approve the

Consent Agenda items as

presented. Motion carried

by the following votes:

Ayes: Newberry, Crowner,

Johnson, Lees, and Young

COUNCIL & STAFF

REPORTS

CITIZEN INQUIRIES

No inquiries.

OLD BUSINESS

NEW BUSINESS

Consider a Resolution

adding Katy West to the

Fire Department

Moved by Lees, seconded

by Young, to approve a

Resolution adding Katy West

to the Fire Department

Motion carried by the

following votes:

Ayes: Newberry, Crowner,

Johnson, Lees, and Young

Consider a Professional Services Agreement with Bolten-Menk in connection with the proposed 2023 Storm Water Infrastructure Improvement Plan utilizing Tax Increment Financing

Council reviewed a Professional Services Agreement with Bolton & Menk, Inc. to provide professional services required for the 2023 Storm Water Infrastructure Improvement Plan. The primary purpose of the plan is to evaluate two large watersheds

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within West Burlington and recommend possible solutions for stormwater issues. The cost to perform these services is not to exceed \$107,500.

Moved by Johnson, seconded by Young, to approve a Professional

Engineering Agreement with Bolten-Menk for 2023 Storm Water Infrastructure Improvement Plan Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

Consider a Professional Services Agreement with Bolten-Menk to update the City's Comprehensive Plan utilizing Tax Increment Financing

The City is looking into updating the current Comprehensive Plan to

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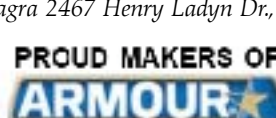
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Classifieds/Public Notices

PEN CITY CURRENT CLASSIFIEDS

PUBLIC NOTICES

develop a unified vision among community members, elected officials, and the community. The current Comprehensive Plan is outdated and does not provide a long-range vision or goals for the City. Most plans are written to provide direction for ten to twenty years after their adoption.

Representatives from Bolten-Menk explained the benefit of having a cohesive plan in place and how the planning process provides an opportunity for citizens to give their input and they hope to use a variety of tools to gain public input and strong community support.

A comprehensive plan serves the following functions:

- The plan provides continuity. The plan provides continuity across time and gives successive public bodies a common framework for addressing land use issues.

- It is a tool the City can use to seek funding by illustrating the City's goals are in place and identifying the community's needs

- It allows communities to plan development in a way that protects their valued resources and identifies environmental features like stormwater issues, transportation needs, and housing needs

- It provides guidance for shaping the appearance of the community.

- It promotes economic development.

- It provides justification for decisions.

City Administrator Mandsager received several proposals and recommended hiring Bolten-Menk to update the plan as well as update the City's zoning and subdivision code to coincide with the goals of the Comprehensive Plan. Council discussed the benefits of doing the Comprehensive Plan and the Zoning Code at the same time. If approved, Bolten-Menk would be working on the Storm Water Master Plan first, then incorporating issues they discover into the Comprehensive Plan. Mandsager this was a benefit other consulting firms could not provide at the same or comparable cost.

City Administrator Mandsager suggested utilizing TIF to fund the cost of updating the Comprehensive Plan and the

Zoning and Subdivision Ordinances.

Moved by Crowner, seconded by Lees, to approve a Professional Services Agreement with Bolten-Menk to update the City's Comprehensive Plan, for \$71,500. Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

Consider a Professional Services Agreement with Bolten-Menk to update the City's Zoning and Subdivision Code

The City is interested in updating the Zoning and Subdivision Codes in connection with updates to the Comprehensive Plan. Bolten-Menk has presented a proposal for \$35,800.

