

City of West Branch

~ A Heritage for Success ~

110 N. Poplar St. • P.O. Box 218 • West Branch, Iowa 52358
Ph. 319-643-5888 • Fax 319-643-2305 • www.westbranchiowa.org • wbcity@lcom.net

CITY COUNCIL MEETING AGENDA
Monday, October 21, 2013 • 7:00 p.m.
City Council Chambers, 110 North Poplar Street
Action may be taken on any agenda item.

1. Call to order
2. Pledge of Allegiance
3. Roll call
4. Welcome
5. Approve Agenda/Consent Agenda/Move to action
 - a. Approve minutes from the September 16, 2013 City Council Meeting.
 - b. Approve minutes from the September 20, 2013 City Council Meeting.
 - c. Approve claims.
 - d. Approve Class C Beer license with Sunday Sales for Casey's Marketing Co. DBA Casey's General Store #2524.
 - e. Approve Class C Liquor License with Sunday Sales for Agaves Inc. DBA Agaves, to include the dining room and banquet and reservation area.
 - f. Approve transfer of \$27,123.00 from Park & Rec Reserve Fund to General Fund.
 - g. Approve transfer of \$21,586.00 from Police Apparatus Reserve Fund to General Fund.
 - h. Approve destruction of records with Document Destruction & Recycling Services listed on Records Destruction Form per the Record Retention Manual for Iowa Cities.
6. Communications/Open Forum
7. Public Hearing/Non-Consent Agenda
 - a. Mayor Mark Worrell – Recognition of Gary Robbins Trucking.
 - b. Consultation Report on proposed Amended and Restated West Branch Urban Renewal Plan.
 - c. Public Hearing for the proposed Amended and Restated West Branch Urban Renewal Plan.
 - d. Resolution 1144, approving the proposed Amended and Restated West Branch Urban Renewal Plan./Move to action.
 - e. Public Hearing on budget amendment.
 - f. Resolution 1145, approving budget amendment./Move to action.

Mayor: Mark Worrell • **Council Members:** Jordan Ellyson, Colton Miller, Jim Oaks, Mary Beth Stevenson, Dick Stoolman
City Administrator/Clerk: Matt Muckler • **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin
Parks & Rec Director: Melissa Russell • **Police Chief:** Mike Horihan • **Public Works Director:** Matt Goodale

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CITY COUNCIL MEETING AGENDA
Monday, October 21, 2013 • 7:00 p.m. (continued)
City Council Chambers, 110 North Poplar Street
Action may be taken on any agenda item.

- g. Resolution 1147, approving the Final Plat of Cookson Subdivision, a Subdivision to West Branch, IA./Move to Action.
 - h. Resolution 1148, approving the Preliminary Plat of Tidewater Heights Subdivision, a Subdivision of West Branch, IA./Move to action.
 - i. Resolution 1149, approving the Final Plat of Tidewater Heights Subdivision, a Subdivision to West Branch, IA./Move to action.
 - j. Resolution 1150, approving service agreement with Kid Again Inflatables for \$11,500 for Hoovers Hometown Days 2014./Move to action.
 - k. Resolution 1151, endorsing the West Branch Priority Routes II Project grant submittal and agreeing to maintain the completed project for its intended public use for ten years./Move to action.
 - l. Resolution 1152, ordering construction of certain public improvements, approving preliminary plans, and fixing a date for hearing thereon and taking of bids therefor./Move to action.
 - m. Discussion of the Request for Qualifications for the *Strategic Plan for Park & Rec Capital Improvements: West Branch, IA Project*.
 - n. Accept resignation of Jim Huber from Zoning Board of Adjustment./Move to action.
 - o. Resolution 1153, directing the zoning administrator to file a petition for writ of certiorari on the board of adjustment decision concerning 203 Ridge View Drive./Move to action.
8. City Staff Reports
- a. City Engineer Dave Schechinger – Casey’s Site Plan Update
 - b. City Engineer Dave Schechinger – Lift Station Project
 - c. City Engineer Dave Schechinger – Beranek Street Project
 - d. Public Works Director Matt Goodale – ISWEP Training Update
9. Comments from Mayor and Council Members
10. Adjournment

(The following is a synopsis of the minutes of the West Branch City Council meeting. The full text of the minutes is available for inspection at the City Clerk's office. The minutes are not approved until the next regularly scheduled City Council meeting.)

**West Branch, Iowa
Council Chambers**

City Council Meeting

**September 16, 2013
7:00 p.m.**

Mayor Worrell opened the West Branch City Council meeting by welcoming the audience and the following City staff: City Administrator Matt Muckler, City Attorney Kevin Olson, City Administrative Assistant Shanelle Peden, Library Director Nick Shimmin, Police Chief Mike Horihan, and Public Works Director Matt Goodale. Council members: Jordan Ellyson, Colton Miller, Jim Oaks, Mary Beth Stevenson, and Dick Stoolman.

APPROVE AGENDA/CONSENT AGENDA

- a. Approve minutes from the September 3, 2013 City Council Work Session.
- b. Approve minutes from the September 3, 2013 City Council Meeting.
- c. Approve claims.

Motion by Ellyson to approve, second by Stevenson. AYES: Ellyson, Stevenson, Miller, Oaks, Stoolman. NAYS: None. Motion carried.

Date 9-16-13

City of West Branch
Claims Register Report

Aero Rental	Fire - Rescue Blade	185.00
Aerosaw Inc	Sewer - Service	250.00
Alert-All Corp	Fire - Supplies	705.00
Alliant Energy	Various Depts. - Utilities	16,213.34
Amazon	Library - Supplies	394.87
AmSan	Town Hall - Supplies	137.21
Apparel 1 Screen Printing	Park & Rec - Volleyball Shirts	537.50
Baker & Taylor Inc.	Library - Books	935.25
Barron Motor Supply	Fire/Streets	520.61
BDC-Building Inspection & Beeler, Patti	Admin- Building Inspections	1,016.40
Blue Cross/Blue Shield	Park&Rec - Li Trip Refund	55.00
Booklist	Insurance	8,096.05
BP Amoco	Library - Subscription	147.50
Brown Traffic Products	Police/Fire/Water - Fuel	1,634.50
Business Radio Sales	Police/Streets - Light Poles	1,090.00
Cedar County Cooperative	Fire - Service	240.36
Cedar County Recorder	Fire - Diesel Fuel	1,729.60
Cedar Rapids Photo Copy	Legal - Document Recording	27.00
CLIA Laboratory Program	Library - Service	96.70
Community State Bank	Fire - CLIA Lab User Fees	150.00
Croell Redi-Mix Inc	Fire Dept Expansion Loan Pmt	8,364.57
Culligan Water	Water/Sewer - Projects	8,517.50
Cy's Tree Service	Fire - Water Cond Rental	33.70
Dearborn Insurance	Streets - Tree Trimming	5,320.00
Demco	Life Insurance	48.95
Deweys Jack & Jill	Library - Supplies	38.75
Diamond Vogel Paints	Park&Rec/Sewer - Supplies	430.30
	Streets - Cable	31.90

Dorsey & Whitney Llp	2013 Land Acq Loan Agreement	2,987.00
Ed.M.Feld Equipment	Fire - Supplies	489.00
EFTPS	Federal Withholdings	12,009.96
EMSLRC	Police - CPR Cards	21.00
F&B Communications Inc	Admin - Computer Supplies	402.93
Fiderlein, Debra	Park & Rec - Exercise Classes	300.00
Greatamerica Leasing Corp	Admin - Copier Lease	252.06
Herb N Lou's	Park & Rec - Supplies	238.00
Horihan, Mike	Police - Reimbursement	51.69
Hy-Vee	Park & Rec - Supplies	109.83
IAWEA	Sewer - Training Class	310.00
ICAD Group	Econ Dev - Conf Mtg	80.00
Iowa Assn. Mun. Utilities	Water/Streets/Sewer - Dues/Trng	983.10
Iowa City/County Management	Admin - Fy14 Membership Dues	120.00
Iowa Dept Of Revenue	Payroll Expense	460.06
Iowa Park And Rec Assoc.	Park & Rec - Training & Fy14 Dues	270.00
Iowa Rural Water Assoc.	Water/Sewer - Training Conf	260.00
Ipers	Ipers	3,942.89
John Deere Financial	Streets/Sewer/Water - Supplies	450.09
Johnson County Refuse Inc.	Recycling - August 2013	3,676.50
Kevin D Olson	Legal Services For Sept 2013	1,500.00
Lease Consultants Corp	Library - Copier Contract	59.00
Lenoch & Cilek	Park & Rec - Supplies	11.99
Liberty Communications	Various Depts - Phone Service	1,085.42
Linn County R.E.C.	Streets - Utilities	73.33
Lowes	Comm & Cult - Pop Up Tent	92.15
Lynch's Excavating Inc	Water/Sewer - Projects	47,848.52
Main Street West Branch	Economic Dev - Fy14 Pledge	18,500.00
Matt Parrott	Admin - Laser Checks	251.71
Mediacom	Admin - Service	40.90
Menards	Sewer - Supplies	438.54
Midwest Janitorial Service	Lib/TH/Admin/Police - Cleaning	646.56
Moore's Welding	Sewer - Supplies	34.50
Municipal Pipe Tool	Sewer - Jet Cleaning Sewer	5,263.08
Oasis Electric	Library/Comm& Cult -Service	2,739.98
Overdrive	Library - Ebooks	221.25
Parkside Service	Fire/Police - Shop Supplies & Service	754.31
Payroll Expense	Payroll Expense 9-13-13	24,945.16
Pierce, Shawn	Park & Rec - Exercise Classes	300.00
Pitney Bowes	Library/Admin/Water/Sewer - Postage	1,000.00
Play It Again Sports	Park & Rec - Supplies	207.02
Plunkett's Pest Control In	Admin/Town Hall - Service	91.52
Poock, Grant	Water - Utility Refund	100.00
Port 'O' Jonny Inc.	Park & Rec/Cemetery - Service	166.00
Quality Engraved Signs	Fire - Supplies	11.00
Quill Corp	Library/Police/Admin - Supplies	1,160.36
Schimberg	Sewer - Supplies	666.24
Shanelle M Peden	Admin - Supplies	7.95
Shimmin, Nick	Library - Reimbursement	346.18
SimplexGrinnell	Library - Service	410.50
Springdale Agency	Fire -Fy14 Fire Pack Insurance	12,787.00
Sprint	Police - Service	179.97
State Library Of Iowa	Library - Fy14 Ebsco Sub Fees	141.10

TAC 10 Inc	Police - Service	125.00
The Gazette	Library - Subscription	236.95
The Iowa Children's Museum	Park & Rec - Ed Program	166.76
Thomas Heating & Air	Fire - Service	160.00
Treasurer State Of Iowa	Iowa Sales Tax Pmt-August 2013	3,182.45
Treasurer State Of Iowa	State Withholding Tax	1,153.00
TruGreen Processing Center	Park & Rec - Service	365.00
Uniform Den Inc.	Police - Uniforms	1,504.94
U Of I: State Hygienic Lab	Water - Testing	448.00
UPS	Sewer - Shipping	97.36
US Cellular	Fire - Phone Service	30.26
USA Blue Book	Water - Supplies	248.11
Veenstra & Kimm Inc.	Streets/Water/Sewer -Engineering Projects	16,514.12
Wageworks	Flex Contributions	569.40
Walmart	Library - Supplies	179.16
West Branch Animal Clinic	Animal Control - Stray Dogs/Cats	671.00
WEX Bank	Police - Fuel	610.26
Wood Products Of Iowa	Streets - Grind Brush Pile	5,665.00
Yeggy, Jodi	Park & Rec - Exercise Classes	300.00
Zephyr Copies & Design	Comm & Cult - Supplies	45.50
	Total	238,715.18

Fund Totals	
001 General Fund	83,083.06
022 Civic Center	953.79
031 Library	10,577.71
036 Tort Liability	12,787.00
110 Road Use Tax	12,014.44
112 Trust And Agency	10,764.89
226 Go Debt Service	8,364.57
600 Water Fund	50,103.47
610 Sewer Fund	49,496.85
950 BC/BS Flexible Benefit	569.40
Grand Total	238,715.18

COMMUNICATIONS/OPEN FORUM

Councilperson Stoolman asked the status of the natural gas line at the Cookson Subdivision site.

Muckler commented that the gas line will be installed in conjunction with the Cookson Subdivision project.

PUBLIC HEARINGS/NON-CONSENT AGENDA

Mayor Mark Worrell-Recognition of Barnhart's Custom Services

Mayor Mark Worrell recognized Bruce and Shelly Barnhart of Barnhart's Custom Services for their thirty one years of presence in the community and dedication to the City of West Branch.

Mayor Mark Worrell-Appointments/Reappointments/Move to Action.-Liz Seydel-Park & Recreation Commission, June 30, 2015.

Motion by Miller to approve Liz Seydel to the Parks & Recreation Commission, second by Ellyson. AYES: Miller, Ellyson, Oaks, Stevenson, Stoolman. NAYS: None. Motion carried.

Mackenzie Krob-Main Street West Branch Update

Main Street West Branch Director Mackenzie Krob indicated that representatives from Main Street Iowa organization visited with City Administrator Muckler and Mayor Worrell last week. Krob remarked that a Challenge Grant is available to Main Street only communities. The local office will receive applications until September. Mayor Worrell complimented Mackenzie for her efforts and remarked that he was asked and would oblige to join the Main Street Board of Directors. Krob also let the Council know that the dates for Christmas Past are set for December 6-7, 2013. Councilperson Ellyson remarked that she was glad to see the dates for Christmas Past do not conflict with the Thanksgiving holiday.

Approve Class C Liquor License with Sunday Sales for Agaves Inc. DBA Agaves for the dining room only, not to include the banquet and reservation area./Move to Action.

Councilperson Oaks asked why the approval only included specific portions of the location. Councilperson Miller asked about a door that divides the area between the dining and banquet and reservation area, and if it could be used as alternate exit for Main Street Sweets. City Administrator Muckler commented that Robert Champagne sold to building to the Juan Martinez family of Iowa City. Muckler also indicated that he reached out to them to discuss the building and issues regarding the property. Councilperson Oaks asked who requested the door and its placement. City Administrator Muckler responded that former Mayor Kessler had asked for it and that it would serve as an alternate fire exit. Councilperson Oaks asked if the permit was granted, what recourse the Council would have for enforcement. Councilperson Ellyson remarked that she felt it was inappropriate to penalize the new property owners for poor past performance. Councilperson Stevenson asked that a clear understanding be established for them. City Administrator Muckler remarked that the Alcoholic Beverages Division does offer an appeal process for liquor licensing.

Motion by Stevenson to postpone indefinitely the Approval of Class C Liquor License with Sunday Sales for Agaves, second by Ellyson. AYES: Stevenson, Ellyson, Miller, Oaks, Stoolman. NAYS: None. Motion carried.

Third Reading of Ordinance 716, amending the West Branch Code, specifically incorporating Chapter 103, Creating an Illicit Discharge and Sediment Control Ordinance/Move to Action.

Motion by Stoolman to approve Third Reading of Ordinance 716, second by Miller. AYES: Stoolman, Miller, Ellyson, Oaks, and Stevenson. NAYS: None. Motion carried.

Resolution 1142, approving the Street Finance Report for FY13./Move to Action.

Motion by Miller to approve Resolution 1142, second by Ellyson. AYES: Miller, Ellyson, Oaks, Stevenson, Stoolman. NAYS: None. Motion carried.

Resolution 1143, setting a public hearing and a date for consultation with affected taxing entities for the proposed Amended and Restated West branch Urban Renewal Plan./Move to Action.

Olson said that the amendment to the Plan is in response to updated legislation; this particular Plan removes a section of Scott Drive from the urban renewal area. Ongoing projects are included in the revisions and bond council asks for yearly review of these items. Updating this Plan allows the City to use TIF funding for specified projects. Olson also said that this is important for listing on the Annual Report to State of Iowa. In order to allow for at least seven days for responses, Olson indicated that by setting the public hearing for October 21, this will allow for adequate response time of a minimum of seven days from the initial consultation.

Motion by Stevenson to approve Resolution 1143, second by Ellyson. AYES: Stevenson, Ellyson, Miller, Oaks, Stoolman. NAYS: None. Motion carried.

CITY STAFF REPORTS

Councilperson Stoolman asked for an update regarding the Casey's Site Plan. City Administrator Muckler indicated that he spoke with Planning & Zoning Commission Chair Roger Laughlin and that Pelds Engineering would need more time to present their information prior to the regularly scheduled September 24 meeting. Muckler stated that the next possible time the Commission would meet could be on October 1. Muckler also stated that he also contacted Casey's direct regarding real estate purchase and is waiting to hear back from them.

Mayor Worrell asked what the patching process for sealcoating is currently. Public Works Director Matt Goodale responded that the plan is to sealcoat portions of Second, Fourth, College, and Orange Streets. Councilperson Stoolman asked about a repair to the sewer infrastructure lines north of the Cargill property. City Administrator Muckler responded that this was not budgeted for in this fiscal year.

Councilperson Stoolman also asked about a repair to the road on Main Street. Public Works Director Goodale responded that he was aware of it.

COMMENTS FROM MAYOR AND COUNCIL MEMBERS

ADJOURNMENT

Motion by Miller to adjourn the meeting, second by Ellyson. Motion carried on a voice vote. City Council meeting was adjourned at 7:42 p.m.

(The following is a synopsis of the minutes of the West Branch City Council meeting. The full text of the minutes is available for inspection at the City Clerk's office. The minutes are not approved until the next regularly scheduled City Council meeting.)

**West Branch, Iowa
Council Chambers**

City Council Meeting

**September 20, 2013
1:00 p.m.**

Mayor Pro-Tem Oaks called the West Branch City Council meeting to order by welcoming the audience and the following City staff: City Administrator Matt Muckler, City Attorney Kevin Olson, and Administrative Assistant Shanelle Peden. Council members: Jordan Ellyson, Colton Miller, Jim Oaks, and Dick Stoolman. Absent: Mary Beth Stevenson. Mayor Worrell entered at 1:03 p.m.

Muckler briefed the Council on an agreement between the Martinez Family and the City concerning property improvements at 315 E. Main Street. Councilperson Oaks asked if the owners of Agaves would be able to reapply for an updated license once they are ready to use rest of building. City Administrator Muckler said that once conditions were met, the use of the banquet room would be placed on a future Council agenda. Juan Martinez Jr. indicated that the family has changed the way the door swings in the back of the facility. He indicated they want to be cooperative in getting the property to an acceptable level.

Motion by Miller to approve Class C Liquor License with Sunday Sales for Agaves Inc. DBA Agaves for the dining room only, not to include the banquet and reservation area, second by Ellyson. AYES: Miller, Ellyson, Oaks, Stoolman. NAYS: None. ABSENT: Stevenson. Motion carried.

Motion by Ellyson to adjourn, second by Miller. Motion carried on a voice vote. City Council Meeting adjourned at 1:10 p.m.

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
BLUE CROSS BLUE SHIELD	9/13/13	DENTAL INSURANCE	GENERAL FUND	NON-DEPARTMENTAL	58.47
	9/27/13	DENTAL INSURANCE	GENERAL FUND	NON-DEPARTMENTAL	58.47
	9/13/13	HEALTH INSURANCE	GENERAL FUND	NON-DEPARTMENTAL	544.43
	9/27/13	HEALTH INSURANCE	GENERAL FUND	NON-DEPARTMENTAL	544.43
	9/27/13	HEALTH INSURANCE	TRUST AND AGENCY	POLICE OPERATIONS	2,292.34
	9/27/13	DENTAL INSURANCE	TRUST AND AGENCY	POLICE OPERATIONS	136.52
	9/27/13	HEALTH INSURANCE	TRUST AND AGENCY	ROADS & STREETS	636.75
	9/27/13	DENTAL INSURANCE	TRUST AND AGENCY	ROADS & STREETS	33.85
	9/27/13	HEALTH INSURANCE	TRUST AND AGENCY	LIBRARY	964.96
	9/27/13	DENTAL INSURANCE	TRUST AND AGENCY	LIBRARY	47.85
	9/27/13	HEALTH INSURANCE	TRUST AND AGENCY	PARK & RECREATION	509.40
	9/27/13	DENTAL INSURANCE	TRUST AND AGENCY	PARK & RECREATION	55.63
	9/27/13	HEALTH INSURANCE	TRUST AND AGENCY	CEMETERY	706.80
	9/27/13	DENTAL INSURANCE	TRUST AND AGENCY	CEMETERY	37.90
	9/27/13	HEALTH INSURANCE	TRUST AND AGENCY	CLERK & TREASURER	439.37
	9/27/13	DENTAL INSURANCE	TRUST AND AGENCY	CLERK & TREASURER	25.79
	9/27/13	HEALTH INSURANCE	TRUST AND AGENCY	LOCAL CABLE ACCESS	200.29
	9/27/13	DENTAL INSURANCE	TRUST AND AGENCY	LOCAL CABLE ACCESS	10.50
	9/13/13	DENTAL INSURANCE	WATER FUND	NON-DEPARTMENTAL	10.64
	9/27/13	DENTAL INSURANCE	WATER FUND	NON-DEPARTMENTAL	10.64
	9/13/13	HEALTH INSURANCE	WATER FUND	NON-DEPARTMENTAL	133.72
	9/27/13	HEALTH INSURANCE	WATER FUND	NON-DEPARTMENTAL	133.72
	9/27/13	HEALTH INSURANCE	WATER FUND	WATER OPERATING	1,057.02
	9/27/13	DENTAL INSURANCE	WATER FUND	WATER OPERATING	60.42
	9/13/13	DENTAL INSURANCE	SEWER FUND	NON-DEPARTMENTAL	6.84
	9/27/13	DENTAL INSURANCE	SEWER FUND	NON-DEPARTMENTAL	6.84
	9/13/13	HEALTH INSURANCE	SEWER FUND	NON-DEPARTMENTAL	85.97
	9/27/13	HEALTH INSURANCE	SEWER FUND	NON-DEPARTMENTAL	85.97
	9/27/13	HEALTH INSURANCE	SEWER FUND	SEWER OPERATING	834.15
	9/27/13	DENTAL INSURANCE	SEWER FUND	SEWER OPERATING	46.51
				TOTAL:	9,776.19
CEDAR COUNTY TREASURER	9/27/13	P&R - TAXES FOR DOG PARK	GENERAL FUND	PARK & RECREATION	12.00
	9/27/13	P&R - TAXES DOG PARK	GENERAL FUND	PARK & RECREATION	362.00
	9/27/13	P&R-7-1-12/6-30-13 TAXES W	GENERAL FUND	PARK & RECREATION	241.00
	9/27/13	P&R-7-1-12/6-30-13 TAXES W	GENERAL FUND	PARK & RECREATION	1,124.00
	9/27/13	P&R - PV PROPERTIES PARK P	GENERAL FUND	PARK & RECREATION	457.00
	9/27/13	P&R-TAXES NEW PARK LAND	GENERAL FUND	PARK & RECREATION	81.00
				TOTAL:	2,277.00
DEARBORN NATIONAL INSURANCE	9/27/13	LIFE INSURANCE EMPLOYEE	GENERAL FUND	NON-DEPARTMENTAL	8.00
	9/27/13	LIFE INSURANCE	TRUST AND AGENCY	POLICE OPERATIONS	9.45
	9/27/13	LIFE INSURANCE	TRUST AND AGENCY	ROADS & STREETS	4.10
	9/27/13	LIFE INSURANCE	TRUST AND AGENCY	LIBRARY	5.97
	9/27/13	LIFE INSURANCE	TRUST AND AGENCY	PARK & RECREATION	3.15
	9/27/13	LIFE INSURANCE	TRUST AND AGENCY	CEMETERY	4.11
	9/27/13	LIFE INSURANCE	TRUST AND AGENCY	CLERK & TREASURER	3.15
	9/27/13	LIFE INSURANCE	TRUST AND AGENCY	LOCAL CABLE ACCESS	1.12
	9/27/13	LIFE INSURANCE	WATER FUND	WATER OPERATING	5.36
	9/27/13	LIFE INSURANCE	SEWER FUND	SEWER OPERATING	4.54
				TOTAL:	48.95
EFPTS	9/27/13	FEDERAL WITHHOLDINGS	GENERAL FUND	NON-DEPARTMENTAL	1,340.62
	9/27/13	SOCIAL SECURITY WITHHOLDI	GENERAL FUND	NON-DEPARTMENTAL	892.10
	9/27/13	MEDICARE WITHHOLDINGS	GENERAL FUND	NON-DEPARTMENTAL	208.65
	9/27/13	FEDERAL WITHHOLDINGS	LIBRARY	NON-DEPARTMENTAL	316.71

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	9/27/13	SOCIAL SECURITY WITHHHOLDI	LIBRARY	NON-DEPARTMENTAL	240.68
	9/27/13	MEDICARE WITHHOLDINGS	LIBRARY	NON-DEPARTMENTAL	56.28
	9/27/13	FEDERAL WITHHOLDINGS	ROAD USE TAX	NON-DEPARTMENTAL	2.90
	9/27/13	SOCIAL SECURITY WITHHHOLDI	ROAD USE TAX	NON-DEPARTMENTAL	2.48
	9/27/13	MEDICARE WITHHOLDINGS	ROAD USE TAX	NON-DEPARTMENTAL	0.58
	9/27/13	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	POLICE OPERATIONS	328.85
	9/27/13	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	POLICE OPERATIONS	76.92
	9/27/13	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	ROADS & STREETS	160.73
	9/27/13	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	ROADS & STREETS	37.59
	9/27/13	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	LIBRARY	240.68
	9/27/13	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	LIBRARY	56.28
	9/27/13	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	PARK & RECREATION	83.04
	9/27/13	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	PARK & RECREATION	19.42
	9/27/13	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	CEMETERY	165.81
	9/27/13	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	CEMETERY	38.77
	9/27/13	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	CLERK & TREASURER	122.37
	9/27/13	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	CLERK & TREASURER	28.61
	9/27/13	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	LOCAL CABLE ACCESS	33.77
	9/27/13	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	LOCAL CABLE ACCESS	7.90
	9/27/13	FEDERAL WITHHOLDINGS	WATER FUND	NON-DEPARTMENTAL	310.78
	9/27/13	SOCIAL SECURITY WITHHHOLDI	WATER FUND	NON-DEPARTMENTAL	187.37
	9/27/13	MEDICARE WITHHOLDINGS	WATER FUND	NON-DEPARTMENTAL	43.82
	9/27/13	SOCIAL SECURITY WITHHHOLDI	WATER FUND	WATER OPERATING	187.37
	9/27/13	MEDICARE WITHHOLDINGS	WATER FUND	WATER OPERATING	43.82
	9/27/13	FEDERAL WITHHOLDINGS	SEWER FUND	NON-DEPARTMENTAL	272.10
	9/27/13	SOCIAL SECURITY WITHHHOLDI	SEWER FUND	NON-DEPARTMENTAL	169.40
	9/27/13	MEDICARE WITHHOLDINGS	SEWER FUND	NON-DEPARTMENTAL	39.62
	9/27/13	SOCIAL SECURITY WITHHHOLDI	SEWER FUND	SEWER OPERATING	169.41
	9/27/13	MEDICARE WITHHOLDINGS	SEWER FUND	SEWER OPERATING	39.64
		TOTAL:			5,925.07
GOODALE, MATTHEW	9/25/13	SEWER - REIMB FOR TRAINING	SEWER FUND	SEWER OPERATING	166.01
		TOTAL:			166.01
HORIHAN, MIKE	9/25/13	POLICE - REIMB FOR SUPPLIE	GENERAL FUND	POLICE OPERATION	6.99
		TOTAL:			6.99
IOWA ASSN. MUN. UTILITIES	9/25/13	SEWER - STREAMBANK WORKSHO	SEWER FUND	SEWER OPERATING	120.00
		TOTAL:			120.00
IOWA DEPARTMENT OF PUBLIC SAFETY	9/27/13	POLICE - TRAINING CONFEREN	GENERAL FUND	POLICE OPERATION	165.00
		TOTAL:			165.00
IOWA DEPARTMENT OF REVENUE	9/13/13	Y-001291401 GARNISHMENT	GENERAL FUND	NON-DEPARTMENTAL	326.92
	9/27/13	Y-001291401 GARNISHMENT	GENERAL FUND	NON-DEPARTMENTAL	291.95
	9/13/13	Y-001291401 GARNISHMENT	WATER FUND	NON-DEPARTMENTAL	108.98
	9/27/13	Y-001291401 GARNISHMENT	WATER FUND	NON-DEPARTMENTAL	97.31
	9/13/13	Y-001291401 GARNISHMENT	SEWER FUND	NON-DEPARTMENTAL	108.98
	9/27/13	Y-001291401 GARNISHMENT	SEWER FUND	NON-DEPARTMENTAL	97.31
		TOTAL:			1,031.45
IOWA INSURANCE DIVISION	9/25/13	CEMETERY - FY13 ANNUAL REP	GENERAL FUND	CEMETERY	50.00
		TOTAL:			50.00
IPERS	9/13/13	IPERS	GENERAL FUND	NON-DEPARTMENTAL	567.85
	9/27/13	IPERS	GENERAL FUND	NON-DEPARTMENTAL	577.20

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	9/13/13	PROT IPERS	GENERAL FUND	NON-DEPARTMENTAL	374.90
	9/27/13	PROT IPERS	GENERAL FUND	NON-DEPARTMENTAL	389.82
	9/13/13	IPERS	LIBRARY	NON-DEPARTMENTAL	223.84
	9/27/13	IPERS	LIBRARY	NON-DEPARTMENTAL	230.98
	9/13/13	IPERS	ROAD USE TAX	NON-DEPARTMENTAL	2.20
	9/27/13	IPERS	ROAD USE TAX	NON-DEPARTMENTAL	2.38
	9/13/13	PROT IPERS	TRUST AND AGENCY	POLICE OPERATIONS	562.35
	9/27/13	PROT IPERS	TRUST AND AGENCY	POLICE OPERATIONS	584.74
	9/13/13	IPERS	TRUST AND AGENCY	ROADS & STREETS	240.38
	9/27/13	IPERS	TRUST AND AGENCY	ROADS & STREETS	253.01
	9/13/13	IPERS	TRUST AND AGENCY	LIBRARY	335.95
	9/27/13	IPERS	TRUST AND AGENCY	LIBRARY	346.66
	9/13/13	IPERS	TRUST AND AGENCY	PARK & RECREATION	123.76
	9/27/13	IPERS	TRUST AND AGENCY	PARK & RECREATION	130.26
	9/13/13	IPERS	TRUST AND AGENCY	CEMETERY	240.26
	9/27/13	IPERS	TRUST AND AGENCY	CEMETERY	252.54
	9/13/13	IPERS	TRUST AND AGENCY	MAYOR AND COUNCIL	17.86
	9/13/13	IPERS	TRUST AND AGENCY	CLERK & TREASURER	182.39
	9/27/13	IPERS	TRUST AND AGENCY	CLERK & TREASURER	184.28
	9/13/13	IPERS	TRUST AND AGENCY	LOCAL CABLE ACCESS	50.92
	9/27/13	IPERS	TRUST AND AGENCY	LOCAL CABLE ACCESS	49.79
	9/13/13	IPERS	WATER FUND	NON-DEPARTMENTAL	191.28
	9/27/13	IPERS	WATER FUND	NON-DEPARTMENTAL	194.79
	9/13/13	IPERS	WATER FUND	WATER OPERATING	287.08
	9/27/13	IPERS	WATER FUND	WATER OPERATING	292.35
	9/13/13	IPERS	SEWER FUND	NON-DEPARTMENTAL	169.08
	9/27/13	IPERS	SEWER FUND	NON-DEPARTMENTAL	174.48
	9/13/13	IPERS	SEWER FUND	SEWER OPERATING	253.75
	9/27/13	IPERS	SEWER FUND	SEWER OPERATING	261.86
		TOTAL:			7,748.99
JOHN DEERE FINANCIAL	9/25/13	STREETS/CEMETERY - SUPPLIE	GENERAL FUND	CEMETERY	256.45
	9/25/13	STREETS/CEMETERY - SUPPLIE	ROAD USE TAX	ROADS & STREETS	39.17
		TOTAL:			295.62
MEDIACOM	9/25/13	ADMIN - SERVICE	GENERAL FUND	CLERK & TREASURER	40.90
		TOTAL:			40.90
MISCELLANEOUS V CALE DONOVAN	9/25/13	CALE DONOVAN: FLAG FBALL R	GENERAL FUND	PARK & RECREATION	40.00
COLE TISINGER	9/25/13	COLE TISINGER: FLAG FBALL	GENERAL FUND	PARK & RECREATION	80.00
COLEMAN FENNER	9/25/13	COLEMAN FENNER: FLAG FBALL	GENERAL FUND	PARK & RECREATION	80.00
ROSS, REBECCA	9/18/13	01-52170-01	WATER FUND	WATER OPERATING	70.95
SAM MARTENS	9/25/13	SAM MARTENS: FLAG FBALL RE	GENERAL FUND	PARK & RECREATION	40.00
SPEER, STACI	9/18/13	01-61550-09	WATER FUND	WATER OPERATING	48.19
TYLER DONOVAN	9/25/13	TYLER DONOVAN: FLAG FBALL	GENERAL FUND	PARK & RECREATION	40.00
WIER, MELANIE	9/18/13	02-01851-00	WATER FUND	WATER OPERATING	74.59
		TOTAL:			473.73
PITNEY BOWES GLOBAL FINANCIAL SERVICES	9/25/13	ADMIN - POSTAGE METER LEAS	GENERAL FUND	CLERK & TREASURER	444.03
		TOTAL:			444.03
TREASURER STATE OF IOWA	9/13/13	STATE WITHHOLDING TAX	GENERAL FUND	NON-DEPARTMENTAL	648.20
	9/27/13	STATE WITHHOLDING TAX	GENERAL FUND	NON-DEPARTMENTAL	675.20
	9/13/13	STATE WITHHOLDING TAX	LIBRARY	NON-DEPARTMENTAL	122.10
	9/27/13	STATE WITHHOLDING TAX	LIBRARY	NON-DEPARTMENTAL	131.40
	9/13/13	STATE WITHHOLDING TAX	ROAD USE TAX	NON-DEPARTMENTAL	0.60

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	9/27/13	STATE WITHHOLDING TAX	ROAD USE TAX	NON-DEPARTMENTAL	0.70
	9/13/13	STATE WITHHOLDING TAX	WATER FUND	NON-DEPARTMENTAL	139.25
	9/27/13	STATE WITHHOLDING TAX	WATER FUND	NON-DEPARTMENTAL	144.25
	9/13/13	STATE WITHHOLDING TAX	SEWER FUND	NON-DEPARTMENTAL	125.85
	9/27/13	STATE WITHHOLDING TAX	SEWER FUND	NON-DEPARTMENTAL	131.45
				TOTAL:	2,119.00
UPS	9/25/13	SEWER - SHIPPING	SEWER FUND	SEWER OPERATING	25.80
	9/25/13	SEWER - SHIPPING	SEWER FUND	SEWER OPERATING	25.80
				TOTAL:	51.60
WAGEWORKS	9/23/13	FLEX - DCFSA2013 MUCKLER	BC/BS FLEXIBLE BEN	INVALID DEPARTMENT	95.30
				TOTAL:	95.30
WEST BRANCH FORD	9/26/13	POLICE- 2014 FORD TAURUS C	GENERAL FUND	POLICE OPERATION	23,668.00
				TOTAL:	23,668.00
**PAYROLL EXPENSES	9/21/2013 - 9/30/2013	GENERAL FUND	POLICE OPERATION		5,766.63
		GENERAL FUND	ROADS AND STREETS		2,793.50
		GENERAL FUND	PARK & RECREATION		1,458.63
		GENERAL FUND	CEMETERY		2,828.05
		GENERAL FUND	CLERK & TREASURER		2,063.56
		GENERAL FUND	LOCAL CABLE ACCESS		557.46
		LIBRARY	LIBRARY		3,881.99
		ROAD USE TAX	ROADS & STREETS		39.90
		WATER FUND	WATER OPERATING		3,273.75
		SEWER FUND	SEWER OPERATING		2,932.33
			TOTAL:		25,595.80
===== FUND TOTALS =====					
001	GENERAL FUND	50,163.41			
031	LIBRARY	5,203.98			
110	ROAD USE TAX	90.91			
112	TRUST AND AGENCY	11,084.89			
600	WATER FUND	7,107.45			
610	SEWER FUND	6,353.69			
950	BC/BS FLEXIBLE BENEFIT	95.30			

