

City of West Branch

~A Heritage for Success~

110 N. Poplar Street • PO Box 218 • West Branch, Iowa 52358
(319) 643-5888 • Fax (319) 643-2305 • www.westbranchiowa.org • city@westbranchiowa.org

CITY COUNCIL WORK SESSION #1

Monday, April 21, 2014 • 6:30 p.m.

City Council Chambers, 110 North Poplar Street

1. Call to order
2. Roll call
3. Mackenzie Krob, Executive Director, Main Street West Branch – Main Street Update
4. Adjourn

CITY COUNCIL MEETING AGENDA

Monday, April 21, 2014 • 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 April 7, 2014 City Council Work Session #1.
 - b. Approve minutes from the April 7, 2014 City Council Meeting.
 - c. Approve minutes from the April 7, 2014 City Council Work Session #2.
 - d. Approve claims.
6. Communications/Open Forum
7. Public Hearing/Non-Consent Agenda
 - a. Mayor Mark Worrell – Recognition of Herb N' Lou's.
 - b. Second Reading of Ordinance 720, amending Chapter 165 "Zoning Regulations." / Move to action.
 - c. First reading of Ordinance 721, amending Title Chapter 165 "Zoning Regulations." / Move to action.
 - d. Third Reading of Ordinance 722, amending Chapter 55 of the Code of Ordinances regarding applicability of rules and regulations for the dog park. / Move to action.
 - e. Public Hearing on the proposal to adopt a storm water utility for the City of West Branch, Iowa.
 - f. First Reading of Ordinance 718, amending the Code of Ordinances of the City of West Branch by creating and incorporating a storm water utility. / Move to action.

Mayor: Mark Worrell • **Council Members:** Jordan Ellyson, Colton Miller, Brian Pierce, Tim Shields, Mary Beth Stevenson
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, April 21, 2014 • 7:00 p.m. (continued)

City Council Chambers, 110 North Poplar Street

Action may be taken on any agenda item.

- g. First Reading of Ordinance 723, amending Title “Police, Fire and Emergencies,” Chapter 31 “Reserve Police Force.”/Move to action.
- h. Resolution 1190, approving the Main Street Iowa Program Agreement./Move to action.
- i. Resolution 1192, approving a farm lease with Al Lacina for \$3,450./Move to action.
- 8. City Staff Reports
 - a. Park & Recreation Director Melissa Russell – April 24th Park Planning Charrette
 - b. Public Works Director Matt Goodale - City-Wide Clean Up, Saturday, May 3rd
 - c. Executive Director Mackenzie Krob, Main Street West Branch – Wayfinding Sign Update
- 9. Comments from Mayor and Council Members
 - a. Mayor Mark Worrell – Review of City Council Goals
- 10. Motion to adjourn to closed session to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where the disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation pursuant to Section 21.5(c) of the Code of Iowa.
- 11. Adjournment

CITY COUNCIL WORK SESSION #2

Monday, April 21, 2014

Immediately following regular City Council Meeting

City Council Chambers, 110 North Poplar Street

- 1. Call to order
- 2. Roll call
- 3. NIMS Training
- 4. Adjourn

Mayor: Mark Worrell • **Council Members:** Jordan Ellyson, Colton Miller, Brian Pierce, Tim Shields, Mary Beth Stevenson
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

(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
Work Session #1**

**April 7, 2014
6:30 p.m.**

Mayor Worrell opened the West Branch City Council work session by welcoming the audience and the following City staff: City Administrator Matt Muckler, Administrative Assistant Shanell Peden, Deputy City Clerk Dawn Brandt, Library Director Nick Shimmin, Public Works Director Matt Goodale, Zoning Administrator Paul Stagg, City Attorney Kevin Olson, and City Engineer Dave Schechinger. Council members: Jordan Ellyson, Colton Miller, Tim Shields, and Mary Beth Stevenson. Councilperson Pierce entered after roll call at 6:33 p.m.

Kevin Hatfield, Superintendent of the West Branch Community School District, spoke to the Council regarding the District's 15-Year Master Facilities Plan. Hatfield stated that the Plan includes the District's mission, which is to prepare students to live and learn with a passion and purpose, and that all students are career and college ready. Hatfield indicated that the Facilities Advisory Committee (F.A.C.) consists of 117 total members, with 69 of those being representative of the greater West Branch community. Hatfield state the mission of the F.A.C. is to evaluate and assess both short-term and long-term facilities in the District. Upon the Committee's review, Hatfield stated that the F.A.C. developed key recommendations, including a reduction to the current three campus building system and combining students into two campuses.

Councilperson Ellyson asked when students located at the West Branch Middle School would migrate to a different building. Hatfield stated that the proposed Plan is to transition students in approximately five years.

Motion by Miller to adjourn the work session, second by Shields. Motion carried on a voice vote. City Council work session adjourned at 7:11 p.m.

Mark Worrell, Mayor

ATTEST: _____
Matt Muckler, City Administrator/Clerk

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**West Branch, Iowa
Council Chambers**

**City Council
Meeting**

**April 7, 2014
7:15 p.m.**

Mayor Worrell opened the West Branch City Council meeting by welcoming the audience and the following City staff: City Administrator Matt Muckler, Administrative Assistant Shanelle Peden, Deputy City Clerk Dawn Brandt, Library Director Nick Shimmin, Police Chief Mike Horihan, Public Works Director Matt Goodale, Zoning Administrator Paul Stagg, City Attorney Kevin Olson, City Engineer Dave Schechinger, Zoning Board of Adjustment Chair Craig Walker, and Planning & Zoning Commission Chair Roger Laughlin. Council members: Jordan Ellyson, Colton Miller, Brian Pierce, Tim Shields, and Mary Beth Stevenson.

APPROVE AGENDA/CONSENT AGENDA

- a. Approve minutes from the March 31, 2014 Special City Council Meeting.
- b. Approve claims.

Motion by Stevenson to approve the agenda/consent agenda, second by Ellyson. AYES: Stevenson, Ellyson, Miller Pierce, Shields. NAYS: None. Motion carried.

Date 4-7-14

City of West Branch
Claims Register Report

Blue Cross Blue Shield	Insurance	11,113.97
Dearborn Insurance	Life Insurance	56.95
EFTPS	Federal Withholdings	5,509.30
Iowa Communities Assurance Pool	FY15 Insurance premium	38,189.63
Iowa Department Of Revenue	Payroll Expense	778.74
IPERS	IPERS	7,485.58
Losey, Nathan	Water - Utility Refund	49.18
Payroll Expense	Payroll Expense 3-28-14	24,284.84
Treasurer State Of Iowa	State Withholding Tax	2,018.00
Wageworks	Flex - HCFA2013	24.00
Wieneke, Richard	Water - Utility Refund	15.79
Wohlwend, Aaron	Water - Utility Refund	33.39
	Grand Total	89,559.37

Fund Totals

001 General Fund	21,997.27
031 Library	5,166.18
036 Tort Liability	23,189.63
112 Trust And Agency	11,413.75

600 Water Fund	14,414.59
610 Sewer Fund	13,353.95
950 BC/BS Flexible Benefit	24.00
Grand Total	89,559.37

COMMUNICATIONS/OPEN FORUM

Cheryl Fischer, Distribution Center Site Leader at Procter & Gamble, spoke on behalf of Procter & Gamble's disinterest in participating in the proposed stormwater utility.

Public Hearing on Proposed Amendments to Sections 165.04, 165.11, 165.22, 165.24 and 165.44 of the West Branch Zoning Ordinance

Mayor Worrell opened the public hearing at 7:19 p.m. Walker spoke on behalf of the Zoning Board of Adjustment, indicating that the Board endorsed support of proposed amendments to Code, adding that the changes provide clarity, eliminate inconsistencies, and reduce ambiguity. Laughlin spoke on behalf of the Planning & Zoning Commission, indicating that the Commission recommends approval of the ordinance. Worrell thanked Walker for his work on helping create Ordinance 720. With no further comments, Worrell closed the public hearing at 7:25 p.m.

First Reading of Ordinance 720, amending Chapter 165 "Zoning Regulations"

Motion by Ellyson to approve the first reading of ordinance 720. Second by Shields. AYES: Ellyson, Shields, Miller, Pierce, Stevenson. NAYS: None. ABSENT: None. Motion carried.

First Reading of Ordinance 721, amending Chapter 165 "Zoning Regulations"

Schechinger noted that this classification changes properties currently specified as park in the City to public use.

Motion by Ellyson to approve the first reading of Ordinance 721, second by Shields. AYES: Ellyson, Shields, Miller, Pierce, Stevenson. NAYS: None. ABSENT: None. Motion carried.

Second Reading of Ordinance 722, amending Chapter 55 of the Code of Ordinances regarding applicability of rules and regulations for the Dog Park

Motion by Stevenson to approve the second reading of ordinance 722, second by Shields. AYES: Stevenson, Shields, Ellyson, Miller, Pierce. NAYS: None. ABSENT: None. Motion carried.

Resolution 1188-Approving Engineering Services Agreement with Veenstra & Kimm, Inc. for Oliphant Street Sidewalk Improvements 2014 Project in an amount not to exceed \$21,200.00

Muckler noted that this is one of four major sidewalk projects scheduled for 2014, which include Maple Street in correlation with the West Branch Community School District, Crestview Drive and Oliphant Street to Downey, Main Street from the Hoover House to the Post Office, and the Wapsi Creek parking lot. Councilperson Miller asked if there was any concern from residents who may not want a sidewalk installed. Muckler responded that the projects require the City's Zoning Administrator and Engineer to speak with each property owner.

Motion by Ellyson to approve Resolution 1188, second by Stevenson. AYES: Ellyson, Stevenson, Miller, Pierce, Shields. NAYS: None. ABSENT: None. Motion carried.

Res 1189-Approving a Return-to-Work Policy and incorporating that policy into the City of West Branch, IA Employee Handbook

Muckler stated that adding the Return-to-Work Policy helps clarify leave procedures for City employees upon returning to work. Olson echoed Muckler's comments, indicating that this improve information for policy implementation.

Motion by Ellyson to approve Resolution 1189, second by Stevenson. AYES: Ellyson, Stevenson, Miller, Pierce, Shields. NAYS: None. ABSENT: None. Motion carried.

COMMENTS FROM MAYOR/COUNCIL

Muckler stated that a summary of stormwater utility document was included in the Council packet. Stevenson remarked that the City should be proactive in getting this information out to the public. Shields asked if the City would look at certain businesses for exceptions. Miller commented that he would like to see this type of item included in future City budgets. Worrell indicated that the City has a perpetual responsibility to maintain the infrastructure after a developer is finished with a project, and that those entities with the largest financial responsibility will also have the greatest impact on permeable areas. Schechinger remarked that a case study analysis of Iowa drainage laws evaluates these types of programs and processes are put into place to ensure reductions in flooding and manage stormwater flow. Council directed Muckler to move forward with the stormwater utility document and set April 21, 2014 as the date for the public hearing.

Ellyson asked for update on sidewalk notices. Muckler stated that seventeen original notices were sent in 2012. Stagg indicated that four repairs still remain from 2013, and that he is meeting with the contractor this week to ensure completion. Muckler added that the current mailing gives approximately seventy five percent of residents to remedy their sidewalks within one year, while the remaining twenty five percent have ninety days (as a result of prior notifications).

Motion by Shields to adjourn the city council meeting, second by Miller. Motion carried on a voice vote. City Council meeting adjourned at 8:31 p.m.

Mark Worrell, Mayor

ATTEST: _____
Matt Muckler, City Administrator/Clerk

(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
Work Session #2**

**April 7, 2014
8:40 p.m.**

Mayor Worrell opened the West Branch City Council work session by welcoming the audience and the following City staff: City Administrator Matt Muckler, Administrative Assistant Shanelle Peden, Deputy City Clerk Dawn Brandt, and City Attorney Kevin Olson. Council members: Jordan Ellyson, Colton Miller, Brian Pierce, Tim Shields, and Mary Beth Stevenson.

City Council and Staff viewed a video on the Iowa League of Cities website entitled Municipal Leadership Academy Part III-Creating the Future: Goal Setting and City Governments. The video provided guidance on policy leadership and how city councils can act strategically. Instruction was also provided on developing a shared vision and focus for a city council, as well as how to involve community stakeholders and gain citizen input. The video closed with the importance of city councils setting priorities and working with limited resources.

Motion by Miller to adjourn the work session, second by Shields. Motion carried on a voice vote. City Council work session adjourned at 9:11 p.m.

