

# City of West Branch

~A Heritage for Success~

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## CITY COUNCIL MEETING AGENDA

Monday, November 16, 2015 • 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 November 2, 2015 City Council Meeting.
  - b. Approve claims.
6. Communications/Open Forum
7. Public Hearing/Non-Consent Agenda
  - a. Mayor Roger Laughlin –Recognition of Mackenzie Krob for her service to the City of West Branch and Main Street West Branch
  - b. Mayor Roger Laughlin – Oath of Office, Police Officer Derek Holmes
  - c. 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.
  - d. Second Reading of Ordinance 735, amending the *Standards for Signage Design and Display* found in the Appendix to the Code of Ordinances of the City of West Branch, IA./Move to action.
  - e. Maggie Burger, Speer Financial, Inc. - Annual TIF Report.
  - f. Resolution 1386, approving the submission of the City of West Branch 2014-2015 Annual Financial Report to the State Auditor’s Office./Move to Action.
  - g. Resolution 1397, considering the issue of whether Acciona Windpower North America, LLC should be rebated a portion of tax increment revenues./Move to action.
  - h. Resolution 1398, authorizing the transfer of funds./Move to action.
  - i. Resolution 1399, providing for a reduction in the interest rate for water revenue bond./Move to action.
  - j. Ashley Shiwarski, Business Development Inside Sales Manager, Utility Service Partners – Line Warranty Program.
8. City Staff Reports
  - a. City Administrator Matt Muckler – Outlot A, Pedersen Valley, Part Two
  - b. Library/IT Director Nick Shimmin – Security Cameras at Library and City Office
9. Comments from Mayor and Council Members
10. Adjournment

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**Mayor:** Roger Laughlin • **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 Meeting**

**November 2, 2015  
5:30 p.m.**

Mayor Roger Laughlin called the West Branch City Council meeting to order at 5:30 p.m. Mayor Laughlin then asked the Council, staff and members of the audience to stand and led the group in the Pledge of Allegiance. Roll call: Mayor Roger Laughlin was present. Council members: Jordan Ellyson, Colton Miller, Brian Pierce, Tim Shields, and Mary Beth Stevenson was present.

Laughlin welcomed the audience and the following City staff: City Administrator Matt Muckler, City Attorney Kevin Olson, Police Chief Mike Horihan and Deputy City Clerk Leslie Brick.

**APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION**

- a. Approve minutes from the October 5, 2015 City Council Meeting.
- b. Approve minutes from the October 5, 2015 City Council Work Session.
- c. Approve minutes from the October 19, 2015 City Council Meeting.
- d. Approve claims.

11-02-15 Claims Report	City of West Branch	
A1 Janitorial Supply	Sewer - Cleaner	132.46
Aero Rental	RUT/Streets – Chipper Rental	264.00
Baker & Taylor, Inc.	Library – Books	790.87
Cedar County Treasurer	GF/Legal Services - Fee	3.00
Cedar Rapids Photo Copy, Inc.	Library – Toner and Copies	56.95
Chief Supply Corporation	GF/Police – Supplies	74.98
Chris Jones Trucking	RUT/Streets – Haul Roadstone	217.84
Costco Wholesale	Library – Misc. Supplies	80.15
Dorsey & Whitney LLP	Capital Projects – Legal Fees, GO Bond, CIP	8,076.71
EFTPS	Federal Withholdings	8,239.66
F&B Communications, Inc.	Library/GF – Technology Services	1,049.39
Hawkins, Inc.	Water – Chemicals	1,528.42
Iowa Insurance Division	GF – FY15 Cemetery Report Fee	25.00
ICMA	GF/Clerk – Membership Dues	659.00
IMWCA	GF-Workers Compensation	4,666.00
Ion Exchange, Inc.	RUT/Streets – Supplies	181.63
Iowa Prison Industries	Library – Chairs	2,925.00
John Deere Financial	Sewer/RUT – Parts & Supplies	654.29
Knoche, Rebecca	Library – Mileage Reimbursement	120.15
Liberty Communications	GF-Admin/PW/P&R/Police/Lib/TH	1,206.50
Lowe's Business	GF/Cemetery – Misc. Supplies	25.00
Lynch's Plumbing, Inc.	Library – Services, Restrooms	112.50
Matt Parrott/Storey Kenworthy	GF/Clerk – Office Supplies	217.48
Mediacom	GF – Local Cable Access	40.90
Midwest Frame & Axle	RUT/Streets – Vehicle Repairs	2,976.69
Municipal Supply, Inc.	Water – Parts	2,784.00
Oasis Electric	Water – Aeration Fan at North Tower	425.00
Overdrive, Inc.	Library – Books	434.82
Payroll Expenses	Payroll Expense – 10/23/15 Payroll	29,969.73
Pitney Bowes Global Financial	Library – Postage Machine	120.00
Port O Jonny, Inc.	GF-Cemetery	87.00
Quill Corporation	GF/Clerk-Office Supplies	37.75
Republic Services of Iowa	GF/Clerk-Contract Services, Shredding	43.00
Shanelle M. Peden	GF/Cable-Payroll	150.00
St. Paul Stamp Works Inc.	GF/Commission – Animal Tags	154.82
Supplyworks	Town Hall – Supplies	159.63
Tallgrass Business Resources	Library – Furniture	10,846.58