Moved by Lees, seconded by Young, to enter into a Professional Services Agreement with Bolten-Menk to update the City's Zoning and Subdivision Code for \$35,800. Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

Consider a Resolution appointing a Fire Chief and setting the salary

Moved by Lees, seconded by Crowner, to approve a Resolution appointing Jesse Logan as Interim Fire Chief and setting the wage at \$400/week. Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

Consider a Resolution amending the City's Master Fee Schedule related to Rental Permit Fees and penalty for not obtaining a permit

Council discussed amending the Master Fee Schedule related to Rental Permits. The initial fee to obtain a rental permit for a Single Family or Duplex property will be \$250.00 (This includes the initial Inspection of the property). A rental permit for a property with three (3) or more units will be \$250.00 + a \$10 inspection fee for each unit. To renew a Rental Permit for a Single Family or Duplex the fee will be \$75.00 every five years (this includes an inspection). To renew a Rental Permit for a property with three (3) or more units is \$100.00 per building plus \$10.00 for each unit every two years (this includes an inspection).

City Administrator Mandsager asked Council to establish a \$25.00 penalty for not obtaining a permit that has no fee attached. For example, there is no fee for a residential roof or sidewalk, but a permit is required. There have been several instances of people starting work without a permit and since there is no fee to double, there is no incentive or penalty for starting work without a permit.

Moved by Lees, seconded by Young, to approve a Resolution amending the City's Master Fee Schedule related to Rental Permit Fees and establishing a \$25 penalty for not obtaining a permit. Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

Consider a Resolution approving the Street Finance Report for Fiscal Year 2022-2023

Moved by Crowner, seconded by Young, to adopt a Resolution approving the Street Finance Report for Fiscal Year 2022-2023 Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

Consider a Resolution authorizing the appropriation of funds from TIF to Campus Community Developers, LLC in accordance with the Economic Development Agreement related to the construction of Blackhawk Tower Student Housing

Moved by Lees, seconded by Young, Consider a Resolution authorizing the appropriation of funds from TIF to Campus Community Developers, LLC in accordance with the Economic Development Agreement related to the construction of Blackhawk Tower Student Housing Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

Consider a Resolution authorizing the appropriation of funds from TIF for the Partnering for the Future Campaign III in accordance with the Economic Development Agreement (March 2020)

Moved by Young, seconded by Lees, to approve a Resolution authorizing the appropriation of funds from TIF for the Partnering for the Future

Campaign III in accordance with the Economic Development Agreement (March 2020). Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

Consider the second reading of an Ordinance regulating Solar Energy Systems

Moved by Crowner, seconded by Young, to approve the second reading of an Ordinance regulating Solar Energy Systems. Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

Consider a Resolution of Support for the Greater Burlington Partnership - Partnering for the Future Campaign IV

The Partnership is seeking a contribution from the city of \$50,000 over the next five years as an investment to support the "Partnering for the Future" capital campaign. This request is an increase of \$25,000 from the previous capital campaign contribution. Council has met with the Chamber representatives and expressed their desire to have more defined goals for West Burlington included in the campaign.

Moved by Crowner, seconded by Young, to approve an annual contribution of \$7,000 per year for five years to support the Partnering for the Future Campaign. DEFEATED. by the following votes:

Ayes: Crowner and Young

Nays: Newberry, Johnson, and Lees

Moved by Johnson, seconded by Crowner, to approve an annual contribution of \$6,000 per year for five-years to support the Partnering for the Future Campaign. Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

CITIZEN INQUIRIES ADJOURN

Moved by Lees, seconded by Crowner, to adjourn at 7:40 p.m. Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

Approved
Ron Teater, Mayor
Kelly D. Fry, City Clerk

PUBLIC NOTICE West Burlington Regular City Council Meeting Minutes Wednesday, December 6, 2023

The West Burlington City Council met in regular session on Wednesday, December 6, 2023, at 6:00 p.m. at West Burlington City Hall, 122 Broadway Street, West Burlington, Iowa, with Mayor Ron Teater presiding.

MEMBERS PRESENT:
Ron Teater, Kathy Newberry, Andy Crowner, John Johnson, Therese Lees, and Melanie Young

MEMBERS ABSENT:
ALSO PRESENT:
Police Chief Jesse Logan, Public Works Director Mike Brissey, City Clerk Kelly Fry, Finance Manager Angela Moore, and City Administrator Gregg Mandsager

CALL TO ORDER
PLEDGE OF ALLEGIANCE

ROLL CALL
Council member Newberry participated in the meeting via Zoom.