Mark Worrell, Mayor

ATTEST: _____
Matt Muckler, City Administrator/Clerk

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
ABC FIRE PROT. INC.	4/21/14	POLICE - FIRE EXT SERVICE	GENERAL FUND	POLICE OPERATION	84.50
	4/21/14	FIRE - SERVICE FIRE EXT	GENERAL FUND	FIRE OPERATION	35.00
	4/21/14	VARIOUS DEPTS - SERVICE EX	GENERAL FUND	CEMETERY	9.75
	4/21/14	VARIOUS DEPTS - SERVICE EX	GENERAL FUND	CLERK & TREASURER	29.25
	4/21/14	VARIOUS DEPTS - SERVICE EX	CIVIC CENTER	TOWN HALL	39.00
	4/21/14	VARIOUS DEPTS - SERVICE EX	LIBRARY	LIBRARY	39.00
	4/21/14	VARIOUS DEPTS - SERVICE EX	ROAD USE TAX	ROADS & STREETS	182.00
	4/21/14	VARIOUS DEPTS - SERVICE EX	WATER FUND	WATER OPERATING	181.75
	4/21/14	VARIOUS DEPTS - SERVICE EX	SEWER FUND	SEWER OPERATING	182.00
				TOTAL:	782.25
AGVANTAGE FS INC	4/21/14	STREETS - LP GAS	ROAD USE TAX	ROADS & STREETS	552.00
				TOTAL:	552.00
AIR COOLED ENGINE SERVIC	4/21/14	CEMETERY - SUPPLIES	GENERAL FUND	CEMETERY	31.24
				TOTAL:	31.24
ALLIANT ENERGY	4/09/14	VARIOUS DEPTS - UTILITIES	GENERAL FUND	POLICE OPERATION	316.52
	4/09/14	VARIOUS DEPTS - UTILITIES	GENERAL FUND	FIRE OPERATION	949.56
	4/09/14	VARIOUS DEPTS - UTILITIES	GENERAL FUND	STREET LIGHTING	2,194.03
	4/09/14	VARIOUS DEPTS - UTILITIES	GENERAL FUND	STREET LIGHTING	157.01
	4/09/14	VARIOUS DEPTS - UTILITIES	GENERAL FUND	STREET LIGHTING	274.02
	4/09/14	VARIOUS DEPTS - UTILITIES	GENERAL FUND	PARK & RECREATION	24.47
	4/09/14	PARK & REC - 219 E GREEN S	GENERAL FUND	PARK & RECREATION	13.09
	4/09/14	VARIOUS DEPTS - UTILITIES	GENERAL FUND	CLERK & TREASURER	265.80
	4/09/14	VARIOUS DEPTS - UTILITIES	GENERAL FUND	LOCAL CABLE ACCESS	100.00
	4/09/14	VARIOUS DEPTS - UTILITIES	CIVIC CENTER	TOWN HALL	743.75
	4/09/14	VARIOUS DEPTS - UTILITIES	LIBRARY	LIBRARY	428.15
	4/09/14	VARIOUS DEPTS - UTILITIES	WATER FUND	WATER OPERATING	239.99
	4/09/14	VARIOUS DEPTS - UTILITIES	WATER FUND	WATER OPERATING	1,170.60
	4/09/14	VARIOUS DEPTS - UTILITIES	WATER FUND	WATER OPERATING	372.00
	4/09/14	VARIOUS DEPTS - UTILITIES	WATER FUND	WATER OPERATING	760.90
	4/09/14	WATER - UTILITIES	WATER FUND	WATER OPERATING	107.14
	4/09/14	VARIOUS DEPTS - UTILITIES	SEWER FUND	SEWER OPERATING	290.75
	4/09/14	VARIOUS DEPTS - UTILITIES	SEWER FUND	SEWER OPERATING	601.32
	4/09/14	VARIOUS DEPTS - UTILITIES	SEWER FUND	SEWER OPERATING	585.40
				TOTAL:	9,594.50
AMAZON	4/21/14	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	251.64
	4/21/14	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	57.18
	4/21/14	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	81.82
	4/21/14	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	32.10
				TOTAL:	422.74
AMSAN	4/21/14	LIB/STREETS/ADMIN/TH-SUPPL	GENERAL FUND	CLERK & TREASURER	17.54
	4/21/14	LIB/STREETS/ADMIN/TH-SUPPL	CIVIC CENTER	TOWN HALL	17.55
	4/21/14	LIB/STREETS/ADMIN/TH-SUPPL	LIBRARY	LIBRARY	51.82
	4/21/14	LIB/STREETS/ADMIN/TH-SUPPL	ROAD USE TAX	ROADS & STREETS	94.38
				TOTAL:	181.29
AT TECHNOLOGY GROUP	4/21/14	FIRE - SERVICE & SOFTWARE	GENERAL FUND	FIRE OPERATION	1,040.00
				TOTAL:	1,040.00
BAKER & TAYLOR INC.	4/21/14	LIBRARY - BOOKS	LIBRARY	LIBRARY	861.63
				TOTAL:	861.63

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
BARRON MOTOR SUPPLY	4/21/14	WATER/POLICE - SUPPLIES	GENERAL FUND	POLICE OPERATION	30.76
	4/21/14	WATER/POLICE - SUPPLIES	WATER FUND	WATER OPERATING	218.20
				TOTAL:	248.96
BEAN & BEAN	4/21/14	CEMETERY - BURIALS	GENERAL FUND	CEMETERY	1,500.00
				TOTAL:	1,500.00
BIG COUNTRY SEEDS INC	4/21/14	STREETS - ICE BUSTER	ROAD USE TAX	ROADS & STREETS	428.75
				TOTAL:	428.75
BOUND TREE MEDICAL LLC	4/21/14	FIRE - MEDICAL SUPPLIES	GENERAL FUND	FIRE OPERATION	198.37
				TOTAL:	198.37
BP AMOCO	4/21/14	FIRE/SEWER/POLICE - FUEL	GENERAL FUND	POLICE OPERATION	475.91
	4/21/14	FIRE/SEWER/POLICE - FUEL	GENERAL FUND	FIRE OPERATION	337.19
	4/21/14	FIRE/SEWER/POLICE - FUEL	SEWER FUND	SEWER OPERATING	695.70
				TOTAL:	1,508.80
BRANDT, DAWN	4/15/14	ADMIN - REIMB MILEAGE & ME	GENERAL FUND	CLERK & TREASURER	76.23
				TOTAL:	76.23
BUSINESS RADIO SALES	4/21/14	FIRE - SERVICE	GENERAL FUND	FIRE OPERATION	35.50
				TOTAL:	35.50
CEDAR COUNTY COOPERATIVE	4/21/14	FIRE - DIESEL FUEL	GENERAL FUND	FIRE OPERATION	1,479.00
				TOTAL:	1,479.00
CEDAR COUNTY RECORDER	4/21/14	LEGAL - RECORDINGS	GENERAL FUND	LEGAL SERVICES	128.00
				TOTAL:	128.00
CEDAR RAPIDS PHOTO COPY INC	4/21/14	LIBRARY - SERVICE	LIBRARY	LIBRARY	28.03
	4/21/14	LIBRARY - POWER FILTER	LIBRARY	LIBRARY	145.00
				TOTAL:	173.03
COMMUNITY STATE BANK	4/07/14	FIRE DEPT EXPANSION LOAN P GO DEBT SERVICE		BONDING	8,018.82
	4/07/14	FIRE DEPT EXPANSION LOAN P GO DEBT SERVICE		BONDING	345.75
				TOTAL:	8,364.57
CULLIGAN WATER TECHNOLOGIES	4/02/14	FIRE - WATER COND RENTAL	GENERAL FUND	FIRE OPERATION	37.65
				TOTAL:	37.65
DEBRA FIDERLEIN	4/21/14	PARK & REC - 2014 SESSION	GENERAL FUND	PARK & RECREATION	369.04
				TOTAL:	369.04
DEWEYS JACK & JILL	4/21/14	P&R/POLICE/WATER - SUPPLIE	GENERAL FUND	POLICE OPERATION	31.11
	4/21/14	P&R/POLICE/WATER - SUPPLIE	GENERAL FUND	PARK & RECREATION	62.11
	4/21/14	P&R/POLICE/WATER - SUPPLIE	WATER FUND	WATER OPERATING	10.93
				TOTAL:	104.15
DIAMOND VOGEL PAINTS	4/21/14	STREETS - TRAFFIC PAINT	ROAD USE TAX	ROADS & STREETS	809.00
				TOTAL:	809.00
DOCUMENT DESTRUCTION	4/21/14	ADMIN - DOCUMENT DESTRUCTI	GENERAL FUND	CLERK & TREASURER	44.25
				TOTAL:	44.25
ED.M.FELD EQUIPMENT CO. INC	4/21/14	FIRE - SUPPLIES	GENERAL FUND	FIRE OPERATION	164.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
				TOTAL:	164.00
EFTPS	4/11/14	FEDERAL WITHHOLDINGS	GENERAL FUND	NON-DEPARTMENTAL	1,289.30
	4/11/14	SOCIAL SECURITY WITHHHOLDI	GENERAL FUND	NON-DEPARTMENTAL	852.40
	4/11/14	MEDICARE WITHHOLDINGS	GENERAL FUND	NON-DEPARTMENTAL	202.25
	4/11/14	FEDERAL WITHHOLDINGS	LIBRARY	NON-DEPARTMENTAL	297.17
	4/11/14	SOCIAL SECURITY WITHHHOLDI	LIBRARY	NON-DEPARTMENTAL	235.10
	4/11/14	MEDICARE WITHHOLDINGS	LIBRARY	NON-DEPARTMENTAL	54.97
	4/11/14	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	POLICE OPERATIONS	334.81
	4/11/14	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	POLICE OPERATIONS	78.31
	4/11/14	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	ROADS & STREETS	136.29
	4/11/14	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	ROADS & STREETS	31.88
	4/11/14	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	LIBRARY	235.10
	4/11/14	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	LIBRARY	54.97
	4/11/14	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	PARK & RECREATION	80.82
	4/11/14	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	PARK & RECREATION	18.90
	4/11/14	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	CEMETERY	143.29
	4/11/14	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	CEMETERY	33.52
	4/11/14	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	MAYOR AND COUNCIL	2.90
	4/11/14	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	CLERK & TREASURER	131.75
	4/11/14	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	CLERK & TREASURER	30.81
	4/11/14	SOCIAL SECURITY WITHHHOLDI	TRUST AND AGENCY	LOCAL CABLE ACCESS	25.45
	4/11/14	MEDICARE WITHHOLDINGS	TRUST AND AGENCY	LOCAL CABLE ACCESS	5.95
	4/11/14	FEDERAL WITHHOLDINGS	WATER FUND	NON-DEPARTMENTAL	295.00
	4/11/14	SOCIAL SECURITY WITHHHOLDI	WATER FUND	NON-DEPARTMENTAL	180.15
	4/11/14	MEDICARE WITHHOLDINGS	WATER FUND	NON-DEPARTMENTAL	42.14
	4/11/14	SOCIAL SECURITY WITHHHOLDI	WATER FUND	WATER OPERATING	180.15
	4/11/14	MEDICARE WITHHOLDINGS	WATER FUND	WATER OPERATING	42.14
	4/11/14	FEDERAL WITHHOLDINGS	SEWER FUND	NON-DEPARTMENTAL	250.03
	4/11/14	SOCIAL SECURITY WITHHHOLDI	SEWER FUND	NON-DEPARTMENTAL	157.71
	4/11/14	MEDICARE WITHHOLDINGS	SEWER FUND	NON-DEPARTMENTAL	36.89
	4/11/14	SOCIAL SECURITY WITHHHOLDI	SEWER FUND	SEWER OPERATING	157.70
	4/11/14	MEDICARE WITHHOLDINGS	SEWER FUND	SEWER OPERATING	36.87
				TOTAL:	5,654.72
ETS CORPORATION	4/02/14	ADMIN -CREDIT CARD FEES	GENERAL FUND	CLERK & TREASURER	7.89
	4/02/14	WATER/SEWER - CREDIT CARD	WATER FUND	WATER OPERATING	11.24
	4/02/14	WATER/SEWER - CREDIT CARD	SEWER FUND	SEWER OPERATING	11.24
				TOTAL:	30.37
F&B COMMUNICATIONS INC	4/07/14	ADMIN - WEB HOSTING	GENERAL FUND	CLERK & TREASURER	29.95
				TOTAL:	29.95
FRED'S FEED & SUPPLY LLC	4/21/14	SEWER - SUPPLIES	SEWER FUND	SEWER OPERATING	8.75
				TOTAL:	8.75
GREATAMERICA LEASING CORP	4/07/14	ADMIN - COPIER LEASE AGREE	GENERAL FUND	CLERK & TREASURER	252.06
				TOTAL:	252.06
HAWKINS INC	4/21/14	WATER - AZONE 15	WATER FUND	WATER OPERATING	690.41
				TOTAL:	690.41
HD CLINE COMPANY	4/21/14	CEMETERY - LAWN MOWER	GENERAL FUND	CEMETERY	7,900.00
				TOTAL:	7,900.00
IAWEA	4/02/14	WATER/SEWER - TRAINING CON	WATER FUND	WATER OPERATING	90.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	4/02/14	WATER/SEWER - TRAINING CON	WATER FUND	WATER OPERATING	90.00
	4/02/14	WATER/SEWER - TRAINING CON	SEWER FUND	SEWER OPERATING	90.00
	4/02/14	WATER/SEWER - TRAINING CON	SEWER FUND	SEWER OPERATING	90.00_
				TOTAL:	360.00
ICAD GROUP	4/21/14	ECON DEV - FY14 CONTRIBUTI	GENERAL FUND	ECONOMIC DEVELOPMENT	2,750.00_
				TOTAL:	2,750.00
IMAGE TREND INC	4/21/14	FIRE - RESCUE BRIDGE FEES	GENERAL FUND	FIRE OPERATION	1,050.00_
				TOTAL:	1,050.00
ION EXCHANGE INC	4/21/14	SEWER - GRASS MIX	SEWER FUND	SEWER OPERATING	582.75_
				TOTAL:	582.75
IOWA ASSN. MUN. UTILITIES	4/21/14	WATER - CCR WORKSHOP	WATER FUND	WATER OPERATING	120.00_
				TOTAL:	120.00
IOWA LAW ENFORCEMENT ACADEMY	4/21/14	POLICE - INST RECERTIFICAT	GENERAL FUND	POLICE OPERATION	50.00_
				TOTAL:	50.00
IOWA LEAGUE OF CITIES	4/21/14	ADMIN - IMPI TRAINING	GENERAL FUND	CLERK & TREASURER	1,652.00_
				TOTAL:	1,652.00
IOWA ONE CALL	4/21/14	WATER/SEWER - SERVICE	WATER FUND	WATER OPERATING	13.05
	4/21/14	WATER/SEWER - SERVICE	SEWER FUND	SEWER OPERATING	13.05_
				TOTAL:	26.10
IOWA STATE UNIVERSITY	4/14/14	ADMIN - P&Z WORKSHOP TRAIN	GENERAL FUND	CLERK & TREASURER	635.00_
				TOTAL:	635.00
IOWA STATE UNIVERSITY, TREASURER'S OFF	4/21/14	FIRE - TRAINING	GENERAL FUND	FIRE OPERATION	850.00_
				TOTAL:	850.00
JODI YEGGY	4/21/14	PARK&REC - 2014 SESSION 2	GENERAL FUND	PARK & RECREATION	369.04_
				TOTAL:	369.04
JOEY DEAN WENNDT	4/21/14	FIRE - APRIL TRAINING	GENERAL FUND	FIRE OPERATION	150.00_
				TOTAL:	150.00
JOHN DEERE FINANCIAL	4/02/14	WATER/SEWER - SUPPLIES	WATER FUND	WATER OPERATING	42.72
	4/02/14	WATER/SEWER - SUPPLIES	SEWER FUND	SEWER OPERATING	135.46
	4/02/14	WATER/SEWER - SUPPLIES	SEWER FUND	SEWER OPERATING	97.98_
				TOTAL:	276.16
JOHNSON COUNTY REFUSE INC.	4/07/14	RECYCLING - MARCH 2014	GENERAL FUND	SOLID WASTE	3,709.75_
				TOTAL:	3,709.75
JOURNEYED COM INC	4/21/14	ADMIN - SOFTWARE	GENERAL FUND	CLERK & TREASURER	180.90_
				TOTAL:	180.90
KELTEK INC	4/21/14	FIRE - SERVICE CHEVY TRUCK	GENERAL FUND	FIRE OPERATION	3,339.74_
				TOTAL:	3,339.74
KEVIN D OLSON	4/21/14	LEGAL SERVICES FOR APRIL 2	GENERAL FUND	LEGAL SERVICES	1,500.00_
				TOTAL:	1,500.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
KINGDOM GRAPHICS LLC	4/21/14	WATER - BANNER	WATER FUND	WATER OPERATING	100.00
	4/21/14	SEWER - SAFETY SHIRTS	SEWER FUND	SEWER OPERATING	247.50
				TOTAL:	347.50
KNOCHE, REBECCA	4/02/14	PARK & REC -REIMB FOR SUPP	GENERAL FUND	PARK & RECREATION	31.80
				TOTAL:	31.80
L-TRON CORPORATION	4/21/14	POLICE - MICROPHONE KIT	GENERAL FUND	POLICE OPERATION	1,017.00
				TOTAL:	1,017.00
LASKO	4/15/14	ADMIN - FILTERS	GENERAL FUND	CLERK & TREASURER	25.69
				TOTAL:	25.69
LENOCH & CILEK	4/21/14	WATER - CAULK	WATER FUND	WATER OPERATING	6.49
				TOTAL:	6.49
LIBERTY COMMUNICATIONS	4/02/14	VARIOUS DEPTS - PHONE SERV	GENERAL FUND	POLICE OPERATION	149.63
	4/02/14	VARIOUS DEPTS - PHONE SERV	GENERAL FUND	FIRE OPERATION	119.07
	4/02/14	VARIOUS DEPTS - PHONE SERV	GENERAL FUND	FIRE OPERATION	37.96
	4/02/14	VARIOUS DEPTS - PHONE SERV	GENERAL FUND	PARK & RECREATION	126.72
	4/02/14	VARIOUS DEPTS - PHONE SERV	GENERAL FUND	CLERK & TREASURER	241.93
	4/02/14	VARIOUS DEPTS - PHONE SERV	GENERAL FUND	LOCAL CABLE ACCESS	57.40
	4/02/14	VARIOUS DEPTS - PHONE SERV	CIVIC CENTER	TOWN HALL	36.86
	4/02/14	VARIOUS DEPTS - PHONE SERV	LIBRARY	LIBRARY	170.85
	4/02/14	VARIOUS DEPTS - PHONE SERV	ROAD USE TAX	ROADS & STREETS	42.79
	4/02/14	VARIOUS DEPTS - PHONE SERV	WATER FUND	WATER OPERATING	42.79
	4/02/14	VARIOUS DEPTS - PHONE SERV	SEWER FUND	SEWER OPERATING	42.79
				TOTAL:	1,068.79
LINN COUNTY R.E.C.	4/07/14	STREETS - UTILITIES	GENERAL FUND	STREET LIGHTING	120.00
				TOTAL:	120.00
MATT PARROTT/STOREY KENWORTHY	4/21/14	WATER - BUSINESS CARDS	WATER FUND	WATER OPERATING	51.03
	4/21/14	WATER/SEWER - RECEIPT BOOK	WATER FUND	WATER OPERATING	101.04
	4/21/14	WATER/SEWER - RECEIPT BOOK	SEWER FUND	SEWER OPERATING	101.04
				TOTAL:	253.11
MECHANICSVILLE PUBLIC LIBRARY	4/21/14	LIBRARY-ICLIPART DATA BASE	LIBRARY	LIBRARY	10.00
				TOTAL:	10.00
MEDIACOM	4/02/14	ADMIN - SERVICE	GENERAL FUND	CLERK & TREASURER	40.90
				TOTAL:	40.90
MENARDS	4/21/14	PARK & REC - SUPPLIES	GENERAL FUND	PARK & RECREATION	77.21
	4/21/14	STREETS - SUPPLIES	ROAD USE TAX	ROADS & STREETS	161.67
	4/21/14	WATER - SUPPLIES	WATER FUND	WATER OPERATING	73.24
	4/21/14	SEWER - SUPPLIES	SEWER FUND	SEWER OPERATING	29.73
				TOTAL:	341.85
MIDWEST JANITORIAL SERVICE INC	4/21/14	LIB/ADMIN/POLICE/TH - CLEA	GENERAL FUND	POLICE OPERATION	43.98
	4/21/14	LIB/ADMIN/POLICE/TH - CLEA	GENERAL FUND	CLERK & TREASURER	79.17
	4/21/14	LIB/ADMIN/POLICE/TH - CLEA	CIVIC CENTER	TOWN HALL	224.32
	4/21/14	LIB/ADMIN/POLICE/TH - CLEA	LIBRARY	LIBRARY	299.09
				TOTAL:	646.56
MISCELLANEOUS V P&R REFUND	4/21/14	P&R REFUND: AMY BOELK	GENERAL FUND	PARK & RECREATION	35.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
P&R REFUND	4/21/14	P&R REFUND:MACKENZIE PEDER	GENERAL FUND	PARK & RECREATION	35.00
POLICE MMPI	4/21/14	POLICE MMPI:THOMAS ANDEREG	GENERAL FUND	POLICE OPERATION	75.00
				TOTAL:	145.00
MUNICIPAL SUPPLY INC.	4/21/14	WATER - EQUIPMENT	WATER FUND	WATER OPERATING	3,780.00
				TOTAL:	3,780.00
NORTHWAY WELL AND PUMP COMPANY	4/21/14	WATER - WELL#2 CONTROLS	WATER FUND	WATER OPERATING	500.00
	4/21/14	WATER - WELL#2 CONTROLS	WATER FUND	WATER OPERATING	1,815.00
				TOTAL:	2,315.00
OASIS ELECTRIC LLC	4/21/14	WATER-BUCKET TRUCK RENTAL	WATER FUND	WATER OPERATING	262.50
				TOTAL:	262.50
ORIENTAL TRADING CO. INC.	4/21/14	PARK & REC - SUPPLIES	GENERAL FUND	PARK & RECREATION	141.99
				TOTAL:	141.99
OVERDRIVE INC	4/21/14	LIBRARY - EBOOKS	LIBRARY	LIBRARY	50.92
	4/21/14	LIBRARY - EBOOK	LIBRARY	LIBRARY	18.99
				TOTAL:	69.91
PARKSIDE TIRE & WRECKER	4/21/14	WATER - SERVICE	WATER FUND	WATER OPERATING	32.89
				TOTAL:	32.89
PIP PRINTING & MARKETING SERVICES	4/15/14	PARK & REC - DOOR HANGERS	GENERAL FUND	PARK & RECREATION	217.55
				TOTAL:	217.55
PITNEY BOWES GLOBAL FINANCIAL SERVICES	4/21/14	LIBRARY - POSTAGE METER LE	LIBRARY	LIBRARY	120.00
				TOTAL:	120.00
PITNEY BOWES INC	4/21/14	ADMIN - POSTAGE MACHINE LE	GENERAL FUND	CLERK & TREASURER	112.29
				TOTAL:	112.29
PITNEY BOWES PURCHASE POWER	4/21/14	ADMIN/WATER/SEWER/ST - POS	GENERAL FUND	ROADS AND STREETS	1,000.00
	4/21/14	ADMIN/WATER/SEWER/ST - POS	GENERAL FUND	CLERK & TREASURER	166.67
	4/21/14	LIBRARY - POSTAGE	LIBRARY	LIBRARY	500.00
	4/21/14	ADMIN/WATER/SEWER/ST - POS	WATER FUND	WATER OPERATING	166.67
	4/21/14	ADMIN/WATER/SEWER/ST - POS	SEWER FUND	SEWER OPERATING	166.66
				TOTAL:	2,000.00
PLATO ELECTRIC LLC	4/21/14	FIRE - GENERATOR INSTALLAT	GENERAL FUND	FIRE OPERATION	4,340.00
				TOTAL:	4,340.00
PORT 'O' JONNY INC.	4/21/14	PARK & REC - SERVICE	GENERAL FUND	PARK & RECREATION	103.00
				TOTAL:	103.00
PYRAMID SERVICES INC.	4/21/14	CEMETERY - WHEEL KIT	GENERAL FUND	CEMETERY	49.70
				TOTAL:	49.70
QC ANALYTICAL SERVICES LLC	4/21/14	SEWER - TESTING MARCH	SEWER FUND	SEWER OPERATING	584.00
				TOTAL:	584.00
QUILL CORP	4/21/14	POLICE/WATER - OFFICE SUPP	GENERAL FUND	POLICE OPERATION	67.19
	4/21/14	FIRE/WATER - SUPPLIES	GENERAL FUND	FIRE OPERATION	83.99
	4/21/14	ADMIN/FIRE - OFFICE SUPPLI	GENERAL FUND	FIRE OPERATION	50.56
	4/21/14	PARK & REC - SUPPLIES	GENERAL FUND	PARK & RECREATION	41.59