The Library Store Inc.	Library – Misc. Supplies	106.54
Treasurer, State of Iowa	GF – Unclaimed Property	74.77
US Bank Corporate Card	Library – Books	35.95
US Bank Equipment Finance	Library – Contract Payments, Copier	135.70
USA Blue Book	Water- Misc. Supplies	450.86
Veenstra & Kimm, Inc.	GF/Water/RUT/Streets/Capital Projects	42,799.73
Verizon Wireless	GF-Police/Streets/Water/Sewer/P&R	791.58
West Branch Community Schools	GF/Park&Rec–Swim Lessons/Summer Camp	2,329.22
	Grand Total	126,261.25

Motion by Ellyson to approve the agenda/consent agenda, second by Shields. AYES: Ellyson, Shields, Miller, Stevenson, Pierce. Motion carried.

**COMMUNICATIONS/OPEN FORUM**

None.

**PUBLIC HEARING/NON-CONSENT AGENDA**

First Reading of Ordinance 735, amending the Standards for Signage Design and Display found in the Appendix to the Code of Ordinances of the City of West Branch, Iowa./Move to action.

Shields and Ellyson spoke in favor of allowing a projecting sign on the west side of Heritage Square. Miller expressed disappointment that the west side of Heritage Square was not included in Resolution 732, which was considered by the City Council earlier this year. Mike Jones, 49 Greenview Drive in West Branch, stated that he intended for the sign to be in keeping with the standards of the downtown historic district.

Motion by Shields, second by Stevenson to approve the First Reading of Ordinance 735. AYES: Shields, Stevenson, Ellyson, Miller, Pierce. Motion carried.

Public Hearing on amending the current budget for the fiscal year ending June 30, 2016.

Entered public hearing at 5:37 p.m. No comments from the public. Exited the public hearing and resumed regular meeting at 5:38 pm.

Resolution 1395, amending the current budget for the fiscal year ending June 30, 2016./Move to action.

Motion by Ellyson, second by Pierce to approve Resolution 1395. AYES: Ellyson, Pierce, Miller, Stevenson, Shields. Motion carried.

Mayoral Appointment: Resolution 1396, hiring Derek M. Holmes as a police officer for the City of West Branch, Iowa, setting the salary for the position for fiscal year 2015-2016, and entering into an officer training reimbursement agreement./Move to action.

Horihan recommended the hiring of Derek Holmes as a West Branch Police Officer.

Motion by Shields, second by Pierce to approve Resolution 1396. AYES: Shields, Pierce, Ellyson, Miller, Stevenson. Motion carried.

**CITY STAFF REPORTS**

None.

**COMMENTS FROM MAYOR AND COUNCIL MEMBERS**

Ellyson encouraged the public to vote in the November 3, 2015 City election.

**ADJOURNMENT**

Motion to adjourn meeting by Ellyson, second by Shields. Motion carried on a voice vote. City Council meeting adjourned at 5:42 p.m.