GRAND TOTAL:		80,099.63			

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
AAA BUDGET ENVIRONMENTAL INC	10/08/13	ECON DEV - SERVICE	GENERAL FUND	ECONOMIC DEVELOPMENT	250.00
				TOTAL:	250.00
AERO RENTAL INC	10/21/13	STREETS - DUMP TRAILER REN	GENERAL FUND	ROADS AND STREETS	194.40
				TOTAL:	194.40
ALLIANT ENERGY	10/08/13	VARIOUS DEPTS - UTILITIES	GENERAL FUND	POLICE OPERATION	230.18
	10/08/13	VARIOUS DEPTS - UTILITIES	GENERAL FUND	FIRE OPERATION	690.52
	10/08/13	VARIOUS DEPTS - UTILITIES	GENERAL FUND	STREET LIGHTING	2,077.04
	10/08/13	VARIOUS DEPTS - UTILITIES	GENERAL FUND	STREET LIGHTING	115.82
	10/08/13	VARIOUS DEPTS - UTILITIES	GENERAL FUND	STREET LIGHTING	183.01
	10/08/13	VARIOUS DEPTS - UTILITIES	GENERAL FUND	PARK & RECREATION	40.25
	10/08/13	PARK & REC - 219 E GREEN S	GENERAL FUND	PARK & RECREATION	12.70
	10/08/13	VARIOUS DEPTS - UTILITIES	GENERAL FUND	CLERK & TREASURER	381.88
	10/08/13	VARIOUS DEPTS - UTILITIES	GENERAL FUND	LOCAL CABLE ACCESS	100.00
	10/08/13	VARIOUS DEPTS - UTILITIES	CIVIC CENTER	TOWN HALL	473.24
	10/08/13	VARIOUS DEPTS - UTILITIES	LIBRARY	LIBRARY	569.71
	10/08/13	VARIOUS DEPTS - UTILITIES	WATER FUND	WATER OPERATING	314.35
	10/08/13	VARIOUS DEPTS - UTILITIES	WATER FUND	WATER OPERATING	1,614.94
	10/08/13	VARIOUS DEPTS - UTILITIES	WATER FUND	WATER OPERATING	17.43
	10/08/13	VARIOUS DEPTS - UTILITIES	WATER FUND	WATER OPERATING	1,140.03
	10/08/13	WATER - UTILITIES	WATER FUND	WATER OPERATING	108.22
	10/08/13	VARIOUS DEPTS - UTILITIES	SEWER FUND	SEWER OPERATING	1,476.18
	10/08/13	VARIOUS DEPTS - UTILITIES	SEWER FUND	SEWER OPERATING	272.73
				TOTAL:	9,818.23
AMAZON	10/21/13	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	13.98
	10/21/13	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	12.48
	10/21/13	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	92.81
				TOTAL:	119.27
BAKER & TAYLOR INC.	10/21/13	LIBRARY - BOOKS	LIBRARY	LIBRARY	1,328.01
				TOTAL:	1,328.01
BARRON MOTOR SUPPLY	10/21/13	FIRE - SUPPLIES	GENERAL FUND	FIRE OPERATION	24.90
	10/21/13	STREETS - SUPPLIES	ROAD USE TAX	ROADS & STREETS	164.70
				TOTAL:	189.60
BDC-BUILDING INSPECTION & PLAN REVIEW	10/21/13	ADMIN - BUILDING INSPECTIO	GENERAL FUND	CLERK & TREASURER	193.20
				TOTAL:	193.20
BP AMOCO	10/21/13	POLICE/FIRE/CEMETERY - FUE	GENERAL FUND	POLICE OPERATION	568.74
	10/21/13	POLICE/FIRE/CEMETERY - FUE	GENERAL FUND	FIRE OPERATION	146.11
	10/21/13	POLICE/FIRE/CEMETERY - FUE	GENERAL FUND	CEMETERY	1,028.61
				TOTAL:	1,743.46
BSEN SPORTS INC	10/21/13	PARK & REC - FIELD PAINT	GENERAL FUND	PARK & RECREATION	134.94
				TOTAL:	134.94
BUSINESS RADIO SALES	10/21/13	FIRE - SERVICE RADIOS	GENERAL FUND	FIRE OPERATION	300.44
				TOTAL:	300.44
CEDAR COUNTY PUBLIC HEALTH	10/21/13	POL/LIB/FIRE/ADM/ST-FLU SH	GENERAL FUND	FIRE OPERATION	75.00
	10/21/13	POL/LIB/FIRE/ADM/ST-FLU SH	TRUST AND AGENCY	POLICE OPERATIONS	50.00
	10/21/13	POL/LIB/FIRE/ADM/ST-FLU SH	TRUST AND AGENCY	ROADS & STREETS	25.00
	10/21/13	POL/LIB/FIRE/ADM/ST-FLU SH	TRUST AND AGENCY	LIBRARY	50.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	10/21/13	POL/LIB/FIRE/ADM/ST-FLU SH	TRUST AND AGENCY	CLERK & TREASURER	50.00_
				TOTAL:	250.00_
CEDAR COUNTY RECORDER	10/21/13	LEGAL - DOCUMENT RECORDING	GENERAL FUND	LEGAL SERVICES	117.00_
				TOTAL:	117.00_
CEDAR COUNTY SOLID WASTE COMMISSION	10/21/13	STREETS - WASTE DISPOSAL	GENERAL FUND	ROADS AND STREETS	391.50
	10/21/13	STREETS - WASTE DISPOSAL	ROAD USE TAX	ROADS & STREETS	29.00_
				TOTAL:	420.50
CEDAR RAPIDS PHOTO COPY INC	10/21/13	LIBRARY - SERVICE	LIBRARY	LIBRARY	72.29_
				TOTAL:	72.29
COMMUNITY STATE BANK	10/03/13	FIRE DEPT EXPANSION LOAN P	GO DEBT SERVICE	BONDING	7,900.76
	10/03/13	FIRE DEPT EXPANSION LOAN P	GO DEBT SERVICE	BONDING	463.81_
				TOTAL:	8,364.57
COUNTRY INN & SUITES DUBUQUE	10/08/13	ADMIN-IA LEAGUE ANNUAL CON	GENERAL FUND	CLERK & TREASURER	185.92_
				TOTAL:	185.92_
CROELL REDI-MIX INC	10/21/13	FIRE - CONCRETE FIRE DEPT	GENERAL FUND	FIRE OPERATION	402.00
	10/21/13	STREETS - COLLEGE ST	GENERAL FUND	ROADS AND STREETS	1,719.50
	10/21/13	STREETS - COLLEGE HILL PRO	ROAD USE TAX	ROADS & STREETS	279.00
	10/21/13	STREETS - N DOWNEY & COLLE	ROAD USE TAX	ROADS & STREETS	206.25_
				TOTAL:	2,606.75
CROWN AWARDS	10/21/13	PARK & REC - SUPPLIES	GENERAL FUND	PARK & RECREATION	236.82_
				TOTAL:	236.82
CULLIGAN WATER TECHNOLOGIES	10/01/13	FIRE - WATER COND RENTAL	GENERAL FUND	FIRE OPERATION	37.65_
				TOTAL:	37.65
DEMCO	10/21/13	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	16.70_
				TOTAL:	16.70
DEWEYS JACK & JILL	10/21/13	LIBRARY/P&R - SUPPLIES	GENERAL FUND	PARK & RECREATION	22.09
	10/21/13	LIBRARY/P&R - SUPPLIES	LIBRARY	LIBRARY	9.16_
				TOTAL:	31.25
ED.M.FELD EQUIPMENT CO. INC	10/21/13	FIRE - SUPPLIES	GENERAL FUND	FIRE OPERATION	171.00_
				TOTAL:	171.00
EFTPS	10/11/13	FEDERAL WITHHOLDINGS	GENERAL FUND	NON-DEPARTMENTAL	1,335.36
	10/11/13	SOCIAL SECURITY WITHHHOLDI	GENERAL FUND	NON-DEPARTMENTAL	895.43
	10/11/13	MEDICARE WITHHOLDINGS	GENERAL FUND	NON-DEPARTMENTAL	209.39
	10/11/13	FEDERAL WITHHOLDINGS	LIBRARY	NON-DEPARTMENTAL	307.88
	10/11/13	SOCIAL SECURITY WITHHHOLDI	LIBRARY	NON-DEPARTMENTAL	237.29
	10/11/13	MEDICARE WITHHOLDINGS	LIBRARY	NON-DEPARTMENTAL	55.49
	10/11/13	FEDERAL WITHHOLDINGS	ROAD USE TAX	NON-DEPARTMENTAL	2.71
	10/11/13	SOCIAL SECURITY WITHHHOLDI	ROAD USE TAX	NON-DEPARTMENTAL	2.35
	10/11/13	MEDICARE WITHHOLDINGS	ROAD USE TAX	NON-DEPARTMENTAL	0.55
	10/11/13	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	POLICE OPERATIONS	324.01
	10/11/13	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	POLICE OPERATIONS	75.77
	10/11/13	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	ROADS & STREETS	150.27
	10/11/13	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	ROADS & STREETS	35.14
	10/11/13	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	LIBRARY	237.29

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	10/11/13	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	LIBRARY	55.49
	10/11/13	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	PARK & RECREATION	100.14
	10/11/13	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	PARK & RECREATION	23.42
	10/11/13	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	CEMETERY	174.74
	10/11/13	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	CEMETERY	40.86
	10/11/13	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	CLERK & TREASURER	123.26
	10/11/13	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	CLERK & TREASURER	28.82
	10/11/13	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	LOCAL CABLE ACCESS	25.32
	10/11/13	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	LOCAL CABLE ACCESS	5.92
	10/11/13	FEDERAL WITHHOLDINGS	WATER FUND	NON-DEPARTMENTAL	303.37
	10/11/13	SOCIAL SECURITY WITHHHOLDI	WATER FUND	NON-DEPARTMENTAL	184.12
	10/11/13	MEDICARE WITHHOLDINGS	WATER FUND	NON-DEPARTMENTAL	43.06
	10/11/13	SOCIAL SECURITY WITHHHOLDI	WATER FUND	WATER OPERATING	184.12
	10/11/13	MEDICARE WITHHOLDINGS	WATER FUND	WATER OPERATING	43.06
	10/11/13	FEDERAL WITHHOLDINGS	SEWER FUND	NON-DEPARTMENTAL	260.44
	10/11/13	SOCIAL SECURITY WITHHHOLDI	SEWER FUND	NON-DEPARTMENTAL	165.55
	10/11/13	MEDICARE WITHHOLDINGS	SEWER FUND	NON-DEPARTMENTAL	38.72
	10/11/13	SOCIAL SECURITY WITHHHOLDI	SEWER FUND	SEWER OPERATING	165.59
	10/11/13	MEDICARE WITHHOLDINGS	SEWER FUND	SEWER OPERATING	38.73
				TOTAL:	5,873.66
ETS CORPORATION	10/08/13	WATER/SEWER -CREDIT CARD F	WATER FUND	WATER OPERATING	16.39
	10/08/13	WATER/SEWER -CREDIT CARD F	SEWER FUND	SEWER OPERATING	16.39
				TOTAL:	32.78
F&B COMMUNICATIONS INC	10/21/13	ADMIN - COMPUTER SERVICE	GENERAL FUND	CLERK & TREASURER	1,037.95
				TOTAL:	1,037.95
FAREWAY STORES	10/21/13	PARK & REC - SUPPLIES	GENERAL FUND	PARK & RECREATION	109.86
				TOTAL:	109.86
FIDERLEIN, DEBRA	10/21/13	P&R-SESSION 2 FITNESS CLAS	GENERAL FUND	PARK & RECREATION	650.00
				TOTAL:	650.00
FRYTOWN TRAILERS	10/21/13	STREETS - DUMP TRAILER	ROAD USE TAX	ROADS & STREETS	7,350.00
				TOTAL:	7,350.00
GAYLORD BROS INC.	10/21/13	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	30.73
	10/21/13	LIBRARY - BOOK ENDS	LIBRARY	LIBRARY	187.44
				TOTAL:	218.17
GENERAL PEST CONTROL	10/21/13	LIBRARY - SERVICE	LIBRARY	LIBRARY	70.00
				TOTAL:	70.00
GIERKE-ROBINSON COMPANY INC	10/21/13	STREETS - SUPPLIES	ROAD USE TAX	ROADS & STREETS	763.53
	10/21/13	STREETS - SUPPLIES	ROAD USE TAX	ROADS & STREETS	1,350.00
				TOTAL:	2,113.53
GOODALE, MATTHEW	10/08/13	STREETS-REIMB MILEAGE & HO	GENERAL FUND	ROADS AND STREETS	434.59
				TOTAL:	434.59
GREATAMERICA LEASING CORP	10/21/13	ADMIN - COPIER LEASE	GENERAL FUND	CLERK & TREASURER	252.06
				TOTAL:	252.06
HANNA, JOHN	10/10/13	POLICE- REIMB FOR CONF EXP	GENERAL FUND	POLICE OPERATION	305.78
				TOTAL:	305.78

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
HAWKINS INC	10/21/13	WATER - AZONE 15	WATER FUND	WATER OPERATING	1,642.84
				TOTAL:	1,642.84
HORIHAN, MIKE	10/10/13	POLICE - REIMB FOR SUPPLIE	GENERAL FUND	POLICE OPERATION	86.60
				TOTAL:	86.60
IOWA ASSN. MUN. UTILITIES	10/21/13	STREETS - CERT INSPEC TRNG	GENERAL FUND	ROADS AND STREETS	300.00
				TOTAL:	300.00
IOWA DEPARTMENT OF NATURAL RESOURCES	10/21/13	WATER - FY14 ANNUAL WATER	WATER FUND	WATER OPERATING	66.00
				TOTAL:	66.00
IOWA LEAGUE OF CITIES	10/01/13	ADMIN - BUDGET TRAINING	GENERAL FUND	CLERK & TREASURER	70.00
				TOTAL:	70.00
IOWA MUNICIPAL FINANCE OFFICERS ASSN.	10/04/13	ADMIN - IMFOA FALL MEETING	GENERAL FUND	CLERK & TREASURER	150.00
				TOTAL:	150.00
IOWA ONE CALL	10/21/13	WATER/SEWER - SERVICE	WATER FUND	WATER OPERATING	31.05
	10/21/13	WATER/SEWER - SERVICE	WATER FUND	WATER OPERATING	25.65
	10/21/13	WATER/SEWER - SERVICE	SEWER FUND	SEWER OPERATING	31.05
	10/21/13	WATER/SEWER - SERVICE	SEWER FUND	SEWER OPERATING	25.65
				TOTAL:	113.40
JOEY DEAN WENNDT	10/21/13	FIRE - SEPT FIRE TRAINING	GENERAL FUND	FIRE OPERATION	150.00
	10/21/13	FIRE - OCTOBER FIRE TRAINI	GENERAL FUND	FIRE OPERATION	150.00
				TOTAL:	300.00
JOHNSON COUNTY REFUSE INC.	10/08/13	RECYCLING - SEPTEMBER	GENERAL FUND	SOLID WASTE	3,695.50
				TOTAL:	3,695.50
KEVIN D OLSON	10/21/13	LEGAL SERVICES FOR OCT 201	GENERAL FUND	LEGAL SERVICES	1,500.00
				TOTAL:	1,500.00
KINGDOM GRAPHICS LLC	10/08/13	PARK & REC - FLAG FBALL SH	GENERAL FUND	PARK & RECREATION	372.00
				TOTAL:	372.00
L. L. PELLING CO. INC	10/21/13	STREETS - SEALCOAT	GENERAL FUND	ROADS AND STREETS	21,585.05
				TOTAL:	21,585.05
LENOCH & CILEK	10/21/13	PARK&REC- SUPPLIES	GENERAL FUND	PARK & RECREATION	31.92
				TOTAL:	31.92
LIBERTY COMMUNICATIONS	10/01/13	VARIOUS DEPTS - PHONE SERV	GENERAL FUND	POLICE OPERATION	140.09
	10/01/13	VARIOUS DEPTS - PHONE SERV	GENERAL FUND	FIRE OPERATION	118.92
	10/01/13	VARIOUS DEPTS - PHONE SERV	GENERAL FUND	FIRE OPERATION	37.85
	10/01/13	VARIOUS DEPTS - PHONE SERV	GENERAL FUND	PARK & RECREATION	126.35
	10/01/13	VARIOUS DEPTS - PHONE SERV	GENERAL FUND	CLERK & TREASURER	255.41
	10/01/13	VARIOUS DEPTS - PHONE SERV	GENERAL FUND	LOCAL CABLE ACCESS	57.25
	10/01/13	VARIOUS DEPTS - PHONE SERV	CIVIC CENTER	TOWN HALL	37.19
	10/01/13	VARIOUS DEPTS - PHONE SERV	LIBRARY	LIBRARY	179.32
	10/01/13	VARIOUS DEPTS - PHONE SERV	ROAD USE TAX	ROADS & STREETS	42.67
	10/01/13	VARIOUS DEPTS - PHONE SERV	WATER FUND	WATER OPERATING	42.67
	10/01/13	VARIOUS DEPTS - PHONE SERV	SEWER FUND	SEWER OPERATING	42.66
				TOTAL:	1,080.38

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
LINN COUNTY R.E.C.	10/21/13	STREETS - UTILITIES	GENERAL FUND	STREET LIGHTING	120.00
				TOTAL:	120.00
LYNCH'S EXCAVATING INC	10/21/13	STREETS - E COLLEGE SERVIC	GENERAL FUND	ROADS AND STREETS	735.00
	10/21/13	SEWER - SERVICE	SEWER FUND	SEWER OPERATING	5,921.07
				TOTAL:	6,656.07
LYNCH'S PLUMBING INC	10/21/13	FIRE - SERVICE GAS LEAK	GENERAL FUND	FIRE OPERATION	123.20
	10/21/13	LIBRARY - SERVICE	LIBRARY	LIBRARY	65.00
	10/21/13	STREETS - PART	ROAD USE TAX	ROADS & STREETS	4.90
				TOTAL:	193.10
MATT PARROTT/STOREY KENWORTHY	10/08/13	ADMIN - RECEIPT BOOKS	GENERAL FUND	CLERK & TREASURER	193.42
				TOTAL:	193.42
MENARDS	10/08/13	PARK & REC - SUPPLIES	GENERAL FUND	PARK & RECREATION	72.78
	10/21/13	LIBRARY - STEEL SHELVES	LIBRARY	LIBRARY	319.96
	10/21/13	STREETS - SUPPLIES	ROAD USE TAX	ROADS & STREETS	553.90
				TOTAL:	946.64
MIDWEST JANITORIAL SERVICE INC	10/21/13	LIB/TH/ADMIN/POLICE - CLEA	GENERAL FUND	POLICE OPERATION	43.98
	10/21/13	LIB/TH/ADMIN/POLICE - CLEA	GENERAL FUND	CLERK & TREASURER	79.17
	10/21/13	LIB/TH/ADMIN/POLICE - CLEA	CIVIC CENTER	TOWN HALL	224.32
	10/21/13	LIB/TH/ADMIN/POLICE - CLEA	LIBRARY	LIBRARY	299.09
				TOTAL:	646.56
MIDWEST RADAR & EQUIPMENT	10/21/13	POLICE - SUPPLIES	GENERAL FUND	POLICE OPERATION	160.00
				TOTAL:	160.00
MISCELLANEOUS V ABBY KNOOP	10/01/13	ABBY KNOOP:P&R VBALL HELP	GENERAL FUND	PARK & RECREATION	50.00
ALLYSON SIMPSON	10/01/13	ALLYSON SIMPSON:P&R VBALL	GENERAL FUND	PARK & RECREATION	30.00
CAROL CARNEY	10/10/13	CAROL CARNEY:FITNESS REFUN	GENERAL FUND	PARK & RECREATION	52.50
CAROL JONES	10/08/13	CAROL JONES:FITNESS CLASS	GENERAL FUND	PARK & RECREATION	52.50
COLE TISINGER	10/01/13	COLE TISINGER:P&R FBALL RE	GENERAL FUND	PARK & RECREATION	40.00
COLEMAN FENNER	10/01/13	COLEMAN FENNER:P&R FBALL R	GENERAL FUND	PARK & RECREATION	40.00
COLEMAN FENNER	10/08/13	COLEMAN FENNER:FLAG FBALL	GENERAL FUND	PARK & RECREATION	40.00
CRAIG COCHRAN	10/10/13	CRAIG COCHRAN:REIMB FOR SU	GENERAL FUND	FIRE OPERATION	44.00
FIESTA RIVIERA	10/21/13	FIESTA RIVIERA:LICENSE REF	GENERAL FUND	LEGAL SERVICES	308.75
JENAE MURRY	10/01/13	JENAE MURRY:P&R VBALL HELP	GENERAL FUND	PARK & RECREATION	20.00
JOHN PROELLER	10/10/13	JOHN PROELLER:SIDEWALK REF	GENERAL FUND	NON-DEPARTMENTAL	100.00
KAYLEE MONTGOMERY	10/01/13	KAYLEE MONTGOMERY:P&R VBAL	GENERAL FUND	PARK & RECREATION	50.00
LEAH HOTT	10/01/13	LEAH HOTT:P&R VBALL HELP	GENERAL FUND	PARK & RECREATION	30.00
MARIA KYLLINGSTAD	10/01/13	MARIA KYLLINGSTAD:P&R VBAL	GENERAL FUND	PARK & RECREATION	50.00
MORGAN STOOLMAN	10/01/13	MORGAN STOOLMAN:P&R VBALL	GENERAL FUND	PARK & RECREATION	70.00
PAIGE MILLER	10/21/13	PAIGE MILLER:P&R FBALL REF	GENERAL FUND	PARK & RECREATION	40.00
TRYSTIN LUNECKAS	10/01/13	TRYSTIN LUNECKAS:P&R VBALL	GENERAL FUND	PARK & RECREATION	70.00
				TOTAL:	1,087.75
MOORE'S WELDING INC	10/21/13	STREETS - SERVICE	ROAD USE TAX	ROADS & STREETS	70.42
				TOTAL:	70.42
MUNICIPAL SUPPLY INC.	10/21/13	WATER - SUPPLIES	WATER FUND	WATER OPERATING	1,676.00
	10/21/13	WATER - SUPPLIES	WATER FUND	WATER OPERATING	288.00
				TOTAL:	1,964.00
OVERDRIVE INC	10/21/13	LIBRARY - EBOOK	LIBRARY	LIBRARY	7.99

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	10/21/13	LIBRARY - EBOOKS	LIBRARY	LIBRARY	106.49
	10/21/13	LIBRARY - EBOOKS	LIBRARY	LIBRARY	18.98
				TOTAL:	133.46
PARKSIDE SERVICE	10/21/13	CEMETERY - TIRES FOR TONNE	GENERAL FUND	CEMETERY	207.97
				TOTAL:	207.97
PIERCE, SHAWN	10/21/13	P&R-SESSION 2 FITNESS CLAS	GENERAL FUND	PARK & RECREATION	520.00
				TOTAL:	520.00
PITNEY BOWES GLOBAL FINANCIAL SERVICES	10/21/13	LIBRARY - POSTAGE METER LE	LIBRARY	LIBRARY	120.00
				TOTAL:	120.00
PITNEY BOWES PURCHASE POWER	10/21/13	ADMIN/WATER/SEWER - POSTAG	GENERAL FUND	CLERK & TREASURER	166.67
	10/21/13	ADMIN/WATER/SEWER - POSTAG	WATER FUND	WATER OPERATING	166.67
	10/21/13	ADMIN/WATER/SEWER - POSTAG	SEWER FUND	SEWER OPERATING	166.66
				TOTAL:	500.00
PLATO ELECTRIC LLC	10/21/13	STREET LIGHTING -LIGHT REP	GENERAL FUND	STREET LIGHTING	852.67
				TOTAL:	852.67
PLUMBERS SUPPLY CO.	10/21/13	WATER - SUPPLIES	WATER FUND	WATER OPERATING	41.24
				TOTAL:	41.24
PLUNKETT'S PEST CONTROL INC	10/21/13	ADMIN - SERVICE	GENERAL FUND	CLERK & TREASURER	45.76
	10/21/13	TOWN HALL - SERVICE	CIVIC CENTER	TOWN HALL	45.76
				TOTAL:	91.52
PORT 'O' JONNY INC.	10/08/13	PARK & REC - SERVICE FOR F	GENERAL FUND	PARK & RECREATION	183.00
	10/08/13	PARK & REC - SRV LIONS FIE	GENERAL FUND	PARK & RECREATION	83.00
	10/08/13	PARK & REC - SRV OCT FBALL	GENERAL FUND	PARK & RECREATION	163.00
	10/21/13	CEMETERY - SERVICE	GENERAL FUND	CEMETERY	83.00
				TOTAL:	512.00
PYRAMID SERVICES INC.	10/21/13	CEMETERY - MOWER BLADES	GENERAL FUND	CEMETERY	47.79
				TOTAL:	47.79
QC ANALYTICAL SERVICES LLC	10/21/13	SEWER - TESTING	SEWER FUND	SEWER OPERATING	584.00
	10/21/13	SEWER - TESTING	SEWER FUND	SEWER OPERATING	584.00
				TOTAL:	1,168.00
QUALITY ENGRAVED SIGNS	10/21/13	ADMIN - NAMEPLATES	GENERAL FUND	CLERK & TREASURER	81.90
				TOTAL:	81.90
QUILL CORP	10/21/13	ADMIN - SUPPLIES	GENERAL FUND	CLERK & TREASURER	7.48
	10/21/13	ADMIN - SUPPLIES	GENERAL FUND	CLERK & TREASURER	3.74
	10/21/13	ADMIN - OFFICE SUPPLIES	GENERAL FUND	CLERK & TREASURER	15.90
	10/21/13	ADMIN - OFFICE SUPPLIES	GENERAL FUND	CLERK & TREASURER	9.59
	10/21/13	ADMIN - MAILING TUBES	GENERAL FUND	CLERK & TREASURER	37.20
	10/21/13	LIBRARY - OFFICE SUPPLIES	LIBRARY	LIBRARY	29.58
	10/21/13	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	6.96
	10/21/13	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	24.74
	10/21/13	LIBRARY - OFFICE SUPPLIES	LIBRARY	LIBRARY	35.49
	10/21/13	STREETS - OFFICE SUPPLIES	ROAD USE TAX	ROADS & STREETS	43.19
				TOTAL:	213.87

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
ARK DIXON	10/21/13	ADMIN - BLK & COLOR COPIES	GENERAL FUND	CLERK & TREASURER	896.11_
				TOTAL:	896.11_
ROBERT'S TOWING & RECOVERY	10/21/13	STREETS - SERVICE	GENERAL FUND	ROADS AND STREETS	180.00_
				TOTAL:	180.00_
SCHIMBERG CO	10/21/13	STREETS - PIPE ADS DWALL	ROAD USE TAX	ROADS & STREETS	848.40
	10/21/13	STREETS - PIPE ADS DWALL	ROAD USE TAX	ROADS & STREETS	606.00
	10/21/13	WATER - SUPPLIES	WATER FUND	WATER OPERATING	4,970.16
	10/21/13	WATER - SUPPLIES	WATER FUND	WATER OPERATING	926.20
	10/21/13	WATER - SUPPLIES	WATER FUND	WATER OPERATING	351.21_
				TOTAL:	7,701.97_
SHANELLE M PEDEN	10/21/13	CABLE - VIDEOTAPING	GENERAL FUND	LOCAL CABLE ACCESS	150.00
	10/21/13	CABLE - VIDEOTAPING	GENERAL FUND	LOCAL CABLE ACCESS	150.00_
				TOTAL:	300.00_
SHIMMIN, NICK	10/10/13	LIBRARY - REIMB FOR MILEAG	LIBRARY	LIBRARY	109.47
	10/10/13	LIBRARY - REIMB FOR SUPPLI	LIBRARY	LIBRARY	42.48_
				TOTAL:	151.95_
SPRINT	10/21/13	POLICE - SERVICE	GENERAL FUND	POLICE OPERATION	179.97_
				TOTAL:	179.97_
THE BOOK FARM INC	10/21/13	LIBRARY - BOOKS	LIBRARY	LIBRARY	22.96_
				TOTAL:	22.96_
THE LIBRARY STORE INC	10/21/13	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	153.02_
				TOTAL:	153.02_
THOMAS HEATING & AIR LLC	10/21/13	FIRE - SUPPLIES & SERVICE	GENERAL FUND	FIRE OPERATION	5,210.00_
				TOTAL:	5,210.00_
TOYNES IA. FIRE TRK.SERV	10/21/13	FIRE - SERVICE	GENERAL FUND	FIRE OPERATION	2,565.55_
				TOTAL:	2,565.55_
TREASURER STATE OF IOWA	10/09/13	IOWA SALES TAX PMT - SEPT	WATER FUND	WATER OPERATING	2,103.61
	10/09/13	IOWA SALES TAX PMT - SEPT	SEWER FUND	WATER OPERATING	350.72_
				TOTAL:	2,454.33_
TRUGREEN PROCESSING CENTER	10/08/13	PARK & REC - SERVICE	GENERAL FUND	PARK & RECREATION	145.00_
				TOTAL:	145.00_
TUMBLEWEED PRESS INC	10/21/13	LIBRARY -SUBSCRIPTION RENE	LIBRARY	LIBRARY	200.00_
				TOTAL:	200.00_
UNIVERSITY OF IOWA: STATE HYGIENIC LAB	10/21/13	WATER - TESTING	WATER FUND	WATER OPERATING	24.00_
				TOTAL:	24.00_
UPS	10/15/13	SEWER - SHIPPING	SEWER FUND	SEWER OPERATING	24.34
	10/21/13	SEWER - SHIPPING	SEWER FUND	SEWER OPERATING	24.34
	10/21/13	SEWER - SHIPPING	SEWER FUND	SEWER OPERATING	24.34_
				TOTAL:	73.02_
US BANK EQUIPMENT FINANCE	10/10/13	LIBRARY - COPIER LEASE	LIBRARY	LIBRARY	51.13_
				TOTAL:	51.13_

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
US CELLULAR	10/01/13	POLICE-PHONE SERV 8-12/9-1	GENERAL FUND	POLICE OPERATION	210.40
	10/01/13	POLICE-PHONE SERV 9-12/10-	GENERAL FUND	POLICE OPERATION	210.40
	10/01/13	FIRE - PHONE SERVICE	GENERAL FUND	FIRE OPERATION	30.26
	10/08/13	FIRE - PHONE SERVICE	GENERAL FUND	FIRE OPERATION	60.52
	10/01/13	VARIOUS DEPT-PHONE 8-12/9-	GENERAL FUND	PARK & RECREATION	65.40
	10/01/13	VARIOUS DEPTS-PHONE 9-12/1	GENERAL FUND	PARK & RECREATION	65.40
	10/01/13	VARIOUS DEPT-PHONE 8-12/9-	ROAD USE TAX	ROADS & STREETS	83.35
	10/01/13	VARIOUS DEPTS-PHONE 9-12/1	ROAD USE TAX	ROADS & STREETS	81.27
	10/01/13	VARIOUS DEPT-PHONE 8-12/9-	WATER FUND	WATER OPERATING	83.34
	10/01/13	VARIOUS DEPTS-PHONE 9-12/1	WATER FUND	WATER OPERATING	81.27
	10/01/13	VARIOUS DEPT-PHONE 8-12/9-	SEWER FUND	SEWER OPERATING	83.34
	10/01/13	VARIOUS DEPTS-PHONE 9-12/1	SEWER FUND	SEWER OPERATING	81.28
				TOTAL:	1,136.23
USA BLUE BOOK	10/21/13	SEWER - FILTER ELEMENTS	SEWER FUND	SEWER OPERATING	636.26
				TOTAL:	636.26
VEENSTRA & KIMM INC.	10/21/13	STREETS- MAIN ST SIDEWALK	GENERAL FUND	ROADS AND STREETS	805.65
	10/21/13	ENG STORMWATER UTILITY CON	GENERAL FUND	ROADS AND STREETS	2,095.50
	10/21/13	ENG CASEY'S TURN LANE CONS	GENERAL FUND	COMMISSION	2,797.25
	10/21/13	ENG SANITARY REHAB DES SRV	SEWER FUND	SEWER OPERATING	930.00
	10/21/13	ENG LIFT STATION-2011 RES	SEWER FUND	SEWER OPERATING	958.61
	10/21/13	ENG SANITARY SEWER-PH 2&3	SEWER FUND	SEWER OPERATING	2,000.00
				TOTAL:	9,587.01
VJ ENGINEERING	10/21/13	STREETS-ENG13-3153 LOT A B	GENERAL FUND	ROADS AND STREETS	1,600.00
				TOTAL:	1,600.00
WAGEWORKS	10/11/13	FLEX - HCFA2013 RUSSELL	BC/BS FLEXIBLE BEN	INVALID DEPARTMENT	72.18
				TOTAL:	72.18
WALMART COMMUNITY/GEMB	10/21/13	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	105.11
	10/21/13	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	13.97
	10/21/13	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	8.45
	10/21/13	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	117.72
				TOTAL:	245.25
WATER SOLUTIONS UNLIMITED INC.	10/21/13	WATER - CHEMICALS	WATER FUND	WATER OPERATING	2,472.00
				TOTAL:	2,472.00
WEST BRANCH FORD	10/21/13	POLICE - KEY	GENERAL FUND	POLICE OPERATION	3.48
	10/21/13	POLICE - SERVICE EXPLORER	GENERAL FUND	POLICE OPERATION	47.44
	10/21/13	STREETS - SERVICE 04 TRUCK	ROAD USE TAX	ROADS & STREETS	180.28
				TOTAL:	231.20
WEST BRANCH REPAIRS	10/21/13	POLICE - SERVICE VEHICLES	GENERAL FUND	POLICE OPERATION	339.91
	10/21/13	FIRE - SERVICE TRUCKS	GENERAL FUND	FIRE OPERATION	1,443.87
				TOTAL:	1,783.78
WEST BRANCH TIMES	10/01/13	LEGAL& COMM/CULT -PUBLICAT	GENERAL FUND	COMM & CULTURAL DEVEL	58.00
	10/01/13	LEGAL& COMM/CULT -PUBLICAT	GENERAL FUND	LEGAL SERVICES	1,320.57
	10/21/13	LEGAL - PUBLICATIONS	GENERAL FUND	LEGAL SERVICES	1,745.44
	10/21/13	LIBRARY - PUBLICATIONS	LIBRARY	LIBRARY	77.00
	10/21/13	LIBRARY - SUBSCRIPTION	LIBRARY	LIBRARY	29.00
				TOTAL:	3,230.01

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
WESTRUM LEAK DETECTION INC.	10/21/13	WATER -2013 LEAK DET SURVE	WATER FUND	WATER OPERATING	1,000.00_
				TOTAL:	1,000.00
WEX BANK	10/21/13	POLICE - FUEL	GENERAL FUND	POLICE OPERATION	405.58_
				TOTAL:	405.58
YEGGY, JODI	10/21/13	P&R-SESSION 2 FITNESS CLAS	GENERAL FUND	PARK & RECREATION	650.00_
				TOTAL:	650.00

**PAYROLL EXPENSES

10/01/2013 - 10/31/2013	GENERAL FUND	POLICE OPERATION	5,688.41
	GENERAL FUND	ROADS AND STREETS	2,628.37
	GENERAL FUND	PARK & RECREATION	1,734.53
	GENERAL FUND	CEMETERY	2,973.12
	GENERAL FUND	CLERK & TREASURER	2,077.67
	GENERAL FUND	LOCAL CABLE ACCESS	421.23
	LIBRARY	LIBRARY	3,827.49
	ROAD USE TAX	ROADS & STREETS	37.80
	WATER FUND	WATER OPERATING	3,222.00
	SEWER FUND	SEWER OPERATING	2,871.11_
		TOTAL:	25,481.73

===== FUND TOTALS =====

001	GENERAL FUND	88,167.58
022	CIVIC CENTER	780.51
031	LIBRARY	8,975.37
110	ROAD USE TAX	12,700.27
112	TRUST AND AGENCY	1,575.45
226	GO DEBT SERVICE	8,364.57
600	WATER FUND	23,183.00
610	SEWER FUND	17,773.76
950	BC/BS FLEXIBLE BENEFIT	72.18

GRAND TOTAL: 161,592.69

City of West Branch
RECORDS DESTRUCTION FORM

Page 1 of 1

CAUTION: A state record may not be destroyed if any litigation, claim, negotiation, audit, open records request, administrative review, or other action involving the record is initiated before the expiration of the retention period. The record must be retained until completion of the action and the resolution of all issues that arise from it, or until the expiration of the retention period, whichever is later. Any record subject to federal audit must be retained until the expiration of the audit period or the period specified in the City of West Branch Records Retention manual, whichever is later.