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	4/21/14	ADMIN - OFFICE SUPPLIES	GENERAL FUND	CLERK & TREASURER	58.77
	4/21/14	ADMIN/FIRE - OFFICE SUPPLI	GENERAL FUND	CLERK & TREASURER	43.23
	4/21/14	ADMIN - OFFICE SUPPLIES	GENERAL FUND	CLERK & TREASURER	77.02
	4/07/14	ADMIN - BATTERIES	GENERAL FUND	CLERK & TREASURER	15.99
	4/21/14	TOWN HALL - SUPPLIES	CIVIC CENTER	TOWN HALL	14.39
	4/21/14	LIBRARY - LABELS	LIBRARY	LIBRARY	18.71
	4/21/14	LIBRARY - CORRECTION TAPE	LIBRARY	LIBRARY	4.63
	4/21/14	LIBRARY - PAPER	LIBRARY	LIBRARY	12.24
	4/21/14	LIBRARY - ENVELOPES	LIBRARY	LIBRARY	6.86
	4/21/14	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	23.19
	4/21/14	LIBRARY - METER LABELS	LIBRARY	LIBRARY	7.19
	4/21/14	LIBRARY - LABELS	LIBRARY	LIBRARY	9.43
	4/02/14	WATER - INK CARTRIDGE	WATER FUND	WATER OPERATING	14.99
	4/21/14	FIRE/WATER - SUPPLIES	WATER FUND	WATER OPERATING	52.41
	4/21/14	POLICE/WATER - OFFICE SUPP	WATER FUND	WATER OPERATING	12.69
				TOTAL:	615.07
VRACOM CORPORATION	4/21/14	POLICE - SERVICE	GENERAL FUND	POLICE OPERATION	105.25
				TOTAL:	105.25
RUSSELL, MELISSA	4/02/14	PARK & REC - REIMB FOR SUP	GENERAL FUND	PARK & RECREATION	194.58
				TOTAL:	194.58
SHANELLE M PEDEN	4/02/14	ADMIN - REIMB FOR MILEAGE	GENERAL FUND	CLERK & TREASURER	48.95
	4/02/14	ADMIN- BUILDING ABATEMENT	GENERAL FUND	CLERK & TREASURER	42.80
	4/15/14	ADMIN - REIMB MILEAGE TRAI	GENERAL FUND	CLERK & TREASURER	31.15
	4/15/14	ADMIN - REIMB MILEAGE & ME	GENERAL FUND	CLERK & TREASURER	162.38
				TOTAL:	285.28
SHAWN PIERCE	4/21/14	PARK&REC - 2014 SESSION 2	GENERAL FUND	PARK & RECREATION	369.04
				TOTAL:	369.04
SPRINT	4/21/14	POLICE - SERVICE	GENERAL FUND	POLICE OPERATION	179.97
				TOTAL:	179.97
STOOLMAN, JODEE	4/21/14	FIRE - REIMB FOR TRAINING	GENERAL FUND	FIRE OPERATION	218.60
				TOTAL:	218.60
SWANK MOTION PICTURES INC	4/02/14	LIBRARY - SUMMER READING M	LIBRARY	LIBRARY	275.00
				TOTAL:	275.00
TERENCE J GOERDT	4/21/14	ADMIN - BUILDING INSPECTIO	GENERAL FUND	CLERK & TREASURER	175.00
				TOTAL:	175.00
TIPTON CONSERVATIVE	4/21/14	LIBRARY - SUBSCRIPTION	LIBRARY	LIBRARY	36.00
				TOTAL:	36.00
TREASURER STATE OF IOWA	4/09/14	IOWA SALES TAX PMT APRIL	WATER FUND	WATER OPERATING	1,877.43
	4/09/14	IOWA SALES TAX PMT APRIL	SEWER FUND	WATER OPERATING	312.57
				TOTAL:	2,190.00
UNIVERSITY OF IOWA: STATE HYGIENIC LAB	4/21/14	WATER - TESTING	WATER FUND	WATER OPERATING	48.00
				TOTAL:	48.00
UPS	4/02/14	SEWER - SHIPPING	SEWER FUND	SEWER OPERATING	25.14
	4/02/14	SEWER - SHIPPING	SEWER FUND	SEWER OPERATING	25.14