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Roger Laughlin, Mayor

ATTEST: \_\_\_\_\_  
 Matt Muckler, City Administrator/Clerk

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 PAID ITEMS DATES : 11/16/2015 THRU 11/16/2015  
 ITEM DATES : 0/00/0000 THRU 99/99/9999  
 POSTING DATES : 0/00/0000 THRU 99/99/9999  
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VENDOR NAME	DESCRIPTION	GROSS AMOUNT	PAYMENTS	BALANCE
** TOTAL **	-City of West Branch	174,520.90	174,520.90-	0.00
AERO RENTAL INC	RENTAL	304.00	304.00-	0.00
ALLIANT ENERGY	SERVICES	10,222.66	10,222.66-	0.00
AMAZON	CHARGES	715.90	715.90-	0.00
BAKER & TAYLOR INC.	BOOKS	348.92	348.92-	0.00
BANKERS TRUST COMPANY	2013 GO BOND INTEREST & FEES	20,345.00	20,345.00-	0.00
BARRON MOTOR SUPPLY	SUPPLIES/PARTS	428.02	428.02-	0.00
BEAN & BEAN	SERVICES	2,200.00	2,200.00-	0.00
BRICK, LESLIE	TRAVEL/CONF REIMB	157.13	157.13-	0.00
BUSINESS RADIO SALES	CHARGERS & BATTERIES	197.50	197.50-	0.00
CEDAR COUNTY COOPERATIVE	DIESEL	490.50	490.50-	0.00
CEDAR COUNTY PUBLIC HEALTH	FLU SHOTS	250.00	250.00-	0.00
COMMUNITY STATE BANK	LOAN PAYOFF	51,610.23	51,610.23-	0.00
COSTCO WHOLESale	SUPPLIES	63.35	63.35-	0.00
CULLIGAN WATER TECHNOLOGIE	SERVICE	34.70	34.70-	0.00
DAN'S OVERHEAD DOORS & MOR	SERVICE	639.51	639.51-	0.00
DEWEYS JACK & JILL	MISC CHARGES	352.74	352.74-	0.00
ECONO SIGNS LLC	SIGNS	857.56	857.56-	0.00
FASTENAL	PARTS	90.88	90.88-	0.00
GATEWAY HOTEL & CONFERENCE	LODGING	226.24	226.24-	0.00
HANNA, JOHN	TRAINING REIMB - LEIN CONF	301.04	301.04-	0.00
HANSEN ASPHALT	SERVICES	1,600.00	1,600.00-	0.00
HARRY'S CUSTOM TROPHIES LT	SERVICES	55.28	55.28-	0.00
HOLIDAY INN DES MOINES AIR	CONFERENCE LODGING	190.40	190.40-	0.00
HORIHAN, MIKE	REIMB SUPPLIES	28.00	28.00-	0.00
IOWA ONE CALL	NOTIFICATIONS	63.90	63.90-	0.00
IOWA PRISON INDUSTRIES	DECALS	55.00	55.00-	0.00
JOHNSON COUNTY AMBULANCE S	MEDICAL SUPPLIES	35.00	35.00-	0.00
JOHNSON COUNTY REFUSE INC.	GARBAGE STICKERS	625.00	625.00-	0.00
KEVIN D OLSON	ATTORNEY SERVICES	1,500.00	1,500.00-	0.00
KUSICK, MIKE	REIMB TRAINING TRAVEL	27.00	27.00-	0.00
LINN COUNTY R.E.C.	SERVICES	135.93	135.93-	0.00
LYNCH'S EXCAVATING INC	SERVICES	47,764.00	47,764.00-	0.00
LYNCH'S PLUMBING INC	SERVICES - WATER PLANT	87.80	87.80-	0.00
MIDWEST JANITORIAL SERVICE	SERVICES	656.26	656.26-	0.00
MIDWEST WIRELESS LLC	CCTV SYSTEM	1,276.21	1,276.21-	0.00
MISCELLANEOUS VENDOR	DISTAD, REBECCA	136.91	136.91-	0.00
MUNICIPAL SUPPLY INC.	PARTS	1,600.42	1,600.42-	0.00
PITNEY BOWES PURCHASE POWE	POSTAGE	46.00	46.00-	0.00
PSC DISTRIBUTION	PARTS	13.42	13.42-	0.00
PYRAMID SERVICES INC.	JD V-BELT	72.87	72.87-	0.00
QUILL CORP	SUPPLIES	75.20	75.20-	0.00
RANDY'S CARPETS	INSTALL SERVICE	139.00	139.00-	0.00
RICKERTSEN, LISA	SERVICES	2,512.50	2,512.50-	0.00
RIVER PRODUCTS COMPANY INC	3/4" ROADSTONE	318.73	318.73-	0.00
S & S FLATWORK LLC	S & S FLATWORK LLC	1,375.00	1,375.00-	0.00
SENSUS USA	ANNUAL SUPPORT	1,838.00	1,838.00-	0.00
SHANELLE M PEDEN	SERVICES	75.00	75.00-	0.00
SHIMMIN, NICK	REIMB PARTS	6.61	6.61-	0.00