Departmental Destruction	<input type="checkbox"/> I certify that these OFFICIAL RECORD COPIES are past the retention period specified by the Records Retention Schedule and that all audit and administrative requirements have been satisfied. <input type="checkbox"/> I certify that no HOLD has been placed on these OFFICIAL RECORDS due to any litigation, claim, negotiation, audit, or open records requests and all administrative requirements have been satisfied.
Date of Records Destruction: October 22, 2013 Department Name: Administration – City Office	
Destruction Method:	
Shredding _____ Discard _____ Outside Vendor <u> X </u>	
Document & Destruction & Recycling Services	
Destruction Certificate:	

Description of Records The contents of each box should be listed separately	Inclusive Dates	Retention Period	Record Type
Receipt books	6/27/2003 to 6/12/2008	5 years	Financial Records – paper
Water/sewer utility, Police, Library Receipts	January 2003 to Dec. 2006	5 years	Financial Records – paper
Bank Statements – US Bank	July 2005 to June 2006	5 years	Financial Records – paper
Dog & cat license receipts	10/23/2006 to 1/18/2008	5 years	Administrative Records- paper
Utility billing journals – usage and billing ledgers	5/1/2003 to 9/1/2004	5 years	Water utility records

INSTRUCTIONS FOR FILLING OUT THE RECORDS DESTRUCTION FORM

1. Fill in the department name and date.
2. Locate a description of your records in the Records Retention Schedule and record.
3. Enter the description of the records in the “Description of Records” column.
4. Fill in the “Inclusive Dates” of the records. Please include month and year.
5. Fill in the “Retention Period” listed for the records in the Records Retention Schedule.
6. Fill in the “Record Type” of the records (for example, P= Paper, E=Electronic, etc.).
7. The completed *original* Records Destruction form must be maintained as a permanent record at the City Office.

Oct. 14, 2013 Board Statement on T.I.F.

The Board of Directors of the West Branch Community School District appreciates this opportunity to comment on the proposed amended and restated West Branch Urban Renewal Plan. The West Branch Schools:

- Recognize the city often has taken a careful approach to the use of tax-increment financing in economic development, and appreciate communication with the city regarding such plans;**
- Encourage the city to review the portions of the original urban renewal plan and determine an end date to currently unlimited TIF areas, which would contribute to a more stable tax base; and**
- Clarification on why Northridge and West Branch Village residential areas remain in TIF.**

NOTICE OF PUBLIC HEARING TO CONSIDER
APPROVAL OF PROPOSED AMENDMENT NO. 3 TO THE
WEST BRANCH URBAN RENEWAL PLAN FOR THE
WEST BRANCH URBAN RENEWAL AREA IN THE
CITY OF WEST BRANCH, IOWA.

The City Council of the City of West Branch, Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 o'clock P.M. on October 21st, 2013 in the Council Chambers, City Hall, West Branch, Iowa to consider adoption of the proposed Amended and Restated Urban Renewal Plan (the "Plan").

The Urban Renewal Area covered by the Plan is as follows:

1989 West Branch Urban Renewal Area

Tract A:

The West 259.00 feet of a parcel of land in the north ½ of the SW ¼ of Section 8, Township 79 North, Range 4 West of the 5th P.M. in Cedar County, Iowa as recorded in Plat Book 5, page 320 in the Auditor's Office of Cedar County, Iowa, except the south 40.00 feet thereof more particularly described as follows: Commencing at a point of reference at the southwest corner of the north ½ of the SW ¼ of Section 8; thence north 90° 00' 00" E, 50.00 feet along the south line of said north ½ to a found 5/8" iron pin at a point of intersection with the easterly right-of-way line with County Road "D"; thence N 0° 33' 00" W, 304.00 feet along the easterly right-of-way line to an iron pin being the point of beginning of Parcel "A"; thence N 90° 00' 00" E, 259.00 feet to an iron pin; thence N 0° 33' 00" W, 585.25 feet to an iron pin along the southerly right-of-way line of Interstate 80; thence S 74° 51' 00" W, 215.9 feet along the southerly right-of-way line to an iron rail; thence S 24° 43' 00" W, 118.90 feet along said southerly right-of-way line to an iron rail along the easterly right-of-way line of County Road "D"; thence S 0° 33' 0" E, 421.00 feet to the point of beginning, and also

Tract B:

Also a parcel of land in the SE corner of said recorded plat in Plat Bok 5, page 320 more particularly described as follows: Commencing at a point of reference at the SW corner of the north ½ of the SW ¼ of Section 8, Township 79 North, Range 4 West of the 5th P.M. in Cedar County, Iowa; thence N 90° 00' 00" E, 50.00 feet along the south line of said north ½ to a found 5/8" iron pin at the point of intersection with the easterly right-of-way line of County Road "D"; thence N 0° 33' 00" W, 264.00 feet along said easterly right-of-way line to a found 5/8" iron pin; thence N 90° 00' 00" E, 453.19 feet to an iron pin being the point of beginning of Parcel "B"; thence N 90° 00' 00" E, 465.98 feet to a found 5/8" iron pin; thence N 31° 21' 00" W, 270.20 feet to an iron pin; thence S 54° 39' 30" W, 398.92 feet to the point of beginning, subject to easements and restrictions of record.

Tract C:

A tract of land located in the SW ¼ and the SW ¼ of Section 8, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa, and more particularly described as follows: Commencing at the southwest corner of the SE ¼ of said Section 8; thence N 00° 21' West (assumed bearing 1805.0 feet on the west line of the SE ¼ of said Section 8) to the point of beginning of the tract herein described; thence N 90° 00' West 1717.4 feet; thence North 00° 33' West 380.00 feet; thence S 74° 51' W, 350.0 feet; thence N 00° 33' W, 213.5 feet to the intersection with the southerly right-of-way of Interstate 80; thence N 74° 51' East 668.1 feet along said southerly right-of-way line; thence N 81° 36' E, 228.5 feet along said southerly right-of-way; thence N 88° 47' East 1122.8 feet along said southerly right-of-way; thence S 36° 10' East 107.6 feet to a point on the east line of the SW ¼ of said Section 8 and a point 50 feet radially distant westerly of the centerline of the C.R.I. & P. Railroad, said point being on the westerly right-of-way of said Railroad and the beginning of an 11,904.3 foot radius non-tangent curve whose center bears N 53° 04' 17" E; thence southerly along said curve and said right-of-way through a central angle of 04° 00' 11" an arc distance of 831.71 feet; thence N 90° 00' W, 518.6 feet to the point of beginning. Said tract contains 33.1 acres.

Tract D:

Commencing at the SW corner of the north ½ of the SW ¼ of Section 8, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa, thence in an easterly direction along the south line of the north ½ of the SW ¼ of said Section 8 a distance of 50 feet to a point on the east right-of-way line of County Road "D" and the point of beginning of the tract herein described; thence continuing in an easterly direction along the said south line of the north half of the SW ¼ of said Section 8, a distance of 1,119.17 feet to a point; thence in a northerly direction along a line which is parallel with the west line of the north ½ of the SW ¼ of said Section 8, a distance of 264.00 feet to a point; thence in a westerly direction along a line parallel with the south line of the north ½ of the SW ¼ of said Section 8, a distance of 1,119.17 feet to a point on the east right-of-way line of County Road "D"; thence in a southerly direction along said east right-of-way line of County Road "D" a distance of 264.00 feet to the point of beginning, containing 6 acres more or less, subject to zoning, easements of record, if any, public roads, and real estate taxes for 1971 and succeeding years.

1994 Amendment to West Branch Urban Renewal Area

Part A:

Deleted by this Amended and Restated Urban Renewal Plan.

Part B:

All of the right-of-way of Main Street within the City of West Branch to the east of the westerly boundary of Cedar Addition Part Two;

Part C:

All of the right-of-way of North Second Street between Main and College Street; all of the right-of-way of College Street between North Second Street and North Fourth Street;

Part D:

All property located in an area bounded on the south by a line extended of west of the northern right-of-way boundary of Orange Street to the Hoover Trail; bounded to the west and including the former Railroad right-of-way, Hoover Trail and the eastern right-of-way line of Downey Street, bounded to the north by the West Branch Corporate Limits and bounded to the east and including all of the right-of-way of North Fourth Street north of College Street; these properties described as follows:

Sidwell Parcel Numbers 13-05-100-001; 13-05-100-004; 13-05-302-003; 13-05-302-004, 13-05-302-005, 13-05-302-006; 13-05-302-007; 13-05-302-008; 13-05-302-009 and Sidwell Parcel Numbers 13-05-353-001 Hawkeye Land Co.; 13-05-335-027 Hoover Trail, Inc.; 13-05-352-013 Hoover Trail, Inc.; 13-05-352-015 Private Owner; 13-05-302-001 Former RR, owner unknown; 13-05-302-002 Former RR, owner unknown; 13-05-301-004 Hoover Trail, Inc.; and an unnumbered parcel running parallel to Parcel 13-05-301-004 on its east side and part of the former railroad properties.

Part E

All of the City of West Branch right-of-way of Poplar Street south of Main Street.

Part F:

All of the City of West Branch right-of-way of both Downey Street north of the northwest corner of Lacina Subdivision connecting to and including Parkside Drive north to Main Street.

Part G:

All of the property of the City of West Branch Sewage Treatment Lagoon site described as Parcel No. 13-08-400-005.

2002 Amendment to the West Branch Urban Renewal Area

The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa; the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa; the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa; and the North sixty (60) acres in the south $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 17, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

A copy of the proposed Amended and Restated Urban Renewal Plan is available for review in the Office of the City Clerk.

The City Council invites any and all written comments or comments at the hearing on October 21, 2013.

This notice is given by notice of the City Council pursuant to Section 403.5 of the Code of Iowa.

/s/ Matt Muckler, City Administrator/Clerk

Prepared by: Kevin D. Olson, West Branch City Attorney, PO Box 5127, Coralville, Iowa 52241
Return to: City of West Branch, Iowa, PO Box 218, West Branch, Iowa 52358

RESOLUTION NO. 1144

RESOLUTION APPROVING AND ADOPTING AN AMENDED AND RESTATED URBAN RENEWAL PLAN FOR THE WEST BRANCH URBAN RENEWAL AREA.

WHEREAS, by Resolution No. 343, adopted November 20, 1989, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the West Branch Urban Renewal Plan for the West Branch Urban Renewal Area described therein, which Urban Renewal Plan is on file in the office of the City Clerk; and

WHEREAS, by Resolution No. 427, adopted on July 18, 1994, this Council found and determined that certain additional areas located within the City should be included within the West Branch Urban Renewal Area, namely the 1994 Addition to the foregoing Urban Renewal Plan, which 1994 Addition is on file in the office of the City Clerk; and

WHEREAS, by Resolution No. 649, adopted on October 7, 2002, this Council found and determined that certain additional areas located within the City should be included within the West Branch Urban Renewal Area (2002 Addition), which 2002 Addition is on file in the office of the Johnson County Recorder; and

WHEREAS, the West Branch Urban Renewal Area, as so amended, includes and consists of the following:

Original Area Description

Tract A:

The West 259.00 feet of a parcel of land in the north ½ of the SW ¼ of Section 8, Township 79 North, Range 4 West of the 5th P.M. in Cedar County, Iowa as recorded in Plat Book 5, page 320 in the Auditor's Office of Cedar County, Iowa, except the south 40.00 feet thereof more particularly described as follows: Commencing at a point of reference at the southwest corner of the north ½ of the SW ¼ of Section 8; thence north 90° 00' 00" E, 50.00 feet along the south line of said north ½ to a found 5/8" iron pin at a point of intersection with the easterly right-of-way line with County Road "D"; thence N 0° 33' 00" W, 304.00 feet along the easterly right-of-way line to an iron pin being the point of beginning of Parcel "A"; thence N 90° 00' 00" E, 259.00 feet to an iron pin; thence N 0° 33' 00" W, 585.25 feet to an iron pin along the southerly right-of-way line of Interstate 80; thence S 74° 51' 00" W, 215.9 feet along the southerly right-of-way line to an iron rail; thence S 24° 43' 00" W, 118.90 feet along said southerly right-of-way line to an iron rail along the easterly right-of-way line of County Road "D"; thence S 0° 33' 0" E, 421.00 feet to the point of beginning, and also

Tract B:

Also a parcel of land in the SE corner of said recorded plat in Plat Book 5, page 320 more particularly described as follows: Commencing at a point of reference at the SW corner of the north ½ of the SW ¼ of Section 8, Township 79 North, Range 4 West of the 5th P.M. in Cedar County, Iowa; thence N 90° 00' 00" E, 50.00 feet along the south line of said north ½ to a found 5/8" iron pin at the point of intersection with the easterly right-of-way line of County Road "D"; thence N 0° 33' 00" W, 264.00 feet along said easterly right-of-way line to a found 5/8" iron pin; thence N 90° 00' 00" E, 453.19 feet to an iron pin being the point of beginning of Parcel "B"; thence N 90° 00' 00" E, 465.98 feet to a found 5/8" iron pin; thence N 31° 21' 00" W, 270.20 feet to an iron pin; thence S 54° 39' 30" W, 398.92 feet to the point of beginning, subject to easements and restrictions of record.

Tract C:

A tract of land located in the SW ¼ and the SW ¼ of Section 8, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa, and more particularly described as follows: Commencing at the southwest corner of the SE ¼ of said Section 8; thence N 00° 21' West (assumed bearing 1805.0 feet on the west line of the SE ¼ of said Section 8) to the point of beginning of the tract herein described; thence N 90° 00' West 1717.4 feet; thence North 00° 33' West 380.00 feet; thence S 74° 51' W, 350.0 feet; thence N 00° 33' W, 213.5 feet to the intersection with the southerly right-of-way of Interstate 80; thence N 74° 51' East 668.1 feet along said southerly right-of-way line; thence N 81° 36' E, 228.5 feet along said southerly right-of-way; thence N 88° 47' East 1122.8 feet along said southerly right-of-way; thence S 36° 10' East 107.6 feet to a point on the east line of the SW ¼ of said Section 8 and a point 50 feet radially distant westerly of the centerline of the C.R.I. & P. Railroad, said point being on the westerly right-of-way of said Railroad and the beginning of an 11,904.3 foot radius non-tangent curve whose center bears N 53° 04' 17" E; thence southerly along said curve and said right-of-way through a central angle of 04° 00' 11" an arc distance of 831.71 feet; thence N 90° 00' W, 518.6 feet to the point of beginning. Said tract contains 33.1 acres.

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Commencing at the SW corner of the north ½ of the SW ¼ of Section 8, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa, thence in an easterly direction along the south line of the north ½ of the SW ¼ of said Section 8 a distance of 50 feet to a point on the east right-of-way line of County Road “D” and the point of beginning of the tract herein described; thence continuing in an easterly direction along the said south line of the north half of the SW ¼ of said Section 8, a distance of 1,119.17 feet to a point; thence in a northerly direction along a line which is parallel with the west line of the north ½ of the SW ¼ of said Section 8, a distance of 264.00 feet to a point; thence in a westerly direction along a line parallel with the south line of the north ½ of the SW ¼ of said Section 8, a distance of 1,119.17 feet to a point on the east right-of-way line of County Road “D”; thence in a southerly direction along said east right-of-way line of County Road “D” a distance of 264.00 feet to the point of beginning, containing 6 acres more or less, subject to zoning, easements of record, if any, public roads, and real estate taxes for 1971 and succeeding years.

1994 Addition Area Description

Part A:

Deleted by this Amended and Restated Urban Renewal Plan.

Part B:

All of the right-of-way of Main Street within the City of West Branch to the east of the westerly boundary of Cedar Addition Part Two;

Part C:

All of the right-of-way of North Second Street between Main and College Street; all of the right-of-way of College Street between North Second Street and North Fourth Street;

Part D:

All property located in an area bounded on the south by a line extended of west of the northern right-of-way boundary of Orange Street to the Hoover Trail; bounded to the west and including the former Railroad right-of-way, Hoover Trail and the eastern right-of-way line of Downey Street, bounded to the north by the West Branch Corporate Limits and bounded to the east and including all of the right-of-way of North Fourth Street north of College Street; these properties described as follows:

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Part G:

All of the property of the City of West Branch Sewage Treatment Lagoon site described as Parcel No. 13-08-400-005.

2002 Addition Area Description

The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa; the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa; the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa; and the North sixty (60) acres in the south $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 17, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa; and

WHEREAS, City Staff has caused there to be prepared an Amended and Restated Urban Renewal Plan for the West Branch Urban Renewal Area, a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to specifically outline projects to be constructed or which the City will cause to be constructed in said West Branch Urban Renewal Area; and

WHEREAS, it is desirable that these areas be redeveloped as part of the overall redevelopment area covered by said Plan; and

WHEREAS, adoption of the Amended and Restated Plan for the West Branch Urban Renewal Area is in conformity with the general plan for development of the City as a whole; and

WHEREAS, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amended and Restated Urban Renewal Plan for the West Branch Urban Renewal Area and the division of revenue described therein, and that notice of said consultation and a copy of the proposed Amended and Restated Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in this report of the City Administrator filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution, this Council also set a public hearing on the adoption of the Amended and Restated Plan for the West Branch Urban Renewal Area for this meeting of the Council, and due and proper notice of said public hearing was given, as provided by law, by timely publication in the West Branch Times, which notice set forth the time and place for this hearing and nature and purpose thereof; and

WHEREAS, in accordance with said notice, all persons or organizations desiring to be heard on said proposed Amended and Restated Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and said public hearing has been closed.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CORALVILLE, IOWA:

Section 1. That the findings and conclusions set forth or contained in Amended and Restated Urban Renewal Plan for the West Branch Urban Renewal Area concerning the area of the City of West Branch, Iowa described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of the Council for this area.

Section 2. This Council further finds:

- a. That the Amended and Restated Urban Renewal Plan for the West Branch Urban Renewal Area of the City of West Branch, Iowa, conform to the general plan for the development of the City as a whole; and
- b. As to those areas of open land to be included within the West Branch Urban Renewal Area to be acquired by the City:
 - i. With reference to those portions thereof which are to be developed for non-residential uses, the City Council hereby determines that such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Amended and Restated Plan for the West Branch Urban Renewal Area of the City of West Branch, Iowa, be and the same is hereby approved and adopted as the “Amended and Restated Urban Renewal Plan for the West Branch Urban Renewal Area for the City of West Branch, Iowa”; said Amended and Restated Urban Renewal Plan is hereby in all respects approved.

Section 4. That the Amended and Restated Urban Renewal Plan for the West Branch Urban Renewal Area shall be in full force and effect from the date of this Resolution until the later of the date of termination set forth in the Plan as so amended, or the date on which payment of all obligations issued or advances made to carry out the purposes thereof shall be fully provided for. Said Amended and Restated Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this resolution, to the Recorder for Cedar County, Iowa, to be filed and recorded in the manner provided by law.

Passed and approved this 21st day of October, 2013.

Mark Worrell, Mayor

ATTEST:

Matt Muckler, City Administrator/Clerk

Prepared by: Kevin D. Olson, West Branch City Attorney, PO Box 5640, Coralville, Iowa 52241 (319)351-2277
Return to: City of West Branch, PO Box 218, West Branch, Iowa 52358 (319) 643-5888

West Branch Urban Renewal Plan

Amended and Restated

City of West Branch, Iowa

Prepared by the City of West Branch
September, 2013

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I. INTRODUCTION

The purpose of the West Branch Urban Renewal Plan ("the Plan") is to encourage the continued stability and vitality of the economic well being of the City of West Branch through economic development.

The primary goals of the plan are to stimulate, through public action and commitments, private investments and developments within the area, including, but not limited; commercial, industrial and retail activities and surrounding municipal facilities. In order to achieve the objectives of the West Branch Urban Renewal Plan, the City of West Branch will undertake the urban renewal actions specified in this Plan, pursuant to the powers granted to it under chapter 403 of the Iowa Code, Urban Renewal Law, and Chapter 15A of the Iowa Code.

II. URBAN RENEWAL PLAN OBJECTIVES

The overall goal of the West Branch Urban Renewal Plan, as amended from time to time, is to encourage economic development by providing infrastructure improvements to accommodate development of commercial and industrial uses in the City of West Branch.

The following objectives have been established for this Urban Renewal Area:

- A. To preserve and create an environment within the area which will protect the health, safety and general welfare of the residents of West Branch.
- B. To provide a safe and efficient circulation system for both vehicles and pedestrian linkages.
- C. To encourage attractive, convenient, and suitable development.
- D. To ensure that the area is adequately served with public utilities and streets; including storm and sanitary sewers, water, power, gas and telephone.
- E. To facilitate the development and maintenance of open spaces, park spaces, and recreational facilities and opportunities for its citizens and the businesses located in said Urban Renewal Area.

III. DISTRICT BOUNDARIES

1989 West Branch Urban Renewal Area

Tract A:

The West 259.00 feet of a parcel of land in the north ½ of the SW ¼ of Section 8, Township 79 North, Range 4 West of the 5th P.M. in Cedar County, Iowa as recorded in Plat Book 5, page 320 in the Auditor's Office of Cedar County, Iowa, except the south 40.00 feet thereof more particularly described as follows: Commencing at a point of reference at the southwest corner of the north ½ of the SW ¼ of Section 8; thence north 90° 00' 00" E, 50.00 feet along the south line of said north ½ to a found 5/8" iron pin at a point of intersection with the easterly right-of-way line with County Road "D"; thence N 0° 33' 00" W, 304.00 feet along the easterly right-of-way line to an iron pin being the point of beginning of Parcel "A"; thence N 90° 00' 00" E, 259.00 feet to an iron pin; thence N 0° 33' 00" W, 585.25 feet to an iron pin along the southerly right-of-way line of Interstate 80; thence S 74° 51' 00" W, 215.9 feet along the southerly right-of-way line to an iron rail; thence S 24° 43' 00" W, 118.90 feet along said southerly right-of-way line to an iron rail along the easterly right-of-way line of County Road "D"; thence S 0° 33' 0" E, 421.00 feet to the point of beginning, and also

Tract B:

Also a parcel of land in the SE corner of said recorded plat in Plat Bok 5, page 320 more particularly described as follows: Commencing at a point of reference at the SW corner of the north ½ of the SW ¼ of Section 8, Township 79 North, Range 4 West of the 5th P.M. in Cedar County, Iowa; thence N 90° 00' 00" E, 50.00 feet along the south line of said north ½ to a found 5/8" iron pin at the point of intersection with the easterly right-of-way line of County Road "D"; thence N 0° 33' 00" W, 264.00 feet along said easterly right-of-way line to a found 5/8" iron pin; thence N 90° 00' 00" E, 453.19 feet to an iron pin being the point of beginning of Parcel "B"; thence N 90° 00' 00" E, 465.98 feet to a found 5/8" iron pin; thence N 31° 21' 00" W, 270.20 feet to an iron pin; thence S 54° 39' 30" W, 398.92 feet to the point of beginning, subject to easements and restrictions of record.

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central angle of 04° 00' 11" an arc distance of 831.71 feet; thence N 90° 00' W, 518.6 feet to the point of beginning. Said tract contains 33.1 acres.

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Deleted by this Amended and Restated Urban Renewal Plan.

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All of the City of West Branch right-of-way of Poplar Street south of Main Street.

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IV. PUBLIC PURPOSE ACTIVITIES

To meet the objectives of the Plan Amendment, the City of West Branch is prepared to initiate and support development through the following public purpose activities:

- Pre-development planning, including feasibility analysis and engineering, and consulting;
- Installation, construction and reconstruction of streets, utilities (including water, sanitary sewer systems and storm sewer systems), parking facilities, park spaces, open spaces, recreational trails and facilities, and other public improvements, including but not limited to the streetscape improvements;
- Site preparation, including planning, design, and engineering;
- Environmental Assessment and remediation and related purposes;
- Acquisition, sale or lease of real property for development purposes;
- Provide financial assistance for eligible public and private development and development efforts.

All public purpose activities shall meet the development restrictions and limitations placed upon it by the Plan.

V. DEVELOPMENT AREA

Land Use Development and Redevelopment Requirements:

The intent of the West Branch Urban Area is to promote the development and redevelopment of quality commercial and industrial uses in the Area.

Land Use and Zoning

The Zoning Map for the City of West Branch is attached hereto as Attachment “B”. The major land use categories in the Urban Renewal Areas are industrial and commercial uses.

I-2 Industrial Zoning District.

- A. Permitted Uses. Any uses allowed in an I-1 Industrial Zoning District
- B. Special Exception Uses. The following uses are allowed by Special Exception from the Zoning Board of Adjustment. These uses are manufacturing, fabricating and processing which has not previously been listed provided the proposed use will not constitute a fire hazard or emit objectionable smoke, noise, vibration, odor or dust.

HCI – Highway Commercial Industrial District.

- A. Permitted Uses.
 - 1. Tow Truck service business and impound lots, with restrictions
 - 2. Uses allowed in a B-2 District
 - 3. Uses allowed in an I-1 District
- B. The signage for the District shall be governed by Section 306B of the Code of Iowa.
- C. The regulations of the B-2 District shall apply for B-2 uses, except no rear or side yards are required.
- D. The regulations of the I-1 District shall apply for I-1 uses, except no rear or side yards are required.

Planning and Design Criteria

Except as specifically contemplated above, the bulk standards, parking requirements and signage restrictions established within the City of West Branch's Zoning Ordinance for applicable zoning districts shall apply to all development and redevelopment activities. Specific design standards applicable to the West Branch Development Area may also be developed to ensure compatible development of the area.

The planning criteria to be used to guide the physical development of the West Branch Development Area are those standards and guidelines contained within the City of West Branch's Zoning Ordinance, the West Branch Community Plan and other local, state, and federal codes and ordinances

VI. URBAN RENEWAL PROJECTS

The urban renewal powers to be exercised to achieve the objectives of the plan include, without limitation, provision of public improvements and facilities, dedication of public right of way, the establishment and enforcement of controls, standards and restrictions on land use, building and signage, arrangement of financing and any other activity pertaining to planning and implementing an urban renewal project authorized under the Urban Renewal Law of the State of Iowa.

. Proposed Activities

1. Improvement, installation, construction and reconstruction of curbs and gutters, sidewalks, landscaping, lighting, signage, water mains, storm sewer mains and detention facilities, and sanitary sewer mains within the area.
2. Acquisition of property for public improvements and private development and redevelopment.
3. Demolition and clearance of improvements not compatible with or necessary for future public, commercial, and or industrial redevelopment.
4. Disposition of any property acquired in the Urban Renewal Area, including without limitation, sale and initial leasing or retention by the City itself, at such property's fair market value.
5. Building and maintaining of recreational facilities and other public improvements, including but not limited to maintenance of open spaces, park spaces, parking facilities and landscaping.

The following projects will be paid for using monies generated from the tax increment pursuant to Chapter 403 of the Code of Iowa:

- Procter & Gamble Hair Care LLC, Phase 2
- Procter & Gamble Hair Care LLC, Phase 3
- Water Tower #2
- Casey's Marketing Company TIF Rebate Agreement
- South Downey Road Improvements Project
- Parkside Drive Road Improvements Project
- Tidewater Drive Road Improvements Project
- Rummells Avenue Road Improvements Project

B. Standards and restrictions

All development in the urban renewal area will comply with existing zoning, subdivision and building code ordinances.

C. Special Financing Activities

To meet the objectives of this Amended and Restated Urban Renewal Plan and to encourage the development of the Urban Renewal Area and private investment therein, the City of West Branch is prepared to provide financial assistance to qualified industries and businesses through the making of loans or grants under chapter 15A of the Iowa Code and through the use of tax increment financing under 403 of the Iowa Code.

1. Chapter 15A Loan or Grants

The City of West Branch has determined that the making of loans or grants of public funds to industries and businesses within the Urban Renewal Area may be necessary to aid in the planning, undertaking, and carrying out of the urban renewal projects authorized under this Urban Renewal Plan within the meaning of Section 384.24(3) of the Iowa Code.

2. Tax Increment Financing

The City of West Branch is prepared to utilize tax increment financing as a means of financing the development costs associated with the development of the Urban Renewal Area. Bonds or notes may be issued by the City under the authority of section 403.9 of the Iowa Code (tax increment revenue bonds), section 384.24A (loan agreements), or section 384.24(3)(q) and Section 403.12 (general obligation bonds) and tax increment reimbursement may be sought for, among other things, the following costs (if and to the extent incurred by the city):

- A. The construction of public improvements, such as streets and bridges, sanitary sewers, storm sewers, water mains, sidewalks, or streetscape in the Urban Renewal Area;
- B. Acquisition and preparation of land for development and redevelopment by private developers and the City;
- C. Acquisition and development of open spaces and park spaces for the benefit of the citizens of West Branch;
- D. The making of loans or grants to industries and businesses under 15A of the Iowa Code, including debt service payments on any bonds or notes issued to finance such loans or grants; and

- E. Providing the local matching share for CEBA, RISE, IEDA or other state and federal grants and loans.
- 3. Attachment A (Urban Renewal Areas), Attachment B (Current Zoning), and Attachment C (List of Obligations) of the West Branch Urban Renewal Plan are hereby amended to be included to the existing exhibits to the Urban Renewal Development Area.

All other provisions of the West Branch Urban Renewal Plan, as amended, shall remain in full force and effect as provided therein.

VII. FINANCING ACTIVITIES

The City of West Branch intends to utilize the various financing tools to finance physical improvements within the Urban Renewal Area. These include:

A. Tax Increment Financing

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment mechanism (TIF) to finance the costs of public improvements associated with redevelopment projects. Upon creation of a tax increment district, the assessment base is frozen and the same amount of the tax revenue collected just prior to the creation of the district is segregated in a separate fund for the benefit of each taxing jurisdiction. The increased taxes generated by any development that takes place in the tax increment district after the TIF establishment date is placed in a special fund to pay the indebtedness incurred by the City in furtherance of an urban renewal project. Once such indebtedness is retired, the taxing jurisdiction may collect its proportionate share of the increased tax revenue generated from the district.

B. General Obligation Bonds

Under Sections 384.23-384.36 of the Iowa Code, the City has the authority to issue and sell G.O. bonds for the specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Urban Renewal Area. Such bonds are payable from the levy of taxes on all taxable property within the City of West Branch.

C. Proposed Amount of Indebtedness

At this time the extent of improvements and new development within the Urban Renewal Area is only generally known. At such, the amount and duration of use of the tax increment revenues for public improvements and or private improvements can only be estimated. The actual use and amount of tax increment revenues to be used by the City of district activities will be determined at the time specific development is proposed.

It is anticipated that the maximum amount of indebtedness, including principal, interest and City advances, which will qualify for tax increment revenue reimbursement during the duration of this Plan, including acquisition, public improvements and private development assistance, will not exceed \$5,000,000.00.

At the time of adoption of the Plan, the City of West Branch's current general obligation debt is \$3,798,132 (a list of general obligations is found on Attachment C) and the applicable constitutional debt limit is \$9,174,616.

VIII. STATE AND LOCAL REQUIREMENTS

The City of West Branch in the adoption of this AMENDED AND RESTATED URBAN RENEWAL PLAN and its supporting documents has complied with all provisions necessary to conform to state and local law.

IX. DURATION OF THE APPROVED URBAN RENEWAL PLAN

This Amended and Restated West Branch Urban Renewal Plan and West Branch Urban Renewal Areas shall remain in full force and effect and will continue until such time that the City of West Branch has received full reimbursement from all incremental taxes of its advances, principal, and interest payable on all Tax Increment Financing or general obligations issues to carry out the objectives and projects of the area.

X. SEVERABILITY

In the event that one or more provisions contained in this Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, unauthorized, or unenforceability shall not effect any other provision of this Plan and this Plan shall be construed and implemented as if such provision had never been contained herein.

XI. AMENDMENT OF THE APPROVED URBAN RENEWAL PLAN

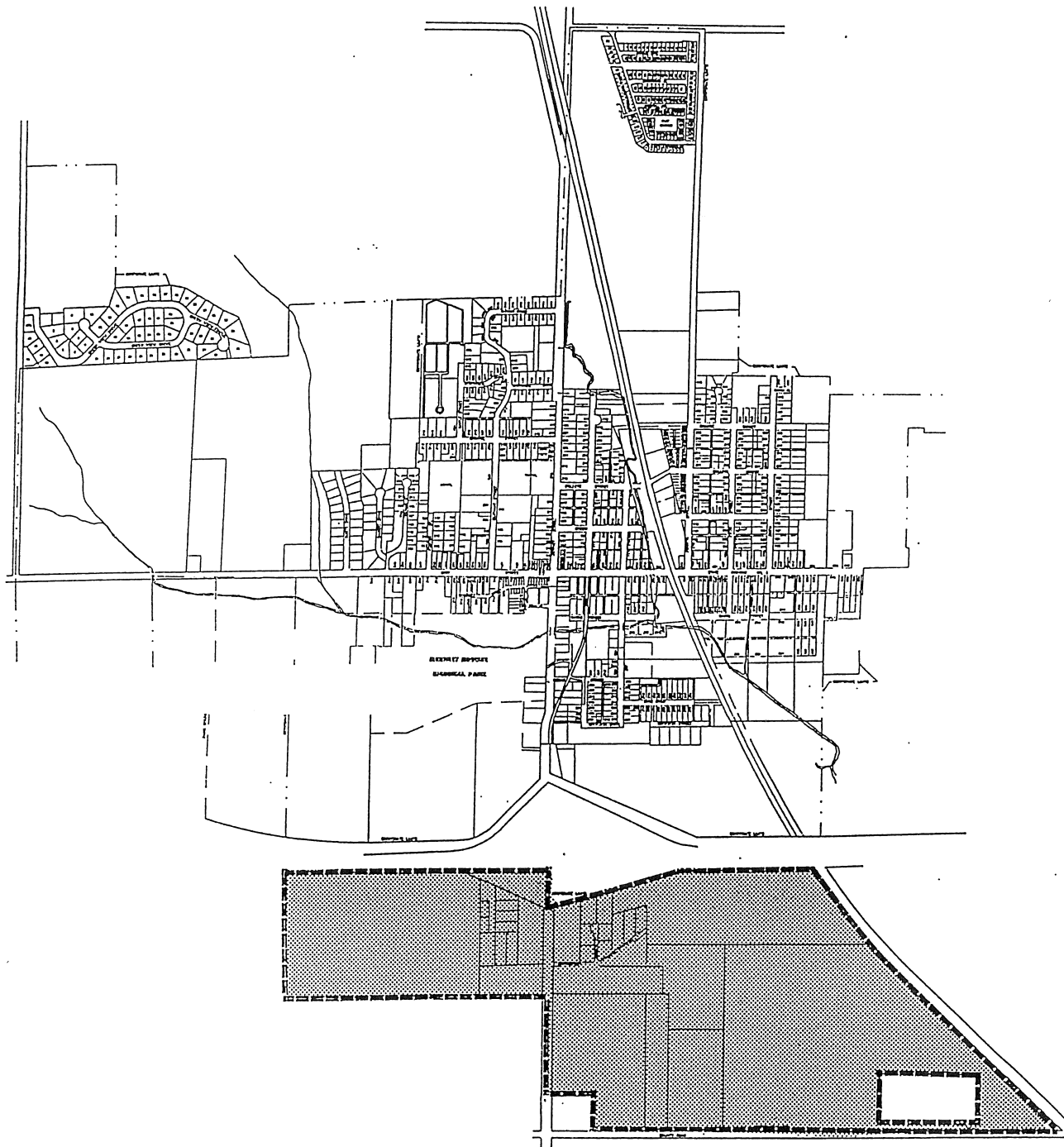
This Plan may be amended by the City Council from time to time to respond to development opportunities. Any such amendment shall be completed in accordance with Chapter 403 of the Iowa Code, Urban Renewal Law.