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	4/21/14	SEWER - SHIPPING	SEWER FUND	SEWER OPERATING	25.14
	4/21/14	SEWER - SHIPPING	SEWER FUND	SEWER OPERATING	25.26
				TOTAL:	100.68
US BANK EQUIPMENT FINANCE	4/21/14	LIBRARY - COPIER LEASE	LIBRARY	LIBRARY	76.32
				TOTAL:	76.32
US CELLULAR	4/02/14	POLICE - PHONE SERVICE	GENERAL FUND	POLICE OPERATION	217.09
	4/02/14	VARIOUS DEPTS - PHONE SERV	GENERAL FUND	PARK & RECREATION	66.87
	4/02/14	VARIOUS DEPTS - PHONE SERV	ROAD USE TAX	ROADS & STREETS	91.53
	4/02/14	VARIOUS DEPTS - PHONE SERV	WATER FUND	WATER OPERATING	91.54
	4/02/14	VARIOUS DEPTS - PHONE SERV	SEWER FUND	SEWER OPERATING	91.54
				TOTAL:	558.57
USA BLUE BOOK	4/02/14	WATER - SUPPLIES	WATER FUND	WATER OPERATING	254.93
	4/21/14	WATER - SUPPLIES	WATER FUND	WATER OPERATING	194.77
				TOTAL:	449.70
VEENSTRA & KIMM INC.	4/21/14	STREETS - ENG MAPLE ST	GENERAL FUND	ROADS AND STREETS	814.85
	4/21/14	P&R - PRELIM ENG BERANEK P	GENERAL FUND	PARK & RECREATION	2,302.30
	4/21/14	LEGAL - ENG FOR STORM UTIL	GENERAL FUND	LEGAL SERVICES	264.00
	4/21/14	LEGAL - ENG ZONING MAP	GENERAL FUND	LEGAL SERVICES	261.36
	4/21/14	LEGAL - ENG TRUCK ROUTE RE	GENERAL FUND	LEGAL SERVICES	171.00
	4/21/14	P&Z - ENG CASEYS TURN LANE	GENERAL FUND	COMMISSION	3,109.20
	4/21/14	P&Z - ENG LNG SITE PLAN RE	GENERAL FUND	COMMISSION	244.00
	4/21/14	LIFT STATION - SAN SEWER 2	WASTEWATER LIFT ST	INVALID DEPARTMENT	1,000.00
				TOTAL:	8,166.71
WAGEWORKS	4/02/14	FLEX - HORIHAN HCFA2013	BC/BS FLEXIBLE BEN	INVALID DEPARTMENT	200.00
	4/10/14	FLEX - HCFA2013 RUSSELL	BC/BS FLEXIBLE BEN	INVALID DEPARTMENT	277.00
				TOTAL:	477.00
WALMART COMMUNITY/GEMB	4/21/14	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	7.96
	4/21/14	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	7.97
	4/21/14	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	61.39
	4/21/14	LIBRARY - SUPPLIES	LIBRARY	LIBRARY	65.84
				TOTAL:	143.16
WEST BRANCH ANIMAL CLINIC	4/21/14	ANIMAL CONTROL - SUPPLIES	GENERAL FUND	ANIMAL CONTROL	14.99
				TOTAL:	14.99
WEST BRANCH FORD	4/21/14	POLICE - SERVICE '13 EXPLO	GENERAL FUND	POLICE OPERATION	37.93
				TOTAL:	37.93
WEST BRANCH REPAIRS	4/21/14	FIRE - SERVICE & BATTERIES	GENERAL FUND	FIRE OPERATION	387.11
	4/21/14	STREETS - SERVICE 03 RANGE	ROAD USE TAX	ROADS & STREETS	305.34
				TOTAL:	692.45
WEST BRANCH TIMES	4/21/14	LEGAL/CEM/P&R - PUBLICATIO	GENERAL FUND	PARK & RECREATION	43.50
	4/21/14	LEGAL/CEM/P&R - PUBLICATIO	GENERAL FUND	CEMETERY	87.00
	4/21/14	LEGAL/CEM/P&R - PUBLICATIO	GENERAL FUND	LEGAL SERVICES	514.79
				TOTAL:	645.29
WEX BANK	4/15/14	POLICE - FUEL	GENERAL FUND	POLICE OPERATION	592.96
				TOTAL:	592.96

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
WIELE CHEVROLET INC	4/21/14	FIRE - SERVICE	GENERAL FUND	FIRE OPERATION	65.26_
				TOTAL:	65.26_
**PAYROLL EXPENSES	4/01/2014 - 4/14/2014	GENERAL FUND	GENERAL FUND	POLICE OPERATION	5,882.21
		GENERAL FUND	GENERAL FUND	ROADS AND STREETS	2,478.62
		GENERAL FUND	GENERAL FUND	PARK & RECREATION	1,368.80
		GENERAL FUND	GENERAL FUND	CEMETERY	2,462.26
		GENERAL FUND	GENERAL FUND	MAYOR AND COUNCIL	200.00
		GENERAL FUND	GENERAL FUND	CLERK & TREASURER	2,200.58
		GENERAL FUND	GENERAL FUND	LOCAL CABLE ACCESS	421.22
		LIBRARY	LIBRARY	LIBRARY	3,791.99
		WATER FUND	WATER FUND	WATER OPERATING	3,186.18
		SEWER FUND	SEWER FUND	SEWER OPERATING	2,770.34_
				TOTAL:	24,762.20

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

001	GENERAL FUND	71,899.80
022	CIVIC CENTER	1,075.87
031	LIBRARY	8,138.18
110	ROAD USE TAX	2,667.46
112	TRUST AND AGENCY	1,344.75
226	GO DEBT SERVICE	8,364.57
600	WATER FUND	17,523.10
610	SEWER FUND	8,470.45
614	WASTEWATER LIFT STATION	1,000.00
950	BC/BS FLEXIBLE BENEFIT	477.00

 GRAND TOTAL: 120,961.18

ORDINANCE NO. 720

AN ORDINANCE AMENDING CHAPTER 165 "ZONING REGULATIONS."

WHEREAS, the Zoning Board of Adjustment of the City of West Branch, Iowa, believes that a procedure for City Council review of variances would be beneficial to the Zoning Code; and

WHEREAS, the Zoning Board of Adjustment of the City of West Branch, Iowa, believes that the clarification of certain terms in the Zoning Code will lead to a clearer understanding of the Code's requirements; and

WHEREAS, the Zoning Board of Adjustment of the City of West Branch, Iowa, believes that retaining walls, that do not cause "safety or access" issues which meet certain limitations, should be allowed in at least a portion of the minimum area required for yards; and

WHEREAS, the Planning & Zoning Commission has reviewed these recommendations and concurs with the Zoning Board of Adjustment; and

WHEREAS, the Planning & Zoning Commission recommends to the City Council of the City of West Branch, adoption of these amendment recommendations in the Zoning Code; and

WHEREAS, the City Council of the City of West Branch, Iowa has reviewed these recommendations and concurs with the Zoning Board of Adjustment and Planning & Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of West Branch, Cedar County, Iowa:

Section 1. Amendment. The Code of Ordinances is hereby amended by the City Council of West Branch, Iowa by incorporating the following language to Title, "ZONING AND SUBDIVISION", Chapter 165, "ZONING REGULATIONS":

a. Section 165.22 - POWERS OF THE BOARD is hereby amended to add paragraph 8, which reads as follows:

"8. The effective date of a variance is thirty days after granted by the Zoning Board of Adjustment. The City Council may remand a decision to grant a variance to the Zoning Board of Adjustment for further study. The effective date of the variance in this case is delayed for thirty days from the date of the remand. "

b. Section 165.04 - DEFINITIONS is hereby amended by deleting subsection 165.04(37) and incorporating the following definitions into said Section 165.04:

“Fence” means — “A self-supporting manmade structure extending above ground designed to define, restrict, or prevent movement across a boundary. ”

“Screen” means — “A class of fence intended to provide a visual buffer (e.g., hide utility boxes or trash containers)”

“Hedge” means — “A row of closely planted shrubs or low-growing trees that may serve as a fence.”

“Retaining Wall” means - “A wall not laterally supported at the top, that resists lateral soil load and other imposed loads”

c. Section 165.11(1) - PERMITTED OBSTRUCTION IN REQUIRED YARDS - In all yards, is hereby amended by adding paragraphs F. and G., which read:

F. Fences, hedges, and walls (see Section 165.44 for requirements)

G. Retaining walls (see Section 165.44 and requirements specific to Retaining Walls in 165.44 (9))

d. Section 165.11(3) and Section 165.11(4) are hereby amended by deleting references to fences.

e. Section 165.44 FENCES is hereby amended by incorporating the following language into said Section 165.44

“165.44 FENCES / HEDGES / WALLS / RETAINING WALLS

f. Section 165.44(1) is hereby amended and reads:

Fences, hedges, and walls shall be located so no part thereof is within two (2) feet of an alley, sidewalk, or a street right-of-way, except in situations where a retaining wall is necessary for the installation of a required public sidewalk in which case the retaining wall may extend up to the sidewalk edge.

g. Section 165.44 (9) is added and reads as follows:

Retaining Walls - are subject to the following additional requirements:

a. May not extend within 4 feet of the lot line, except in situations where a retaining wall is necessary for the installation of a required public sidewalk in which case the retaining wall may extend up to the sidewalk edge.

b. If they are greater than 48” in height must also include an approved fence clearly marking the top of the wall.

c. Will be subject to engineering review if they exceed 48” in height.

d. Will be subject to engineering review when a Surcharge Load is present.

Section 2. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Adjudication. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

* * * * *

Passed and approved this 21st day of April, 2014.

First Reading: April 7, 2014
Second Reading: April 21, 2014
Third Reading:

Mark Worrell, Mayor

ATTEST:

Matt Muckler, City Administrator/Clerk

ORDINANCE NO. 721

AN ORDINANCE AMENDING CHAPTER 165 “ZONING REGULATIONS”

WHEREAS, the City Council of the City of West Branch, Iowa, has heretofore deemed it necessary and desirable to create a public use zoning district; and

WHEREAS, the City Council has updated its zoning map and assigned all public uses with a P-1 zoning designation.

NOW, THEREFORE, BE IT ORDAINED:

1. BE IT ENACTED by the City Council of West Branch, Iowa, that Chapter 165 “ZONING REGULATIONS” of the Code of West Branch, Iowa is hereby amended by deleting Section 165.24 in its entirety and inserting in lieu thereof:

165.24 ESTABLISHMENT OF DISTRICTS AND BOUNDARIES. For the purpose of this chapter, the City is hereby divided into the following districts:

Agricultural	A-1 District
Residence	R-1 Single Family District
Residence	R-2 Two Family District
Residence	R-3 Multiple Family District
Residence/Business	RB-1 District
Business	B-1 District
Business	B-2 District
Industrial	I-1 District
Industrial	I-2 District
Flood Plain	FP District
Highway Commercial Industrial	HCI District
Central Business	CB-1 District
Central Business	CB-2 District
Central Industrial	CI-2 District
Public Use	P-1 District

Said districts are bounded and defined as shown on a map entitled “Zoning District Map, West Branch, Iowa,” adopted May 19, 2014, which, with all explanatory matter therein, is hereby made a part of this chapter.

2. BE IT ENACTED by the City Council of West Branch, Iowa, that Chapter 165 “ZONING REGULATIONS” of the Code of West Branch, Iowa is hereby amended by adding the following section to Chapter 165:

165.XX PUBLIC USE DISTRICT.

It is the intent of the Public Use District (P-1) to provide reference on the zoning map to public uses of land. Thus, land owned by the United States Federal Government, the State of Iowa, Johnson or Cedar County, the West Branch Community School District, the City of West Branch or other governmental entities will be designated Public Use.

1. Permitted Principal Uses and Structures.

A. Use of land, buildings, or structures of the aforementioned Federal and State governments or political subdivisions thereof.

B. Agriculture.

2. Permitted Accessory Uses and Structures. Uses subject to the provisions of Section 165.07.

3. Special Exceptions. None.

4. Minimum Lot Areas and Width. None.

5. Minimum Yard Requirements. None.

6. Maximum Height. None.

7. Minimum Off-Street Parking and Loading Spaces. All parking and loading areas shall be constructed and loading facilities shall be provided in the following required amounts:

A. Public community center or library – 10 spaces plus one space for every 200 square feet of floor area in excess of 2,000 square feet.

B. Schools – one space for each classroom or office space plus one space for every ten seats of average seating in the main auditorium, stadium, or place of public assembly.

3. This amendment to the ordinance shall be in full effect from and after its publication as by law provided.

4. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

5. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any part, section, or provision thereof not adjudged invalid or unconstitutional.

Passed and approved this 21st day of April, 2014.

First Reading: April 21, 2014

Second Reading:

Third Reading:

Mark Worrell, Mayor

Attest:

Matt Muckler, City Administrator/Clerk

ORDINANCE NO. 722

AN ORDINANCE AMENDING CHAPTER 55 OF THE CODE OF ORDINANCES REGARDING APPLICABILITY OF RULES AND REGULATIONS FOR THE DOG PARK.

WHEREAS, the City of West Branch owns a parcel located in unincorporated Cedar County that is operated as a Dog Park; and

WHEREAS, Section 364.4(3) of the Code of Iowa allows the City to extend its ordinances to apply to real property owned by the City outside its corporate boundaries; and

WHEREAS, the City Council and Animal Control Commission desire to have the Chapter 55 of the Code of Ordinances to also apply in the Dog Park.