PERFECTING & APPROVAL OF AGENDA

Moved by Lees, seconded by Young, to approve the agenda as presented. Motion carried by the following votes:

Ayes:
Newberry, Crowner, Johnson, Lees, and Young

CONSENT AGENDA
• Minutes from the Special City Council meeting on November 15, 2023

• Minutes from the Regular City Council meeting on November 15, 2023

• Clerk's Monthly Financial Report for October 2023

• Payment of Claims as listed on the Expense Approval Report - \$234,018.20

Moved by Lees, seconded by Newberry, to approve the Consent Agenda items as presented. Motion carried by the following votes:

Ayes:
Newberry, Crowner, Johnson, Lees, and Young

COUNCIL & STAFF REPORTS

CITIZEN INQUIRIES
Francis McCallister presented a plaque to the City designating the City of West Burlington as a "Purple Heart City".

PUBLIC HEARING
Plans, Specifications, and Form of Contract

for the Gear Ave. Trail Extension Project from the south ramp terminals of the Gear Avenue US Highway 34 interchange north to Huston Street Mayor Teater opened a Public Hearing at 6:32 p.m. regarding proposed Plans, Specifications, and Form of Contract for the Gear Ave. Trail Extension Project includes extending a trail from the south ramp terminals of the Gear Avenue US Highway 34 interchange north to Huston Street. The design will include reconstruction on the Gear Avenue bridge over US Highway 34 to reallocate available bridge width to create a trail accommodation on the east side of the existing bridge. The trail will occupy an easement on the Westland Mall property to accommodate the trail in place of the outermost parking stalls of the mall parking lot. Funding includes both State and Federal funds for reimbursement, therefore, project development and letting will be done with Iowa DOT policies and procedures. There were no public comments, and the Public Hearing was closed at 6:34 p.m.

OLD BUSINESS
NEW BUSINESS

Consider a Resolution approving Plans, Specifications, and Form of Contract for the Gear Ave. Trail Extension Project Snyder & Associates has prepared Plans, Specifications, and Form of Contract for the Gear Ave. Trail Extension Project. The project will include the construction of a trail from the south ramp terminals of the Gear Avenue US Highway 34 interchange north to Huston Street. The design will include reconstruction on the Gear Avenue bridge over US Highway 34 to reallocate available bridge width to create a trail accommodation on the east side of the existing bridge. The trail will occupy an easement on the Westland Mall property to accommodate the trail in place of the outermost parking stalls of the mall parking lot. Funding includes both State and Federal funds for reimbursement, therefore project development and letting will be done with Iowa DOT policies and procedures. This project letting will be through the IDOT and bids will be due on December 19, 2023.

Classifieds/Public Notices

PUBLIC NOTICES

Moved by Lees, seconded by Johnson, to approve a Resolution approving Plans, Specifications, and Form of Contract for the Gear Ave. Trail Extension Project. Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

Consider entering into a Supplemental Agreement for Construction Engineering and Administrative Services with Snyder & Associates related to the Gear Ave. Trail Extension Project

Council considered a Supplemental Agreement for Construction Engineering services with Snyder & Associates. The agreement covers the construction phase of the Gear Ave. Trail Extension Project. The cost associated with these services is \$124,000.

Moved by Lees, seconded by Young, to

enter into a Supplemental Agreement for Construction Engineering and Administrative Services with Snyder & Associates related to the Gear Ave. Trail Extension Project. Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

Consider a Resolution adding Owen May to the Fire Department Chief Logan recommended adding Owen May to the Fire Department.

Moved by Crowner, seconded by Lees, to approve a Resolution adding May to the Fire Department. Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

Consider a Resolution to hire a Police Officer

Chief Logan asked Council to approve hiring Melissa Brueck as a Police Officer pending

a physical for the Police Department. Brueck has been a certified Police Officer for the past four (4) years. Officer Brueck has several specialized skills that will help the Department along with her years of experience. Brueck will start at a 90% pay rate since she is a certified Officer and will move to 100% after completing her probation, she would be available to start the last week of December.