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 PAID ITEMS DATES : 11/16/2015 THRU 11/16/2015  
 ITEM DATES : 0/00/0000 THRU 99/99/9999  
 POSTING DATES : 0/00/0000 THRU 99/99/9999

VENDOR NAME	DESCRIPTION	GROSS AMOUNT	PAYMENTS	BALANCE
SPEER FINANCIAL INC	SERVICES	6,049.75	6,049.75	0.00
STANDARD & ASSOCIATES INC	SERVICES	81.00	81.00	0.00
STATE HYGIENIC LAB	TESTINGS	130.50	130.50	0.00
THE NORTHWAY CORPORATION	WELL #4 REPAIRS	12,316.50	12,316.50	0.00
UPS	POSTAGE FEES	108.43	108.43	0.00
US BANK EQUIPMENT FINANCE	COPIER CONTRACT	265.98	265.98	0.00
USA TODAY	SUBSCRIPTION	292.08	292.08	0.00
VEENSTRA & KIMM INC.	SERVICES	357.10	357.10	0.00
WALMART COMMUNITY/GEMB	CC CHARGES	311.10	311.10	0.00
WEST BRANCH ANIMAL CLINIC	SERVICES/BOARDING	80.00	80.00	0.00
WEST BRANCH REPAIRS	REPAIRS	1,044.06	1,044.06	0.00
WEST BRANCH TIMES	PUBLICATIONS	1,310.13	1,310.13	0.00
WTS MEDIA	SUPPLIES	28.95	28.95	0.00

174,520.90

Paid Between Meetings		
Treasurer, State of Iowa	Sales Tax Payment	\$ 2,970.00
Blue Cross/Blue Shield	Insurance Premiums	\$10,506.50
Dearborn National Ins	Life Ins Premiums	\$ 53.80
<b>Total</b>		<b>\$ 13,530.30</b>
<b>Payroll</b>	<b>11/06/15</b>	<b>\$30,565.40</b>
<b>Grand Total Expenditures</b>		<b>\$218,616.60</b>