NOW, THEREFORE, BE IT ORDAINED:

Section 1. Amendment. The Code of Ordinances of the City of West Branch is hereby amended by adding subparagraph 4 to Section 55.05 of the Code of Ordinances, which will read as follows:

“4. Applicability to Dog Park. All the rules and regulations of this chapter shall also be applicable to any activity at the City’s Dog Park.”

Section 2 Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Adjudication. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

Passed and approved this 21st day of April, 2014.

First Reading: March 24, 2014
Second Reading: April 7, 2014
Third Reading: April 21, 2014

Mark Worrell, Mayor

ATTEST:

Matt Muckler, City Administrator/Clerk

City of West Branch

~A Heritage for Success~

Office of the City Administrator

April 14, 2014

Dear West Branch Utility Customer:

Over the next few weeks, the West Branch City Council will be considering whether to adopt a new stormwater utility, a monthly fee that would be charged to all property owners to help fund a stormwater management program. The fee would be used to support projects that will improve drainage, repair aging or malfunctioning infrastructure, and implement Best Management Practices to reduce localized flooding and improve water quality in Hoover Creek and Wapsinonoc Creek.

There are several benefits to using a Stormwater Utility that we would like to highlight:

- Everyone utilizes the infrastructure that catches and conveys stormwater in the City of West Branch. The stormwater utility system is a way to share the financial responsibility of maintaining a functional and effective stormwater management program.
- The money collected through the stormwater utility will be dedicated entirely to fund stormwater projects, such as installing new storm sewer and catch basins, which will improve drainage throughout the city.
- Collecting user fees allows for a reliable, long-term funding source. This will allow the city to take on new projects and adopt a comprehensive drainage plan, rather than relying on a piecemeal approach to addressing flooding issues.
- The storm water utility fee structure is based on the amount of stormwater a particular property generates. For this reason, this system is more equitable than simply increasing property taxes. In other words, entities that create more storm water will pay more in user fees.

110 N. Poplar St. · PO Box 218 · West Branch, Iowa 52358 · Ph. 319-643-5888
matt@westbranchiowa.org · Fax 319-643-2305 · www.westbranchiowa.org

- Just as tax-exempt properties pay for water and sewer, they will also pay the stormwater user fee.
- The stormwater utility will help to fund a rebate program that will be used to incentivize landowners to implement stormwater Best Management Practices such as rain gardens, permeable pavement, and green roofs. These types of practices benefit all residents of West Branch by reducing the amount of stormwater that enters the storm sewers, which in turn reduces flash flooding and prevents polluted stormwater from flowing into our waterways.

A public hearing will be held at the next meeting of the City Council, and all members of the public are invited to learn more about the proposed user fee. A copy of that public hearing notice is attached. Also included with this letter is a three-page document entitled “Stormwater Utility Frequently Asked Questions.” Please feel free to address any questions to city staff, members of the City Council, or the Mayor in advance of the next meeting.

Sincerely,

Matt Muckler
City Administrator

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON THE PROPOSAL TO ADOPT A STORM WATER UTILITY FOR THE CITY OF WEST BRANCH, IOWA.

YOU ARE HEREBY NOTIFIED that a public hearing will be held by the City Council of the City of West Branch in the Council Chambers, at the City Hall at 110 N. Poplar Street, at 7:00 o'clock P.M., on Monday, April 21st, 2014. Said public hearing is to collect input on the City's proposal to adopt a storm water utility for the City of West Branch, Iowa, along with setting fees.

/s/ Matt Muckler, City Clerk,
by Direction of the City Council

Stormwater Utility Frequently Asked Questions

General Questions

What is stormwater runoff and why do we need to manage it?

Stormwater runoff is rainfall or snowmelt that flows from saturated impermeable surfaces like roofs and paved driveways, sidewalks, parking lots, and streets. Stormwater runoff creates drainage and flooding problems. Stormwater runoff often picks up pollutants such as oils, grease, fertilizers, pesticides, litter, and metals. Stormwater runoff is collected and conveyed through ditches, culverts, intakes, catch basins, and storm sewers directly into creeks, streams, lakes, and rivers without being treated to remove pollutants.

What is an impervious surface?

An impervious surface is any surface area that does not readily absorb water. Because water cannot be absorbed by impervious surfaces, water running off of an impervious surface must be managed through well-planned, constructed, and maintained stormwater facilities to prevent flooding and pollution in receiving waters. A stormwater management fee is based on the amount of total impervious surface on your property. Impervious surface is a good gauge of how much your property is contributing to the overall need for stormwater management facilities in the City of West Branch.

Is gravel considered an impervious surface?

Yes. It is difficult for water to soak into a packed gravel surface. Once gravel is compacted, surface water runs off it much like a paved surface. The gravel area may slow the flow of water from an area, but nearly the same amount of runoff will flow from under the gravel as if the gravel was not there. Many flat roofs are covered with gravel, but they still shed the rainwater that falls on them. In addition, if cars or heavy equipment are traveling on gravel surfaces, the runoff typically carries pollutants like metals or petroleum in our waterways.

Stormwater Management Fees

Stormwater management fees are based on impervious surface area on the property. An Equivalent Residential Unit (ERU) is a measure of the amount of the impervious surface area. For the City of West Branch, one ERU is defined as less than or equal to 3,500 square feet of impervious surface area.

Why do we have stormwater management fees?

The stormwater management fees raise revenue to fund the City of West Branch stormwater management program and facilities. The stormwater utility will charge properties in the City of West Branch based on the property's contribution to the overall need for stormwater management and facilities.

How are the stormwater management fees different from a tax? What is a user fee?

The stormwater management fee is a user fee, much like the fee you pay for your water utility or sanitary sewer utility services. Users of these services are charged for the demand they place on the system. The stormwater that flows off of your property places a demand on a vast system of stormwater infrastructure, which is costly to operate and maintain. Stormwater must be channeled through a system of ditches, culverts, intakes, catch basins, and pipes to discharge it into local creeks, streams, lakes, and rivers.

Who pays the fees?

Owners of all developed land in the City of West Branch pay the stormwater management fees. This includes residential properties, commercial properties, industrial properties, churches, schools, and other non-profit organizations as well federal, state, and county governments. Undeveloped land is not charged stormwater management fees because it does not have impervious surfaces.

How are stormwater management fees used?

The stormwater management fees pay for the operations and maintenance costs of the stormwater management and facilities. Some of the services tied to the stormwater management program include:

- Storm sewer system maintenance, repairs, and construction
- Illicit discharge detection and elimination
- Public education and outreach
- Improving water quality

Do other cities have stormwater user fees?

A number of municipalities in the United States have established stormwater utilities to fund their stormwater management programs and facilities. Some of the smaller communities (populations under 5,000) in Iowa include: Ackley, Belmond, Bondurant, Buffalo, Conrad, DeWitt, Guttenberg, Lake City, Ogden, Postville, as well as nearby communities (populations over 5,000) such as Iowa City, Coralville, Cedar Rapids, Marion, and Bettendorf.

Billing Questions**What is an ERU?**

An ERU (equivalent residential unit) is a measure of impervious surface on a property. The City of West Branch has established one ERU as 3,500 square feet of impervious area.

How are the stormwater management fees calculated?

Property owners are charged stormwater management fees based on the total impervious surface area on the property. Each 3,500 square feet of impervious surface area is one Equivalent Residential Unit (ERU). This fee would be included with the monthly utility bill which currently assesses water, sanitary sewer, and recycling operating costs.

As a resident, how much will I pay?

Most residents in the City of West Branch live in single family homes or duplexes (two-family units). All single family and two-family units within the City of West Branch would be charged 1 ERU per month. The following rate structure is currently being considered by the City Council:

- a. Commencing July 1, 2014, the ERU rate will equal \$2.00
- b. Commencing July 1, 2015, the ERU rate will equal \$2.25
- c. Commencing July 1, 2016, the ERU rate will equal \$2.50
- d. Commencing July 1, 2017, the ERU rate will equal \$2.75.
- e. Commencing July 1, 2018, the ERU rate will equal \$3.00.

Single family and two-family rate payers would pay \$2/month or \$24/year for the first year of the program. For the first five years, the monthly fee would increase by \$0.25 each year. In the fifth year of the program, these rate payers would pay \$3/month or \$36/year.

I am a resident living in a multi-family housing unit. How much will I pay?

Fees charged to residents in multi-family housing, including West Branch Village Mobile Home Community, would be calculated at the Multi-Family Residential Property and Nonresidential Property Rate.

I am a business. How much will I pay?

Fees charged to non-residential property, including businesses, public entities and non-profits, would be calculated at the Multi-Family Residential Property and Nonresidential Property Rate.

What is the Multi-Family Residential Property and Nonresidential Property Rate?

The storm water utility charge for multi-family residential properties and nonresidential properties, or a structure containing both multi-family residential and nonresidential uses, shall be calculated as follows:

- (i) One hundred percent (100%) of the ERU rate per ERU for the first twenty (20) ERUs, plus
- (ii) \$0.75 per ERU for each ERU after the first twenty ERU's.

Non-Residential Billing Examples**I am a business with 3,750 square feet of impervious area. (This would be the area calculated for the Hoover House.) How much will I pay?**

3,750 square feet of impervious area is 2 ERU's, so this business would pay \$4/month.

I am a business with 23,920 square feet of impervious area. (This would be the area calculated for US Bank.) How much will I pay?

23,920 square feet of impervious area is 7 ERU's, so this business would pay \$14/month.

I am a business with 56,445 square feet of impervious area. (This would be the area calculated for West Branch Ford.) How much will I pay?

56,445 square feet of impervious area is 17 ERU's, so this business would pay \$34/month.

ORDINANCE NO. 718

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST BRANCH BY CREATING AND INCORPORATING A STORM WATER UTILITY.

WHEREAS, the City Council of the City of West Branch, Iowa, has heretofore deemed it necessary and desirable to create a storm water utility for the construction, repair and maintenance of the storm water management system within the City; and

WHEREAS, in order to fund a storm water program, the City Council has heretofore deemed it necessary for the collection of fees from contributors and users of the storm water management system within the City.

NOW, THEREFORE, BE IT ORDAINED:

1, Amendment. The Code of Ordinances of the City of West Branch is hereby amended by incorporating the chapter entitled “Storm Water Utility”, which reads as attached on Exhibit “A” attached hereto.

Section 2 Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Adjudication. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be in full force and effect on July 1, 2014, after its passage, approval and publication as required by law.

First Reading: April 21, 2014
Second Reading:
Third Reading:

Mark Worrell, Mayor

ATTEST:

Matt Muckler, City Administrator/Clerk

EXHIBIT “A”

STORM WATER UTILITY

SECTION 1. PURPOSE.

1. The purpose of this Article is to establish a policy and procedure for managing and controlling the quantity and quality of stormwater runoff, within the city limits of West Branch, Iowa. The management shall include the establishment of a stormwater utility to provide revenues for whatever aspects of this requirement are deemed appropriate by the City.
2. The city finds, determines and declares that the stormwater drainage system provides benefits and services to all property within the city limits. Such benefits include, but are not limited to: the provision of adequate systems for collection, conveyance, detention, treatment and release of stormwater for quality and quantity management that minimize impacts on receiving waters.
3. In order to manage additions and improvements to the city stormwater systems, the City must have adequate and stable funding for its stormwater management program operating and capital investment needs. It is determined and declared to be necessary and conducive to the public health, welfare, safety and convenience of the City and its residents that charges be levied and collected from the owners or occupants of all lots, parcels of real estate, and buildings that discharge storm water or surface or subsurface waters, directly or indirectly, to the City storm water drainage system, and that the proceeds of such charges so derived be used for the purposes of operation, maintenance, repair and replacement, including the payment of debt service, for construction and repair of the storm water drainage system and flood protection improvements comprising the storm water utility.

SECTION 2. CREATION OF A STORM WATER UTILITY

1. The function of the Storm Water Utility is to provide for the safe and efficient capture of stormwater runoff, mitigate the damaging effects of stormwater runoff, correction of stormwater problems, to fund activities of stormwater management, and include design, planning, regulations, education, coordination, construction, operations, maintenance, inspection and enforcement activities.
2. There is hereby established a storm water utility within the City of West Branch, Iowa which shall be responsible for creating revenue for stormwater management throughout the City’s corporate limits, and shall provide for the management, protection, control, regulation, use, and enhancement of stormwater systems and facilities. Such utility shall be under the operational direction of the Public Works Director or his/her designee. The corporate limits of the City, as increased from time to time, shall constitute the boundaries of the storm water utility district.

3. The City shall establish a Stormwater Utility Fund in the City budget and accounting system, separate and apart from its General Fund, for the purpose of dedicating and protecting all funding applicable to the purposes and responsibilities of the utility.

SECTION 3. DEFINITIONS.

1. “User” means any person or entity owning, operating or otherwise responsible for property within the City, which directly or indirectly discharges storm water or subsurface waters to any portion of the storm water management system, including direct or indirectly protected by the City’s flood protection system or storm water drainage system. The term “Contributor” or “User” means any person or entity responsible for the direct or indirect discharge of storm water or surface or subsurface waters to the City’s storm water drainage system.
2. “Developed Property” means real property upon which a structure or impervious surface has been placed or constructed, thus increasing the amount of rainwater or surface water runoff.
3. “Director” means the Public Works Director or his/her designee.
4. “Dwelling Unit” means a singular unit, apartment, condominium, mobile home or manufactured home which provides independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking or sanitation.
5. “Equivalent Residential Unit” (“ERU”) means the average impervious area of a residentially developed property per dwelling unit located within the City, as periodically determined and established as provided in this Chapter.
6. “ERU Rate” means the dollar value periodically determined and assigned to each ERU as a charge for storm water management services, and expressed as \$x.xx per ERU.
7. “Exempt Property” means all public streets, alleys and sidewalks maintained by the City of West Branch and all city-owned property. All of Parkside Drive, all of Cedar Street, all of Second Street, and all of Wetherell Street are also exempt.
8. “Impervious Area” means the number of square feet of hard-surfaced areas which prevent or retard infiltration of water back into the soil, as it would enter under natural conditions as undeveloped property, and/or cause water to run off the surface in greater quantities or at an increased rate of flow from that which was present under natural conditions as undeveloped property, including, but not limited to roofs, roof extensions, patios, porches, driveways, pavement, gravel/rock based parking areas and athletic courts.
9. “Multi-family residential property” means a residential structure designed with three or more dwelling units to accommodate three or more families or groups of individuals living separately and not sharing the same living space and mobile home parks.