XII. ATTACHMENTS

- A. Urban Renewal District Location Maps (1989, 1994 Amendment and 2002 Amendment)
- B. Zoning Map
- C. List of Obligations

ATTACHMENT A – URBAN RENEWAL AREA MAPS

MAP ONE: 1989 URBAN RENEWAL AREA
scale 1:1000

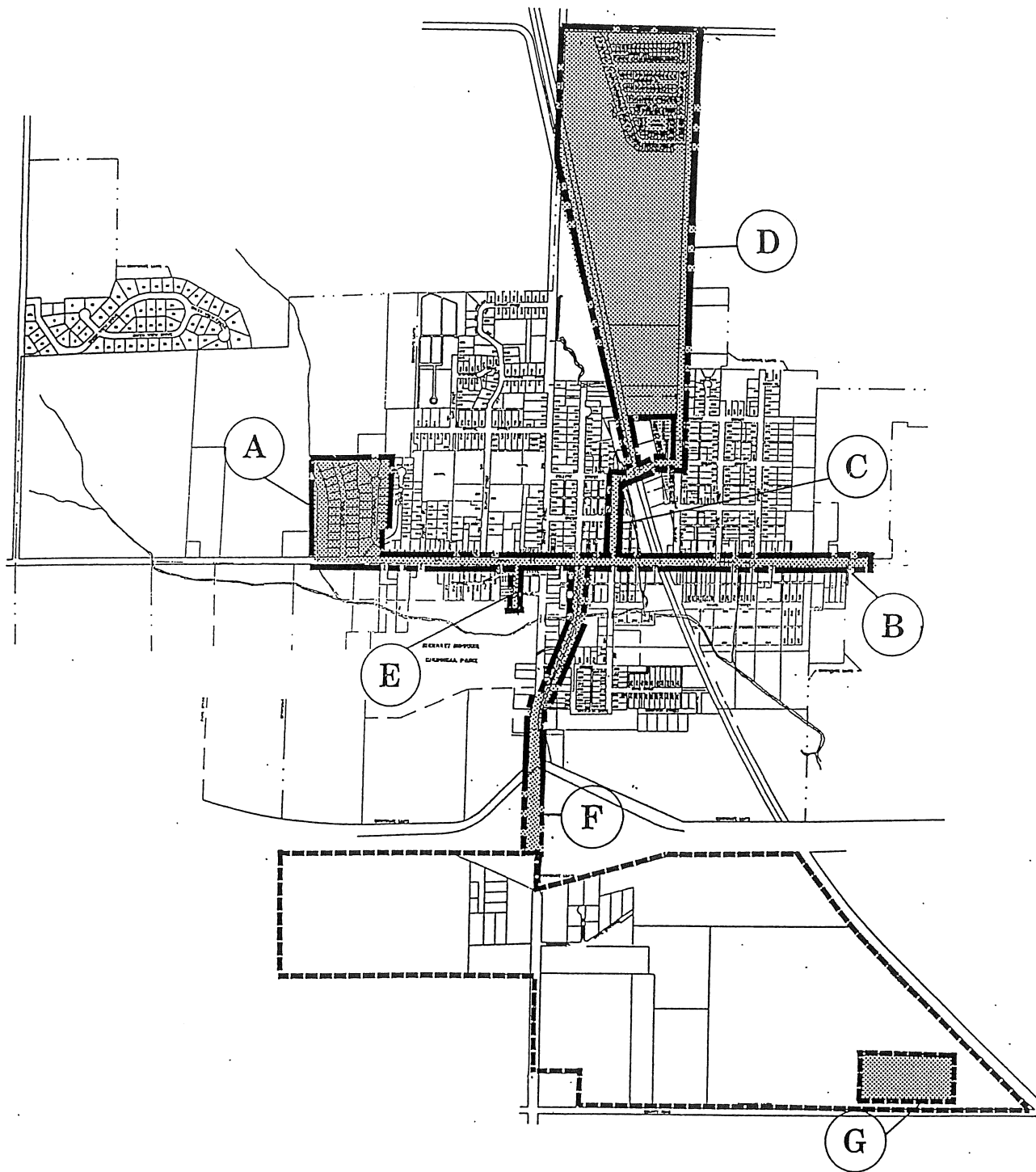


CITY OF WEST BRANCH, IOWA

AMENDMENT TO THE WEST BRANCH, IOWA
1989 URBAN RENEWAL PLAN
July 1994

MAP TWO: 1994 URBAN RENEWAL AREA
AMENDMENT

scale 1:1000

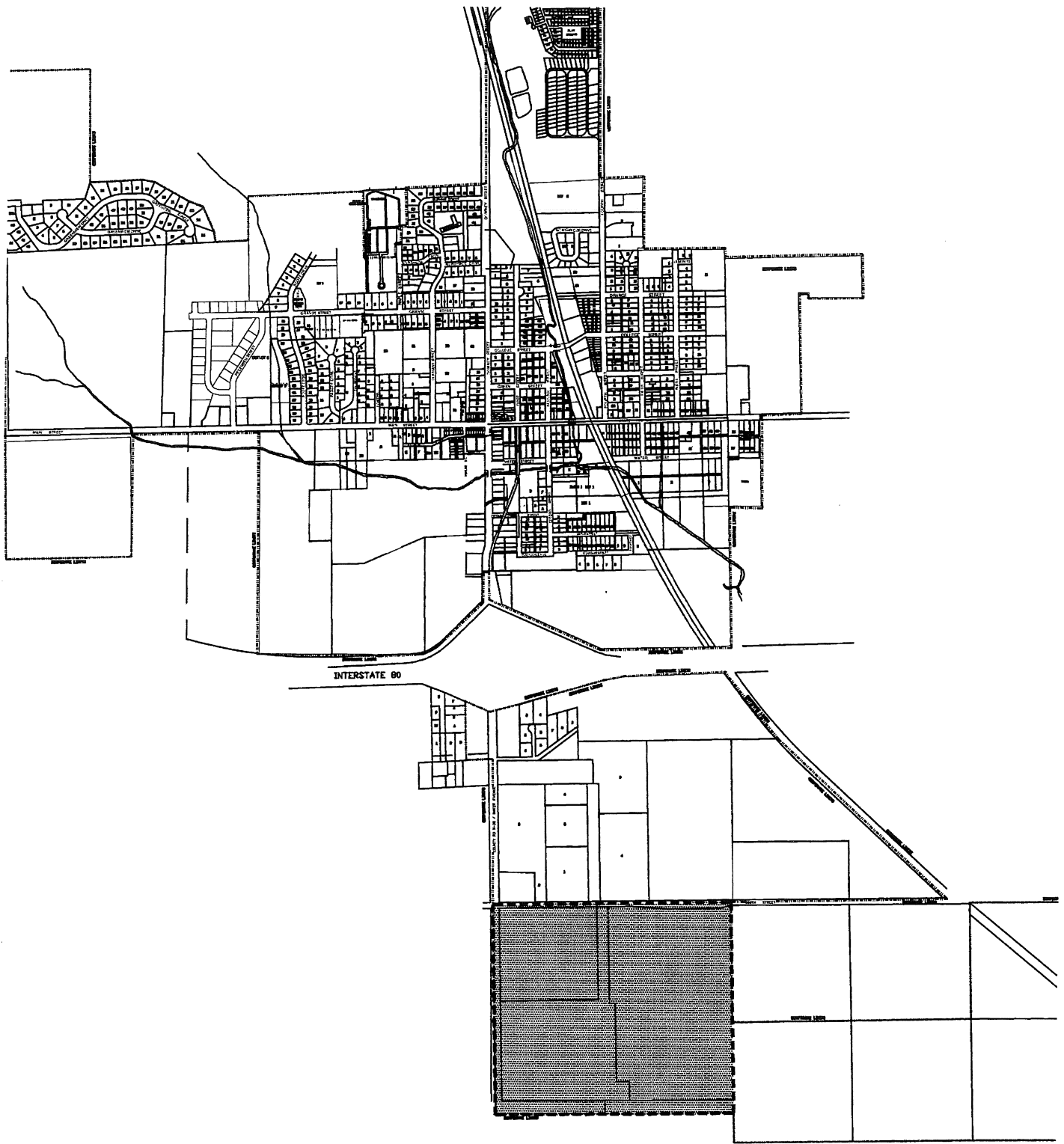


CITY OF WEST BRANCH, IOWA

AMENDMENT TO THE WEST BRANCH, IOWA
1989 URBAN RENEWAL PLAN

July 1994

MAP THREE: 2002 URBAN RENEWAL AREA
SCALE 1 : 1,500

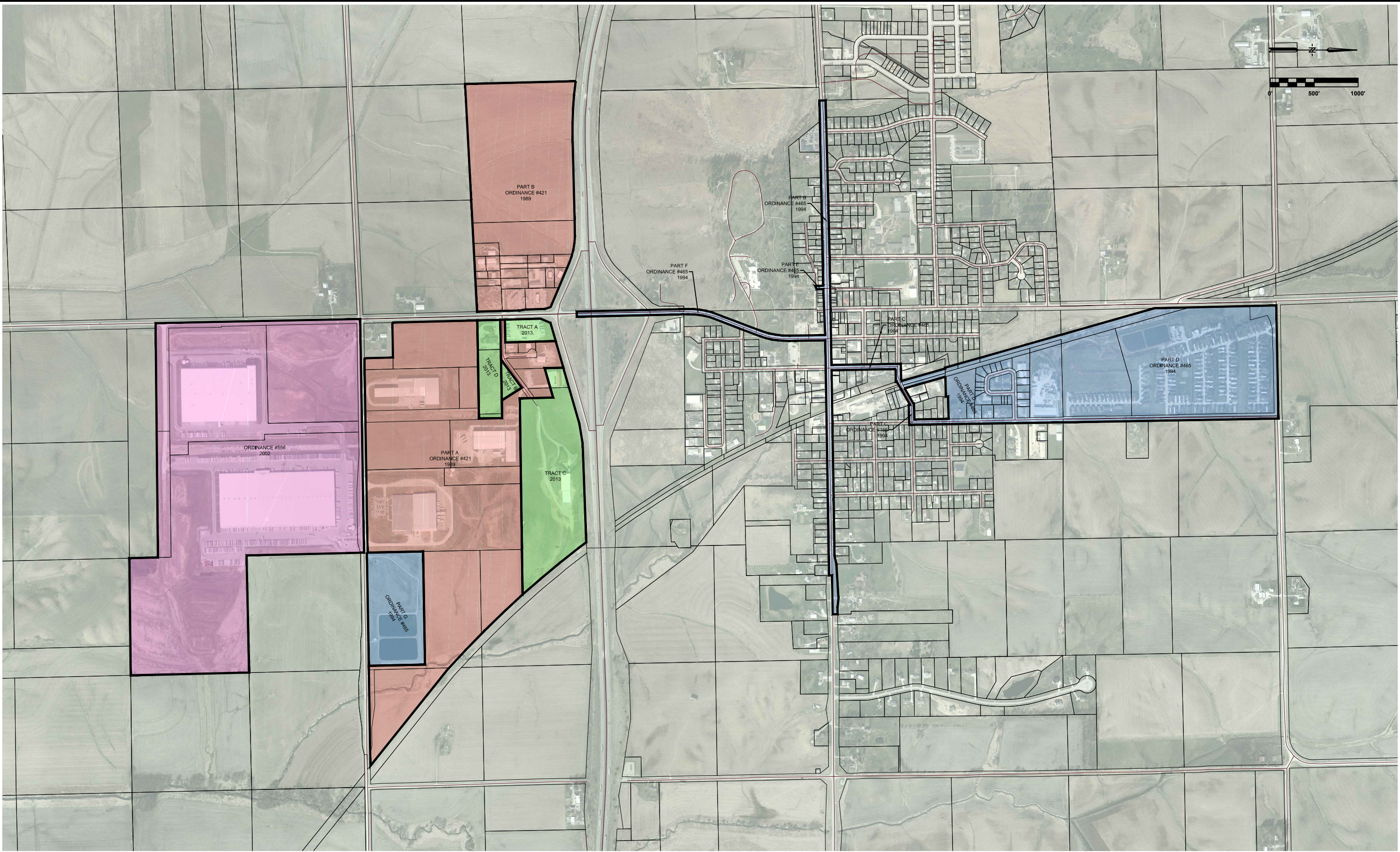


CITY OF WEST BRANCH, IOWA

AMENDMENT TO THE WEST BRANCH, IOWA
1989 URBAN RENEWAL PLAN
OCTOBER 2002

PLOTTED: Monday, October 07, 2013 11:44:01 AM

X-REFS: FILE PATH: C:\CIVIL 3D PROJECTS\WEST BRANCH URBAN RENEWAL AREA BOUNDARY\DRAWINGS\DESIGN DRAWINGS\URBAN RENEWAL BOUNDARY



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BCT
		CHECKED	ALG
		APPROVED	DRS
		DATE	10-07-2013
		ISSUED FOR	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



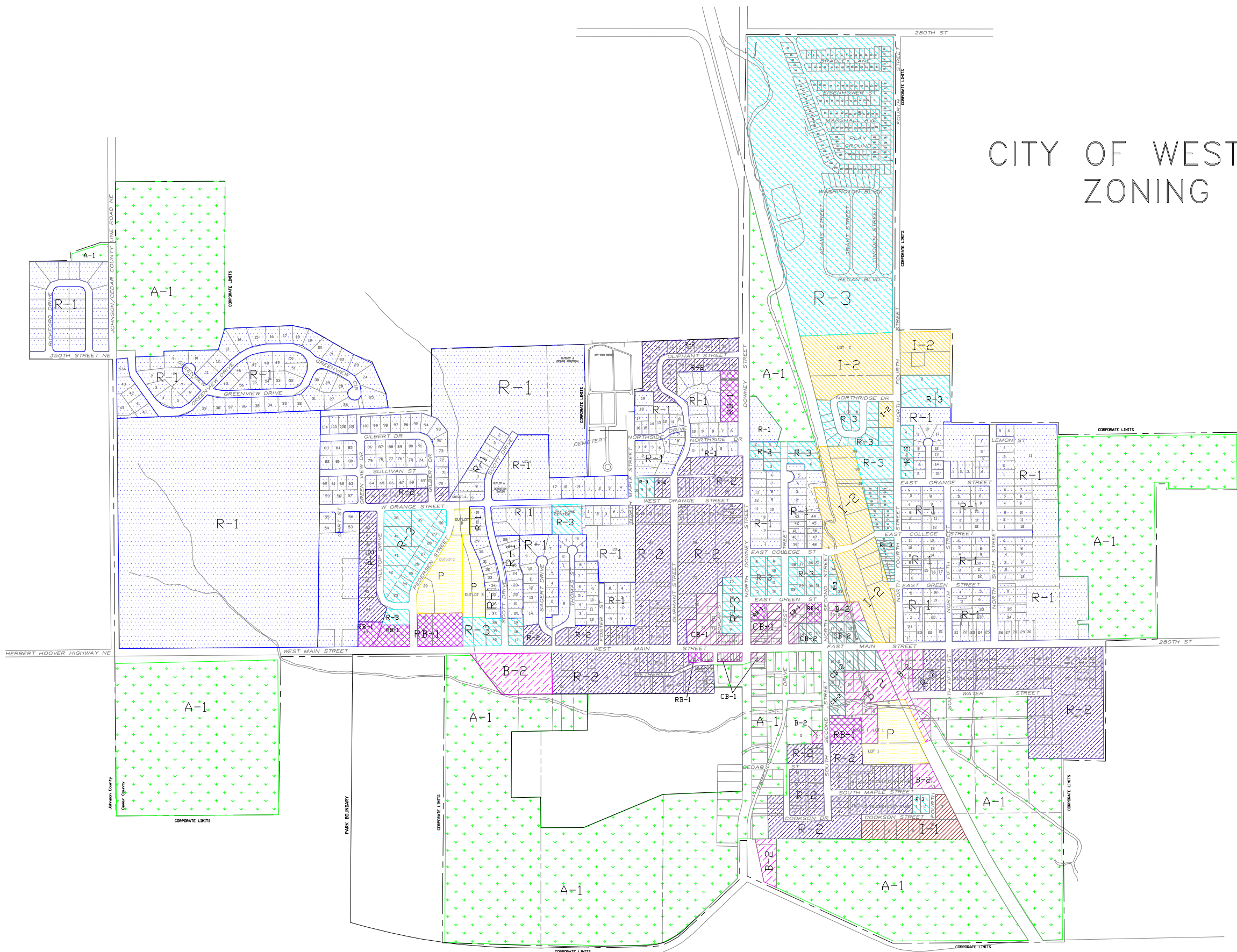
URBAN RENEWAL BOUNDARY REVIEW CITY OF WEST BRANCH, IOWA
860 22nd Avenue • Suite 4 • CoraVille, Iowa 52241-1565 319-466-1000 • 319-466-1000(FAX) • 888-241-8001(WATS)

1989 URBAN RENEWAL PLAN & 1994, 2002, & 2013 AMENDMENTS OVERALL MAP

DWG. NO.
EX-01
PROJECT 368115

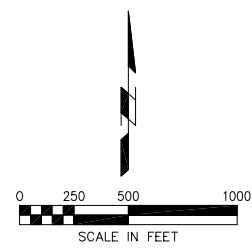
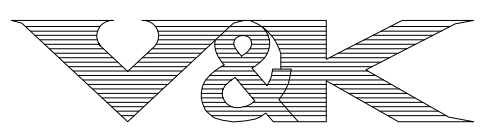
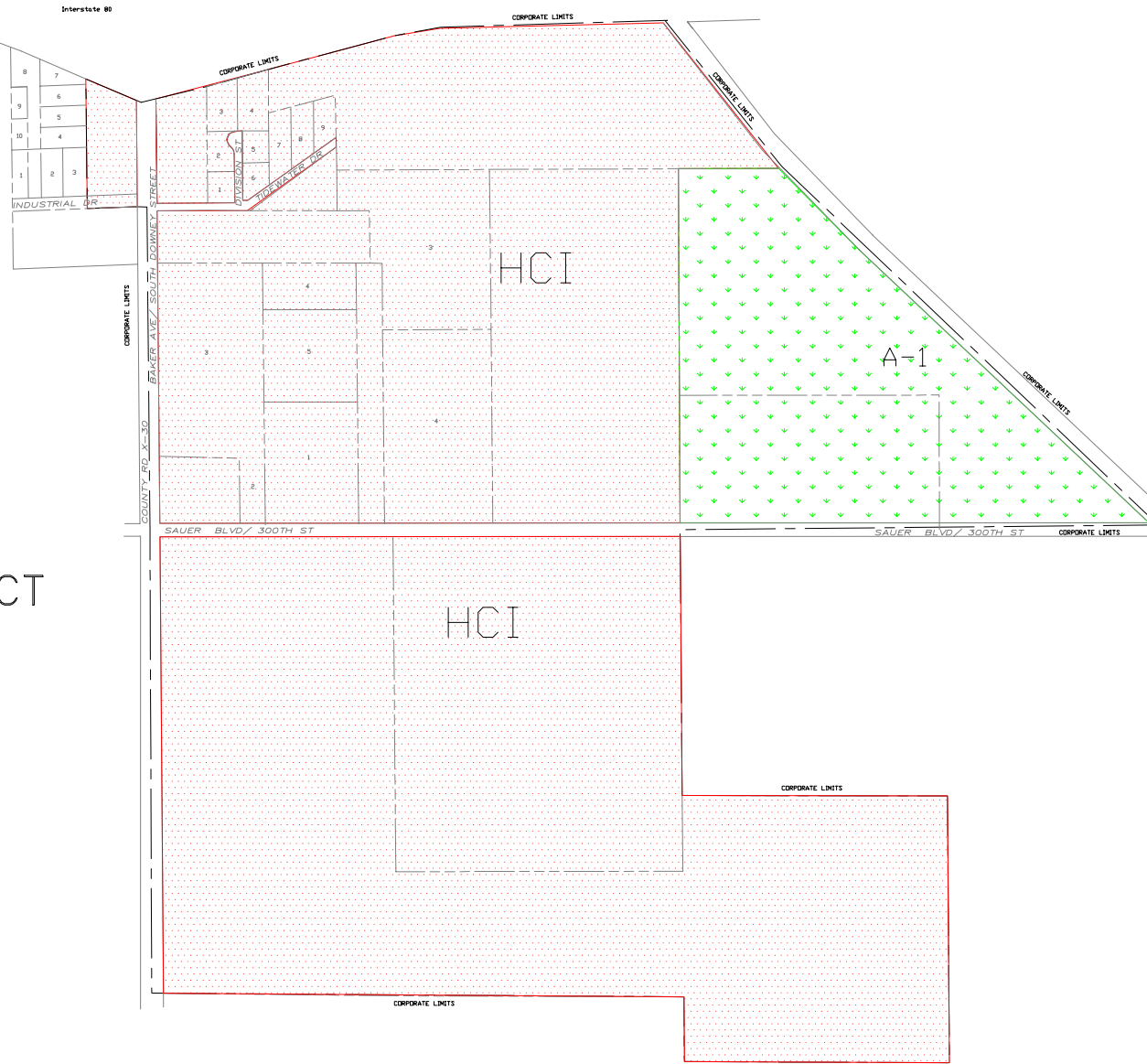
ATTACHMENT B – WEST BRANCH ZONING MAP

CITY OF WEST BRANCH
ZONING MAP



ZONING LEGEND

- | | | |
|--|------|--|
| | A-1 | AGRICULTURAL DISTRICT |
| | R-1 | SINGLE FAMILY RESIDENCE DISTRICT |
| | R-2 | TWO FAMILY RESIDENCE DISTRICT |
| | R-3 | MULTIPLE RESIDENCE DISTRICT |
| | RB-1 | RESIDENCE/BUSINESS DISTRICT |
| | B-1 | BUSINESS DISTRICT |
| | B-2 | BUSINESS DISTRICT |
| | I-1 | INDUSTRIAL DISTRICT |
| | I-2 | INDUSTRIAL DISTRICT |
| | HCI | HIGHWAY COMMERCIAL INDUSTRIAL DISTRICT |
| | CB-2 | CENTRAL BUSINESS DISTRICT |
| | CB-2 | CENTRAL BUSINESS DISTRICT |
| | CI-2 | CENTRAL INDUSTRIAL DISTRICT |
| | P | PARK DISTRICT |



ATTACHMENT C – LIST OF OBLIGATIONS

Debt Limit.

The amount of general obligation debt a political subdivision of the State of Iowa can incur is controlled by the constitutional debt limit, which is 5% multiplied by the actual value of the taxable property, excluding ag land valuations, before rollback. The issuer's debt limit, based upon said valuation, amounts to the following:

100% Valuation by Individual Levy Authority as of 1/1/2012	\$ 183,492,329
	X 5%

Statutory Debt Limit	\$ 9,174,616
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General Obligation Bonds	\$ 2,624,432
Water Revenue Bonds	\$ 673,000
Loan Agreement – Streetsweeper/Skid	\$ 149,364
Loan Agreement – Lawsuit Settlement	\$ 156,855
Loan Agreement – Fire Station Expansion	\$ 194,481

Total debt subject to limit	\$ 3,125,132
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Percentage of debt limit consumed	34.1%
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RESOLUTION NO. 1145

A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE FISCAL YEAR
ENDING JUNE 30, 2014

FY14 Budget Amendment – See State Form

PASSED, APPROVED, AND ADOPTED this 21st day of October, 2013.

Mark Worrell, Mayor

ATTEST:

Matt Muckler, City Administrator/City Clerk

**NOTICE OF PUBLIC HEARING
AMENDMENT OF CURRENT CITY BUDGET**

The City Council of West Branch in CEDAR & JOHNSON County, Iowa

will meet at West Branch City Council Chambers 110 N Poplar Street

at 7:00 pm on October 21, 2013

,for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2014

by changing estimates of revenue and expenditure appropriations in the following functions for the reasons given.
Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	1,452,149		1,452,149
Less: Uncollected Property Taxes-Levy Year	2	0		0
Net Current Property Taxes	3	1,452,149	0	1,452,149
Delinquent Property Taxes	4	0		0
TIF Revenues	5	302,527		302,527
Other City Taxes	6	151,208		151,208
Licenses & Permits	7	50,375		50,375
Use of Money and Property	8	5,600		5,600
Intergovernmental	9	378,285		378,285
Charges for Services	10	866,181		866,181
Special Assessments	11	0		0
Miscellaneous	12	35,100	75,000	110,100
Other Financing Sources	13	226,687	444,410	671,097
Total Revenues and Other Sources	14	3,468,112	519,410	3,987,522
Expenditures & Other Financing Uses				
Public Safety	15	528,636	65,996	594,632
Public Works	16	545,525	0	545,525
Health and Social Services	17	0	0	0
Culture and Recreation	18	548,868	406,123	954,991
Community and Economic Development	19	352,277	0	352,277
General Government	20	195,256	0	195,256
Debt Service	21	343,205	0	343,205
Capital Projects	22	0	0	0
Total Government Activities Expenditures	23	2,513,767	472,119	2,985,886
Business Type / Enterprises	24	1,241,833	311,981	1,553,814
Total Gov Activities & Business Expenditures	25	3,755,600	784,100	4,539,700
Transfers Out	26	226,687	44,410	271,097
Total Expenditures/Transfers Out	27	3,982,287	828,510	4,810,797
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	28	-514,175	-309,100	-823,275
	29			
Beginning Fund Balance July 1	30	2,626,570		2,626,570
Ending Fund Balance June 30	31	2,112,395	-309,100	1,803,295

Explanation of increases or decreases in revenue estimates, appropriations, or available cash:

Purchase of Park land, Fire donation, Fire Department expenditures of local option sales tax. Timing of Lift station expenditures.

There will be no increase in tax levies to be paid in the current fiscal year named above. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget. This will provide for a balanced budget.

City Clerk/ Finance Officer Name

Revenue Area	From	To	Amend. Amt.	Inc/Dec	Account Code	Explanation
Taxes Levied on Prop.	1,452,149	1,452,149				
TIF Revenues	302,527	302,527				
Other City taxes	151,208	151,208				
Licenses & Permits	50,375	50,375				
Use of Money & Prop.	5,600	5,600				
Intergovernmental	378,285	378,285				
Charges for services	866,181	866,181				
Special Assessments	0	0				
Miscellaneous	35,100	110,100	75,000.00	Inc.	001-4-0-950-2-4705	Fire Department anonymous donation
Other Fin. Sources	226,687	671,097	400,000.00	Inc.	001-4-4-430-4-4821	Bank Loan for Park land purchase from PV Prop.
Transfer In			44,410.00			Transfer from 121 LOST to GF 001 - Fire expenses
Total Revenue	3,468,112	3,987,522	\$ 519,410.00			

Expenditure Area	From	To	Amend. Amt.	Inc/Dec	Account Code	Explanation
Public Safety	528,636	594,632	3,668.00	Inc.	001-5-1-110-6727	Move from Police Apparatus reserve line to general fund cash for balance due on Police car invoice
			17,918.00	Inc.	001-5-1-110-6727	Move from Police Apparatus reserve line to general fund cash for equipment for Police car
			4,910.00	Inc.	001-5-1-150-6310	Res. 1138 Fire Dept. equipment from Thomas Htg. - use of Local option sales tax revenue
			7,340.00	Inc.	001-5-1-150-6310	Res. 1139 Fire Dept. installation of a generator - use of Local option sales tax revenue
			32,160.00	Inc.	001-5-1-150-6310	Fire Dept. purchase of a generator - use of Local option sales tax revenue
			65,996.00			
Public Works	545,525	545,525				
Culture & Recreation	548,868	954,991	15,000.00	Inc.	001-5-4-430-6498	ECivis grant writing invoice - Funding moved from Park & Rec reserve line to general fund cash
			12,123.00	Inc.	001-5-4-430-6498	Move from Park & Rec reserve line to general fund cash for Park RFQ process expenditures
			379,000.00	Inc.	001-5-4-430-6792	2013 Park land purchase
			406,123.00			
Community Eco. Dev.	352,277	352,277				
General Government	195,256	195,256				
Debt Service	343,205	343,205				
Capital Projects	0	0				
Business Type Act.	1,241,833	1,553,814	311,981.00	Inc.	614-5-9-815-6498	Lift station expenditures - Revenue from FY13 Bond
Transfers out	226,687	271,097	44,410.00	Inc.		Transfer from 121 LOST to GF 001 - Fire expenses
Total Expenditures	3,982,287	4,810,797	\$ 828,510.00			

Transfers	From	To	Amend. Amt.	Inc/Dec	Account Code	Explanation
Transfer in		001-100	44,410.00		001-4-0-950-4-4830	Transfer from LOST rev. to General Fund for Fire Dept. equipment & building expenses
Transfer out	121-100		44,410.00		121-5-0-950-9100	
Journal entry	001-117	001-100	15,000.00		001-5-4-430-6498	Move from Park & Rec reserve line to general fund cash for ECivis grant writing invoice
Journal entry	001-117	001-100	12,123.00		001-5-4-430-6498	Move from Park & Rec reserve line to general fund cash for Park RFQ process expenditures
Journal entry	001-115	001-100	17,918.00		001-5-1-110-6727	Move from Police Apparatus reserve line to general fund cash for equipment for Police car
Journal entry	001-115	001-100	3,668.00		001-5-1-110-6727	Move from Police Apparatus reserve line to general fund cash for balance due on Police car invoice
Total Transfers						

Prepared by: Kevin D. Olson, 1400 5th Street, Coralville, Iowa 52241 (319) 351-2277
Return to: City of West Branch, PO Box 218, West Branch, Iowa 52358 (319) 643-5888

RESOLUTION NO. 1147

A RESOLUTION APPROVING THE FINAL PLAT OF COOKSON SUBDIVISION, A
SUBDIVISION TO WEST BRANCH, IOWA

WHEREAS, the owner, Lynch's Excavating, has filed with the City Clerk of the City of West Branch, Iowa, a Preliminary and Final Plat of a portion of Lot C of the west one-half of the northwest quarter of Section 8, Township 79 North, Range 4, of the fifth principal meridian, situated within the corporate limits of the City of West Branch, Cedar County, Iowa, to-wit:

Beginning at the Southeast Corner of Lot C - W1/2, NW1/4, in accordance with the Plat thereof Recorded in Surveyor's Book 4, at Page 34, of the Records of the Cedar County Recorder's Office; Thence N88°41'47"W, along the South Line of said Lot C, 650.25 feet, to the Southeast Corner of Lot 1 of Lot C, in accordance with the Plat thereof Recorded in Book H at Page 186 of the Records of the Cedar County Recorder's Office; Thence N01°18'13"E, along the East Line of said Lot 1 of Lot C, 70.76 feet; Thence N37°57'44"E, along said East Line, 110.52 feet; Thence N00°55'31"E, along said East Line and Northerly Projection thereof, 52.28 feet, to a Point 24.0 feet normally distant South of the North Line of said Lot C; Thence S88°41'28"E, along a Line parallel with and 24.0 feet normally distant South of said North Line, 337.46 feet, to its intersection with the Southerly Projection of the East Right-of-Way Line of 2nd Street (as now located); Thence N01°31'14"E, along said Southerly Projection, 24.00 feet, to its intersection with the North Line of said Lot C; Thence S89°22'11"E, along said North Line, 247.00 feet, to the Northwest Corner of said Lot C; Thence S01°17'41"W, along the West Line of said Lot C, 238.87 feet, to the Point of Beginning. Said Tract of Land contains 3.16 Acres (137,737 square feet) and is subject to easements and restrictions of record; and

WHEREAS, the Preliminary and Final Plats have been examined by the Planning and Zoning Commission of the City of West Branch, Iowa, which recommends that such Plats be accepted and approved, and

WHEREAS, the City Council of the City of West Branch, Iowa finds that said Preliminary and Final Plat complies with the statutes of the State of Iowa and the Ordinances for the City of West Branch, Iowa relative to plats, additions, and subdivisions within the corporate limits of the City of West Branch, Iowa.

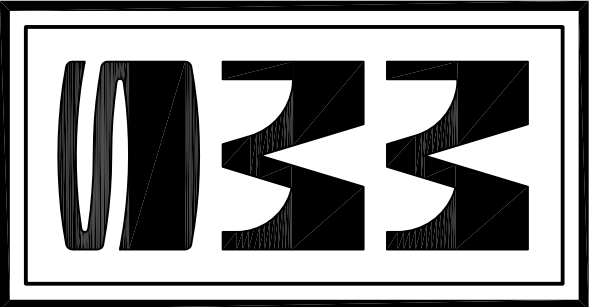
NOW, THEREFORE, BE IT RESOLVED that said plat named and designated as Cookson Subdivision, an Addition to the City of West Branch, Cedar County, Iowa, be and the same is hereby approved and accepted by the City Council of the City of West Branch, Iowa, subject to the filing of the required certificates, subject to the signing of the Subdivider's Agreement, and subject to completion of final inspection requirements. The Mayor and City Clerk of the City of West Branch, Iowa, are hereby authorized and directed to certify upon said Plat the examination, consent, approval and acceptance of the same by the City Council of the City of West Branch, in order that said Plat may be recorded in the Office of the County Recorder among the real estate records of Cedar County, Iowa.

PASSED, APROVED, AND ADOPTED THIS _____ DAY OF _____, 2013.

Mayor Mark Worrell

ATTEST:

City Administrator/Clerk Matt Muckler



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 531-6262
www.mmsconsultants.net

Date	Revision

FINAL PLAT

COOKSON
ADDITION

A PORTION OF LOT C
OF THE W 1/2 OF THE
NW 1/4 OF SECTION
8 - T79N - R4W OF
THE FIFTH P.M.

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

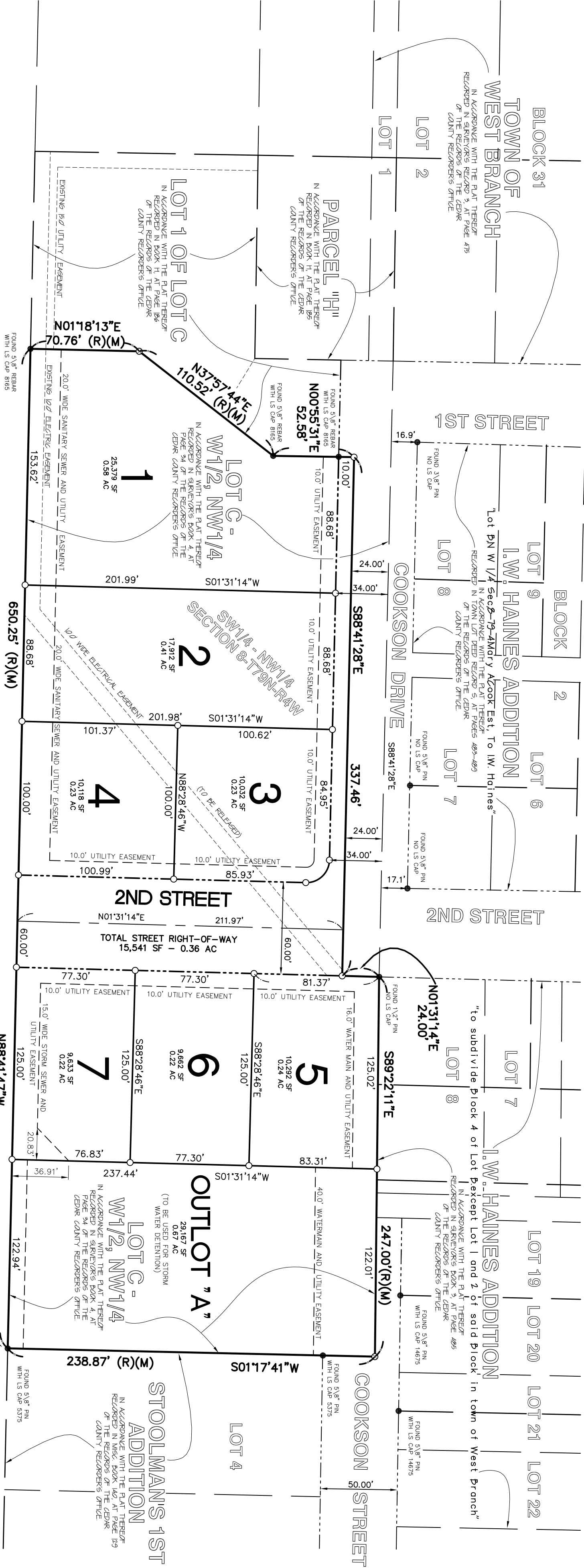
Date:	10-2-2013
Designed by:	KJB Field Book No: 1023
Drawn by:	RLW Scale: 1"=50'
Checked by:	GDM
Project No:	Sheet No:
IOWA CITY	1
2583027	of: 1

FINAL PLAT
COOKSON SUBDIVISION
WEST BRANCH, CEDAR COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IOWA 52240

OWNERS/SUBDIVIDER:
LYNCH'S EXCAVATING
607 N 4TH STREET
WEST BRANCH, IOWA 52358

OWNERS' ATTORNEY:
MELVIN O. SHAW
845 QUARRY ROAD
SUITE 130
CORALVILLE, IOWA 52241

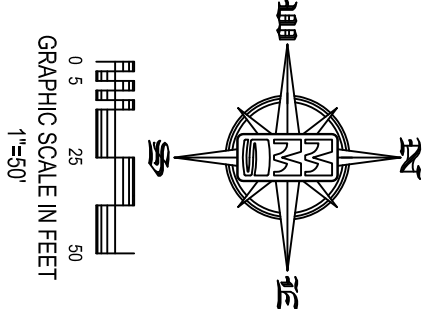


LOT D - S1/2, NW1/4

DESCRIPTION – COOKSON ADDITION

I CERTIFY THAT DURING THE MONTH OF SEPTEMBER, 2013, AT THE DIRECTION OF LYNCH EXCAVATING, A SURVEY WAS MADE UNDER MY SUPERVISION OF A PORTION OF LOT C OF THE WEST ONE - HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Beginning at the Southeast Corner of Lot C – W1/2, NW1/4, in accordance with the Plat thereof Recorded in Surveyor's Book 4, at Page 34, of the Records of the Cedar County Recorder's Office; Thence N88°41'47"W, along the South Line of said Lot C, 650.25 feet, to the Southeast Corner of Lot 1 of Lot C, in accordance with the Plat thereof Recorded in Book H at Page 186 of the Records of the Cedar County Recorder's Office; Thence N01°18'13"E, along the East Line of said Lot 1 of Lot C, 70.76 feet; Thence N37°57'44"E, along said East Line, 110.52 feet; Thence N00°55'31"E, along said East Line and Northerly Projection thereof, 52.28 feet, to a Point 24.0 feet normally distant South of the North Line of said Lot C; Thence S88°41'28"E, along a Line parallel with and 24.0 feet normally distant South of the North Line of said Lot C, intersection with the Southerly Projection of the East Right-of-Way Line of 2nd Street (as now located); Thence N01°31'14"E, along said Southerly Projection, 24.00 feet, to its intersection with the North Line of said Lot C; Thence S89°22'11"E, along said North Line, 247.00 feet, to the Northwest Corner of said Lot C; Thence S01°17'41"W, along the West Line of said Lot C, 238.87 feet, to the Point of Beginning; Said Tract of Land contains 3.16 Acres (137,737 square feet) and is subject to easements and restrictions of record.



LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
 - CONGRESSIONAL CORNER, RECORDED LOCATION
 - PROPERTY CORNERS, FOUND (as noted)
 - PROPERTY CORNERS, SET (5/8" Iron Pin w/ yellow plastic LS Cap embossed with "MMS")
 - CUT "x"
 - PROPERTY &/or BOUNDARY LINES
 - CONGRESSIONAL SECTION LINES
 - RIGHT-OF-WAY LINES
 - LOT LINES, INTERNAL
 - LOT LINES, PLATTED OR BY DEED
 - EASEMENT LINES, WIDTH & PURPOSE NOTED
 - EXISTING EASEMENT LINES, PURPOSE NOTED
 - MEASURED DIMENSIONS
 - CURVE SCAVENY NUMBERS (C22-1)
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

PLAT APPROVED BY:	
LYNCH EXCAVATING	Date:
MAYOR OF WEST BRANCH	Date:
CITY CLERK OF WEST BRANCH	Date:
CHAIR OF PLANNING AND ZONING	Date:
UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT, INCLUDE EAST/WEST MAIN LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES. SEE CONSTRUCTION PLANS FOR DETAILS. UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:	
ALLIANT ENERGY CORPORATION	Date:
LIBERTY COMMUNICATIONS	Date:
MEDIACOM	Date:

SEAL

LAND SURVEYOR

GLEN D. MEISNER

8165

IOWA

I hereby certify that this land surveying document was prepared and that I am a duly licensed and sworn land surveyor under the laws of the State of Iowa.

GLEN D. MEISNER

L.S. Iowa Lic. No. 8165

20

20

10/2/2013

10:23

Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

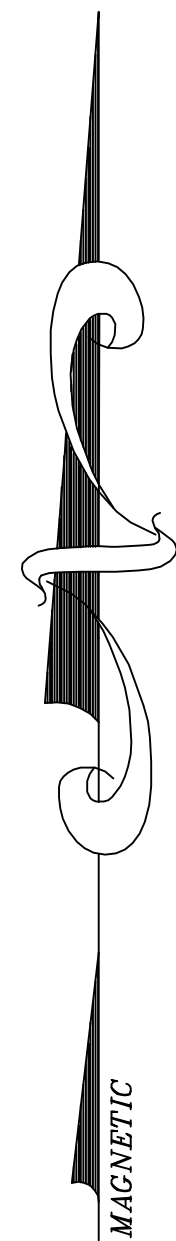
The logo for MCM (Maison Martin Margiela) is displayed vertically. It consists of three stylized, bold, black letters: 'M', 'M', and 'C'. The 'C' is positioned at the bottom and is partially cut off by the bottom edge of the frame. The letters are set against a white background and are enclosed within a thin black rectangular border.

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

5741 C ST. SW SUITE C
DAR RAPIDS, IOWA 52404
(319) 841-5188



























Date	Revision
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1	COVER SHEET
2	GENERAL NOTES AND DETAILS
3	SITE GRADING AND EROSION CONTROL PLAN
4	SANITARY PLAN AND PROFILE AND WATERMAIN PLAN
5	STORM SEWER PLAN AND PROFILE
6	PAVING PLAN AND PROFILE

STANDARD LEGEND AND NOTES

-----	PROPERTY & s/s BOUNDARY LINES
-----	CONGRESSIONAL SECTION LINES
-----	RIGHT-OF-WAY LINES
-----	EXISTING RIGHT-OF-WAY LINES
-----	CENTER LINES
-----	EXISTING CENTER LINES
-----	LOT LINES, INTERNAL
-----	LOT LINES, PLATTED OR BY DEED
-----	PROPOSED EASEMENT LINES
-----	EXISTING EASEMENT LINES
-----	BENCHMARK
-----	RECORDED DIMENSIONS
-----	CURVE SEGMENT NUMBER
•	
(R)	
-EXIST-	
-PROP-	
	POWER POLE
	POWER POLE W/DROP
	POWER POLE W/TRANS
	POWER POLE W/LIGHT
	GUY POLE
	LIGHT POLE
	SANITARY MANHOLE
	FIRE HYDRANT
	WATER VALVE
	DRAINAGE MANHOLE
	CURB INLET
	FENCE LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	CONTOUR LINES (1' INTERVAL)
	PROPOSED GROUND
	EXISTING GROUND
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE & SHRUB
	EXISTING EVERGREEN TREE & SHRUB

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CHAIN SURVEY DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

BENCHMARK INFORMATION	
BM NO.	1
POINT USED ON WEST BOLT OF FIRE HYDRANT AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF COOKSON DR. AND 1ST ST. ELEVATION 757.97 (NAVD 29) DATUM	

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

KELLY J. BECKLER, P.E. Iowa Lic. No. 14624

Pages or sheets covered by this seal:

WEST BRANCH
CEDAR COUNTY
OWA

MS CONSULTANTS, INC.

Date: 12/22/12

10/03/13	
Estimated by:	Filed Book No.

Designed by:	Field Book No:
KJB	

Drawn by:	Scale:
JDM	NTS

Checked by:	Sheet No:
KID	4

Project No:	RJB	1
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IOWA CITY |

2583027 | _____

2000027 | of: 6

SANITARY SEWER AND WATERMAIN NOTES

- 1) SANITARY SEWER & WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DETAILED SPECIFICATIONS PREPARED FOR THIS PROJECT. CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- 2) SANITARY SEWERS SHALL BE POLYVINYL CHLORIDE TRUSS PIPE (ASTM D2680), UNLESS NOTED OTHERWISE
- 3) CONTRACTOR TO PROVIDE FERNCO "BAND-SEAL" COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
- 4) GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- 5) ALL SANITARY SEWERS SHADED ON THE PROFILE VIEW AND ALL SANITARY SEWERS AND WATER MAINS UNDER PAVING OR WITHIN 5 FEET OF PAVEMENT SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
- A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
- B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL.
- 6) ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- 7) CONTRACTOR SHALL PROVIDE CRUSHED STONE ENCASEMENT FOR PVC TRUSS PIPE SEWERS. ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED :
- 8) TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.
- 9) TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.
- 10) THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2 x 4 PAINTED GREEN.
- 11) ALL SANITARY SEWER MANHOLES SHALL BE PROVIDED WITH CRETEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL.
- AIR TESTING
- 12) ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST: NOTE: CITY REPRESENTATIVE MUST BE PRESENT DURING TESTING:
- A. PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL.
- B. PLACE PNEUMATIC PLUGS: (1) SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER, (2) CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT EXTERNAL BRAING OR BLOCKING.
- C. INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE OF 5 psi & MAINTAIN FOR A MINIMUM OF 5 MINUTES.
- D. LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG.
- E. ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.
- F. MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT.

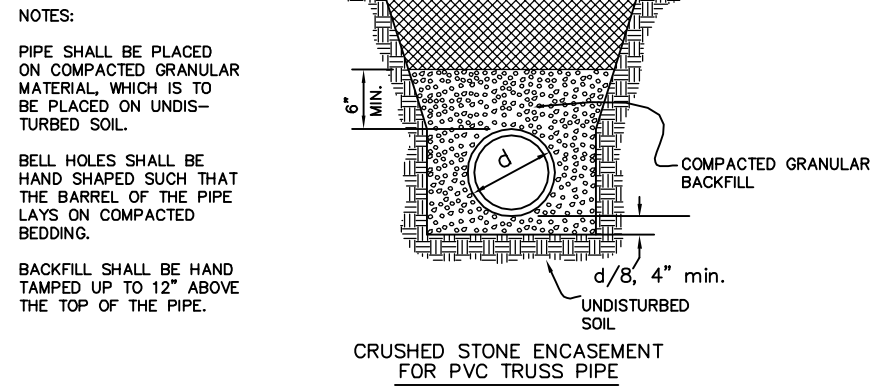
PIPE DIAMETER IN INCHES	TIME IN MINUTES
4	2.0
6	3.0
8	4.0
10	5.0
12	5.5
15	7.5

G. IN AREAS WHERE GROUND WATER IS KNOWN TO EXIST, THE HEIGHT OF WATER ABOVE THE TOP OF THE PIPE BEING TESTED, IN FEET, SHALL BE DETERMINED AND THAT HEIGHT DIVIDED BY 2.3 TO ESTABLISH THE PRESSURE THAT WILL BE ADDED TO ALL READINGS ABOVE. ALTERNATIVELY, THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE INFILTRATION INTO THE SEWER BY USING A V-NOTCH WEIR OR OTHER SUITABLE DEVICE.

H. LOCATE, REPAIR AND RETEST LEAKS.

I. AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.

- ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:
- A) DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
- B) DEFLECTION TEST TO BE CONDUCTED USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES ALLOWED.
- C) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.



THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED :

- 13) WATER MAIN SHALL BE LOCATED TO FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.
- 14) WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.
- 15) VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY SEWER SHOULD BE A MINIMUM OF 18-INCHES, MEASURED OUTSIDE TO OUTSIDE FROM THE CLOSEST EDGE OF EACH PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION, THE WATER MAIN SHALL NOT BE PLACED CLOSER THAN 6-INCHES ABOVE A SEWER OR 18-INCHES BELOW A SEWER. THE SEPARATION DISTANCE SHALL BE THE MAXIMUM FEASIBLE IN ALL CASES.
- 16) WHERE THE WATER MAIN CROSSES SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. THE WATER AND SEWER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATER TIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10-FEET OF THE POINT OF CROSSING.
- 17) NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE.
- 18) WATER MAIN SHADED ON PLAN VIEW SHALL BE INSTALLED PRIOR TO PAVING.
- 19) THE ENTIRE WATERMAIN SYSTEM, INCLUDING SERVICES TAPS IF APPLICABLE, SHALL BE PRESSURE TESTED PER AWWA C600. THE TEST SHALL BE PERFORMED AT A MINIMUM OF 150 psi FOR 2 HOURS WITH A MAXIMUM LOSS OF 5 psi.
- 20) WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SPECIFICATIONS.
- 21) FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURIAN 250 OR APPROVED CITY EQUAL THAT OPEN LEFT.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

STORM SEWER CONSTRUCTION NOTES

STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AS PREPARED BY MMS CONSULTANTS, INC. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF WEST BRANCH STANDARDS AND APPROVED MANUFACTURERS/MODELS.

ALL REINFORCED CONCRETE PIPE STORM SEWERS SHALL BE CLASS III UNLESS NOTED OTHERWISE IN THE PLANS. RCP STORM SEWERS 36" DIAMETER AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS WITH O-RINGS GASKETS OR SHALL BE TONGUE & GROOVE WITH ALL JOINTS SHALL WRAPPED WITH FILTER FABRIC A MINIMUM OF 24" WIDE.

ALL STORM SEWERS SHALL BE PROVIDED WITH CLASS "C" SHAPED SUBGRADE, UNLESS NOTED OTHERWISE.

GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.

AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END, THE FLARED END SECTION AND LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.

ALL STORM SEWERS SHADED ON THE PROFILE VIEW AND ALL STORM SEWERS UNDER PAVING OR WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:

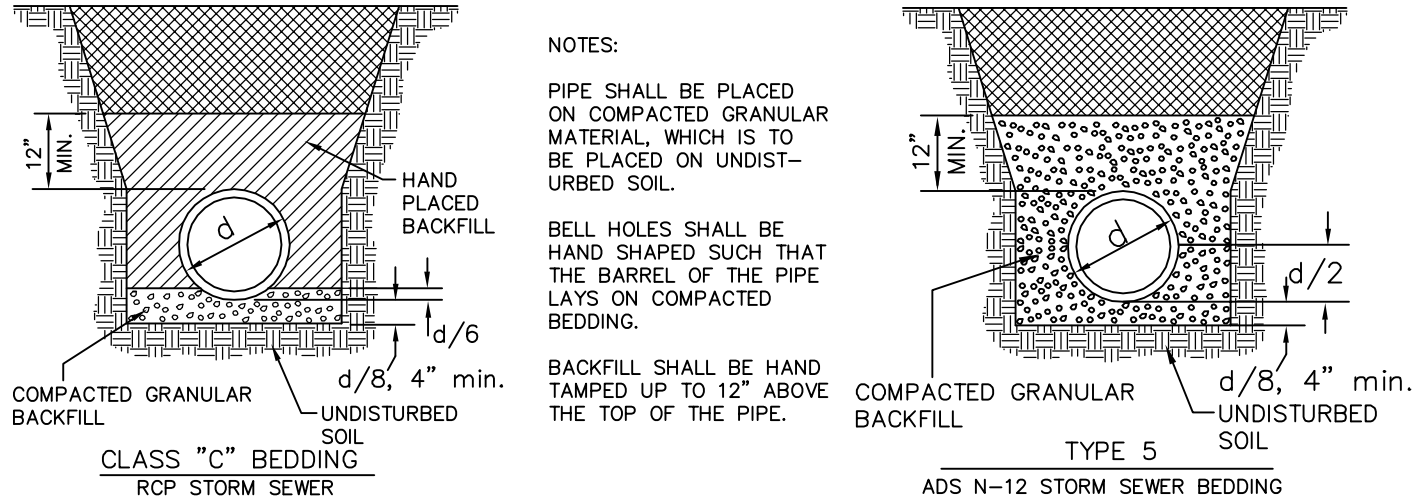
A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN

B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL.

ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE PROPOSED STORM SEWER.

IF STORM SEWER PIPE MATERIAL IS NOT DESIGNATED ON PROFILE VIEW, PIPE SHALL BE EITHER OF THE FOLLOWING:

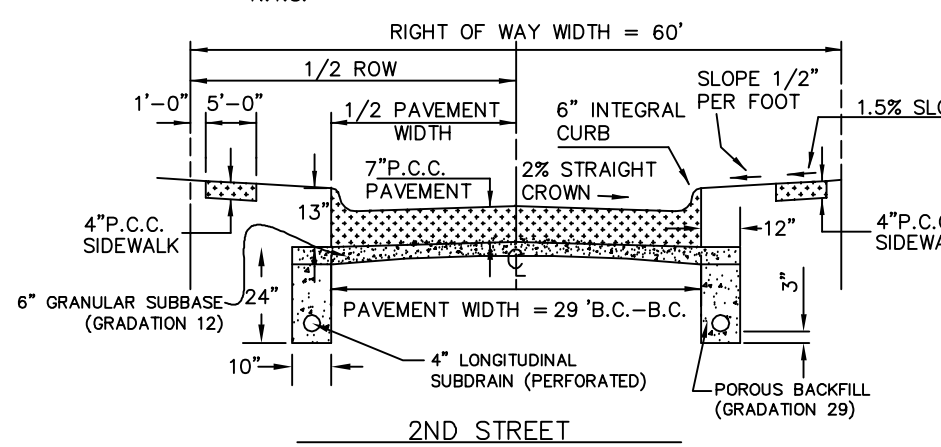
- 1) ADS N-12 WITH SOIL TIGHT JOINTS WITH ALL JOINTS WRAPPED WITH FABRIC AND WITH BEDDING AS SHOWN BELOW.
- 2) RCP STORM SEWER WITH TONGUE & GROOVE JOINTS WRAPPED WITH FABRIC AND WITH CLASS "C" BEDDING.



PAVING CONSTRUCTION NOTES

- 1) I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
- 2) CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- 3) PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLANS RH-50 RH-51, AND RH-52, CURRENT REVISION.
- 4) THE CONCRETE AGGREGATE SHALL BE CLASS 31 DURABILITY AS SPECIFIED IN SECTION 4115.04.B3 OF THE I.D.O.T. STANDARD SPECIFICATIONS.

TYPICAL STREET SECTION

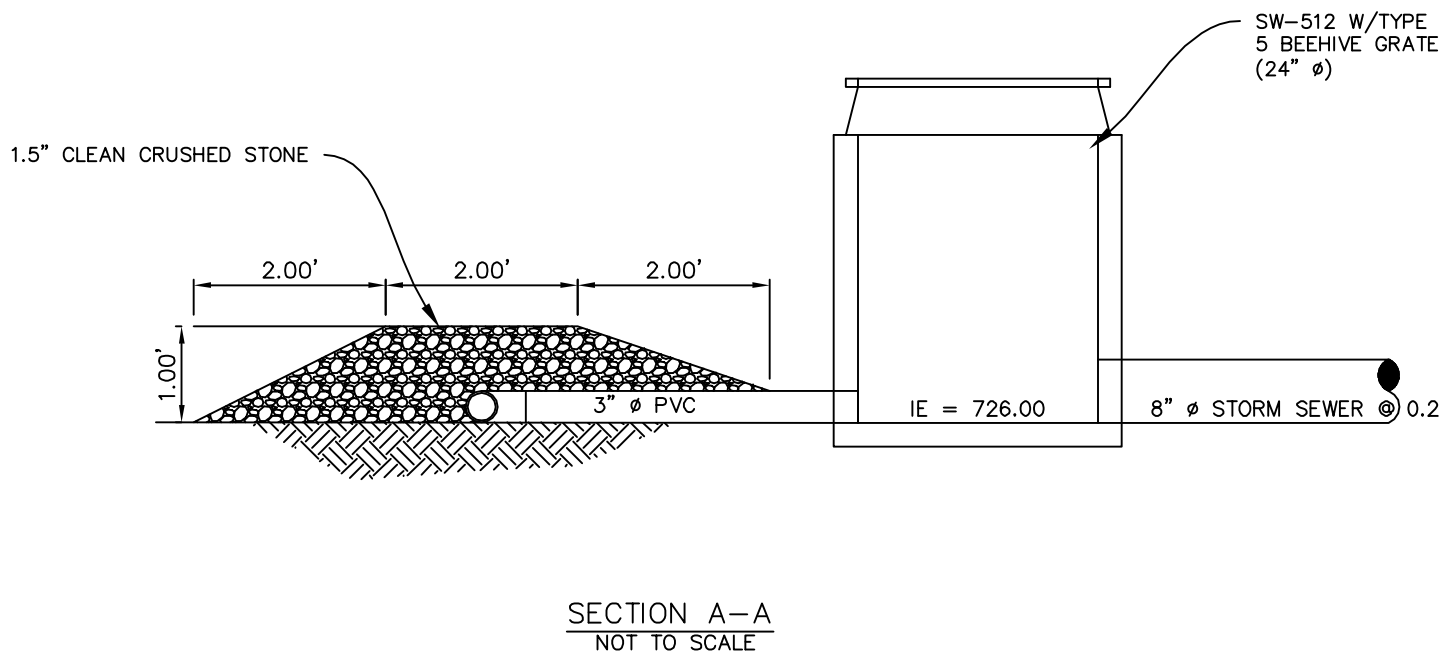
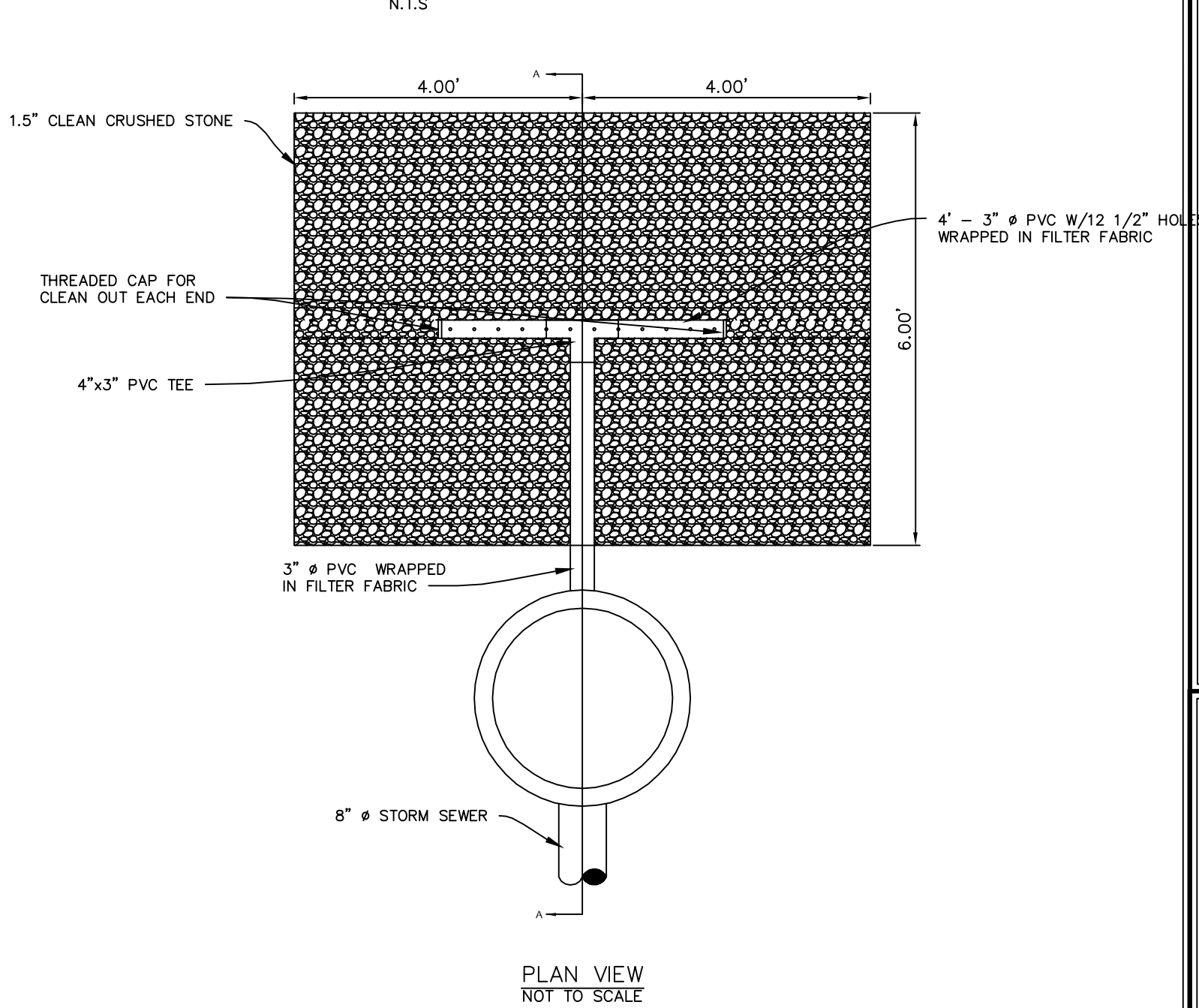


ROAD CLOSURE BARRICADE

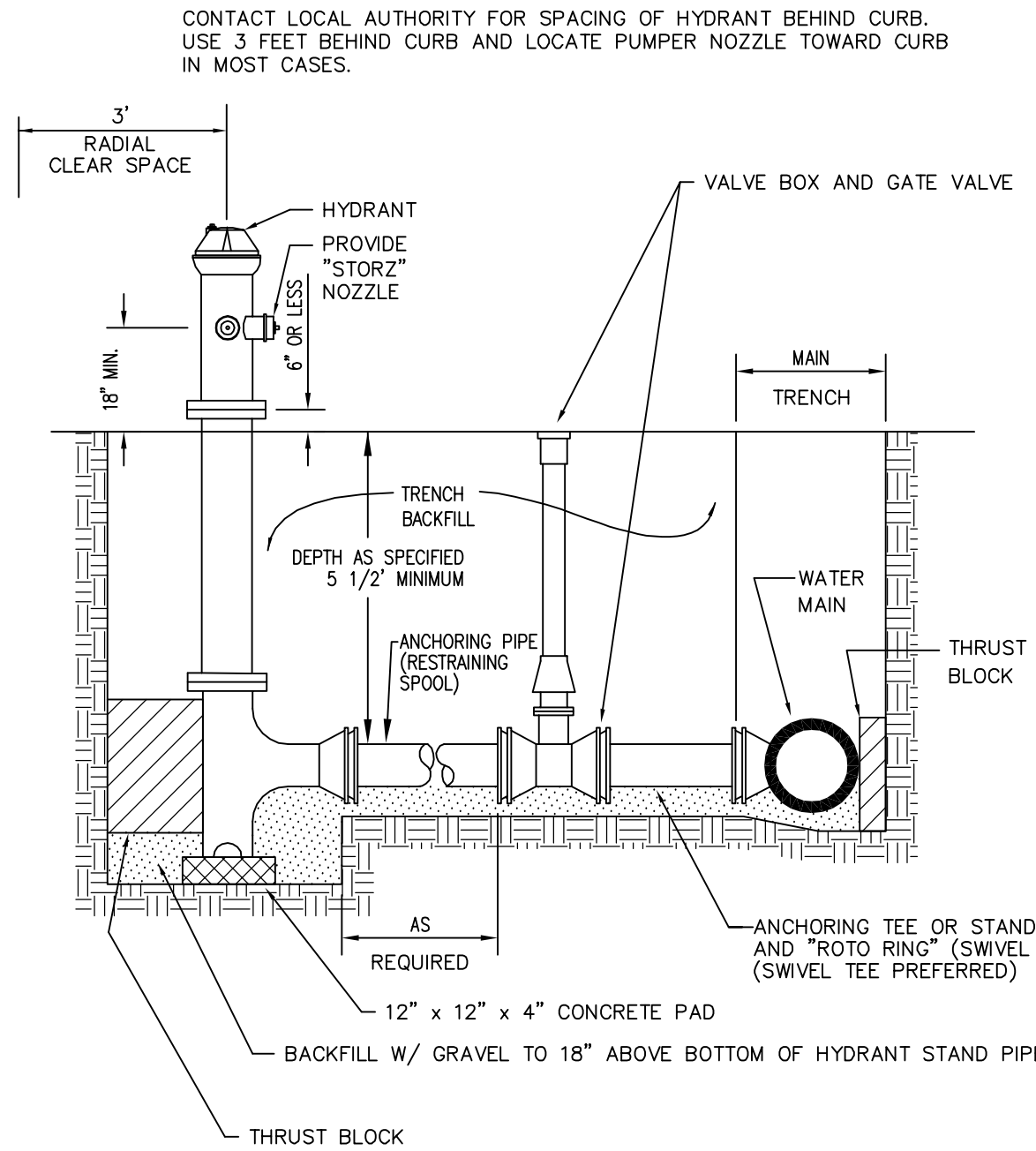
NOTE: PAVING CONTRACTOR SHALL FURNISH AND INSTALL ONE-HALF OF AN I.D.O.T. TYPE RE-3A OR RE-3B AT THE END OF PAVING NOTED BELOW. ROAD CLOSURE BARRICADE SHALL BE PLACED ACROSS ONLY THE OUTWARD BOUND LANE. FURNISHING AND INSTALLING ROAD CLOSURE BARRICADES SHALL BE PAID FOR AS A SEPARATE ITEM AS LISTED IN CONTRACTOR'S PROPOSAL. ROAD CLOSURE BARRICADES ARE REQUIRED AT THE FOLLOWING LOCATIONS:

STREET NAME	STATION
2ND STREET	3+26.97

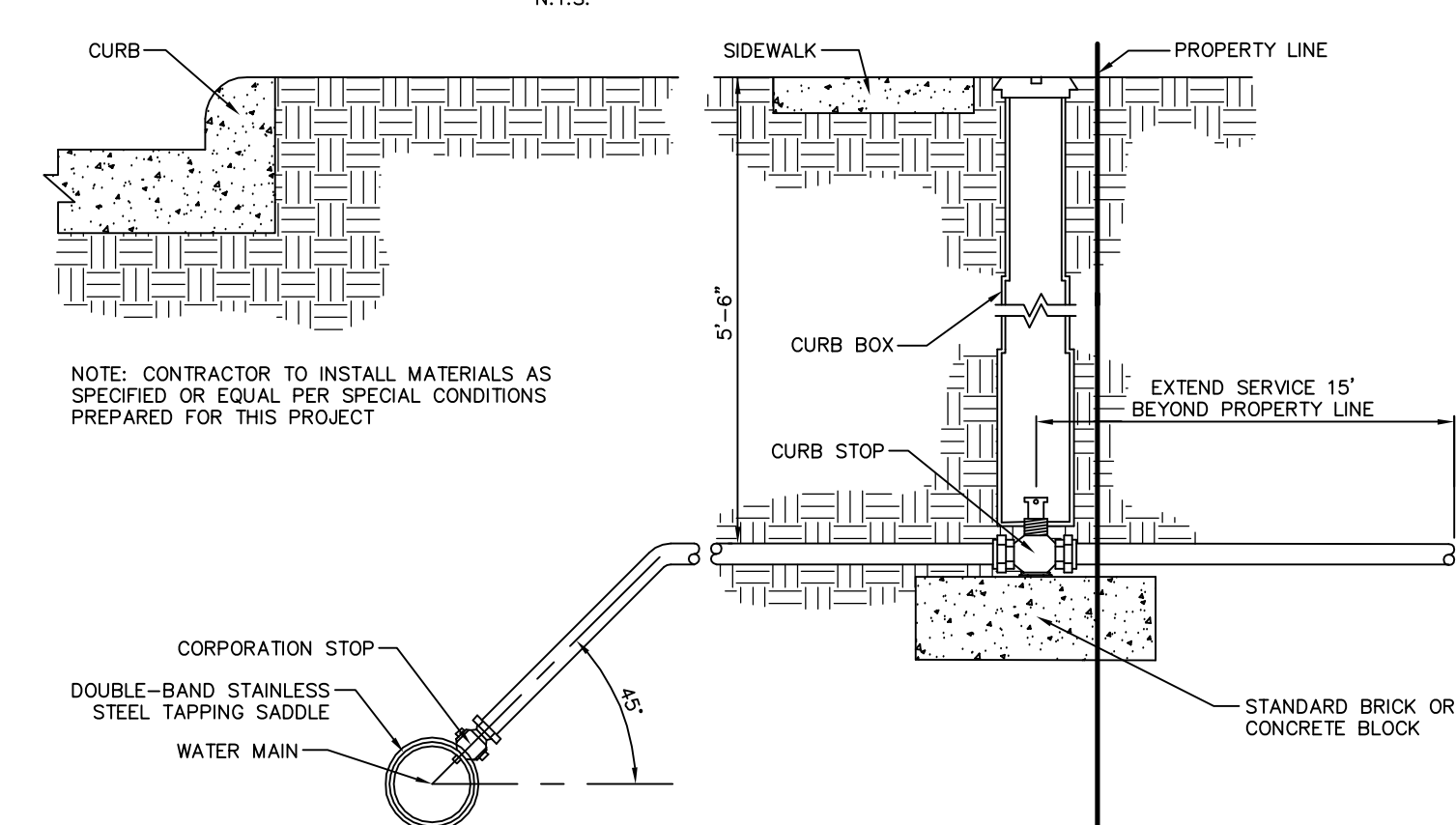
OUTLET STRUCTURE DETAIL



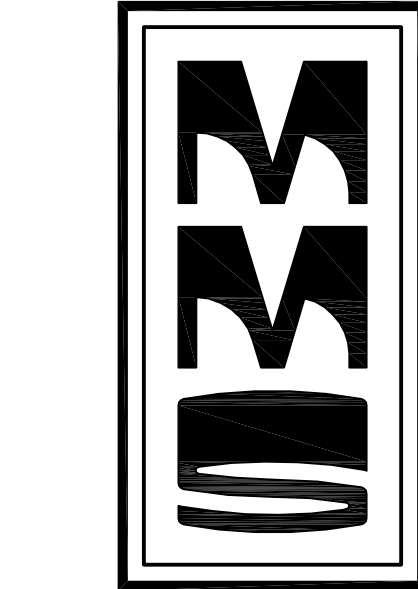
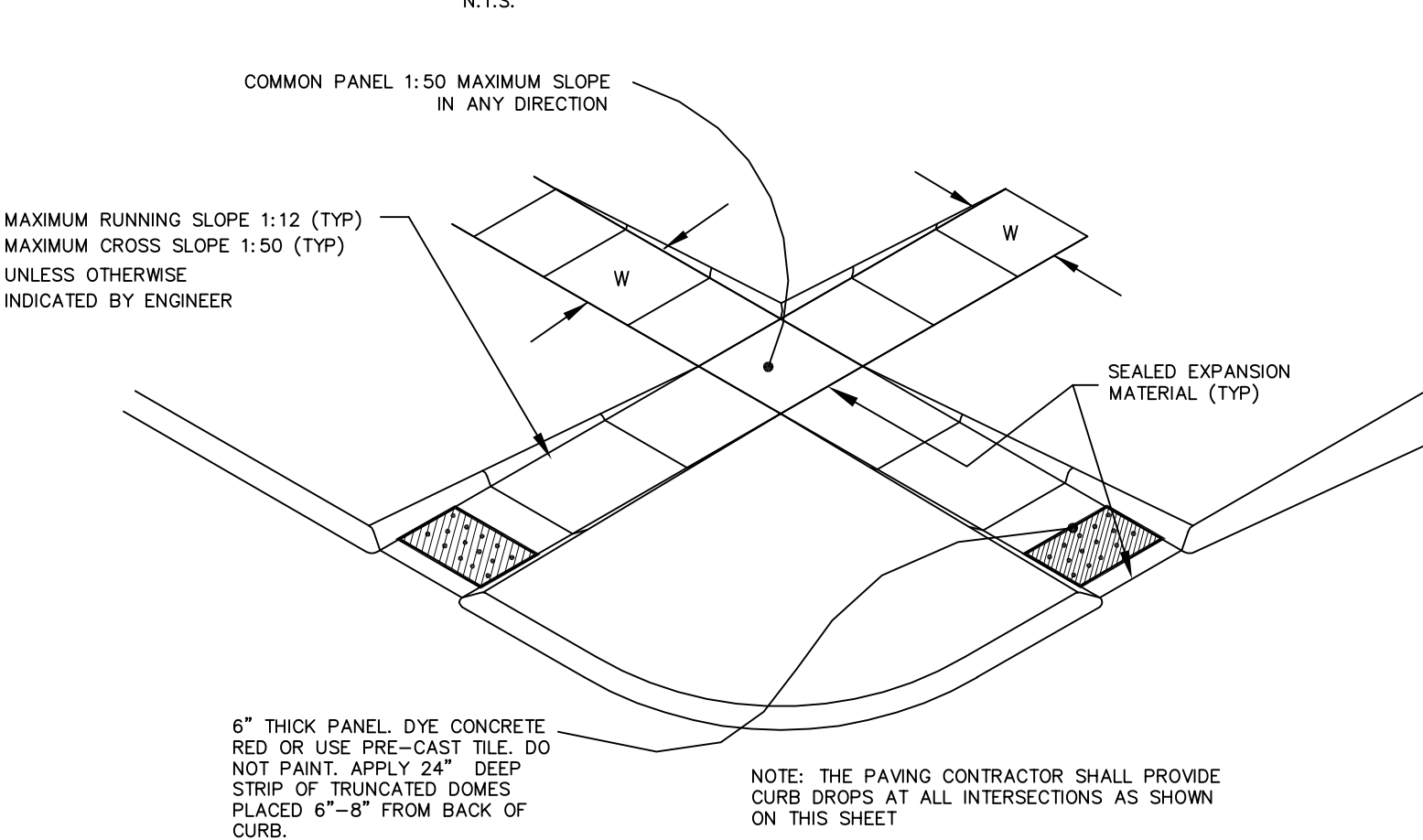
TYPICAL HYDRANT



WATER SERVICE DETAIL



CURB DROP FOR SIDEWALK



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

5741 C ST. SW SUITE C
CEDAR RAPIDS, IOWA 52404
(319) 841-5188

Date Revision

GENERAL NOTES AND DETAILS

COOKSON SUBDIVISION

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 10/03/13

Designed by: KJB Field Book No:

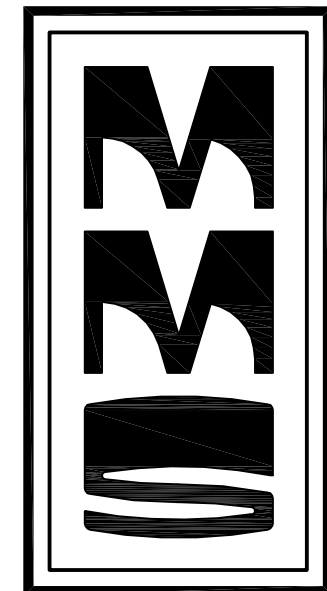
Drawn by: JDM Scale: NTS

Checked by: KJB Sheet No:

Project No: 2583027

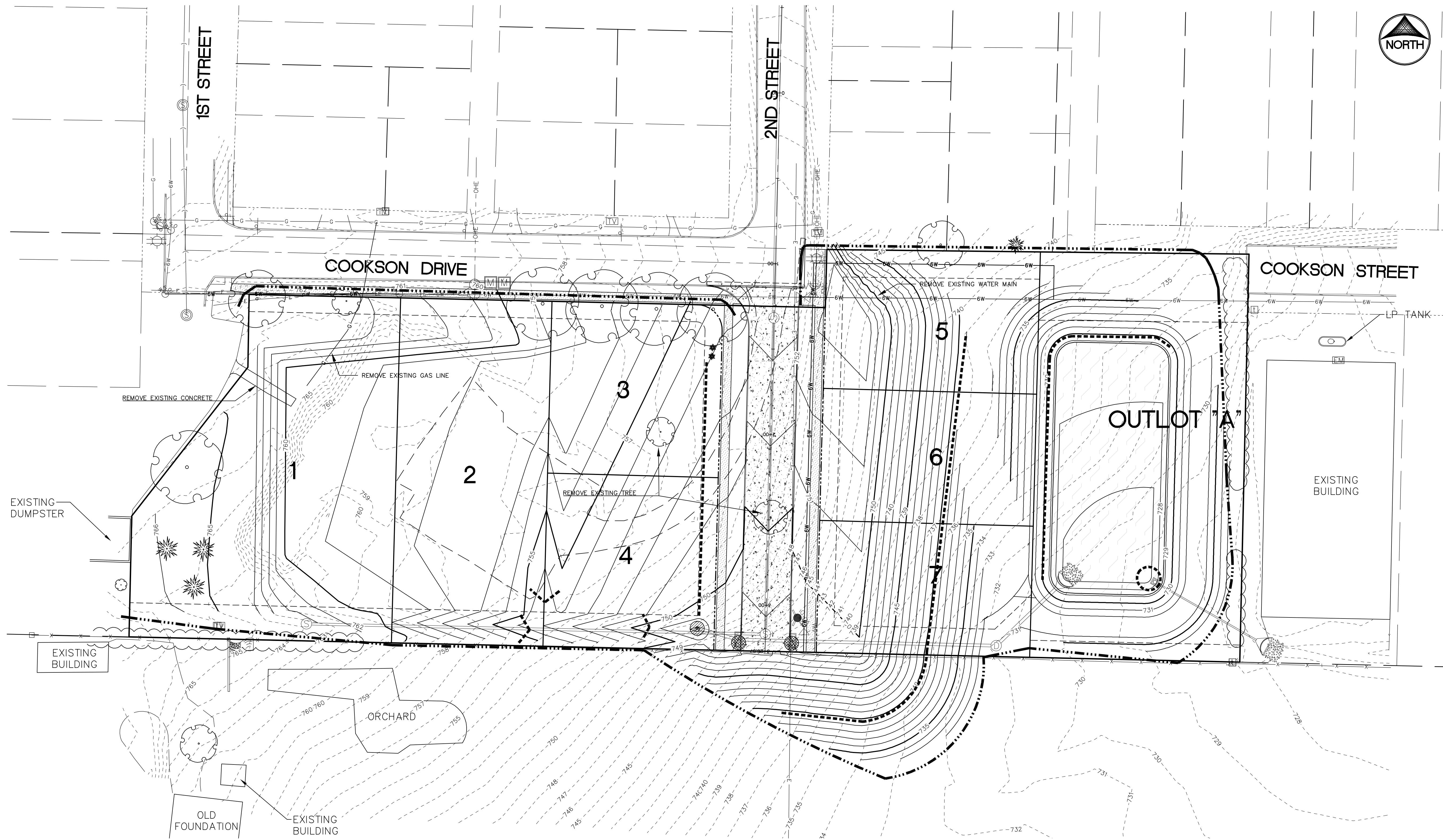
IOWA CITY

of 6



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-6282
www.mmsconsultants.net

Date Revision



GRADING AND EROSION CONTROL PLAN

COOKSON ADDITION

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 10/03/13

Designed by: KJB Field Book No:

Drawn by: JDM Scale: 1"=30'

Checked by: KJB Sheet No:

Project No: IOWA CITY

2583027

of 6

EROSION CONTROL LEGEND

----- SILT FENCE/FILTER SOCK	----- PERIMETER SILT FENCE
TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT	TEMPORARY SOIL STOCKPILE AREA
TEMPORARY PARKING AND STORAGE	DIRECTION OF OVERLAND FLOW
CONCRETE TRUCK/EQUIPMENT WASHOUT	DUMPSTER FOR CONSTRUCTION WASTE
PORTABLE RESTROOM	RIP RAP OUTLET PROTECTION
DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)	OTHER MEASURE: _____
FILTER SOCK INLET PROTECTION	OTHER MEASURE: _____
FILTER SOCK BEHIND CURB AT CURB RAMP	OTHER MEASURE: _____

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: _____ ACRES
TOTAL AREA TO BE DISTURBED: _____ ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.

FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET INTAKE ADJACENT TO THE SITE.

STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH I.D.O.T. STANDARD SPECIFICATION SECTION 2601.03 STABILIZING CROP SEEDING AND FERTILIZING.

SEED MIXTURES SHALL BE ONE OF THE FOLLOWING:

SPRING-- MARCH 1 TO MAY 20
OAT
GRAIN RYE
RED CLOVER
TIMOTHY

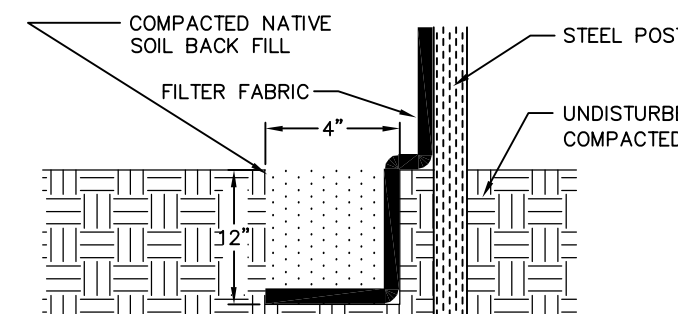
SUMMER -- MAY 21 TO JULY 20
OAT
GRAIN RYE
RED CLOVER
TIMOTHY

FALL -- JULY 21 TO SEPTEMBER 30
OAT
GRAIN RYE
RED CLOVER
TIMOTHY

FERTILIZER SHALL BE APPLIED AT A RATE OF 450 LBS PER ACRE USING CHEMICALLY COMBINED COMMERCIAL 13-13-13 FERTILIZER.

SILT FENCE DETAIL

N.T.S.



INSTALLATION

- POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
- SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4196.01A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPUNCE TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
- FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
- THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

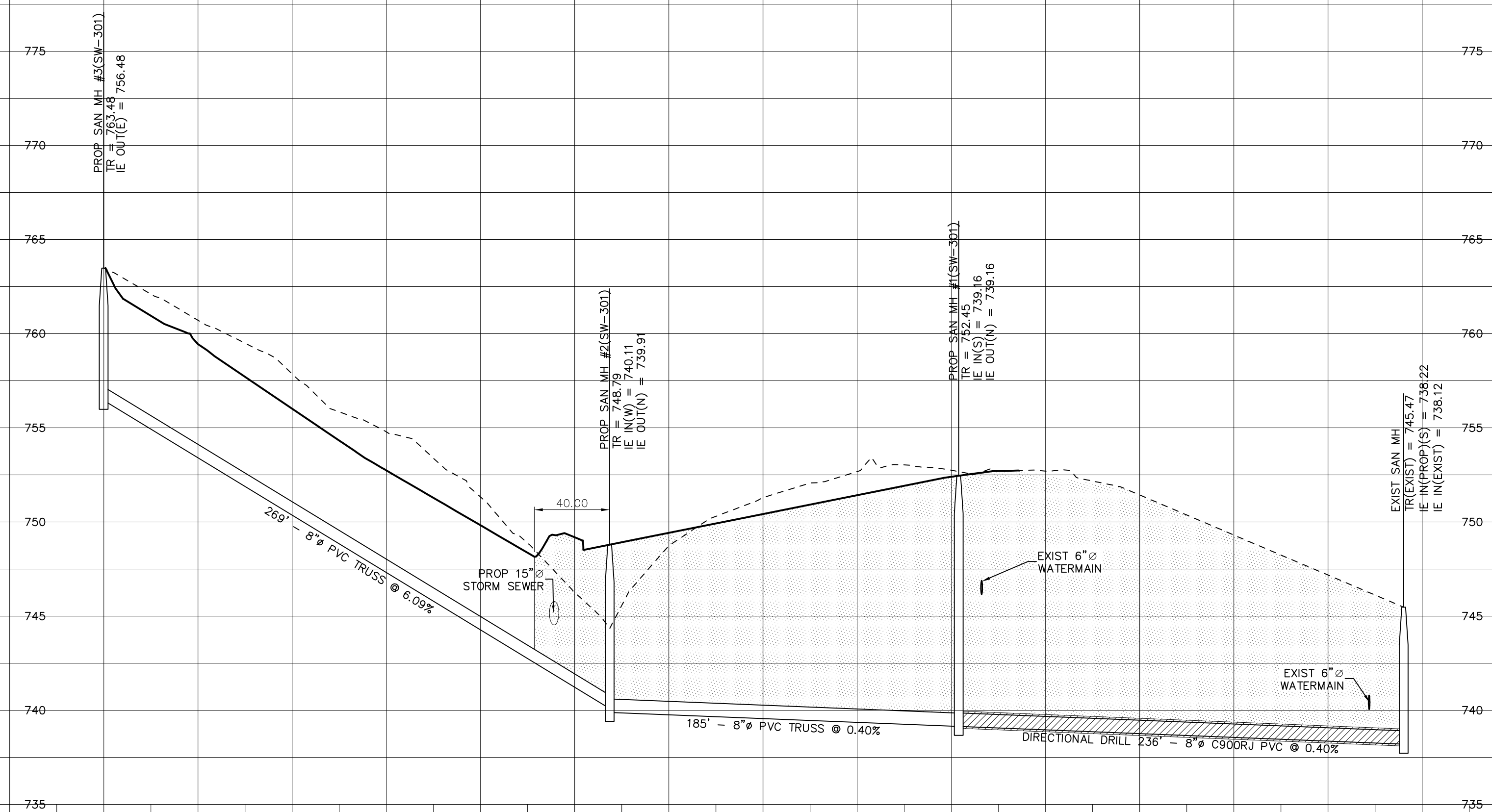
MAINTENANCE

- SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN-FALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
- SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.



1917 S. GILBERT ST
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
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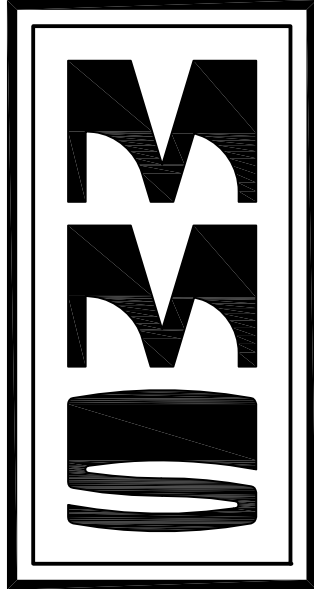
SANITARY SEWER PLAN AND PROFILE AND WATERMAIN PLAN

COOKSON
ADDITION

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

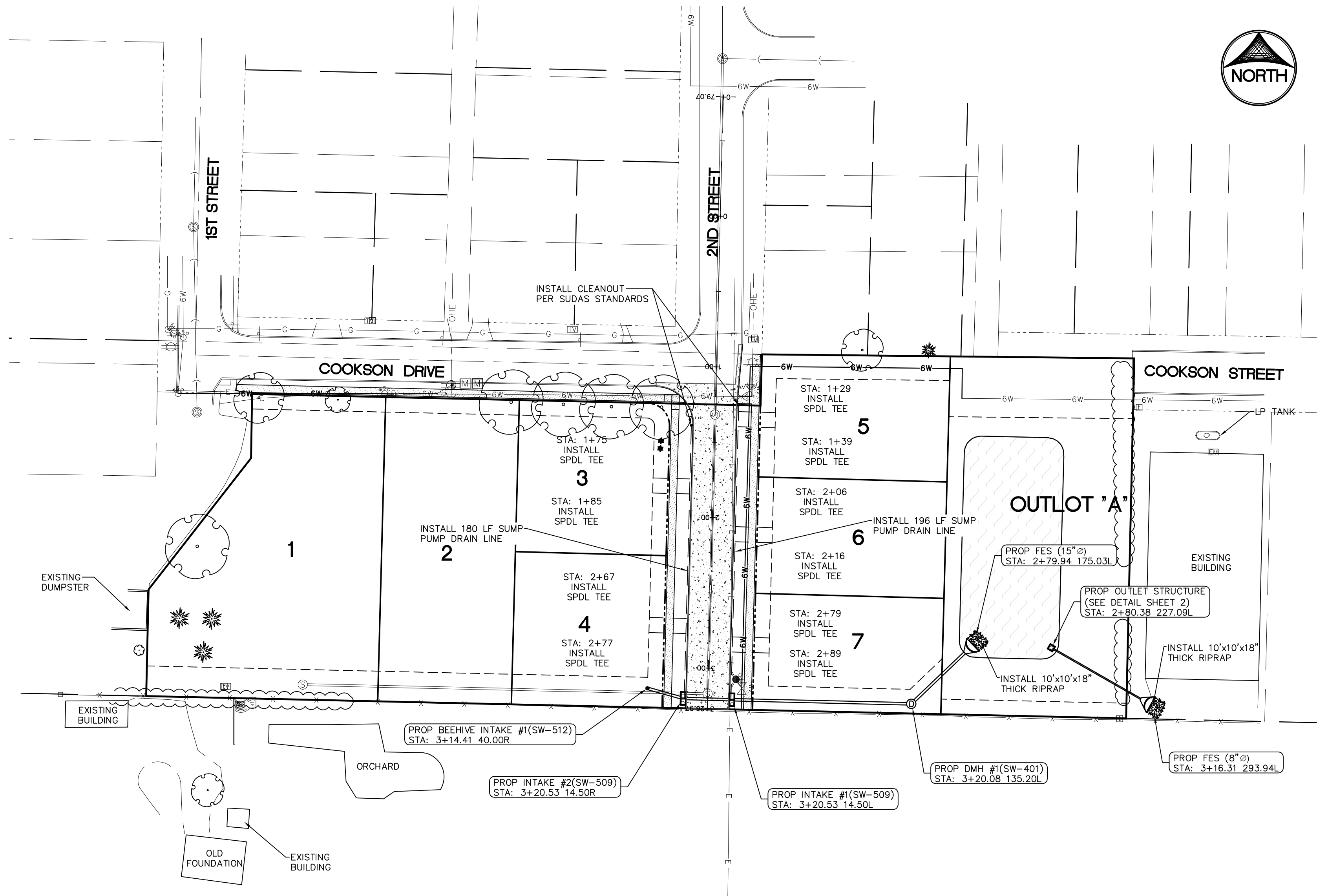
Date:		10/03/13	
Designed by: KJB		Field Book No:	
Drawn by: JDM		Scale: 1"=50'	
Checked by: KJB		Sheet No: 4	
Project No: IOWA CITY 2583027		of: 6	



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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Date	Revision
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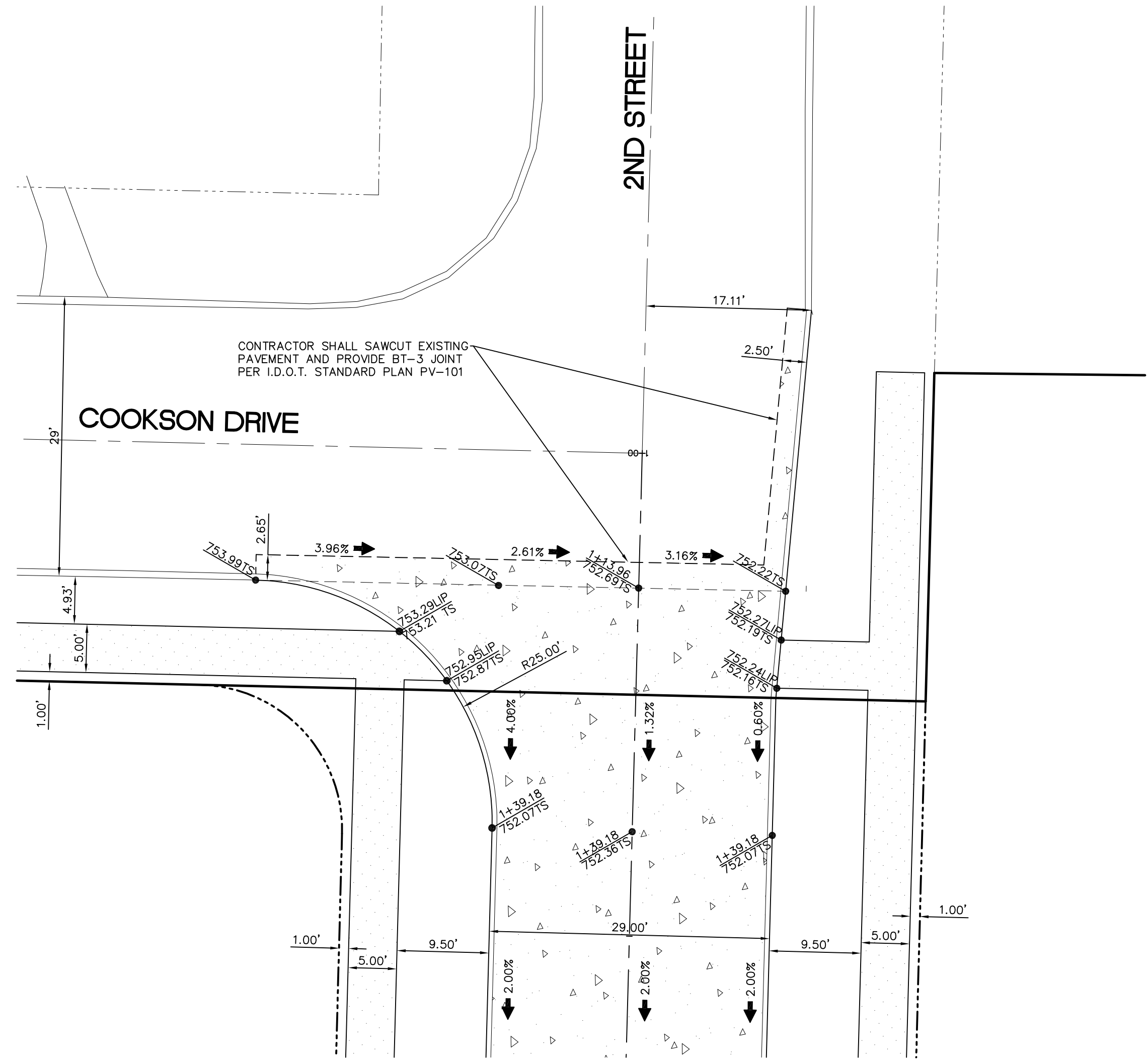
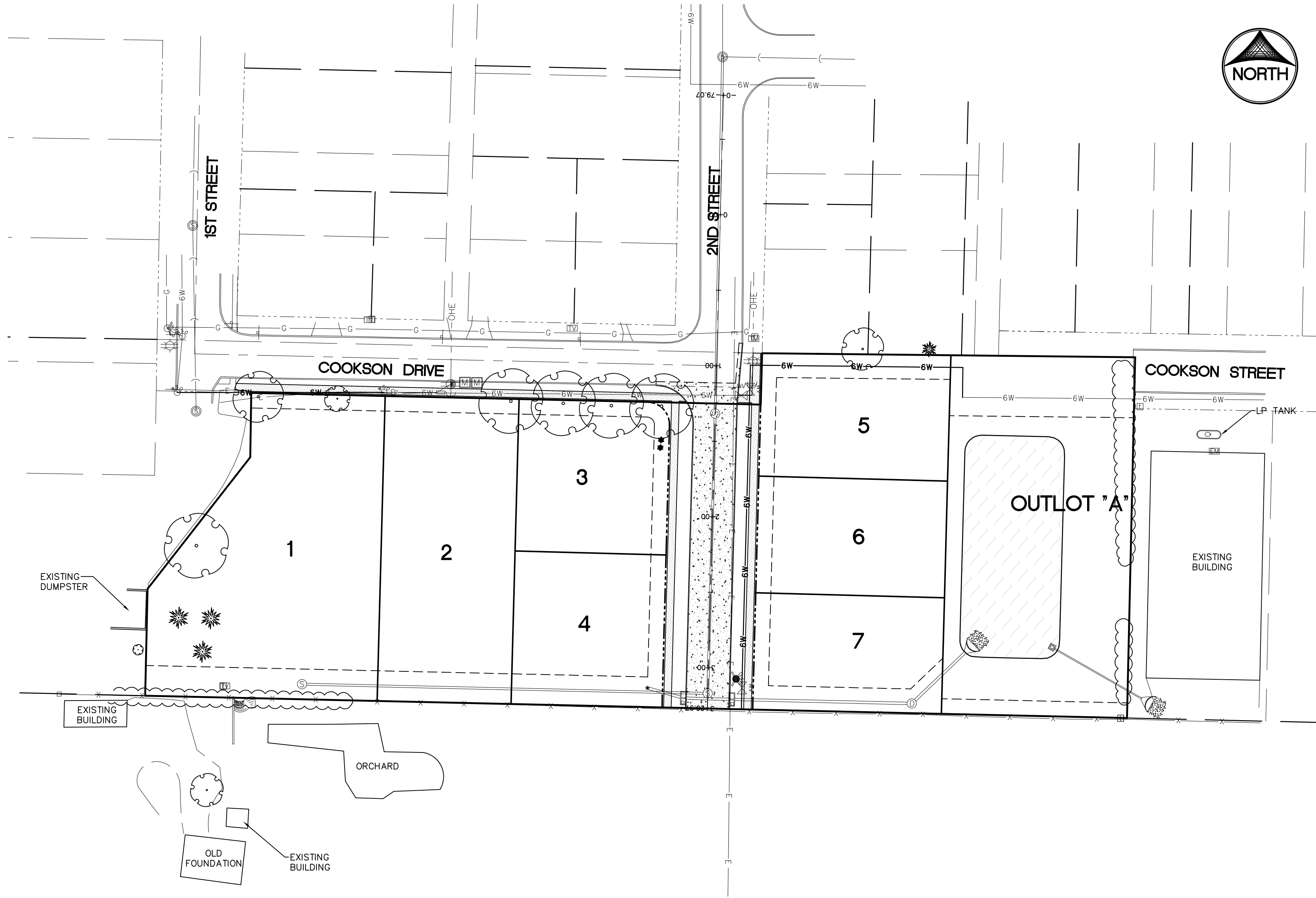
STORM SEWER PLAN AND PROFILE

COOKSON ADDITION

WEST BRANCH
CEDAR COUNTY
IOWA

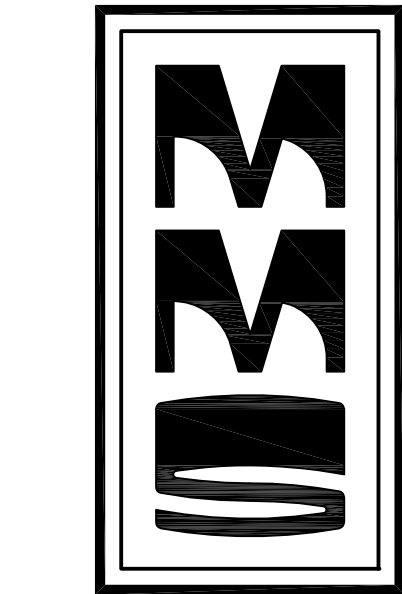
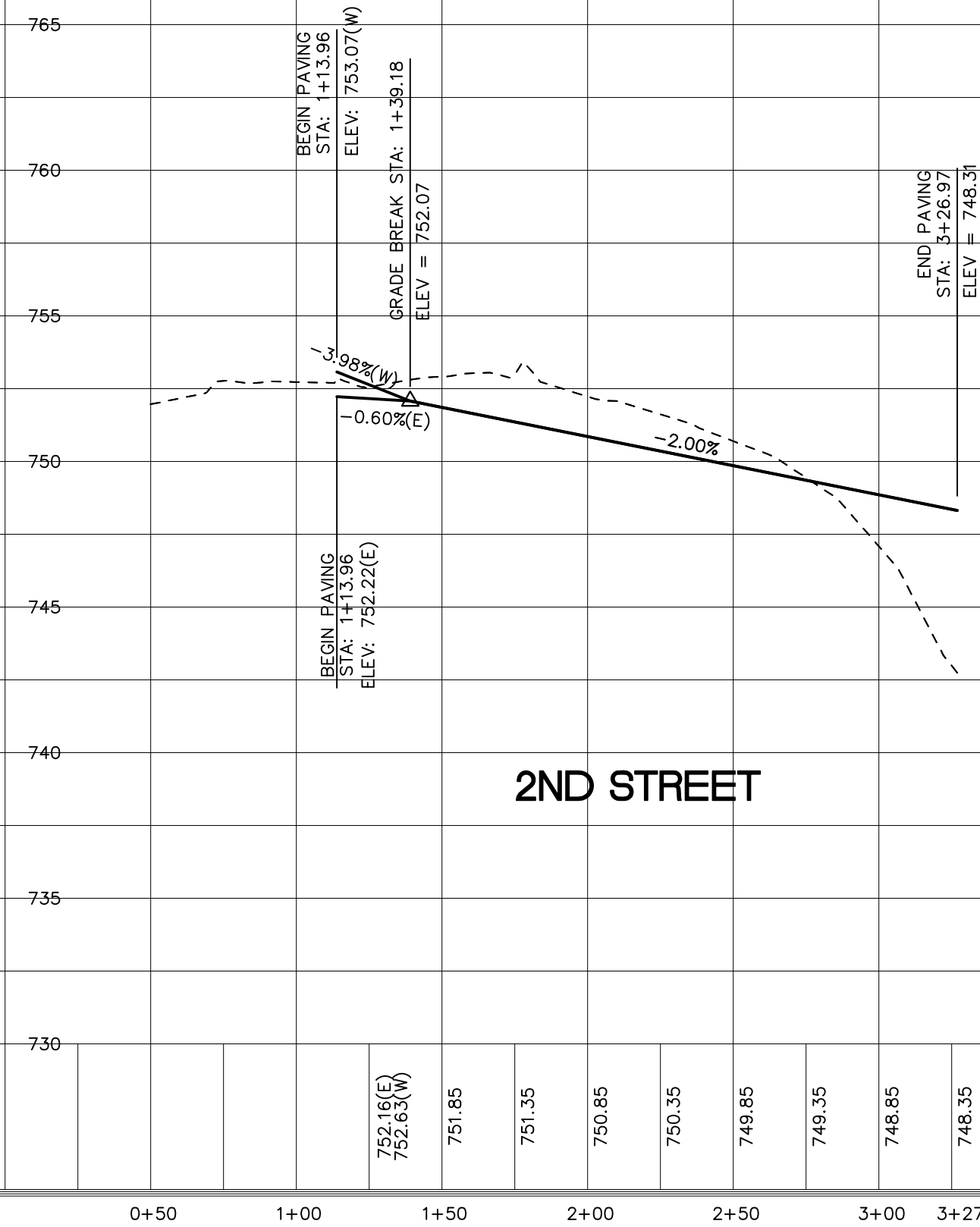
MMS CONSULTANTS, INC.

Date:	10/03/13
Designed by:	KJB
Drawn by:	JDM
Checked by:	KJB
Project No:	IOWA CITY 2583027
Field Book No:	
Scale:	1"=50'
Sheet No:	5
of:	6



INTERSECTION DETAIL: 2ND STREET AND COOKSON DRIVE
SCALE: 1"=10'

NOTE: ALL ELEVATIONS ARE TOP OF SLAB AT GUTTER UNLESS NOTED OTHERWISE.



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LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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Date Revision

PAVING PLAN
AND PROFILE

COOKSON
ADDITION

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 10/03/13
Designed by: KJB Field Book No:
Drawn by: JDM Scale: 1"=50'
Checked by: KJB Sheet No:
Project No: 2583027
IOWA CITY
of: 6

RESOLUTION NO. 1148

A RESOLUTION APPROVING THE PRELIMINARY PLAT OF TIDEWATER HEIGHTS
SUBDIVISION, A SUBDIVISION TO WEST BRANCH, IA

WHEREAS the owner, Sacaba LLC, has filed with the City Clerk of the City of West Branch, Iowa, a preliminary plat of the following described real estate situated within the corporate limits of the City of West Branch, Cedar County, Iowa, to-wit:

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH P.M. CITY OF WEST BRANCH, CEDAR COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF AUDITOR'S PARCEL "E", ACCORDING TO THE PLAT RECORDED IN BOOK C AT PAGE 146 IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N90°00'00"W, ALONG THE SOUTH LINE OF SAID AUDITOR'S PARCEL "E", 732.72 FEET TO THE SOUTHWEST CORNER OF SAID AUDITOR'S PARCEL "E"; THENCE N00°25'56"W, ALONG THE WEST LINE OF SAID AUDITOR'S PARCEL "E", 254.40 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 667 AT PAGE 349 IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N89°59'12"E, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, 129.96 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE N00°28'25"W, 9.85 FEET TO A POINT ON THE NORTH LINE OF SAID AUDITOR'S PARCEL "E"; THENCE S88°46'20"W, 14.83 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TIDEWATER DRIVE; THENCE N54°41'31"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 398.97 FEET TO THE NORTHWEST CORNER OF LOT 10, LACINA SUBDIVISION, CEDAR COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 54 AT PAGES 114-130 IN SAID CEDAR COUNTY, RECORDER'S OFFICE; THENCE S31°22'59"E, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, A DISTANCE OF 240.96 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 10; THENCE S00°07'24"W, 25.02 FEET TO A POINT ON THE NORTHERLY LINE OF SAID AUDITOR'S PARCEL "E"; THENCE N89°55'01"E, ALONG SAID NORTHERLY LINE, 165.51 FEET TO THE NORTHEAST CORNER OF SAID AUDITOR'S PARCEL "E"; THENCE S00°39'53"E, ALONG THE EASTERLY LINE OF SAID AUDITOR'S PARCEL "E", 264.08 FEET TO THE POINT OF BEGINNING, CONTAINING 5.64 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD; and

WHEREAS, said property is owned by the above-named owner; and

WHEREAS, the Plat has been examined by the Planning and Zoning Commission of the City of West Branch, Iowa, which recommended that such plat be accepted and approved; and

WHEREAS, the City Council of the City of West Branch, Iowa, finds that said plat complies with the statutes of the State of Iowa and the Ordinances for the City of West Branch, Iowa, relative to plats, additions and subdivisions within the corporate limits of the City of West Branch, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Branch, Iowa:

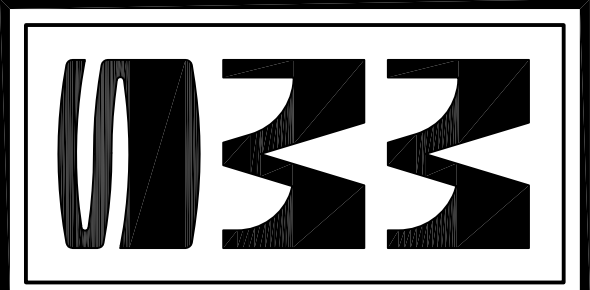
That said preliminary plat and subdivision located on the above-described property be and the same is hereby approved.

Passed, approved and adopted this 21st day of October, 2013.

Mayor Mark Worrell

ATTEST:

City Administrator/Clerk Matt Muckler



CIVIL ENGINEER
LAND PLANNER
LAND SURVEYOR
LANDSCAPE ARCHITECT
ENVIRONMENTAL SPECIALIST

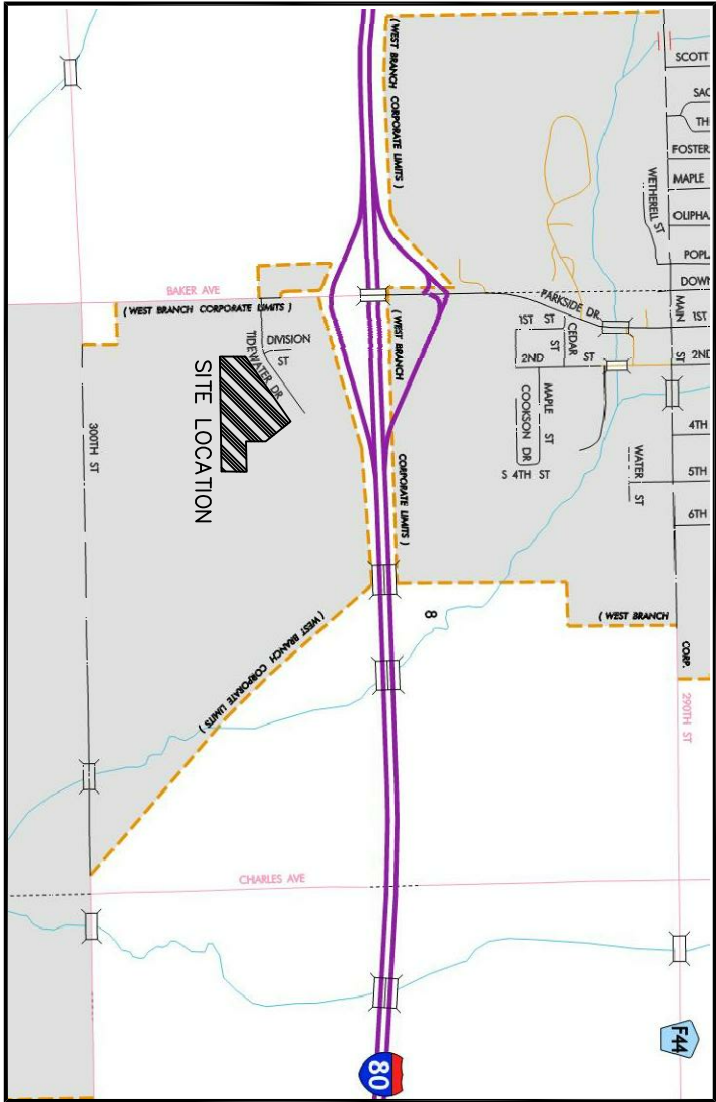
1917 S. GILBERT S.
IOWA CITY, IOWA 5224
(319) 351-826
www.mmsconsultants.net

Date	Revision

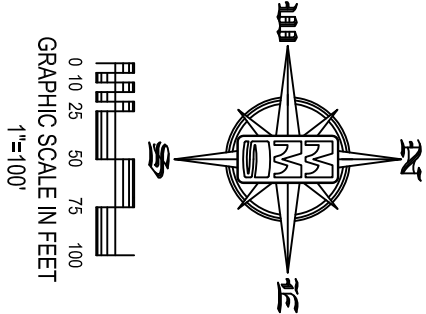
PRELIMINARY PLAT
TIDEWATER HEIGHTS
SUBDIVISION

A PORTION OF THE
NW 1/4 SW 1/4 OF
SEC. 8-T79N-R4W OF THE 5TH P.M.
CITY OF WEST BRANCH
CEDAR COUNTY
IOWA

Dated:	10/02/1
Designed by:	MMS
Drawn by:	BRT
Checked by:	GDM
Project No.:	IOWA CITY
9257001	of:



LOCATION MAP



DEVELOPMENT CHARACTERISTICS	
CURRENT ZONING IS HCI - HIGHWAY COMMERCIAL INDUSTRIAL DISTRICT	
HCI - HIGHWAY COMMERCIAL INDUSTRIAL DISTRICT	
HCI REQUIREMENTS	NONE
MINIMUM LOT AREA	25 FEET
FRONT YARD SETBACK	NONE
SIDE YARD SETBACK	NONE
REAR YARD SETBACK	NONE

STANDARD LEGEND AND NOTES

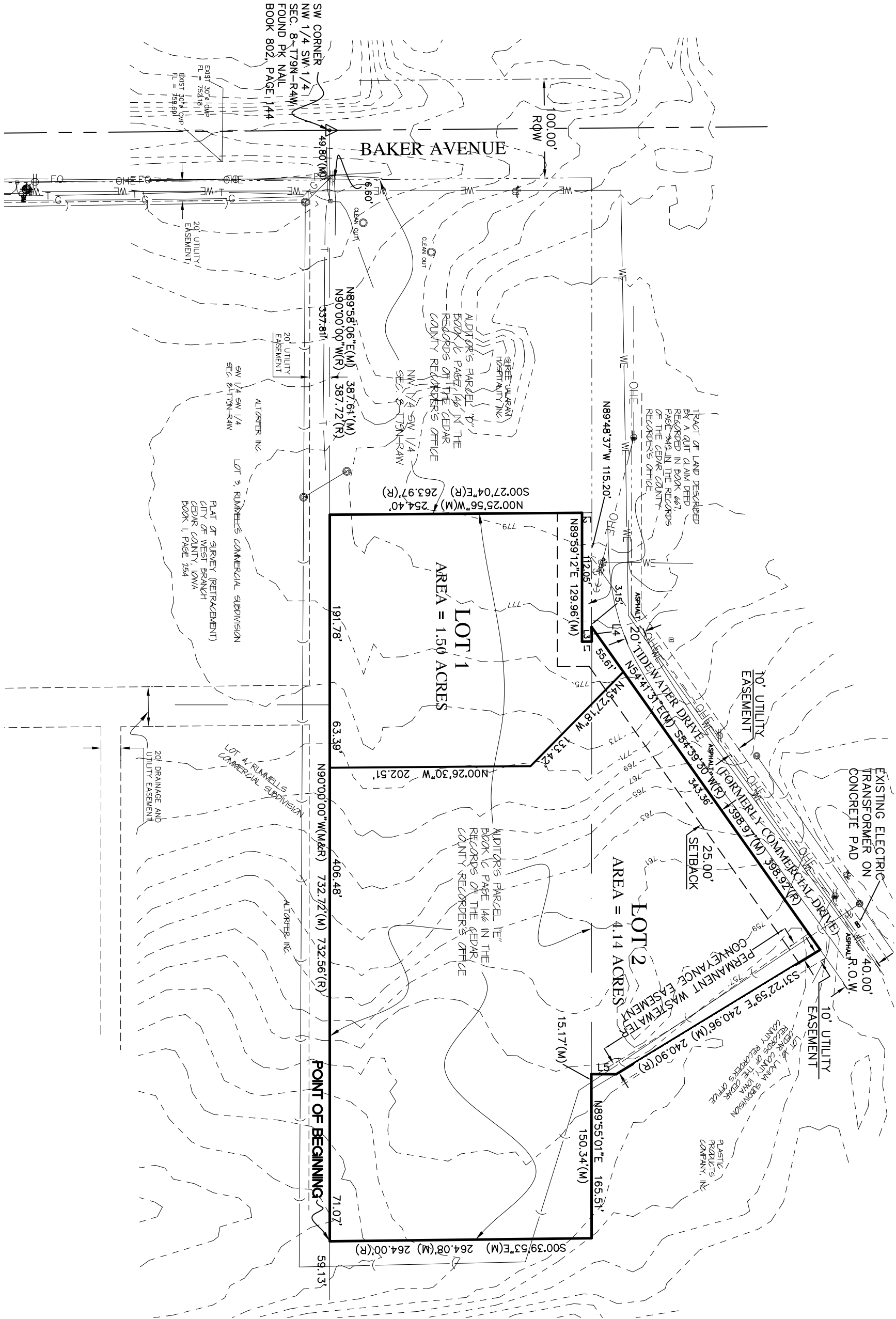
STANDARD LEGEND AND NOTES	
PROPERTY &/or BOUNDARY LINES	
RIGHT-OF-WAY LINES	
CENTER LINES	
EXISTING CENTER LINES	
LOT LINES, INTERNAL	
LOT LINES, PLATTED OR BY DEED	
PROPOSED EASEMENT LINES	
EXISTING EASEMENT LINES	
RECORDED DIMENSIONS	
CURVE SEGMENT NUMBER	
22-1	
PROPOSED	
EXISTING	
POWER POLE W/DROP	
POWER POLE W/TRANS	
POWER POLE W/LIGHT	
GUY POLE	
LIGHT POLE	
SANITARY MANHOLE	
FIRE HYDRANT	
WATER VALVE	
DRAINAGE MANHOLE	
CURB INLET	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
WATER LINES	
ELECTRICAL LINES	
TELEPHONE LINES	
GAS LINES	
CONTOUR LINES (EL. INTERVAL)	
EXISTING TREE LINE	
EXISTING DECIDUOUS TREE	
EXISTING EVERGREEN TREES	
THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.	