Moved by Lees, seconded by Young, to approve a Resolution hiring Melissa Brueck as a Police Officer.

Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

Consider the purchase of bunker gear for the Fire Department

Chief Logan presented a quote from Dinges Fire for eight (8) sets of bunker gear for \$3,416 each.

The total cost for eight (8) sets would be \$27,328. This item was included in the current budget.

Moved by Lees, seconded by Young, to approve the purchase of bunker gear for the Fire Department from Dinges Fire as requested.

Motion carried by the following votes:

Ayes: Newberry, Crowner, Johnson, Lees, and Young

Consider a Resolution amending the Master Fee Schedule to set Rates for the 2024 Pool Season Council discussed amending swimming pool rates for the 2024 pool season. Staff made a recommendation to set the pool rates as follows:

- Change Daily Admission from \$5.00 per person to \$6.00 for Ages 3 and up and \$3.00 for Ages 0 -2.

- Implement an Individual Season Pass for \$150 with a \$10 discount if

purchased by 12/31/2023.

- Continuation of Coupons Books (10 Coupons for \$54)

- Increase the charge for Private Pool Party rentals from \$350. to \$400.

- Continuation of Gazebo Rental for \$25.00

- Continuation of Swimming Lessons for \$60 (8 Sessions)

Johnson wanted the Council to consider implementing a family season pass and was opposed to charging more for a private pool party. Lees was opposed to charging for Ages 0-2. City Administrator Mandsager explained that the rates that were proposed were intended to try and cover some of the operational costs and address some of the requests that patrons have made regarding season passes and full-price admission fees for infants. Council briefly discussed different options for pool

rates.

Moved by Crowner, seconded by Young, to approve a Resolution amending the Master Fee Schedule related to Swimming Pool Rates as proposed.

Motion carried by the following votes:

Ayes: Newberry, Crowner, and Young
Nays: Johnson and Lees

CITIZEN INQUIRIES
ADJOURN

Moved by Young, seconded by Lees, to adjourn at 6:58 p.m.

Motion carried by the following votes: Ayes: Newberry, Crowner, Johnson, Lees, and Young

EXEMPT SESSION

Council held an Exempt Session in accordance with Iowa Code Chapter 20.17.3.

Approved
Ron Teater, Mayor
Kelly D. Fry, City Clerk

BUSINESS DIRECTORY



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Braden to review county's agreement with IFC on taxes

KOCH - Continued from Page 1

subject to regular county industrial taxation schedules.

Lee County Supervisor Chairman Garry Seyb said he wasn't aware of the news Monday evening, but said the county will wait and watch how things unfold.

"We'll have to wait and see how this unfolds and see what our county attorney's opinion of the agreement is," Seyb said.

The property is currently valued at just over \$73,000,000 according to Lee County records.

Lee County Attorney Ross Braden said the agreement was signed before his term began, but said he would begin to review the document to see how the agreement would apply if and when the sale is finalized.

According to the agreements, Section C1 reads: "This Agreement may not be amended or assigned by either party without the written consent of the other party."

However, C2 reads: "This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the party," which Braden said could be contradictory in nature.

Braden said he will look over the agreement and consult with Lynch Dallas to get a thorough opinion on its status under new ownership.

Morgan Stanley & Co. International plc is serving as financial advisor to OCI on the transaction. Cleary Gottlieb Steen & Hamilton LLP is acting as its legal advisor.

In the release through PRNewswire, OCI Nassef Sawiris, Executive Chairman of OCI, said the announcement is an evolutionary step to create value for OCI shareholders.

"IFCO was the first world-scale greenfield nitrogen fertilizer facility built in the United States in over 25 years. We are confident that under KAES's stewardship, IFCO will be well-positioned for its next phase of growth," he said.