10. “Non-residential property” means any property developed for commercial, industrial, governmental or institutional use, including churches, hospitals, parking lots, nursing homes and multi-use facilities incorporating residential uses.
11. “Single-family residential property” means a detached residential structure, designed as a single dwelling unit to accommodate one family or a group of individuals living together and sharing the same living space, but excluding multi-use properties which include single-family residential uses and mobile/manufactured homes.
12. “Storm water drainage system” means the system of publicly or privately operated rivers, creeks, ditches, drainage channels, pipes, basins, street gutters, and lakes within the City through which or into which storm water runoff, surface water or subsurface water is conveyed or deposited.
13. “Storm water management utility” means the enterprise fund utility created by this chapter to operate, maintain and improve the system and for such other purposes as stated in this chapter.
14. “Storm water management utility system” means the existing storm water management facilities, storm water drainage system, and flood protection system of the City and all improvements thereto which by this division are constituted as the property and management of the utility, to be operated as an enterprise fund to, among other things, conserve water, control discharges and flows necessitated by rainfall events; and incorporate methods to collect, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation and water pollution or otherwise affect the quality or quantity of discharge from such system.
15. “Two-family residential property” means a residential structure with two dwelling units, to accommodate two families or groups of individuals living separately in different dwelling units.
16. “Undeveloped property” means any real property that has no impervious area.

SECTION 4. POWERS OF THE UTILITY.

The storm water management utility shall have the following powers, duties and responsibilities:

1. Prepare ordinances as needed to implement this division and place them for consideration and adoption by the City Council, and adopt such regulations and procedures as are required to implement this chapter and carry out its duties and responsibilities.
2. Administer the design, construction, maintenance and operation of the utility system, including capital improvements designated in the comprehensive drainage plan.

3. Administer and enforce this chapter and all ordinances, regulations and procedures related to design, construction, maintenance, operation and alteration of the utility system, including, but not limited to the quantity, quality and/or velocity of the storm water conveyed hereby.
4. Inspect private systems as necessary to determine the compliance of such systems with this chapter and any ordinances or regulations adopted by this chapter.
5. Prepare and revise a comprehensive drainage and flood protection plan for periodic review and adoption by the City Council.
6. Review plans, approve or deny, inspect and accept extensions to the storm water drainage system.
7. Annually analyze the cost of services and benefits provided, and the system and structure of fees, charges, fines, and other revenues of the utility, and to make recommendations regarding adjustment to such fees, charges, fines and other revenues.
8. Prepare and file an annual operating budget for the utility and make recommendations regarding the financing of the cost of extending and replacing portions of the system.

SECTION 5. ORGANIZATION

The City Council shall be the governing body of the storm water management utility. The storm water management utility shall be under the direction, management and control of the Public Works Director, who shall function as its director. In that capacity, the director shall supervise the day-to-day operation of the storm water management utility, shall enforce this chapter and the provisions of all ordinances and regulations adopted by the City Council and shall carry out the policy directives of the City Council acting in its role as governing body of the storm water management utility.

SECTION 6. ESTABLISHMENT OF THE EQUIVALENT RESIDENTIAL UNIT (“ERU”).

For purposes of this chapter, the ERU shall be the equivalent to 3,500 square feet of impervious area.

SECTION 7. STORM WATER UTILITY CHARGE.

Every user owning or occupying property that is not exempt property in the City of West Branch shall pay to the City a storm water utility charge as determined in this chapter. In the event that the owner and occupant of the particular property are not the same, the liability for payment of the storm water utility charge attributable to the property shall be joint and several as to the owner and the occupant.

SECTION 8. ERU RATE.

The ERU rate to be applied to residential and nonresidential properties shall be as follows:

- a. Commencing July 1, 2014, the ERU rate will equal \$2.00
- b. Commencing July 1, 2015, the ERU rate will equal \$2.25
- c. Commencing July 1, 2016, the ERU rate will equal \$2.50
- d. Commencing July 1, 2017, the ERU rate will equal \$2.75.
- e. Commencing July 1, 2018, the ERU rate will equal \$3.00.

SECTION 9. DETERMINATION OF THE STORM WATER UTILITY CHARGE.

1. Single-Family and Two-Family Residential Property.

- a. The storm water utility charge for single-family properties shall be one hundred percent (100%) of the ERU rate per month.
- b. The storm water utility charge for two-family residential properties shall be 2 times the ERU rate per month.
- c. The storm water utility charge shall commence upon the earlier of the following:
 - (i) The issuance of a certificate of occupancy.
 - (ii) Ninety (90) days after construction is halted, provided construction is at least 50% complete in the judgment of the director.
 - (iii) Ninety (90) days after construction is completed, even if no certificate of occupancy has been issued.

2. Multi-Family Residential Property and Nonresidential Property.

- a. The storm water utility charge for multi-family residential properties and nonresidential properties, or a structure containing both multi-family residential and nonresidential uses, shall be calculated as follows:
 - (i) One hundred percent (100%) of the ERU rate per ERU for the first twenty (20) ERUs, plus
 - (ii) \$0.75 per ERU for each ERU after the first twenty ERU's.
- b. The storm water utility charge shall commence upon the earlier of the following:
 - (i) The issuance of a certificate of occupancy.
 - (ii) Ninety (90) days after construction is halted, provided construction is at least 50% complete in the judgment of the director.
 - (iii) Ninety (90) days after construction is completed, even if no certificate of occupancy has been issued.

SECTION 10. POWERS AND DUTIES OF CITY.

The City shall have the following powers, duties, and responsibilities with respect to the stormwater utility:

1. Administer the design, construction, maintenance and operation of the utility system, including capital improvements designated in the comprehensive drainage plan.
2. Acquire, construct, lease, own, operate, maintain, extend, expand, replace, clean, dredge, repair, conduct, manage, and finance such facilities, operations, and activities, as are deemed by the City to be proper and reasonably necessary for a system of storm and surface water management. These facilities may include, but are not limited to, surface and underground drainage facilities, storm sewers, watercourses, ponds, ditches, and such other facilities relating to collection, runoff, treatment and retention as will support a stormwater management system.
3. The City shall separately account for the stormwater utility finances. The stormwater utility shall prepare an annual budget, which is to include all operation and maintenance costs and costs of borrowing. The budget is subject to approval by the City Council. Any excess of revenues over expenditures in a year shall be retained in a segregated fund, which shall be used for stormwater utility expenses in subsequent years. Stormwater utility fees collected shall be deposited in the stormwater utility fund and shall be used for no other purpose.

SECTION 11. RESPONSIBILITY FOR STORM WATER MANAGEMENT AND DRAINAGE SYSTEM.

1. The City stormwater management and drainage system consists of all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage ways, channels, ditches, swales, storm sewers, culverts, inlets, catch basins, pipes, head walls and other structures, natural or man-made, within the political boundaries of the City of West Branch which control and/or convey stormwater through which the City intentionally diverts surface waters from its public streets and properties. The City owns or has legal access for purposes of operation, maintenance and improvements to those segments of this system which
 - (a) are located within public streets, rights-of-way, and easements;
 - (b) are subject to easements of rights-of-entry, rights-of-access, rights-of-use, or other permanent provisions for adequate access for operation, maintenance, and/or improvement of systems and facilities; or
 - (c) are located on public lands to which the City has adequate access for operation, maintenance, and/or improvement of systems and facilities. Operation and maintenance of stormwater systems and facilities which are located on private property or public property not owned by the City of West Branch and for which there has been no public dedication of such systems and

facilities for operation, maintenance, and/or improvement of the systems and facilities shall be and remain the legal responsibility of the property owner.

2. It is the intent of this section to protect the public health, safety and general welfare of all properties and persons in general, but not to create any special duty or relationship with an individual person or to any specified property within or without the boundaries of the City of West Branch. The City of West Branch expressly reserves the right to assert all available immunities and defenses in any action seeking to impose monetary damages upon the City, its officers, employees and agents arising out of any alleged failure or breach of duty or relationship as may now exist or hereafter be created.

SECTION 12. REQUIREMENTS FOR ON-SITE STORMWATER SYSTEMS, ENFORCEMENT AND INSPECTIONS.

1. All property owners and developers of developed real property within the City of West Branch shall provide, manage, maintain, and operate on-site stormwater systems sufficient to collect, convey, detain, and discharge stormwater in a safe manner consistent with all City, State, and Federal laws and regulations.
2. Pursuant Iowa Code Section 364.12(3) or successor section of the State Code, any failure to meet this obligation may constitute a nuisance and may be subject to an abatement action filed by the City. In the event a nuisance is found to exist, which the owner fails to properly abate within such reasonable time as allowed by the City, the City may enter upon the property and cause such work as is reasonably necessary to be performed, with the actual cost thereof assessed against the owner in the same manner as a tax levied against the property. The City shall have the right, pursuant to the authority of this section, for its designated officers and employees to enter upon private and public property owned by entities other than the City, upon reasonable notice to the owner thereof, to inspect the property and conduct surveys and engineering tests thereon in order to assure compliance.

SECTION 13. APPEALS.

Any customer who believes the provisions of this chapter have been applied in error may appeal in the following manner:

- A. An appeal must be filed in writing with the City of West Branch City Administrator. In the case of service charge appeals, the appeal shall include information on the total property area, the impervious surface area and any other features or conditions which influence the hydrologic response of the property to rainfall events.
- B. Using the information provided by the appellant, the City Administrator shall conduct a technical review of the conditions on the property and respond to the appeal in writing within thirty (30) days.

- C. In response to an appeal, the City Administrator may adjust the stormwater service charge applicable to a property in conformance with the general purpose and intent of this chapter.
- D. A decision of the City Administrator which is adverse to an appellant may be further appealed to the City Council within thirty (30) days of receipt of notice of the adverse decision. Notice of the appeal shall be served on the City Council by the appellant, stating the grounds for the appeal. The City Council shall schedule a public hearing within thirty (30) days. All decisions of the City Council shall be served on the appellant by registered mail, sent to the billing address of the appellant.
- E. All decisions of the City Council shall be final.

SECTION 14. BILLING PROCEDURES.

- A. All contributors and users shall pay a storm water utility charge monthly as calculated pursuant to Sections 6, 7, 8 and 9 of this Ordinance.
- B. All storm water utility charges are due and payable under the same terms and conditions provided for payment of a combined service account as outlined in Section 92.04 of this Code.
- C. The owner of the premises served and the tenant thereof shall be jointly and severally liable for storm water utility charges for the premises. Storm water utility charges remaining unpaid and delinquent shall constitute a lien against the premises served and shall be certified as delinquent to the County Treasurer for collection in the same manner as property taxes.

ORDINANCE NO. 723

AN ORDINANCE AMENDING TITLE “POLICE, FIRE AND EMERGENCIES”,
CHAPTER 31 “RESERVE POLICE FORCE”

1. BE IT ENACTED by the City Council of West Branch, Iowa, that Chapter 31 “RESERVE POLICE FORCE” of the Code of West Branch, Iowa is hereby amended by deleting subsection 1 of section 31.01 “POLICE RESERVES CREATED” in its entirety and inserting in lieu thereof:

31.01 POLICE RESERVES CREATED

- 1. Membership: The police reserves shall consist of a volunteer police reserve company composed of no more than six (6) members. Membership in the police reserves shall be determined by standards as provided pursuant to Iowa Code, Sec. 80D.1 et seq. All prospective members of the reserves shall submit to the MMPI psychological test before commencing duties with the City. Members of the police reserves shall be appointed by the Mayor, subject to approval by the Council, and after taking an oath of office.**
2. This amendment to the ordinance shall be in full effect from and after its publication as by law provided.
3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.
4. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any part, section, or provision thereof not adjudged invalid or unconstitutional.

Passed and approved this 21th day of April, 2014.

First Reading: April 21, 2014
Second Reading:
Third Reading:

Mayor, Mark Worrell

Attest:

City Administrator/Clerk, Matt Muckler

RESOLUTION 1190

APPROVING THE MAIN STREET IOWA PROGRAM AGREEMENT

WHEREAS, an Agreement between the Iowa Economic Development Authority, Main Street West Branch and the City of West Branch is necessary for the purpose of continuing the Main Street Iowa program in West Branch; and,

WHEREAS, the City Council finds it in the best interest of the residents of West Branch to have an agreement in place to provide for the economic and community development of the West Branch community; and,

WHEREAS, the current Main Street Iowa Program Agreement would expire on June 30, 2014; and,

WHEREAS, an update Agreement between the Iowa Economic Development Authority, Main Street West Branch and the City of West Branch has been presented to the City Council of West Branch; 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 is hereby approved. Further, the Mayor is directed to execute the agreement on behalf of the City.

Passed and approved this 21st day of April, 2014.

Mark Worrell, Mayor

ATTEST:

Matt Muckler, City Administrator/Clerk

Main Street Iowa Program Agreement
Agreement # PS2014-G300-49

Agreement between the Iowa Economic Development Authority, the City of West Branch and Friends of Historic Downtown West Branch / DBA Main Street West Branch for the purpose of continuing the Main Street Program in West Branch.

THIS AGREEMENT is entered into and executed by the Iowa Economic Development Authority herein referred to as the "IEDA", the City of West Branch and Friends of Historic Downtown West Branch / DBA Main Street West Branch hereinafter referred to as the "Community or Local Main Street Program".