DEPARTMENT	FUND	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE OPERATION	GENERAL FUND	GENERAL FUND	STANARD & ASSOCIATES INC HANNA, JOHN	SERVICES -SELECTION TEST	81.00
			ALLIANT ENERGY	TRAINING REIMB - LEIN CONF SERVICES	301.04
			BARRON MOTOR SUPPLY		179.62
			HORIHAN, MIKE	BALL MOUNT, HITCH, PIN DUR REIMB SUPPLIES	31.93
			MIDWEST JANITORIAL SERVICE INC	SERVICES	28.00
				TOTAL:	44.64
					666.23
FIRE OPERATION	GENERAL FUND	GENERAL FUND	BUSINESS RADIO SALES	CHARGERS & BATTERIES	197.50
			JOHNSON COUNTY AMBULANCE SERVICE	DEFIB PADS	35.00
			WEST BRANCH REPAIRS	PARTS	99.03
			QUILL CORP	HANGING FILE FOLDERS	30.38
			CEDAR COUNTY COOPERATIVE	DIESEL	490.50
			KUSICK, MIKE	REIMB TRAVEL	27.00
			ALLIANT ENERGY	SERVICES	538.83
			BARRON MOTOR SUPPLY	3V LITHIUM	2.76
			CULLIGAN WATER TECHNOLOGIES	SERVICE	34.70
				TOTAL:	1,455.70
ANIMAL CONTROL	GENERAL FUND	GENERAL FUND	WEST BRANCH ANIMAL CLINIC	SERVICES/BOARDING	80.00
				TOTAL:	80.00
ROADS AND STREETS	GENERAL FUND	GENERAL FUND	S & S FLATWORK LLC	S & S FLATWORK LLC	1,375.00
				TOTAL:	1,375.00
STREET LIGHTING	GENERAL FUND	GENERAL FUND	LINN COUNTY R.E.C.	SERVICES	135.93
			ALLIANT ENERGY	SERVICES	2,246.75
				SERVICES	132.68
				TOTAL:	2,515.36
PARK & RECREATION	GENERAL FUND	GENERAL FUND	DEWEYS JACK & JILL AERO RENTAL INC	MISC CHARGES	312.24
			ALLIANT ENERGY	TABLEROLLS	40.00
				SERVICES	87.05
				TOTAL:	439.29
CEMETERY	GENERAL FUND	GENERAL FUND	PYRAMID SERVICES INC. BEAN & BEAN	JD V-BELT	72.87
				WARD, KETTLER, ANDERSON, F	2,200.00
				TOTAL:	2,272.87
CLERK & TREASURER	GENERAL FUND	GENERAL FUND	HARRY'S CUSTOM TROPHIES LTD QUILL CORP	ENGRAVING	55.28
			HOLIDAY INN DES MOINES AIRPORT	EXP FILE & CORR TAPE	22.08
			BRICK, LESLIE	CONFERENCE LODGING - BRICK	190.40
			RICKERTSEN, LISA	TRAVEL/CONF REIMB	157.13
			ALLIANT ENERGY	SERVICES	2,512.50
			GATEWAY HOTEL & CONFERENCE CENTER	SERVICES	285.71
			AMAZON	07/29-07/31 MUCKLER	226.24
			US BANK EQUIPMENT FINANCE	BOOK	14.78
			MIDWEST JANITORIAL SERVICE INC	COPIER CONTRACT	265.98
				SERVICES	80.36
				TOTAL:	3,810.46
LEGAL SERVICES	GENERAL FUND	GENERAL FUND	WEST BRANCH TIMES KEVIN D OLSON	PUBLICATIONS	1,280.13
				SERVICES - NOVEMBER	1,500.00
				TOTAL:	2,780.13
SOLID WASTE	GENERAL FUND	GENERAL FUND	JOHNSON COUNTY REFUSE INC.	GARBAGE STICKERS	625.00

DEPARTMENT	FUND	FUND NAME	VENDOR NAME	DESCRIPTION	AMOUNT
LOCAL CABLE ACCESS	GENERAL FUND	SHANELLE M PEDEN ALLIANT ENERGY		RECORDING - 10/13 SERVICES	75.00 100.00 175.00
TOWN HALL	CIVIC CENTER	ALLIANT ENERGY MIDWEST JANITORIAL SERVICE INC		SERVICES SERVICES	577.97 227.68 805.65
LIBRARY	LIBRARY	WEST BRANCH TIMES WALMART COMMUNITY/GEMB		SUBSCRIPTION CC CHARGES CC CHARGES CC CHARGES DECALS REIMB PARTS SUBSCRIPTION PAPER SUPPLIES BOOKS BOOKS	30.00 161.60 101.91 47.59 55.00 6.61 292.08 27.88 35.47 25.62 323.30
		IOWA PRISON INDUSTRIES SHIMMIN, NICK USA TODAY COSTCO WHOLESALE BAKER & TAYLOR INC.		INSTALL METAL FLATBAR CCTV SYSTEM CD DVD BINDER PAGES & BIND POSTAGE SERVICES SUPPLIES SUPPLIES SUPPLIES SUPPLIES BOOKS	139.00 1,276.21 28.95 46.00 560.71 364.22 48.93 54.61 19.97 213.39 303.58 4,162.63
ROADS & STREETS	ROAD USE TAX	MIDWEST JANITORIAL SERVICE INC		SERVICES	303.58
		RIVER PRODUCTS COMPANY INC AERO RENTAL INC WEST BRANCH REPAIRS ALLIANT ENERGY BARRON MOTOR SUPPLY DAN'S OVERHEAD DOORS & MORE INC ECONO SIGNS LLC		3/4" ROADSTONE CHIPPER RENTAL REPAIRS FORD F350 SERVICES MISC PARTS SERVICE & PARTS SIGNS	318.73 264.00 945.03 21.39 393.33 639.51 857.56 3,439.55
CLERK & TREASURER	TRUST AND AGENCY	CEDAR COUNTY PUBLIC HEALTH		FLU SHOTS	250.00 250.00
BONDING	GO DEBT SERVICE	COMMUNITY STATE BANK BANKERS TRUST COMPANY		LOAN PAYOFF LOAN PAYOFF 2013 GO BOND INTEREST 2013 GO BOND FEES	48,321.00 3,289.23 20,095.00 250.00 71,955.23
CAPITAL PROJECT	MAIN ST CROSSINGS	SPEER FINANCIAL INC		SERVICES - BONDS	4,200.00 4,200.00
CAPITAL PROJECT	MAIN ST INTERSECTI	SPEER FINANCIAL INC		SERVICES - BONDS	1,849.75