PRELIMINARY PLAT
TIDEWATER HEIGHTS SUBDIVISION
CITY OF WEST BRANCH, CEDAR COUNTY, IOWA

PLAT PREPARED BY: MMS CONSULTANTS, INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/SUBDIVIDER: MATT HAYEK
C/O MATT HAYEK
HAYEK BROWN MORELAND & SMITH LLP
120 E. WASHINGTON STREET
IOWA CITY, IOWA 52240

OWNER'S ATTORNEY: MATT HAYEK
HAYEK BROWN MORELAND & SMITH LLP
120 E. WASHINGTON STREET
IOWA CITY, IOWA 52240



LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4, WEST OF THE 5TH P.M., CITY OF WEST BRANCH, CEDAR COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF AUDITOR'S PARCEL "E", ACCORDING TO THE PLAT RECORDED IN BOOK C AT PAGE 146 IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N90°00'00"W, ALONG THE SOUTH LINE OF SAID AUDITOR'S PARCEL "E", 732.72 FEET TO THE SOUTHWEST CORNER OF SAID AUDITOR'S PARCEL "E"; THENCE N00°25'56"W, ALONG THE WEST LINE OF SAID AUDITOR'S PARCEL "E", 254.40 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 667 AT PAGE 349 IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N89°59'12"E, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, 129.96 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE N00°28'25"W, 9.85 FEET TO A POINT ON THE NORTH LINE OF SAID AUDITOR'S PARCEL "E"; THENCE S88°46'20"W, 14.83 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TIDEWATER DRIVE; THENCE N54°24'13"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 398.97 FEET TO THE NORTHWEST CORNER OF LOT 10, LACINA SUBDIVISION, CEDAR COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 34 AT PAGES 114-130 IN SAID CEDAR COUNTY, RECORDER'S OFFICE; THENCE S31°22'59"E, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, A DISTANCE OF 240.96 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 10; THENCE S00°07'24"W, 25.02 FEET TO A POINT ON THE NORTHERLY LINE OF SAID AUDITOR'S PARCEL "E"; THENCE N89°55'01"E, ALONG SAID NORTHERLY LINE, 165.51 FEET TO THE NORTHEAST CORNER OF SAID AUDITOR'S PARCEL "E"; THENCE S00°39'53"E, ALONG THE EASTERLY LINE OF SAID AUDITOR'S PARCEL "E", 264.08 FEET TO THE POINT OF BEGINNING, CONTAINING 5.64 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prepared by: Kevin D. Olson, 1400 5th Street, Coralville, Iowa 52241 (319) 351-2277
Return to: City of West Branch, PO Box 218, West Branch, Iowa 52358 (319) 643-5888

RESOLUTION NO. 1149

A RESOLUTION APPROVING THE FINAL PLAT OF TIDEWATER HEIGHTS
SUBDIVISION, A SUBDIVISION TO WEST BRANCH, IOWA

WHEREAS, the owner, Sacaba LLC, has filed with the City Clerk of the City of West Branch, Iowa, a Preliminary and Final Plat of the following described real estate situated within the corporate limits of the City of West Branch, Cedar County, Iowa, to-wit:

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH P.M. CITY OF WEST BRANCH, CEDAR COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF AUDITOR'S PARCEL "E", ACCORDING TO THE PLAT RECORDED IN BOOK C AT PAGE 146 IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N90°00'00"W, ALONG THE SOUTH LINE OF SAID AUDITOR'S PARCEL "E", 732.72 FEET TO THE SOUTHWEST CORNER OF SAID AUDITOR'S PARCEL "E"; THENCE N00°25'56"W, ALONG THE WEST LINE OF SAID AUDITOR'S PARCEL "E", 254.40 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 667 AT PAGE 349 IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N89°59'12"E, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, 129.96 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE N00°28'25"W, 9.85 FEET TO A POINT ON THE NORTH LINE OF SAID AUDITOR'S PARCEL "E"; THENCE S88°46'20"W, 14.83 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-

OF-WAY LINE OF TIDEWATER DRIVE; THENCE N54°41'31"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 398.97 FEET TO THE NORTHWEST CORNER OF LOT 10, LACINA SUBDIVISION, CEDAR COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 54 AT PAGES 114-130 IN SAID CEDAR COUNTY, RECORDER'S OFFICE; THENCE S31°22'59"E, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, A DISTANCE OF 240.96 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 10; THENCE S00°07'24"W, 25.02 FEET TO A POINT ON THE NORTHERLY LINE OF SAID AUDITOR'S PARCEL "E"; THENCE N89°55'01"E, ALONG SAID NORTHERLY LINE, 165.51 FEET TO THE NORTHEAST CORNER OF SAID AUDITOR'S PARCEL "E"; THENCE S00°39'53"E, ALONG THE EASTERLY LINE OF SAID AUDITOR'S PARCEL "E", 264.08 FEET TO THE POINT OF BEGINNING, CONTAINING 5.64 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD; and

WHEREAS, the Preliminary and Final Plats have been examined by the Planning and Zoning Commission of the City of West Branch, Iowa, which recommends that such Plats be accepted and approved; and

WHEREAS, the City Council of the City of West Branch, Iowa finds that said Preliminary and Final Plats comply with the statutes of the State of Iowa and the Ordinances for the City of West Branch, Iowa relative to plats, additions, and subdivisions within the corporate limits of the City of West Branch, Iowa.

NOW, THEREFORE, BE IT RESOLVED that said plat named and designated as Tidewater Heights Subdivision, an Addition to the City of West Branch, Cedar County, Iowa, be and the same is hereby approved and accepted by the City Council of the City of West Branch, Iowa, subject to the filing of the required certificates, subject to the signing of the Subdivider's Agreement, and subject to completion of final inspection requirements. The Mayor and City Clerk of the City of West Branch, Iowa, are hereby authorized and directed to certify upon said Plat the examination, consent, approval and acceptance of the same by the City Council of the City of West Branch, in order that said Plat may be recorded in the Office of the County Recorder among the real estate records of Cedar County, Iowa.

PASSED, APROVED, AND ADOPTED THIS _____ DAY OF _____, 2013.

Mayor Mark Worrell

ATTEST:

City Administrator/Clerk Matt Muckler

RESOLUTION NO. 1150

RESOLUTION APPROVING A SERVICE AGREEMENT WITH KID AGAIN INFLATABLE FUN SHOWS IN CONNECTION WITH THE 2014 HOOVER'S HOMETOWN DAYS CELEBRATION IN THE AMOUNT OF \$11,500.

WHEREAS, the City's premier event of the year is Hoover's Hometown Days; and

WHEREAS, a highlight of recent Hoover's Hometown Days Celebrations was the inflatable rides for children; and

WHEREAS, the City Council has adopted the fiscal year 2013-2014 budget; and

WHEREAS, the fiscal year 2013-2014 budget for Hoover's Hometown Days includes funding for inflatable rides for children; and

WHEREAS, Kids Again Inflatable Fun Shows has submitted a proposed service agreement dated September 22, 2013, to provide said services in the amount of \$11,500.00; and

WHEREAS, it is now necessary to approve said agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Iowa that the aforementioned agreement with Kid Again Inflatable Fun Shows is hereby approved. Further, the Mayor is directed to execute the agreement on behalf of the City.

Passed and approved this 21st day of October, 2013.

Mark Worrell, Mayor

ATTEST:

Matt Muckler, City Administrator/Clerk



Service Agreement

KidAgain Inflatable Fun Shows
1601 Caledonia St., Ste I-A La Crosse, WI 54603

(800) 331-3787	(608) 791-1011	(608) 791-1000
Toll Free	Fax	Main Phone

All bookings are subject to availability. Deposit must accompany signed agreement to secure booking.

CUSTOMER INFORMATION

Name of Contracting Party: City of West Branch - Hoover's Hometown Days

Contact Person: Melissa Russell **Work Phone :** (319) 643-4212 **Ex :** **Home:** **Cell :** (319) 930-0393

Address: PO Box 218 West Branch, IA 52358

Date Of Event: Saturday, August 02, 2014 **StartTime:** 11:00 AM **EndTime:** 8:00 PM

City and State of Event: West Branch, IA

Event Location: Downtown Square and street (Main St & S. 2nd St.)
Please fill in exact address of location including street address and room or lot numbers

Order Number: 4877 EXEMPT-CERTIFICATE **Sales Tax Exempt Number**

ORDER INFORMATION

- Climbing Wall (WAL)
- Generator (GEN)
- Generator (GEN)
- Generator (GEN)
- Generator (GEN)
- Generator (GEN)
- Generator (GEN)
- Tiger Bouncer (TIG)
- Lil Builders Toddler Zone (LTZ)
- Screamer Slide (SCR)
- Boot Camp Obstacle Course (BCO)
- Euro-Bungy Jumper (EUR)
- Zip Line (ZIP)

Sub Total: \$11,500.00

Cedar **County/City & State Sales Tax:** \$0.00

Total Cost: \$11,500.00

Deposit: \$5,000.00

Balance Due: \$6,500.00

KidAgain Staffing Included

This bid is good until the date listed at right. To secure this bid, signed agreement and deposit must be received by the date listed at right. 10/15/2014

Notes:

Hoover's Hometown Days committee to provide minimum three adults for staffing: one for the Tiger Bouncer, one for the Toddler Zone and one to assist the Kid Again crew by watching the rear end of the Boot Camp. Using Kid Again generators for power. City to call Iowa One Call to have grassy area marked for pounding of stakes. [14].

1.

The Contracting Party agrees to the Service Agreement game items and dates listed above, rain or shine.
2.

The Contracting Party expressly assumes the responsibility of informing all person(s) using the equipment that they do so at their own risk as provided under Wisconsin Recreational Immunity Laws, and that if an injury occurs to the person(s) using the Equipment that KidAgain, it's employees, officers, directors, agents, shall not be held liable for any such injuries and/or resulting damages. Further, the Contracting party shall indemnify and hold KidAgain harmless in the event any person files a claim for any injuries and/or resulting damages, except resulting from intentional acts of employees or agents of KidAgain.
3.

The Contracting Party recognizes that the Equipment may not be set up and used outdoors if the wind exceeds 20 mph. Such use could cause a danger to the game users, participants and to the Equipment.
4.

The Contracting Party is responsible for providing electricity for each game unless indicated in notes above. See notes above for specific power requirements.
5.

The Deposit secures the Date of Event and event time for the items listed on this Service Agreement. The Deposit is non-refundable. If the Contracting Party cancels this Service Agreement less than ninety (90) days before the Date of Event, the Deposit is forfeited and the Contracting Party shall be responsible for payment in full. In order to cancel the Service Agreement, the Contracting Party shall call Kid Again to verbally cancel, and also mail a written statement declaring the Contracting Party's intent to cancel. Within two weeks of notification to Kid Again, Kid Again will send to the Contracting Party a written confirmation of the cancellation. If confirmation of cancellation is not received, it is the Contracting Party's responsibility to notify Kid Again. Kid Again's written confirmation of cancellation will serve as the Contracting Party's receipt of cancellation. Without such evidence of cancellation, the Contracting Party shall be responsible for payment in full.
6.

This is fully intended to be a legally binding contract. If the Contracting Party has any doubts concerning any aspect of its contents, it will consult an attorney before signing this Service Agreement.
7.

This Service Agreement contains the entire agreement between the Contracting Party and Kid Again and shall not be enlarged or modified, except in writing and signed by each of the parties.
8.

In the event of an emergency or problems with the Equipment, it is up to the Contracting Party to contact Jackie Craig (office manager) at Kid Again at (608) 791-1010 within 24 hours of the first business day after the Date of Event in order to expedite resolving the problem. If Contracting Party fails to contact Kid Again, Kid Again shall not be responsible for any refunds.

Signature of Contracting Party Representative: Date Signed:

RESOLUTION 1151

A RESOLUTION ENDORSING THE WEST BRANCH PRIORITY ROUTES II PROJECT GRANT SUBMITTAL AND AGREEING TO MAINTAIN THE COMPLETED PROJECT FOR ITS INTENDED PUBLIC USE FOR TEN YEARS

WHEREAS, the City of West Branch, Iowa supports the rising international effort to increase safety and promote walking and bicycling to school through the “5Es: engineering, education, enforcement, encouragement, and evaluation,” and

WHEREAS, the Council of the City of West Branch has applied for assistance from the Safe Routes to School Program in the past for the purpose of encouraging walking and biking among the children in our community and improve pedestrian conditions on the primary routes to school, and

WHEREAS, Safe Routes to School Program funding is now being distributed as Transportation Alternatives Program (TAP) funds through local councils of government; and

WHEREAS, the Council of the City of West Branch, Iowa has available the funds to finance the activity until reimbursed by TAP funds, and the financial capability to operate, maintain, and manage the completed project in a safe and attractive manner for public use; and

WHEREAS, the proposed sidewalk routes on Maple Street, Oliphant Street and 4th Street and the corresponding project costs were made available for public review at a properly announced meeting of the Council of the City of West Branch;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Branch, Iowa:

SECTION 1. The City Council authorizes the city administrator to file the application for funding from the Transportation Alternatives Program for new sidewalks on Maple Street, Oliphant Street and 4th Street.

SECTION 2. The City Council guarantees the availability of funds for sidewalk construction on Maple Street, Oliphant Street and 4th Street.

SECTION 3. The City Council agrees to maintain, or cause to be maintained, the completed improvements for a period of ten years.

Passed and Approved this 21st day of October, 2013.

Mark Worrell, Mayor

ATTEST:

Matt Muckler, City Administrator/Clerk

REQUEST FOR TRANSPORTATION ALTERNATIVES PROGRAM (TAP) FUNDS

General Information

RPA or MPO: ECICOG

Eligible Sponsor/Applicant Agency: City of West Branch, IA

Contact Person (Name & Title): Matt Muckler, City Administrator/Clerk

Email: matt@westbranchiowa.org

Complete Mailing Address: PO BOX 218

Street Address and/or Box No.

<u>West Branch</u>	<u>IA</u>	<u>52358</u>	<u>(319) 643-5888</u>
City	State	Zip	Daytime Phone

If more than one agency or organization is involved in this project, please state the name, contact person, mailing address, and telephone number of the second agency. *(Attach an additional page if more than two agencies are involved.)*

Applicant Agency: _____ e-mail: _____

Contact Person (Name & Title): _____

Complete Mailing Address: _____

Street Address and/or Box No.

City	State	Zip	Daytime Phone

Project Information

Project Title: West Branch Priority Routes II

Project Description (including length if applicable) required: Completion of Phase III of the Sidewalk Improvement Plan. Includes adding sidewalk along water plant, completion of Oliphant Street sidewalk and connecting West Branch Village along 4th Street. The total project length is 850 feet.

If this project includes land acquisition, how many acres? N/A

Project Category Check all boxes that apply to indicate the categories that best describe your project.

① Trails and Bicycles

- ☐ Facilities for pedestrians and bicycles including safe routes for non-drivers
- ☐ Conversion and use of abandoned railway corridors

② Scenic and Historic

- ☐ Construction of turnouts, overlooks and viewing areas
- ☐ Inventory, control, or removal of outdoor advertising
- ☐ Historic preservation and rehabilitation of historic transportation facilities
- ☐ Archeological activities relating to impacts from another eligible activity

③ Safe Routes to School (SRTS)

- ☒ Infrastructure (Sidewalks / trails / signals / signs addressing K-8 need)
- ☐ Noninfrastructure (Public Awareness, education, training, etc...)

④ Environmental

- ☐ Vegetation management practices in transportation rights-of-way
- ☐ Highway related stormwater management
- ☐ Reduction of vehicle-caused wildlife mortality or restoration of habitat connectivity

Estimated Project Costs

Land Cost	\$	_____
Preliminary Design / Engineering	\$	\$19,586.00
Utility Relocation	\$	_____
Construction Engineering	\$	\$24,483.00
Construction Cost	\$	\$163,210.00
In-Kind Cost	\$	_____
Indirect Cost (if applicable)	\$	_____
Noninfrastructure Cost (SRTS only)	\$	_____
Other (please specify)	\$	_____
Total Cost	\$	\$207,279.00
TAP Fund Request	\$	\$154,000.00
Applicant Match (20% Minimum)	\$	\$53,279.00 (25.7%)

	Applicant Match Source (20% Minimum)	Amount	Assured or Anticipated (Date Anticipated)
1.	General Funds	\$53,279.00	July 1, 2014
2.			
3.			

Are any state funds involved in this project? ☐ Yes ☒ No

If yes, please explain the source and conditions _____

Are any other federal funds involved in this project? ☐ Yes ☒ No

If yes, please explain the source and conditions (Please note here if you have previously acquired TAP funds for this project from the state discretionary TAP fund or another MPO or RPA).

Is this project located within a designated scenic or historic byway corridor? ☐ Yes ☒ No

If so, has the project been endorsed by the appropriate byway board? ☐ Yes ☐ No

Will this project be open to the public? ☒ Yes ☐ No

Do you intend to charge a fee to users? ☐ Yes ☒ No

If yes, how much? \$ _____

What will it be used for? _____

Estimated Project Development Schedule

Design	Start Date	<u>03/01/2014</u>	Completion Date	<u>03/30/2014</u>
Land Acquisition	Start Date	<u>N/A</u>	Completion Date	<u>N/A</u>
Construction	Start Date	<u>04/01/2014</u>	Completion Date	<u>09/01/2014</u>
Noninfrastructure	Start Date	<u>09/02/2014</u>	Completion Date	<u>06/01/2015</u>

Has any part of this project been started? ☐ Yes ☒ No

If yes, explain: _____

Documentation and Narrative Information

The following documents and narratives must be attached to this application. In the upper right-hand corner of each document or narrative write the corresponding letter shown below.

- ☒ A. A NARRATIVE assessing existing conditions, outlining the concept of the proposed project, and providing adequate project justification. Transportation Alternatives must have a direct relationship to the intermodal transportation system, either as it exists or as it is planned. Assess your project in regard to the transportation system relative to its functional relationship, proximity, or impact to an existing or planned transportation facility. If a regional project, assess the value of this project from a regional perspective and how it will be a functional addition to the transportation system and the region as a whole if no additional development funds are received. If a statewide or multi-regional project, assess the value of this project from a statewide or multi-regional perspective.
- ☒ B. If applicable, a DETAILED MAP identifying the location of the project.
- ☒ C. If applicable, a SKETCH-PLAN of the project, including cross-section for bicycle or pedestrian facilities.
- ☒ D. An ITEMIZED BREAKDOWN of the total project costs. This documentation does not need to be a detailed, line-item type of estimate. However, it must accomplish two objectives: first, it must show the method by which the cost estimate was prepared; and second, it must enable a reviewer to determine if the cost estimate is reasonable. The manner in which these objectives are achieved may vary widely depending on the type, scope and complexity of the project. Absent a fully itemized list of costs, some general guidelines for possible methods of estimating each type of project cost are provided on Attachment A.
- ☒ E. A TIME SCHEDULE for the total project development. Funding for projects which fail to make satisfactory progress may be rescheduled or removed from the program by the Iowa Department of Transportation.
- ☒ F. An OFFICIAL ENDORSEMENT of the project from the authority to be responsible for its maintenance and operation. The authority must provide written assurance that it will adequately maintain the completed project for its intended public use for a minimum of 20 years following project completion (10 years for SRTS projects).
- ☐ G. If applicable, a LETTER of SUPPORT of the project from the scenic or historic byway board. The board's letter should also address the project's relationship to the byway's intrinsic qualities, how the project will have a statewide or multi-regional impact, and whether the project is included in the byway's current corridor management plan.
- ☒ H. A NARRATIVE discussing the public input process that was followed and the extent to which adjacent property owners and others have been informed of the proposed project and an assessment of their acceptance.

The award of TAP funds; any subsequent funding or letting of contracts for design, construction, reconstruction, improvement, or maintenance; or the furnishing of materials shall not involve direct or indirect interest, prohibited by Iowa Code Sections 314.2, 362.5, or 331.342, of any state, county, or city official, elective or appointive. Any award of funding or any letting of a contract in violation of the foregoing provisions shall invalidate the award of funding and authorize a complete recovery of any funds previously disbursed.

Certification

To the best of my knowledge and belief, all information included in this application is true and accurate, including the commitment of all physical and financial resources. This application has been duly authorized by the participating local authority. I understand the attached OFFICIAL ENDORSEMENT(S) binds the participating authority to assume responsibility for adequate maintenance of any new or improved facilities.

I understand that, although this information is sufficient to secure a commitment of funds, an executed contract between the applicant and the Iowa Department of Transportation is required prior to the authorization of funds.

Representing the City of West Branch, IA

Signature

Date

Matt Muckler, City Administrator/Clerk

Typed Name and Title

Date

MINORITY IMPACT STATEMENT

(Iowa DOT Form 105101)

Pursuant to 2008 Iowa Acts, HF 2393, Iowa Code Section 8.11, all grant applications submitted to the state of Iowa that are due beginning January 1, 2009 shall include a Minority Impact Statement. This is the state's mechanism for requiring grant applicants to consider the potential impact of the grant project's proposed programs or policies on minority groups.

Please choose the statement(s) that pertains to this grant application. Complete all the information requested for the chosen statement(s). Submit additional pages as necessary.

- ☒ The proposed grant project programs or policies could have a disproportionate or unique **positive** impact on minority persons.

Describe the positive impact expected from this project.

The connection of West Branch Village and the addition of the proposed sidewalks to current sidewalk structures in town positively impacts those with physical disabilities. One without physical disabilities is able to navigate their route to and from school and around town with ease; whereas one without physical disabilities is greatly impacted by the lack of connecting safe and accessible routes throughout town.

Indicate which group is impacted:

- ☐ Women ☒ Persons with a disability ☐ Blacks ☐ Latinos ☐ Asians
☐ Pacific Islanders ☐ American Indians ☐ Alaskan Native Americans ☐ Other

- ☐ The proposed grant project programs or policies could have a disproportionate or unique **negative** impact on minority persons.

Describe the negative impact expected from this project.

The completion of this project does not negatively impact anyone in the community.

Present the rationale for the existence of the proposed program or policy.

The City of West Branch has a need for safe routes throughout town. The City of West Branch has worked closely with the West Branch Schools to improve child safety in regards to commuting to and from the elementary and middle schools. A number of improvements have been made within the past two years, including the adoption of the Sidewalk Repair Program (Resolution 1000) and Priority Routes Phase 1 (Resolution 969) and adjusting the flow of traffic near the Hoover Elementary and Middle Schools. This has been accomplished by adding two stop signs and changing the traffic flow by creating a one-way street and creating "drop zones" for safer drop-offs.

Provide evidence of consultation with representatives of the minority groups impacted.

One with any physical disability will be able to navigate their way to and from school and around town with the addition of the proposed priority sidewalk routes. Currently, there are no sidewalks or ADA approved curbs along the proposed routes, making it difficult to make one's way to and from school safely.

Indicate which group is impacted:

- ☐ Women ☒ Persons with a disability ☐ Blacks ☐ Latinos ☐ Asians
☐ Pacific Islanders ☐ American Indians ☐ Alaskan Native Americans ☐ Other

☐ The proposed grant project programs or policies are **not expected to have** a disproportionate or unique impact on minority persons.

Present the rationale for determining no impact.

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge:

Name: Matt Muckler

Title: City Administrator /Clerk

Definitions

"Minority Persons," as defined in Iowa Code Section 8.11, means individuals who are women, persons with a disability, Blacks, Latinos, Asians or Pacific Islanders, American Indians, and Alaskan Native Americans.

"Disability," as defined in Iowa Code Section 15.102, subsection 7, paragraph "b," subparagraph (1):

b. As used in this subsection:

- (1) "*Disability*" means, with respect to an individual, a physical or mental impairment that substantially limits one or more of the major life activities of the individual, a record of physical or mental impairment that substantially limits one or more of the major life activities of the individual, or being regarded as an individual with a physical or mental impairment that substantially limits one or more of the major life activities of the individual.

"*Disability*" does not include any of the following:

- (a) Homosexuality or bisexuality.
(b) Transvestism, transsexualism, pedophilia, exhibitionism, voyeurism, gender identity disorders not resulting from physical impairments or other sexual behavior disorders.
(c) Compulsive gambling, kleptomania, or pyromania.
(d) Psychoactive substance abuse disorders resulting from current illegal use of drugs.

"State Agency," as defined in Iowa Code Section 8.11, means a department, board, bureau, commission, or other agency or authority of the state of Iowa.

ATTACHMENT A

Itemized breakdown of total project costs guidelines.

Construction Costs – these may be based on historical averages for entire projects of similar size and scope.

Examples include:

- Typical cost / mile of trail (i.e. \$200,000 per mile for moderate terrain and limited number of structures)
- Typical cost / square foot of bridge deck
- Typical cost / square foot of new or renovated building space
- Typical cost / lineal foot of sidewalk

Design / Inspection Costs – these may be estimated based on the following typical percentages of construction costs:

- 8-10% for preliminary up through final design and letting activities
- 12-15% for construction inspection activities

Right-of-way Acquisition Costs – these may be estimated based on the following:

- Impact and description of impact
- Typical cost / square foot for permanent right-of-way
- Typical cost / square foot for temporary easements

Utility and Railroad Costs – these may be estimated based on the following:

- Impact and description of impact
- Typical cost / linear foot of relocated or reconstructed facility (track, pipe, electrical lines, etc.)
- Typical cost / installation (RR switches, utility poles, transformers, control boxes, etc.)

Indirect Costs -- if indirect costs are involved, e.g., wages

- Estimated hours
- Estimated hourly rate, salary
- Estimated fringe, direct
- Other direct cost estimate
- Other indirect cost estimate

City of West Branch

~A Heritage for Success~

October 15, 2013

Transportation Alternatives Project Narrative: West Branch Priority Routes II Project

The City of West Branch has a lack of sidewalks connecting neighborhoods to the elementary and middle schools. The lack of sidewalks creates a safety concern for those walking/biking to and from school. The West Branch Village is home to roughly 25% of the population, yet is connected only by roads (X-30 and 4th Street both have semi traffic). The lack of sidewalks to/from the West Branch Village puts those walking/biking to and from school at risk. Oliphant Street is home to several families that walk/bike to school. Oliphant Street has a sidewalk that connects the southern half of the street to the schools. The northern half of Oliphant Street is without a sidewalk. Oliphant Street has several hills and curves, creating a safety hazard for those attempting to walk/bike to or from school. On a recent road survey conducted by the city engineer, the northern half of Oliphant Street was rated as poor to failing. This rating only adds to the safety concern for those walking or biking on it. Currently there is not a sidewalk connecting the Middle School to Orange Street from the East. The city completed a street and sidewalk project on the western part of the middle school. The eastern side remains without a safe walking/biking path. Those walking/biking to the Middle School must walk in the street past the City's Water Plant.

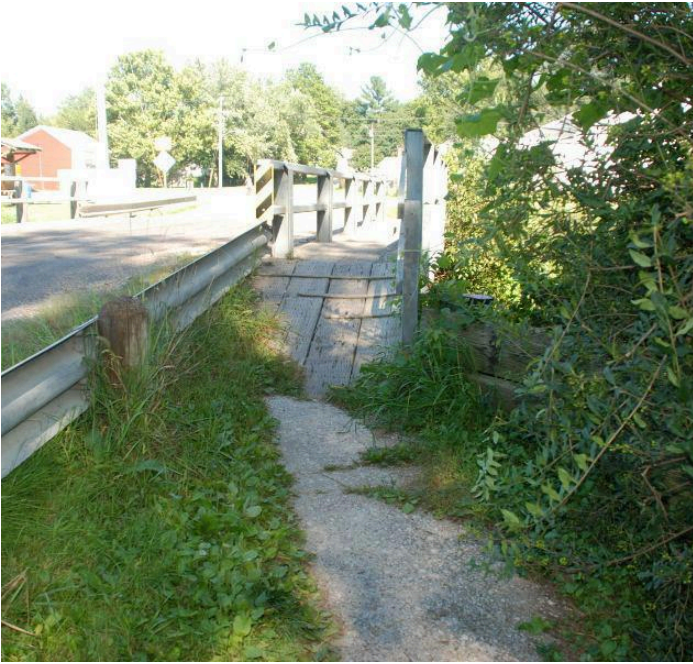
After realizing the scope of needed repairs and construction, we broke the project (and other areas) into several phases that could be completed within the current and upcoming budgets. The council and school board met a few times reviewing the areas that needed improvements. Working together, the council and school board combined some sidewalk needs with street improvements. Prior to the first phase of the Priority Routes program, the City Council adopted a Sidewalk Repair Program. It was felt by the City Council that in addition to adding new sidewalks, there was also a need to maintain and repair current sidewalks. The Sidewalk Repair Program was started in July of 2012.

The first phase of new sidewalk construction was initiated with the passage of Resolution 969 – Priority Routes. This resolution focused on three routes: 1) Middle School, 2) College Street Bridge, and 3) Oliphant Street Sidewalk.

The Middle School sidewalk was completed as part of the street improvements near the water tower. Other tasks that were completed during Phase II were additional signage throughout town, changing traffic flow by changing the street to by the Middle School to one-way, changing the intersection at Orange & Oliphant to a 4-way stop, and creating “Drop Zones” for parents to safely drop off their children and the middle school.

Our current grant application is considered Phase II of the sidewalk construction phase aimed at enhancing student and pedestrian safety in town. Attached to this narrative are photos from our work during the first phase of the Priority Routes sidewalk construction.

Pictures from the completion of Priority Routes Phase I



Bridge before construction pictured above.

Bridge after construction with new five-foot sidewalk pictured below. Accessible intersection improvements were also made at College & 2nd Street.





Middle School Project with a view to the north before construction pictured above.

Middle School Project with a view to the south after construction with completed 5-foot sidewalk, asphalt road with curb and gutter pictured below.





Oliphant Street Sidewalk Project before construction pictured above.

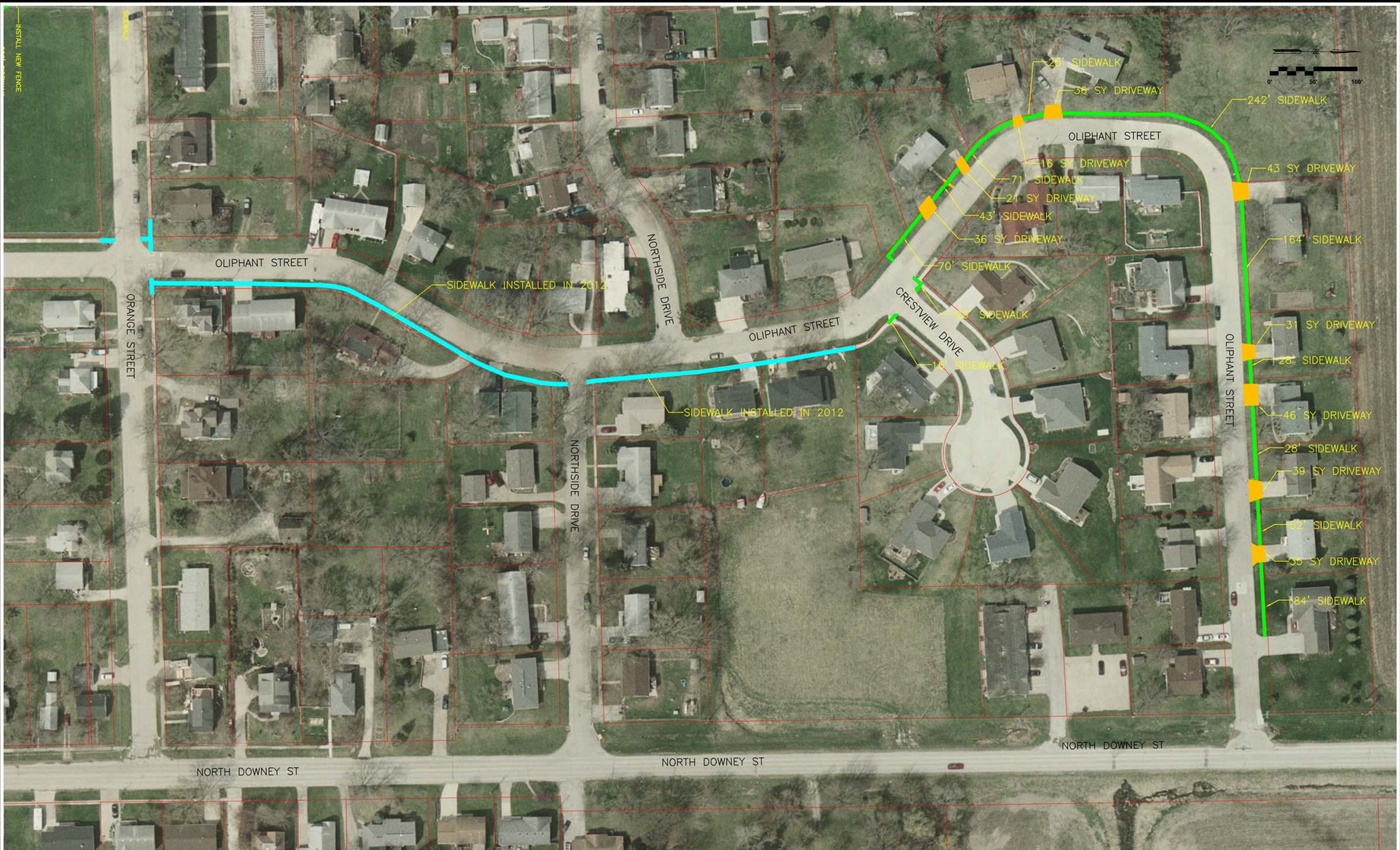
The City has completed a five-foot sidewalk on Oliphant Street from Orange Street to Crestview Drive as well as accessible intersection improvements at the intersections of Orange Street & Oliphant and Northside & Oliphant. The West Branch Community School District has stationed a crossing guard at the corner of Oliphant & Orange. The City Council installed a stop sign for northbound traffic on Oliphant Street at Orange. Below is pictured the new five-foot sidewalk, where it connects to a previously existing “sidewalk to nowhere” near Crestview Drive.