WHEREAS, Friends of Historic Downtown West Branch / DBA Main Street West Branch established a partnership with the Iowa Economic Development Authority in 2006 and desires that the program continue; and

WHEREAS, the Iowa Economic Development Authority desires to continue the relationship which has been established with Friends of Historic Downtown West Branch / DBA Main Street West Branch;

NOW THEREFORE, in consideration of the foregoing and mutual covenants and agreements contained herein, the parties have agreed to do as follows:

SECTION I. The Local Main Street Program agrees to:

1. Maintain the local program's focus on the revitalization of the historic commercial district utilizing the Main Street Four Point Approach®. This should be reflected in the programs annual action plans, goals and objectives, vision, and mission statement.
2. Employ a paid part-time program director for the Local Main Street Program who will be responsible for the day-to-day administration of the Main Street program in the Community. Full-time employment is defined as 40 hours per week dedicated to the Local Main Street Program work. Part time employment is 25 hours per week dedicated to the Local Main Street Program work. In the event this position is vacated during the time of this agreement, the Local Main Street Program agrees to fill this position in a reasonable time and provide a written timeline to fill this position to the Main Street Iowa State Coordinator.
3. Develop an accurate position description, which includes the rate of compensation, describing the administrative activities for which the program director is responsible. A copy of which is to be provided during the annual program visit.
4. Maintain worker's compensation insurance for the program director and staff. Provide proof of insurance during the annual program visit.
5. Maintain an office within the designated boundaries of the local Main Street district.
6. Submit monthly performance reports to the IEDA by established deadlines. The reports will document the progress of the Local Main Street Program's activities. Should a Local Main Street Program become three months tardy on submission of monthly reports, program services available through Main Street Iowa will be suspended until the Local Main Street Program has submitted all late reports to become current.
7. Provide the State Main Street Coordinator with one (1) copy of any materials published or printed that relate to the Local Main Street Program
8. Achieve National Main Street Center accreditation at a minimum once every three years. Not achieving National Main Street Center accreditation at a minimum once every three years will result in termination of this agreement and loss of recognition as a Main Street Program Community.
9. Participate, as required by the State Main Street Coordinator, in training sessions as scheduled throughout the year. To remain in compliance and to be eligible for National Main Street accreditation, the Local Main Street Program must have representation at both days, in their entirety, of the four training sessions held annually, indicated as mandatory on the program calendar. In addition, any newly hired program director will be required to participate in Main Street Orientation, as soon after the hire date as feasible. Registration and all related travel expenses for training will be paid by the Community.

10. Have a Resolution of Support passed by the city council. This resolution must stipulate sources of funding for the program, who will be designated to supervise the program director, (i.e., the Main Street Board, etc.), a commitment to appoint a city official to represent the city on the local Main Street governing board of directors, and that the Local Main Street Program will continue to follow the Main Street Four Point Approach® as developed by the National Main Street Center, Inc. and espoused by Main Street Iowa.
11. Have a Resolution of Support passed by the Local Main Street Program Board of Directors. This resolution must stipulate a commitment to continue to follow the Four-Point Main Street Approach® as developed by the National Main Street Center, Inc.
12. Maintain a "Designated Main Street Network" membership with the National Main Street Center.
13. Use the words "Main Street" when referring to the local program, either as an official part of the organization's name or as a tagline such as... "A Main Street Iowa community". As a designated Main Street Iowa community, the Local Main Street Program is allowed and encouraged to include the National Main Street Center and the Main Street Iowa logos on local program websites, marketing materials, etc.
14. Not assign this agreement to another organization without obtaining prior written approval of the IEDA.
15. Remain in compliance with the requirements of this program as outlined in this agreement. If the IEDA finds that the Local Main Street Program is not in compliance with the requirements of this program, the Local Main Street Program will be notified of non-compliance and given a probationary period in which to return to compliance. Continued non-compliance will result in termination of this agreement and loss of recognition as a Main Street Program Community.
16. Submit with this Program Agreement one (1) copy the City's Resolution of Support, one (1) copy of the Local Main Street Program Board of Director's Resolution of Support, and one (1) completed W-9 of the Local Main Street Program.

SECTION II. The IEDA agrees to:

1. Designate a Main Street State Coordinator to handle communication between the Community, the Main Street Iowa Program, and state government agencies.
2. Coordinate up to four (4) statewide training sessions annually for program directors and local Main Street volunteers based on the combined needs of all Iowa Main Street Communities.
3. Conduct three to four one-day (1) Main Street orientations for all new program directors, board members and volunteers. The Orientation will introduce the program director to the Main Street Program and to their immediate responsibilities. Orientation meetings will be held in a central Iowa location.
4. Conduct an on-site program visit annually.
5. Provide continuing advice and information to the Local Main Street Program.
6. Include the Community in the Main Street Iowa network.
7. Provide, as requested and can be scheduled, on-site technical assistance visits to the Local Main Street Program with Main Street Iowa personnel in the areas of design, economic restructuring, promotion, organization, committee training, board planning retreat facilitation, action planning.
8. Offer training via the Iowa Communications Network (ICN) or Webinars up to three times each year.

SECTION III. The PARTIES hereto otherwise agree as follows:

1. The term of this agreement shall be for a period of two years, beginning July 1, 2014, and ending June 30, 2016. It may be extended or revised by a written amendment signed by both parties.
2. This agreement shall be binding upon and shall insure to the benefit of the parties and their successors.
3. Not to discriminate against any employee or applicant for employment because of race, color, sex, age, disability, creed, religion, sexual orientation, marital status, or national origin. The parties further agree to take affirmative action to assure that employees are treated without regard to their race, color, region, sex, age, disability, creed, religion, sexual orientation, marital status, or national origin during employment.
4. Either party may terminate this agreement without cause after 30 days written notice to the other party.
5. This document memorializes all elements of this agreement, and both incorporates and supersedes any previous agreements or negotiations, whether oral or written.
6. The IEDA is limited to furnishing its technical services to the Community and thus nothing contained herein shall create any employer-employee relationship.

IN WITNESS WHEREOF, the parties have executed this agreement.

BY:

(Mayor)

(Date)

West Branch, Iowa

(City)

BY:



(Board President)

3/14/14

(Date)

Friends of Historic Downtown West Branch /

DBA Main Street West Branch

(Local Main Street Program)

BY:

Deborah V. Durham, Director
Iowa Economic Development Authority

(Date)

RESOLUTION NO. 1192

A RESOLUTION APPROVING A FARM LEASE WITH AL LACINA FOR
\$3,450.

WHEREAS, the City has a desire to enter into an agreement with Al Lacina on a farm lease on the property purchased by the City of West Branch in Pedersen Valley in 2013; and

WHEREAS, the development planned for this land is currently being planned by the Park & Rec Steering Committee; and

WHEREAS, the farming of this land for one more agricultural season would not delay any planned development for this property; and

WHEREAS, the city attorney has prepared a lease and this lease and now requires the approval of the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Cedar County, Iowa, that the aforementioned farm lease be and the same is hereby approved. Further, the Mayor and City Clerk are directed to execute said agreement on behalf of the City.

Passed and approved this 21st day of April, 2014.

Mark Worrell, Mayor

ATTEST:

Matt Muckler, City Administrator/Clerk

FARM LEASE - CASH OR CROP SHARES

THIS LEASE ("Lease") is made between City of West Branch, Iowa ("Landlord"), whose address for the purpose of this Lease is 110 N. Poplar Street, West Branch, Iowa 52358 and Al Lacina (the "Tenant"), whose address for the purpose of this Lease is 3760 Wapsi Avenue, S.E., Iowa City, Iowa 52240.

THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate situated in CEDAR County, Iowa, which is 13.8 acres, more or less (the "Parcel"):

The NW1/4 of the SE 1/4 of Section 6, Township 79 North, Range 4 West of the 5th P.M., West Branch, Cedar County, Iowa, except the following:

1. The east 300.17 feet of the north 1161.51 feet thereof; and
2. That part of Pedersen Valley, Part Two, Addition to West Branch, Cedar County, Iowa, located therein; and
3. That part of Pedersen Valley, Part Four, Addition to West Branch, Cedar County, Iowa, located therein; and
4. Commencing at the NE corner of said Pedersen Valley, Part Four, Addition to West Branch, Cedar County, Iowa, thence South 88°40'44"W, 166.43 feet along the North line of said Pedersen Valley, Part Four, to the west line of the SE 1/4 of said Section 6, thence North 01° 17'36"W, 313.89 feet, thence N 86°39'40"E, 166.38 feet, thence S 01°19'16"E, 319.75 feet to the point of beginning.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent") of \$250.00 per acre, being the total sum of \$3,450.00 at the execution of this Agreement.

All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent.

Payments from participation in these programs shall be divided 0 % Landlord 100 % Tenant.

Governmental cost-sharing payments for permanent soil conservation structures shall be divided 0 % Landlord 100 % Tenant.

Crop disaster payments shall be divided 0 % Landlord 100 % Tenant.

3. **LANDLORD'S LIEN AND SECURITY INTEREST.** As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in

addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal property kept or used on the real estate that is not exempt from execution. Tenant shall also sign any additional forms required to validate the security interest in government program payments.

Tenant shall not sell such crops unless Landlord agrees otherwise. Tenant shall notify Landlord of Tenant's intention to sell crop at least three (3) business days prior to sale of the crop (with business days being described as Monday through Friday, except any Iowa or federal holidays). Tenant shall pay the full rent for the crop year in which the crop is produced, whether due or not, at the time of sale pursuant to Landlord's consent to release Landlord's security interests. Upon payment in full Landlord shall release Landlord's lien on the crop produced in that crop year on the premises. The parties agree that by the Landlord releasing the lien as to the crop in one year, the Landlord in no way releases the lien or agrees to release the lien in any prior or subsequent year.

Tenant shall sign and deliver to Landlord a list of potential buyers of the crops upon which Landlord has been granted a security interest in this lease. Unless Landlord otherwise consents, Tenant will not sell these crops to a buyer who is not on the potential list of buyers unless Tenant pays the full rent due for the crop year to the Landlord at or prior to the date of sale. Landlord may give notice to the potential buyers of the existence of this security interest.

Landlord is further granted the power, coupled with an interest, to sign on behalf of Tenant as attorney-in-fact and to file one or more financing statements under the Iowa Uniform Commercial Code naming Tenant as Debtor and Landlord as Secured Party and describing the collateral herein specified. Tenant consents to the financing statement being filed immediately after execution of this Lease.

4. INPUT COSTS AND EXPENSES. Tenant shall prepare the Real Estate and plant such crops in a timely fashion as may be directed by Tenant. Tenant shall only be entitled to pasture or till those portions of the Real Estate designated by Landlord. All necessary machinery and equipment, as well as labor, necessary to carry out the terms of this lease shall be furnished by and at the expense of the Tenant. The following materials, in the amounts required by good husbandry, shall be acquired by Tenant and paid for by the parties as follows:

	% Landlord	% Tenant
(1) Commercial Fertilizer	0	100
(2) Lime and Trace Minerals	0	100
(3) Herbicides	0	100
(4) Insecticides	0	100
(5) Seed	0	100
(6) Seed cleaning	0	100
(7) Harvesting and/or Shelling Expense	0	100
(8) Grain Drying Expense	0	100
(9) Grain Storage Expense	0	100
(10) Other	0	100

5. PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS. Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis. In the event Tenant fails to do so, Landlord reserves the right, personally or by designated agents, to enter upon the Real Estate and properly care for and harvest all growing crops, charging the cost of the care and harvest to the Tenant, as part of the Rent. Tenant shall timely control all weeds, including noxious weeds, weeds in the fence rows, along driveways and around buildings throughout the premises. Tenant shall comply with all terms of the conservation plan and any other required environmental plans for the leased premises. Tenant shall do what is reasonably necessary to control soil erosion including, but not limited to, the maintenance of existing watercourses, waterways, ditches, drainage areas, terraces and tile drains, and abstain from any practice which will cause damage to the Real Estate.

Upon request from the Landlord, Tenant shall by August 15 of each lease year provide to the Landlord a written listing showing all crops planted, including the acres of each crop planted, fertilizers, herbicides and insecticides applied showing the place of application, the name and address of the applicator, the type of application and the quantity of such items applied on the lease premises during such year.

Tenant shall distribute upon the poorest tillable soil on the Real Estate, unless directed otherwise by Landlord, all of the manure and compost from the farming operation suitable to be used. Tenant shall not remove from the Real Estate, nor burn, any straw, stalks, stubble, or similar plant materials, all of which are recognized as the property of Landlord. Tenant may use these materials, however, upon the Real Estate for the farming operations. Tenant shall protect all trees, vines and shrubbery upon the Real Estate from injury by Tenant's cropping operation or livestock.

Tenant shall maintain accurate yield records for the real estate, and upon request, during or after lease term, shall disclose to Landlord, all yield base information required for participation in government program

6. ENVIRONMENTAL.

a. Landlord. To the best of Landlord's knowledge to date:

- i) Neither Landlord nor, Landlord's former or present tenants, are subject to any investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules, and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.
- ii) Any handling, transportation, storage, treatment, or use of toxic or hazardous substances that has occurred on the premises has been in compliance with all applicable federal, state, and local codes, rules, and regulations.
- iii) No leak, spill release, discharge, emission, or disposal of toxic or hazardous substances has occurred on the premises.

iv) The soil, groundwater, and soil vapor on or under the premises is free of toxic or hazardous substances except for chemicals (including without limitation fertilizer, herbicides, insecticides) applied in conformance with good farming methods, applicable rules and regulations and the label directions of each chemical.

Landlord shall hold Tenant harmless against liability for removing solid waste disposal sites existing at the execution of this Lease, with the exception that Tenant shall be liable for removal of solid waste disposal sites to the extent that the Tenant created or contributed to the solid waste disposal site at any time.