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
WATER OPERATING	WATER FUND	DEWEYS JACK & JILL	MISC CHARGES	40.50
		IOWA ONE CALL	NOTIFICATIONS	31.95
		MUNICIPAL SUPPLY INC.	METER	1,432.00
			PARTS	168.42
		STATE HYGIENIC LAB	WATER TESTINGS	130.50
		LYNCH'S PLUMBING INC	SERVICES - WATER PLANT	87.80
		SENSUS USA	ANNUAL SUPPORT	1,838.00
		THE NORTHWAY CORPORATION	WELL #4 REPAIRS	12,316.50
		PSC DISTRIBUTION	PARTS	13.42
		ALLIANT ENERGY	SERVICES	3,818.28
		MISCELLANEOUS V DISTAD, REBECCA	01-11570-10	69.08
		WASION, KATHY	01-63600-02	67.83
			TOTAL:	20,014.28
SEWER OPERATING	SEWER FUND	IOWA ONE CALL	NOTIFICATIONS	31.95
		UPS	POSTAGE FEES	108.43
		QUILL CORP	BATTERIES	22.74
		FASTENAL	PARTS	90.88
		ALLIANT ENERGY	SERVICES	1,673.67
			TOTAL:	1,927.67
STORM WATER UTILITY	STORM WATER	UTILIT LYNCH'S EXCAVATING INC	N DOWNEY CULVERT IMPR	47,764.00
		VEENSTRA & KIMM INC.	N DOWNEY 09/20 - 10/17	357.10
		HANSEN ASPHALT	N DOWNEY RD PIPE ACROSS	1,600.00
			TOTAL:	49,721.10

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

001	GENERAL FUND	16,195.04
022	CIVIC CENTER	805.65
031	LIBRARY	4,162.63
110	ROAD USE TAX	3,439.55
112	TRUST AND AGENCY	250.00
226	GO DEBT SERVICE	71,955.23
305	MAIN ST CROSSINGS PROJ	4,200.00
307	MAIN ST INTERSECTION IMP	1,849.75
600	WATER FUND	20,014.28
610	SEWER FUND	1,927.67
740	STORM WATER UTILITY	49,721.10
	GRAND TOTAL:	174,520.90

CITY OF WEST BRANCH  
COUNCIL ACTION REPORT

MEETING DATE: November 16, 2015 AGENDA ITEM: 7c

DATE PREPARED: October 27, 2015

STAFF LIAISON: Matt Muckler, City Administrator

**ACTION TITLE:**

First Reading of Ordinance 735, amending the *Standards for Signage Design and Display* found in the Appendix to the Code of Ordinances of the City of West Branch, Iowa./Move to action.

**RECOMMENDATIONS:**

Approve Ordinance 735.

**PROJECT DESCRIPTION:**

Prior to July of 2015, only applied signs were permitted in the Heritage Square area, including South Downey Street and the intersections of South Downey with Wetherell Street and Main Street. The West Branch Preservation Committee was approached in the spring of 2015 with a request for a projecting sign on the east side of Heritage Square for Heritage Merchants and Events. In order to accommodate that sign, the City Council approved Ordinance 732.

The City has now been approached with a request for a projecting sign on the west side of Heritage Square. Mr. Mike Jones has applied for a sign to his business, The Downunder, which will operate as a brew pub in the basement of the Hoover House. In order for the sign to be considered by the Zoning Administrator and the West Branch Preservation Commission, the Code would need to be amended to allow for projecting signs on the west side of the Heritage Square area. Ordinance 735 would make this allowance.