"Our strengthened balance sheet will support the acceleration of our strategy in the field of decarbonization projects, driving future growth and supporting the energy transition goals we share with many of our stakeholders, establishing us as a leader in the low carbon space."

OCI CEO Ahmed El Hoshy said the company is proud of IFCO's achievements since the facility went online in April 2017.

"We are exceptionally proud to have single-handedly built a world-class global nitrogen facility and revitalized a core industry in the United States. Today's transaction is a testament to the team's efforts and marks a natural evolution in OCI's journey to create long-term sustainable value for all its stakeholders," he said.

"I look forward to continuing the journey of value creation and fast-tracking sustainability focused value accretive projects across our platform, including our blue ammonia project in Texas, with expected completion in 2025 and continued growth in our low carbon methanol business."

#HyperLocalSuperFresh

Wilson salvaging IWC furnishings

SWARM - Continued from Page 1

yes, he has ordered a new Corvette. Not to be outdone, his girlfriend has a Mazda Miata. While at the car show they plan to take in some live music and do some major dancing. The Eagles will be on stage along with Foreigner. I'm not making this up.

Dennis is heavily involved with the Preservation Station in Burlington. He is their treasurer and works right along with the rest of the crew. Their current project is salvaging the reusable interior furnishings from Iowa Wesleyan's old gym in Mt. Pleasant before the wrecking ball demolishes the structure. Such items as the gym's maple flooring, Tiger emblems, radiators, heaters, copper piping, oak flooring from the walking track, lockers, Butler Doors, wainscoting, trophy cabinet, light fixtures, and the building's cornerstone which may contain a time capsule, are being removed and made available for resale at the Preservation Station, 213 Valley St. in Burlington. Hours open to the public are 9:00 am - 1:00 pm on Saturdays. The Preservation Station is the main funding mechanism for Burlington's Heritage Trust, which awards grants for the restoration of old houses and commercial buildings, for example the Capitol Theater in downtown Burlington.

Dennis attended Iowa Wesleyan College for two years. He had a PE class in swimming at the old gym, and was in on the ground floor when Iowa Wesleyan started a wrestling program. He wrestled in that gym. The team wasn't very good, but it was a start. The most famous competitor in the gym was the girls' basketball team that Dennis followed avidly. So being involved in salvage operations at the old gym takes him back to his college days at Iowa Wesleyan. It's a little sad, seeing such a fine structure about to be demolished, even if it is over 100 years old. But like the gym, with its furnishings being repurposed, Dennis is looking forward to bright, happy days. Despite being 80 years young.

Have a good story? Call or text Curt Swarm in Mt. Pleasant at 319-217-0526, email him at curtswarm@yahoo.com, or visit his website at www.empty-nest-words-photos-and-frames.com.

Hounds suffer under late pressure

HOUNDS - Continued from Page 4

off the bench. It's a good role for him," Wilson said.

"He's a good player and he does some good things for us."

Aside from the Cresswell injury and resulting third quarter doldrums, Wilson said it was the final two minutes that did in the Hounds.

"When we turned the ball over and couldn't handle the pressure," he said.

"We've got four guards that played varsity last year and we've played five games now. We got complacent. But I get it - when you run the press, it works on people. It worked on us tonight unfortunately, and it forced into some turnovers and bad decisions. We gotta be better in those situations."

Cresswell led Fort Madison with 12 points. Dear had 11, while Lamar and Guzman each had nine. Gedi Boal and Liam Delaney each had 14 for Notre Dame.

The Hounds (3-3, 2-1) have two more games before the Christmas break. They host Southeast Conference foe Washington on Tuesday and then travel all the way to Mt. Vernon on Thursday to start the holiday break.

On Friday, Fort Madison downed Burlington on a bucket by Nolan Guzman with two seconds left on the clock on a fast break for a 52-50 win on the road. The win snapped a nine-game losing streak to the Grayhounds. Cresswell again led the Hounds with 20 points. Guzman had 14.



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