C

PLOTTED:

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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	DRS
CHECKED	###
APPROVED	###
DATE	8-16-12
ISSUED FOR	ESTIMATE

VERIFY SCALE
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



VEENSTRA & KIMM, INC.

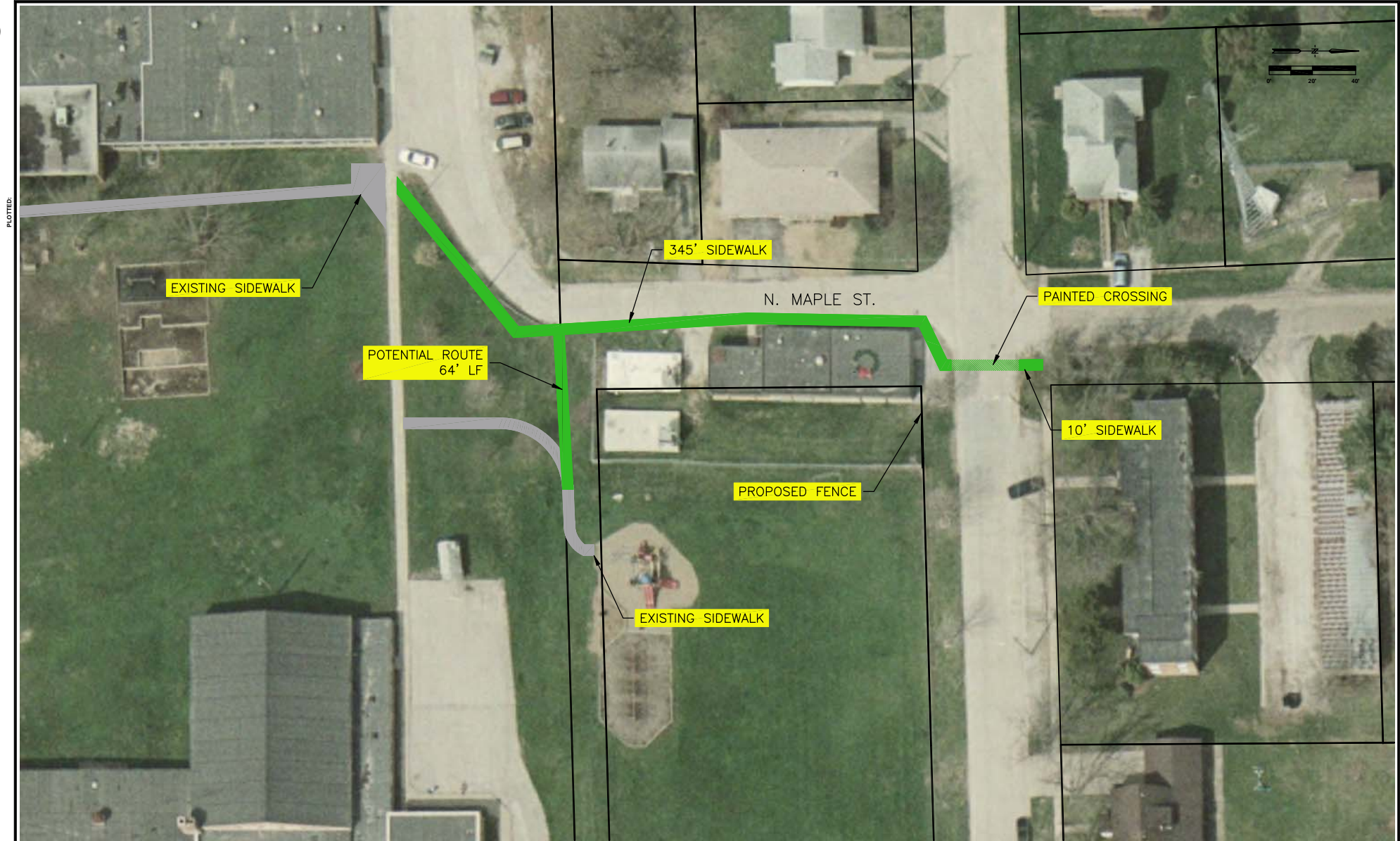
West Branch
Iowa

860 22nd Avenue • Suite 4 • Coralville, Iowa 52241-1565
319-466-1000 • 319-466-1008(FAX) • 888-241-8001(WATS)

OLIPHANT STREET SIDEWALK

DWG. NO.
1
PROJECT ###

C



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DATE	REVISIONS	SCALE	AS NOTED	VERIFY SCALE	West Branch Iowa		NORTH MAPLE STREET SIDEWALK		DWG. NO.
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		CHECKED	DRS	1" = 40' (NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.)					
		APPROVED	DRS						
		DATE	8-16-12						
		ISSUED FOR	ESTIMATE						PROJECT

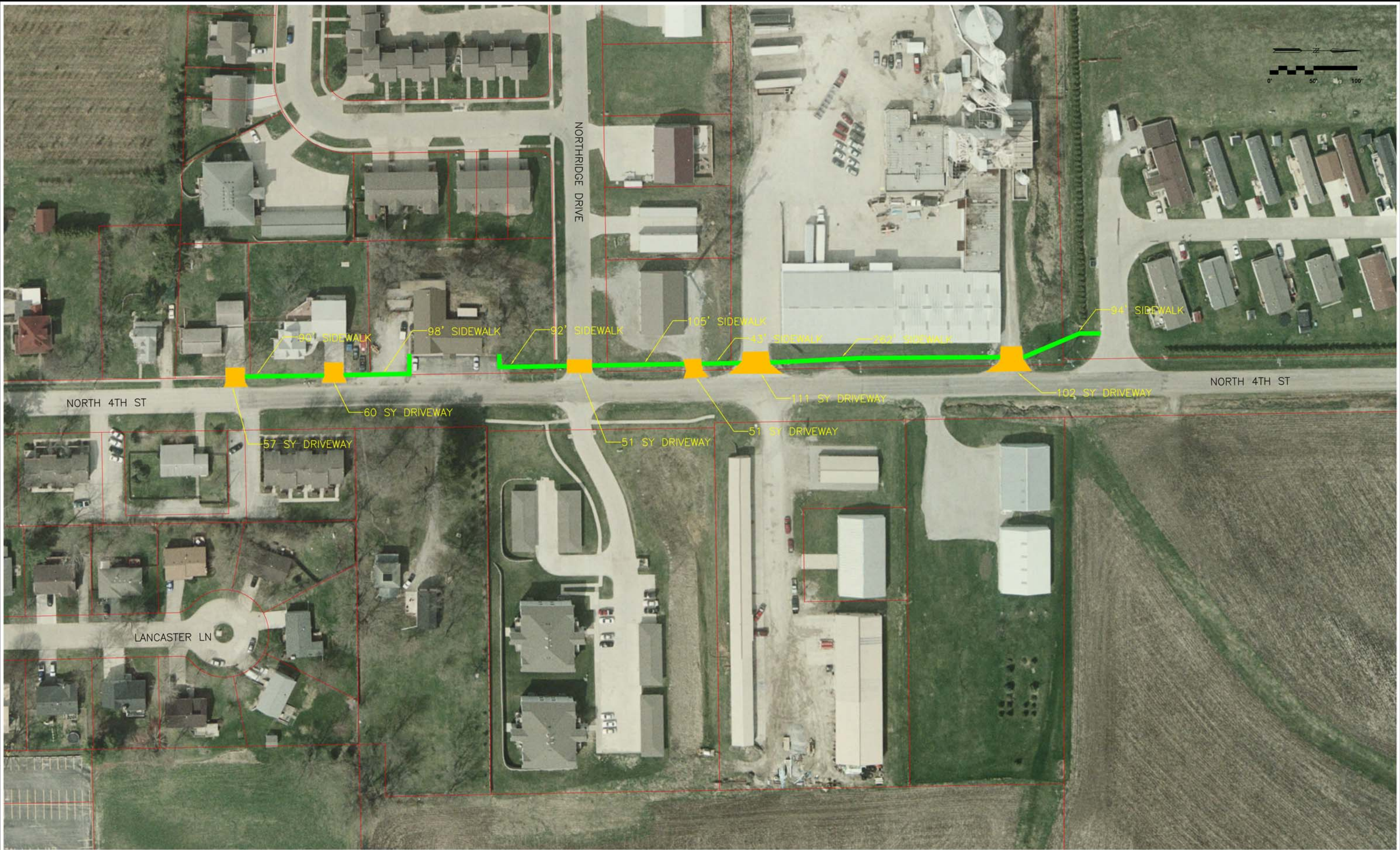


960 22nd Avenue • Suite 4 • Coralville, Iowa 52241-1565
319-466-1000 • 319-466-1008(FAX) • 888-241-8001(WATS)

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APPROVED	###
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ISSUED FOR	ESTIMATE

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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



VEENSTRA & KIMM, INC.

West Branch
Iowa

860 22nd Avenue • Suite 4 • Coralville, Iowa 52241-1565
319-466-1000 • 319-466-1008(FAX) • 888-241-8001(WATS)

4TH STREET SIDEWALK

DWG. NO.
1
PROJECT ###

4th Street Sidewalk (5' Wide)

(4th Street to WB Mobile Home Village)

Item	Length (ft)	Width (ft)	Quantity	Unit	Unit Price	Total Cost
4" PCC Sidewalk 5' Wide	900	5	4,500.00	SF	\$ 4.50	\$ 20,250.00
ADA Detectable Warning			30.00	SF	\$ 100.00	\$ 3,000.00
6" PCC Driveway			432.00	SY	\$ 40.00	\$ 17,280.00
Curb Remove & Replace			40.00	LF	\$ 25.00	\$ 1,000.00
Grading	900	15	750.00	CY	\$ 10.00	\$ 7,500.00
Tree Removal				LS	\$ 500.00	\$ 500.00
Pavement Marking & Sign				LS	\$ 500.00	\$ 500.00
Topsoil & Sod				LS	\$ 4,000.00	\$ 4,000.00
Construction Staking				LS	\$ 3,500.00	\$ 3,500.00
Traffic Control				LS	\$ 3,000.00	\$ 3,000.00
Mobilization/Bonds				LS	\$ 2,000.00	\$ 2,000.00
Easements				LS	3,000	\$ 3,000.00
Subtotal						\$ 65,530.00

12% Preliminary Engineering \$ 7,864.00

15% Onsite Construction Eng. \$ 9,830.00

Total \$ 83,224.00**Maple Street Sidewalk (5' Wide)**

(Near Water Plant from Orange Street to Middle School)

Item	Length (ft)	Width (ft)	Quantity	Unit	Unit Price	Total Cost
4" PCC Sidewalk 5' Wide	420	5	2,100.00	SF	\$ 4.50	\$ 9,450.00
ADA Detectable Warning			20.00	SF	\$ 100.00	\$ 2,000.00
6" PCC Driveway			35.00	SY	\$ 40.00	\$ 1,400.00
Curb Remove & Replace			345.00	LF	\$ 25.00	\$ 8,625.00
Grading	360	15	300.00	CY	\$ 10.00	\$ 3,000.00
Pavement Removal	310	5	172.00	SY	\$ 15.00	\$ 2,580.00
Tree Removal				LS	\$ 500.00	\$ 500.00
Pavement Marking & Sign				LS	\$ 1,000.00	\$ 1,000.00
Topsoil & Sod				LS	\$ 2,000.00	\$ 2,000.00
Construction Staking				LS	\$ 2,000.00	\$ 2,000.00
Traffic Control				LS	\$ 1,500.00	\$ 1,500.00
Mobilization/Bonds				LS	\$ 1,500.00	\$ 1,500.00
Easements				LS	500	\$ 500.00
Subtotal						\$ 36,055.00

12% Preliminary Engineering \$ 4,327.00

15% Onsite Construction Eng. \$ 5,409.00

Total \$ 45,791.00

Oliphant Street Sidewalk (5' Wide)

(Crestview Drive to North Downey)

Item	Length (ft)	Width (ft)	Quantity	Unit	Unit Price	Total Cost
4" PCC Sidewalk 5' Wide	850	5	4,250.00	SF	\$ 4.50	\$ 19,125.00
ADA Detectable Warning			20.00	SF	\$ 100.00	\$ 2,000.00
6" PCC Driveway			310.00	SY	\$ 40.00	\$ 12,400.00
Curb Remove & Replace			20.00	LF	\$ 25.00	\$ 500.00
Grading	850	15	710.00	CY	\$ 10.00	\$ 7,100.00
Tree Removal				LS	\$ 500.00	\$ 500.00
Pavement Marking & Sign				LS	\$ 1,000.00	\$ 1,000.00
Topsoil & Sod				LS	\$ 5,000.00	\$ 5,000.00
Construction Staking				LS	\$ 3,000.00	\$ 3,000.00
Traffic Control				LS	\$ 2,500.00	\$ 2,500.00
Mobilization/Bonds				LS	\$ 2,500.00	\$ 2,500.00
Easements				LS	6,000	\$ 6,000.00
Subtotal						\$ 61,625.00
12% Preliminary Engineering						\$ 7,395.00
15% Onsite Construction Eng.						\$ 9,244.00
Total						\$ 78,264.00

Project Total

Item	Quantity	Unit	Unit Price	Total Cost
4" PCC Sidewalk 5' Wide	10,850.00	SF	\$ 4.50	\$ 48,825.00
ADA Detectable Warning	70.00	SF	\$ 100.00	\$ 7,000.00
6" PCC Driveway	777.00	SY	\$ 40.00	\$ 31,080.00
Curb Remove & Replace	405.00	LF	\$ 25.00	\$ 10,125.00
Grading	1,760.00	CY	\$ 10.00	\$ 17,600.00
Pavement Removal	172.00	SY	\$ 15.00	\$ 2,580.00
Tree Removal		LS	\$ 1,500.00	\$ 1,500.00
Pavement Marking & Sign		LS	\$ 2,500.00	\$ 2,500.00
Topsoil & Sod		LS	\$ 11,000.00	\$ 11,000.00
Construction Staking		LS	\$ 8,500.00	\$ 8,500.00
Traffic Control		LS	\$ 7,000.00	\$ 7,000.00
Mobilization/Bonds		LS	\$ 6,000.00	\$ 6,000.00
Easements		LS	\$ 9,500.00	\$ 9,500.00
			Subtotal	\$ 163,210.00
			12% Preliminary Engineering	\$ 19,586.00
			15% Onsite Construction Eng.	\$ 24,483.00
			Total	\$ 207,279.00

RESOLUTION NO. 1152

RESOLUTION ORDERING THE CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS;
APPROVING PRELIMINARY PLANS AND FIXING A DATE FOR HEARING FOR THE
SANITARY SEWER REHABILITATION – PHASE I.

WHEREAS, the City Council of the City of West Branch, Iowa, has heretofore deemed it necessary and desirable make certain improvements to the City's wastewater system, namely the rehabilitation of the wastewater system to reduce inflow and infiltration into the system, said Project being referred to as the "Sanitary Sewer Rehabilitation – Phase I (the "Project"); and

WHEREAS, accordingly, the City Council, did heretofore direct the preparation of detailed plans, specifications, estimate of cost and form of contract for said proposed Project; and

WHEREAS, the aforementioned preliminary plans have been created by Veenstra & Kimm Engineers; and pursuant to Chapter 26 of the Code of Iowa, a public hearing must be held on the plans, specifications, form of contract and estimate of cost; and

WHEREAS, in addition, the Council must set a date for the receiving of bids for said Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Branch, Iowa, that the public hearing on the plans, specifications, form of contract and estimate of cost be set for 6:30 p.m. on Monday, November 18, 2013 at West Branch City Hall, 100 N. Poplar Street and the Clerk is directed to publish notice of said hearing as required by law.

BE IT FURTHER RESOLVED that bids for the aforementioned project will be received until 2:00 p.m. on November, 12, 2013 in the Office of the City Clerk, West Branch City Hall, 110 N. Poplar Street, West Branch, Iowa 52358. Bid security is hereby set at 5% of the bid.

* * * * *

Passed and approved this 21st day of October, 2013.

Mark Worrell, Mayor

ATTEST:

Matt Muckler, City Administrator/Clerk

PRELIMINARY SCHEDULE

FOR

SANITARY SEWER REHABILITATION – PHASE 1

WEST BRANCH, IOWA

October 21, 2013:	Council sets Public Hearing Date and Bid Date
October 22, 2013:	Plans and Specifications Available
October 30, 2013:	Publish Public Hearing Notice
November 12, 2013:	Receive Bids for Project
November 18, 2013:	Public Hearing / Award Contract
December 5, 2013:	Notice to Proceed
May 15, 2014	Completion Date



October 15, 2013

Mayor and Members of the City Council,

I am submitting my resignation from the West Branch Zoning Board of Adjustment. I have served in this position for several years and have enjoyed working with residents and other members of the commission on issues related to zoning regulations. Most recently, I served as the Chair of this organization.

One of my duties was to hear and decide applications for variances from the terms of Chapter 165 of the City Code because of unnecessary hardship. An application for a variance was heard by the Planning and Zoning Commission on September 30, 2013. It is my view that the Board's decision on this matter was illegal and extremely detrimental to the future enforcement of zoning regulations in this city.

I believe that this decision was illegal because the Iowa Code that governs the provision of variances was ignored in this case. The result, in my opinion, is a total disregard for the City's zoning regulations found in Chapter 165. I can no longer be part of an organization (the Zoning Board of Adjustment) that has so blatantly ignored the law and the best interests of the city on this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jim Huber", written in dark ink.

Jim Huber
118 Lincoln Street
West Branch, IA 52358

RESOLUTION NO. 1153

RESOLUTION DIRECTING THE FILING OF A WRIT OF CERTIORARI REGARDING THE
DECISION OF THE BOARD OF ADJUSTMENT FOR 203 RIDGE VIEW DRIVE.

WHEREAS, the Owners of 203 Ridge View Drive applied for a variance to locate a retaining wall in a required side yard; and

WHEREAS, the Board of Adjustment of the City of West Branch, Iowa, granted the variance by a 3-2 vote; and

WHEREAS, the Zoning and Building Administrator believes that the Board of Adjustment had no authority to grant said variance; and

WHEREAS, the Zoning and Building Official may appeal said decision to the Iowa District Court.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Branch, Iowa, that the City Administrator and City Attorney are directed to file a Writ of Certiorari challenging the Board of Adjustment decision regarding 203 Ridge View Drive as unlawful.

* * * * *

Passed and approved this 21st day of October, 2013.

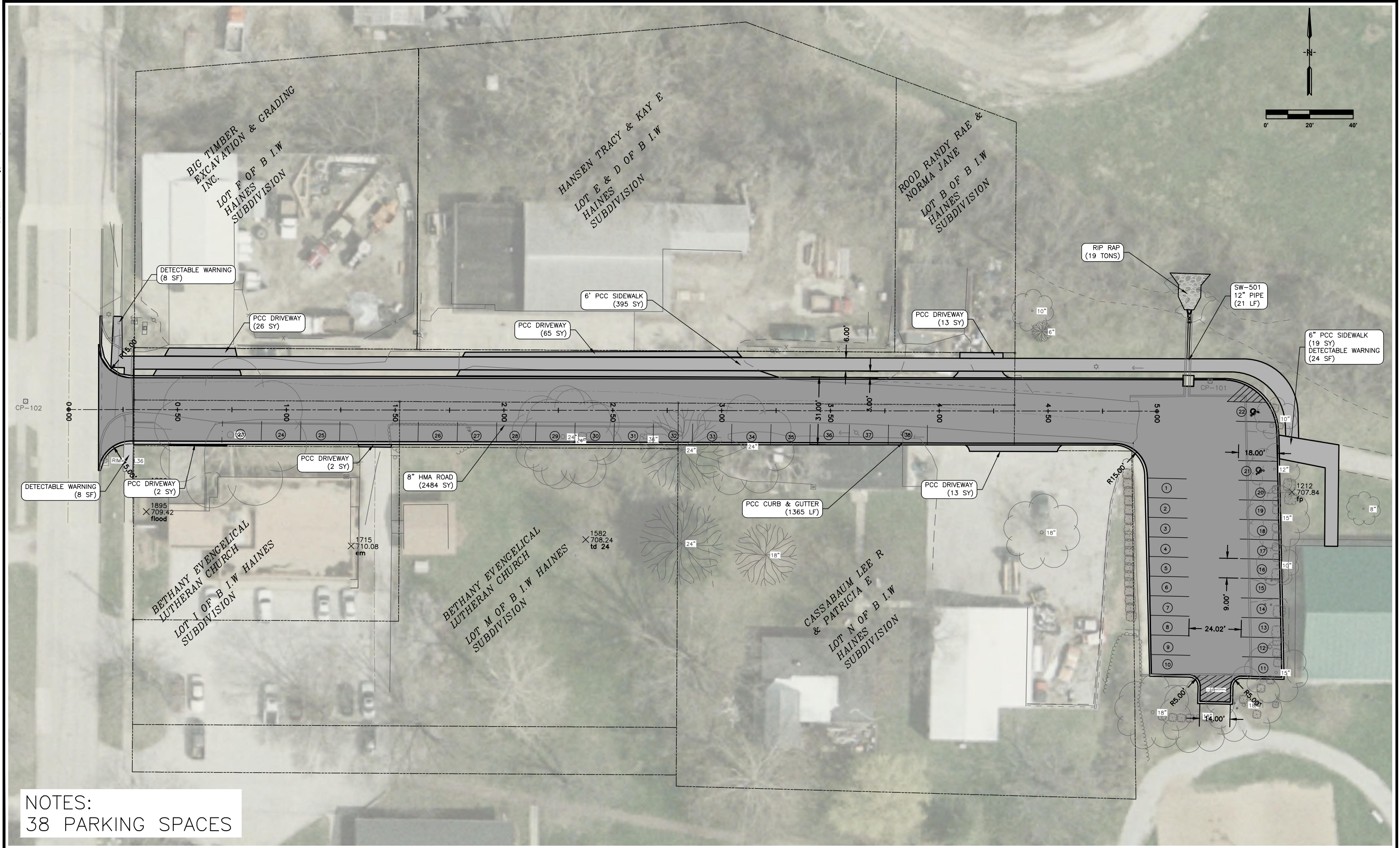
Mark Worrell, Mayor

ATTEST:

Matt Muckler, City Administrator/Clerk

PLOTTED: Thursday, October 10, 2013 3:46:05 PM

X-REFS: 368116 Topo & LOT A WEST BRANCH & 2012-3-1 Aerial 2
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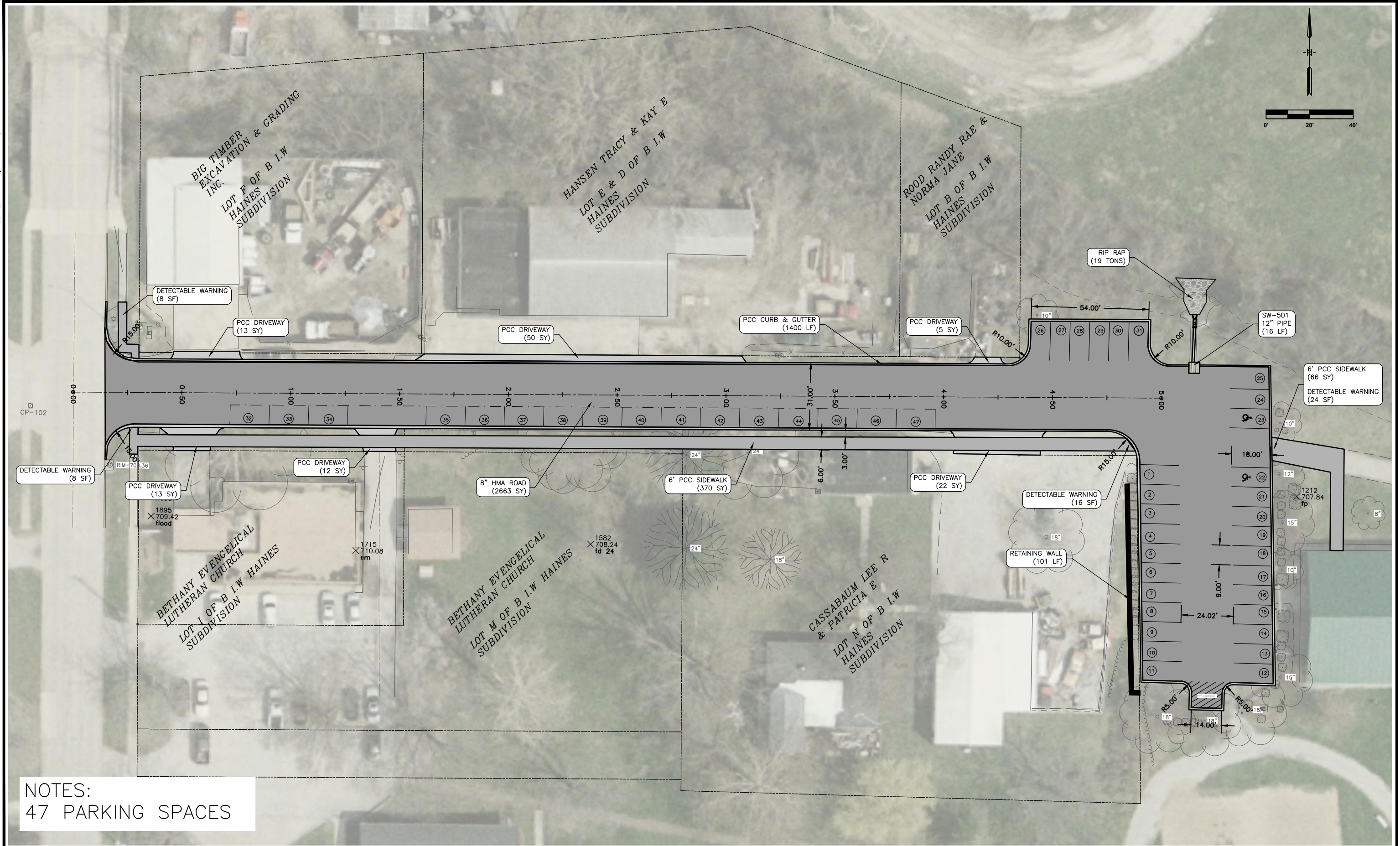


NOTES:
38 PARKING SPACES

DATE	REVISIONS	SCALE	AS NOTED	VERIFY SCALE		STREET IMPROVEMENT CITY OF WEST BRANCH	BERANEK STREET CONCEPT # 1	DWG. NO.
		DRAWN	EDG	BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.				
		CHECKED	DRS					
		APPROVED	DRS					
		DATE	10-8-13					
		ISSUED FOR	REVIEW	VEENSTRA & KIMM, INC.		860 22nd Avenue • Suite 4 • Coralville, Iowa 52241-1565 319-466-1000 • 319-466-1000(FAX) • 800-241-0007(VATS)	PROJECT 368116	

PLOTTED: Thursday, October 10, 2013 1:30:08 PM

X-REFS: 2012.3-1 Aerial 2 & 368116 Topo & LOT A WEST BRANCH
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NOTES:
47 PARKING SPACES

DATE	REVISIONS	SCALE	AS NOTED	VERIFY SCALE	STREET IMPROVEMENT CITY OF WEST BRANCH	BERANAK STREET CONCEPT # 2	DWG. NO.
		DRAWN	EDG	BAR IS ONE INCH ON ORIGINAL DRAWING.			2
		CHECKED	DRS	0 1"			
		APPROVED	DRS	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.			
		DATE	10-8-13				
		ISSUED FOR	REVIEW		860 22nd Avenue • Suite 4 • Coralville, Iowa 52241-1565 319-466-1000 • 319-466-1000(FAX) • 800-241-0007(VATS)		PROJECT 368116

PLOTTED: Thursday, October 10, 2013 11:52:33 AM

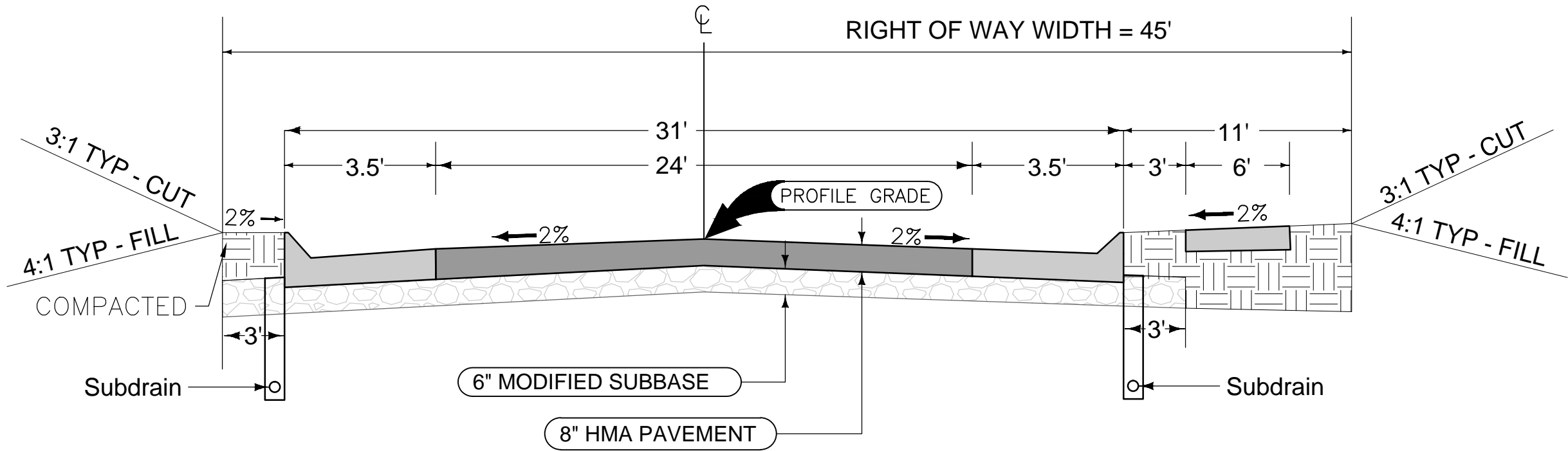
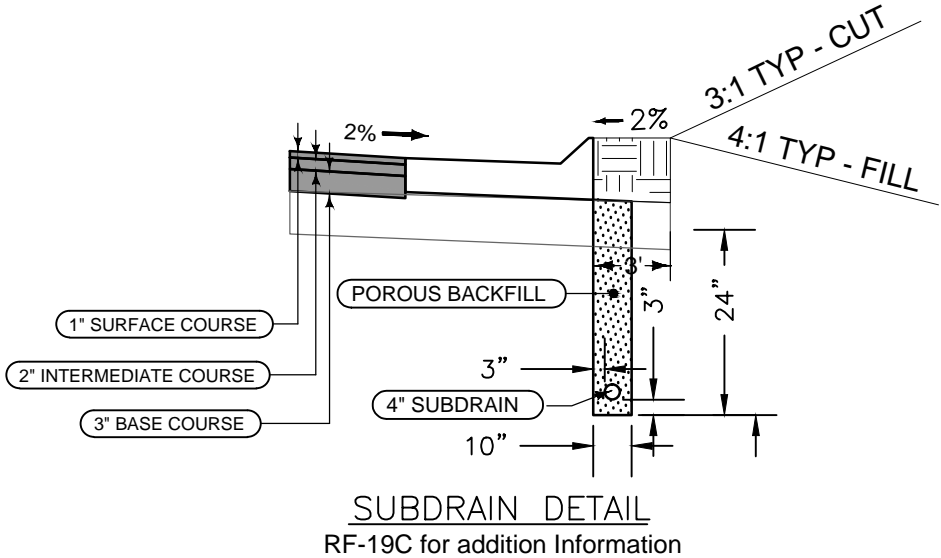
X-REFS: FILE PATH: Z:\WEST BRANCH 368116 BERANEK STREET PRELIMINARY ENGINEERING\DRAWINGS\ PRODUCTION DRAWINGS\TYPICAL

-  PORTLAND CEMENT CONCRETE
-  HOT MIX ASPHALT
-  GRANULAR SHOULDER
-  MODIFIED SUBBASE

BERANEK STREET

STATION TO STATION		Curb Type See PV-102
0+30	4+90	STANDARD

Transverse joint: Match Mainline



31' URBAN
 2 LANE TYPICAL SECTIONS
 STA. 0+30 TO STA. 4+90

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	EDG
		CHECKED	DRS
		APPROVED	DRS
		DATE	10-15-13
		ISSUED FOR	REVIEW/CONST

VERIFY SCALE
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0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

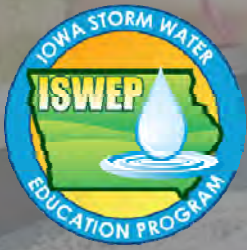


STREET IMPROVEMENT
 CITY OF WEST BRANCH

860 22nd Avenue • Suite 4 • Coralville, Iowa 52241-1565
 319-466-1000 • 319-466-1000(FAX) • 800-241-8007(W/ATS)

BERANEK STREET
 TYPICAL

DWG. NO.
3
PROJECT 368116



A Watershed Approach To Community Planning Workshop



Plan for growth & development

Minimize the effects of flooding

Protect drinking water resources

Comprehensive land use planning and watershed management have a lot in common, but they don't always get done at the same time for the same reasons. Come for the day and learn how to streamline your efforts into a powerful tool for community growth:

- An overview of watershed issues and their effect on the "triple bottom line"
- Proven plans, policies and practices that enhance watershed planning / management
- Remarkable mapping tools and resources at your fingertips
- The key to building partnerships and leveraging resources
- Finding opportunities for cooperation between communities and agricultural neighbors
- Tapping into financial resources dedicated to water resource projects and planning



Save time, money and possibly a lot of stress with a one-day, \$30 (or less) investment!

Plus, network with like-minded folks:

- City and County elected officials and staff
- Appointed Officials—Boards and Commissions (P & Z, Stormwater, Parks)
- Agricultural producers / landowners
- Community Planners, Consulting Engineers and Landscape Architects*



- Watershed Management Authority partners and board members
- Soil and Water Conservation District Commissioners & Staff
- Environmental education / working groups and interested individuals

***Certificate of Attendance for PDH requirements provided upon request.**

Registration information can be found at **IowaStormwater.Org** - Calendar of Events

CHOOSE FROM 2 DATES AND LOCATIONS:

- **October 28, 2013 Ankeny, IA**

8:30 am —4:00 pm, Registration begins at 8

Early Bird registration ends: October 20

- **November 18, 2013 Marion, IA**

8:30 am—4:00 pm, Registration begins at 8

Early Bird registration ends: November 10

**EARLY BIRD WORKSHOP REGISTRATION FEE: \$30 / \$25
INCLUDES REFRESHMENTS, LUNCH & ALL MATERIALS**

(\$25 each for two or more from same organization,
Watershed Management Authority Board Members and
Soil & Water Conservation District Commissioners)

Registration fee after early bird deadline: \$35 / \$30



Building Local Capacity Workshops and publication of this document has been funded in part by the Iowa Department of Natural Resources through a grant from the U.S. EPA under the Federal Nonpoint Source Management Program (Section 319 of the Clean Water Act).



A Watershed Approach To Community Planning Itinerary

Timely information for growing Iowa communities and counties

- 8:00 – 8:30** Registration, Refreshments, Networking
- 8:30 – 8:45** Welcome, Introductions & Watershed Ice Breaker,
Pat Sauer / Stacie Johnson, Iowa Stormwater Education Program,
Mary Beth Stevenson, Iowa Department of Natural Resources
- 8:45 - 9:15** Watersheds 101, Urban and Rural Challenges & Opportunities
Amy Bouska, Urban Conservationist, Iowa Department of Agriculture
and Land Stewardship
- 9:15 – 9:45** Components of Watershed Management, Planning, Policy & Practices
Eric Thompson, P.E. MSA Professional Services
- 9:45 – 10:00** Break
- 10:00 - 10:30** An Integrated Approach to Growth, Past, Present & Future
Ryan Peterson, RDG Planning & Design
- 10:30 – 11:30** “Finding NEMO” An Interactive, Watershed Planning Exercise
- 11:30 –12:30** Lunch & Panel Discussion
- 12:30 – 1:00** We’re All In This Together, Partnerships In Action
Eric Thompson, P.E. / Jim Holz, P.E. MSA & Pat Boddy, P.E. RDG
- 1:00 - 3:15** Ankeny, Waverly, Dubuque (Watershed) Planning in Action, includes afternoon break
Gary L. Lozano, RDG Planning & Design
Brian Schoon, Iowa Northland Council of Governments
Eric Thompson, P.E., MSA Professional Services
- 3:15 - 3:45** Financial Benefits & Funding (re)Sources,
Jim Holz, P.E., MSA Professionals
Pat Boddy, P.E., RDG Planning & Design
- 3:45 - 4:00** Wrap-Up
Pat Sauer / Stacie Johnson, Iowa Stormwater Education Program



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