Landlord shall assume liability and shall indemnify and hold Tenant harmless against any liability or expense arising from any condition which existed, whether known or unknown, at the time of execution of the lease which is not a result of actions of the Tenant or which arises after date of execution but which is not a result of actions of the Tenant.

Landlord shall disclose in writing to Tenant the existence of any known wells, underground storage tanks, hazardous waste sites, and solid waste disposal sites. Disclosure may be provided by a properly completed groundwater hazard statement to be supplemented if changes occur.

b. Tenant. Tenant shall comply with all applicable environmental laws concerning application, storage and handling of chemicals (including, without limitation, herbicides and insecticides) and fertilizers. Tenant shall apply any chemicals used for weed or insect control at levels not to exceed the manufacturer's recommendation for the soil types involved. Farm chemicals may not be stored on the premises for more than one year. Farm chemicals for use on other properties may not be stored on this property. Chemicals stored on the premises shall be stored in clearly marked, tightly closed containers. No chemicals or chemical containers will be disposed of on the premises. Application of chemicals for agricultural purposes per manufacturer's recommendation shall not be construed to constitute disposal.

Tenant shall employ all means appropriate to insure that well or ground water contamination does not occur, and shall be responsible to follow all applicator's licensing requirements. Tenant shall install and maintain safety check valves for injection of any chemicals and/or fertilizers into an irrigation system (injection valve only, not main well check valve). Tenant shall properly post all fields (when posting is required) whenever chemicals are applied by ground or air. Tenant shall haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements. Tenant shall not dispose of waste oil, tires, batteries, paint, other chemicals or containers anywhere on the premises. Solid waste may not be disposed of on the premises. Dead livestock may not be buried on the premises. If disposal of solid waste or burial of dead animals is permitted as stated in the previous two sentences, the disposal or burial shall be in compliance with all applicable environmental laws. Tenant shall not use waste oil as a means to suppress dust on any roads on or near the premises. No underground storage tanks, except human waste septic systems that meet current codes, rules, and regulations, shall be maintained on the premises.

Tenant shall immediately notify Landlord of any chemical discharge, leak, or spill which occurs on premises. Tenant shall assume liability and shall indemnify and hold

Landlord harmless for any claim or violation of standards which results from Tenant's use of the premises. Tenant shall assume defense of all claims, except claims resulting from Landlord's negligence, in which case each party shall be responsible for that party's defense of any claim. After termination, Tenant shall remain liable for violations which occurred during the term of this Lease.

In the absence of selection of an alternative where choices are provided in this paragraph 6b, the choice of the word "may" shall be presumed unless that presumption is contrary to applicable environmental laws and regulations.

7. TERMINATION OF LEASE. This Lease shall terminate as of December 31, 2014 or when the Tenant has harvested all of the crops from the Property, whichever is sooner.

8. POSSESSION AND CONDITION AT END OF TERM. At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord \$100.00 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.

9. LANDLORD'S RIGHT OF ENTRY AND INSPECTION. In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes.

10. VIOLATION OF TERMS OF LEASE. If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.

11. REPAIRS. Tenant shall maintain the fences on the leased premises in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord.

12. NEW IMPROVEMENTS. All buildings, fences and improvements of every kind and nature that may be erected or established upon the Real Estate during the term of the Lease by the Tenant shall constitute additional rent and shall inure to the Real Estate, becoming the property of Landlord unless the Landlord has agreed in writing prior to the erection that the Tenant may remove the improvement at the end of the lease.

13. WELL, WINDMILL, WATER AND SEPTIC SYSTEMS. Tenant shall maintain all well, windmill, water and septic systems on the Real Estate in good repair at Tenant's expense

except damage caused by windstorm or weather. Tenant shall not be responsible for replacement or installation of well, windmill, water and septic systems on the Real Estate, beyond ordinary maintenance expenses. Landlord does not guarantee continuous or adequate supplies of water for the premises.

14. EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD. No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.

15. NO AGENCY. Tenant is not an agent of the Landlord.

16. TELEVISION AND RADIO. Tenant may install and remove, without causing material injury to the premises, Tenant's television reception antennas, microwave dishes, and radio reception and transmission antennas.

18. ACCOUNTING. The method used for dividing and accounting for the harvested grain shall be the customary and usual method used in the locale.

19. ATTORNEY FEES AND COURT COSTS. If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.

20. CHANGE IN LEASE TERMS. The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.

21. CONSTRUCTION. Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.

22. NOTICES. The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.

23. ASSIGNMENT. Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.

24. CERTIFICATION. Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and

all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

Dated this _____ day of _____, 2014.

TENANTS:

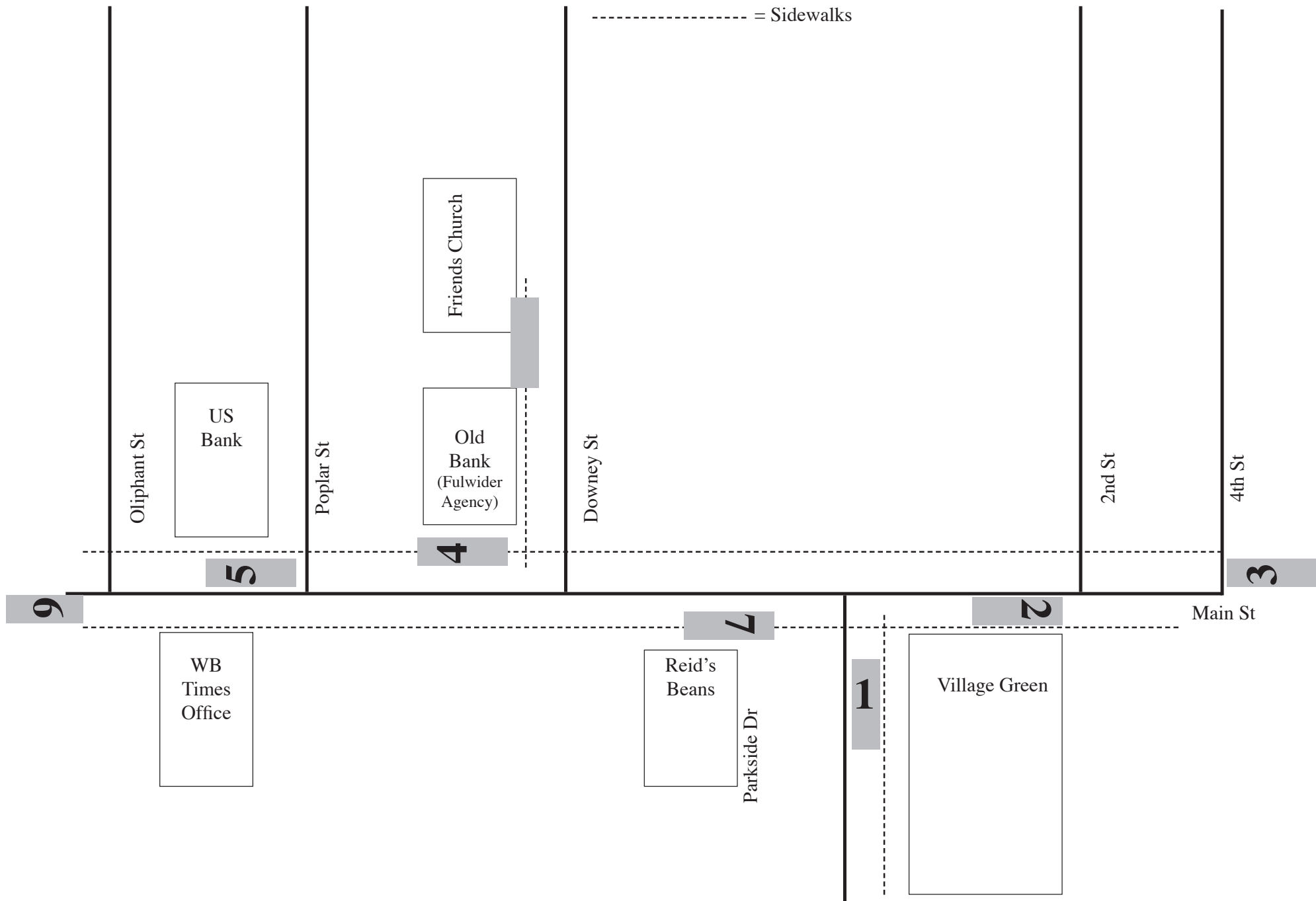
CITY OF WEST BRANCH, IOWA

Al Lacina

Mark Worrell, Mayor

ATTEST:

Matt Muckler, City Administrator/Clerk



1 <Historic Downtown
<Schools
Hoover Nature Trail >
Scattergood >

Headed North

Library
symbol

<

2 Beranek Park >
<Hoover Nature Trail
<Wapsi Creek Park
Scattergood ^

Heading East

3 Hoover Nature Trail ^
Beranek Park ^
Hoover Presidential Sites ^
Historic Downtown ^
Schools ^

Heading West

Library
symbol

^

4 Little Rose Bowl ^
City Offices >
Schools ^
Lions Field ^

Heading West

Library
symbol

>

5 Elem/Middle School >
Little Rose Bowl >
West Branch Cemetery >
High School ^
Lions Field ^

Heading West

6 <Little Rose Bowl
Historic Downtown ^
Hoover Presidential Sites ^
Hoover Nature Trail ^
Scattergood ^

Heading east

Library
symbol

^

7 Hoover Presidential Sites >
Hoover Nature Trail ^
Beranek Park ^
Scattergood ^

Heading east

8 Schools >
<Hoover Presidential Sites
<Hoover Nature Trail
< Scattergood

Heading South

City - small **Lions Field sign** turn right on corner of Pedersen Street and Main Street; small sign at Oliphant and Orange turning left for **WB Cemetery**

GOAL SETTING SESSION RESULTS: 2010-2013

The City Council adopted the following set of goals at their September 3, 2013 Goal Setting Session:

1. Capital Improvement Plan (CIP) to include sidewalks (20)
2. Bus Barn/Library discussion between Council and School Board (17)
3. Park planning process (14)
4. Renew partnership with CEDCO (13)
5. Street upkeep (11)
6. Funding for HHTD inflatables and fireworks (10)
6. Place cemetery information online (10)
6. Creek Clean-Up (litter clean-up, stream bank stabilization, brush removal, and native plantings, especially at Main Street Bridge (10)
9. Adopt a stormwater utility (9)
10. Electronic Council packets (IPads, Kindles, Nooks or notebook computers) (8)
10. Continue trail expansion (8)
12. Bike racks downtown (4)

The City Council adopted the following set of goals at their October 9, 2012 Goal Setting Session:

1. Make repairs to wastewater infrastructure identified in I & I Study (27)
2. Continue I&I work (21)
3. New lift station (12)
4. Develop comp plan and CIP plan (11)
5. Acquire automated water meter reading equipment (10)
6. Two pedestrian bridges across the Wapsi Creek - WB Village to Hoover Trail and Beranek Park to the proposed dog park (10)
7. Street Upkeep (10)
8. Plan for future community center site acquisition and/or purchase (9)
9. Creek clean up (8)
10. Work with School District to increase safety of children going to and from the elementary/middle school complex (7)
11. Adopt plan for Wapsi Creek Park based on recommendations from the Park & Rec Commission (6)
12. Work with Animal Control Commission and community organizations to construct a dog park (5)
13. Update City's Zoning Map (3)

The City Council adopted the following set of goals at their September 19, 2011 Goal Setting Session:

1. Offer for sale the Cookson Center Property and plan for future community center site acquisition and/or purchase. (10 votes)
2. Parking on Main Street between Parkside Dr and Second Street. (9 votes)
3. Creek clean up. (8 votes)

September 19, 2011 Goal Setting Session Results (continued):

4. Create stormwater utility. (7 votes)
5. Adopt plan for park space (Wapsi View Trailer Court) based on recommendations from the Park & Rec Commission. (7 votes)
6. Continue I&I work (7 votes)
7. Develop comp plan and CIP plan. (7 votes)
8. Adopt financial and purchasing policies including spending limits and debt limits. (7 votes)
9. Increase funding for Hoover's Hometown Days, including band for fireworks and larger fireworks display. (6 votes)
10. Make repairs to wastewater infrastructure identified in I & I Study. (6 votes)
11. New lift station (6 votes)
12. Provide raises for employees in FY 11 & 12 (6 votes)
13. Update resolution and ordinance books (5 votes)
13. Clear site of Wapsi View Trailer Court and plant grass. (4 votes)
14. Continue second year of funding of the three-year plan to bring up salaries at Library. (4 votes)
15. Work with School District to increase safety of children going to and from the elementary/middle school complex. (4 votes)
16. Increase partnership and level of support for West Branch Main Street. (4 votes)

The City Council adopted the following set of goals at their September 1, 2010 Goal Setting Session:

1. Consolidate City offices (19 votes)
2. Provide raises for employees in FY 2011/2012 (17 votes)
3. New lift station (15 votes)
4. Continue I&I work (15 votes)
5. Plan for Park and Rec building – Cookson. (15 votes)
6. Look at consolidating cleaning services (10 votes)
7. Adopt a PTO plan. Comp to be used as time off only (9 votes)
8. Contract with independent financial advisor (7 votes)
9. Have a teen program for summer (7 votes)
10. Library expansion (7 votes)
11. Acciona to build wind turbine to power City buildings. &/or whole town. (7 votes)
12. Make administrative assistant full time position. (6 votes)
13. Develop comp plan and CIP plan (6 votes)
14. Update resolution and ordinance books (6 votes)
15. Sidewalk plan - repair current sidewalks. Build new sidewalks. (4 votes)
16. Growing population. Need more police officers. (4 votes)
17. Repaint water tower (3 votes)
18. Annex the interstate (3 votes)
19. Conduct an annexation study. (1 vote)
20. Increase revenue for the City (1 vote)