**ATTACHMENTS:**

Excerpt from Appendix, prior to passage of Ordinance 732 (1 page)

Ordinance 732 (1 page)

Ordinance 735 (1 page)

Proposed Bracket and Sign (2 pages)

- a. One change-panel sign shall be allowed per establishment. The sign shall consist of no more than three (3) panels.
- b. The maximum size of each panel shall be nine (9) square feet.

#### **NUMBER AND LOCATION OF PRINCIPAL SIGNS.**

Each building shall have only one primary building facade, normally an exposed wall fronting on a public right-of-way or parking lot.

A business shall erect no more than two signs, each of which must be of a different permissible type, on or in front of its primary building facade. A business with additional exposed walls on a public right-of-way or a parking lot shall erect no more than one sign, which must be an applied sign, on each of its additional exposed walls.

If more than one business occupies a single store front, there shall be no more than one sign per business. The total of all applied signs together shall not exceed twenty-five (25) square feet for buildings with less than seventy-five (75) feet of frontage or fifty (50) square feet for buildings with seventy-five (75) feet or more of frontage.

A business occupying a floor above the ground floor shall use only an applied window sign or, if it has a separate entrance at the ground floor, an applied sign or a projecting sign at its ground floor door. Such signs must meet all other requirements of these standards.

Only applied signs shall be permitted in the Heritage Square area, including South Downey Street and the intersections of South Downey with Wetherell Street and Main Street.

### **III. SECONDARY SIGNS - MENUS, SPECIALS, HOURS, ETC.**

**MOVABLE FREE-STANDING SIGNS AND SANDWICH BOARDS.** Applications for movable free-standing signs shall be made to the West Branch Preservation Commission. No more than one such sign shall be permitted per building. Such a sign shall not exceed six (6) square feet in area and shall be placed so that it does not interfere with pedestrian or vehicular traffic. Movable signs shall be displayed only during daylight hours and must be stabilized by a safe means of anchoring or weighting.

**INCIDENTAL INFORMATION SIGNS.** Signs providing additional and incidental information about a business (such as business hours, whether the business is open or closed, which credit cards are accepted, or listings of menus, specials, and similar information) shall not exceed twelve (12) square feet in total and shall not be any of the types of signs prohibited in Section six (VI),

ORDINANCE NO. 732

AN ORDINANCE AMENDING THE STANDARDS FOR SIGNAGE DESIGN AND DISPLAY FOUND IN THE APPENDIX TO THE CODE OF ORDINANCES OF THE CITY OF WEST BRANCH, IOWA.

1. BE IT ENACTED by the City Council of West Branch, Iowa, that the Appendix of the Code of Ordinances of the City of West Branch, Iowa is hereby amended by deleting the last sentence in Section II of the *Standards for Signage Design and Display* in its entirety and inserting in lieu thereof:

**Only the following signs shall be permitted in the Heritage Square area, including South Downey Street and the intersections of South Downey with Wetherell Street and Main Street:**

**a. Applied signs.**

**b. Projecting signs on the east side of the Heritage Square area.**

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 20th day of July, 2015.

First Reading: June 1, 2015  
Second Reading: June 29, 2015  
Third Reading: July 20, 2015

  
\_\_\_\_\_  
Colton Miller, Mayor Pro Tem

Attest:

  
\_\_\_\_\_  
Matt Muckler, City Administrator/Clerk

ORDINANCE NO. 735

AN ORDINANCE AMENDING THE STANDARDS FOR SIGNAGE DESIGN AND DISPLAY FOUND IN THE APPENDIX TO THE CODE OF ORDINANCES OF THE CITY OF WEST BRANCH, IOWA.

1. BE IT ENACTED by the City Council of West Branch, Iowa, that the Appendix of the Code of Ordinances of the City of West Branch, Iowa is hereby amended by inserting the following language in the last sentence in Section II of the *Standards for Signage Design and Display*:

**Only the following signs shall be permitted in the Heritage Square area, including South Downey Street and the intersections of South Downey with Wetherell Street and Main Street:**

**a. Applied signs.**

**b. Projecting signs on the east **and west** sides of the Heritage Square area.**

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 16th day of November, 2015.

First Reading: November 2, 2015  
Second Reading: November 16, 2015  
Third Reading:

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Roger Laughlin, Mayor Pro Tem

Attest:

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Matt Muckler, City Administrator/Clerk



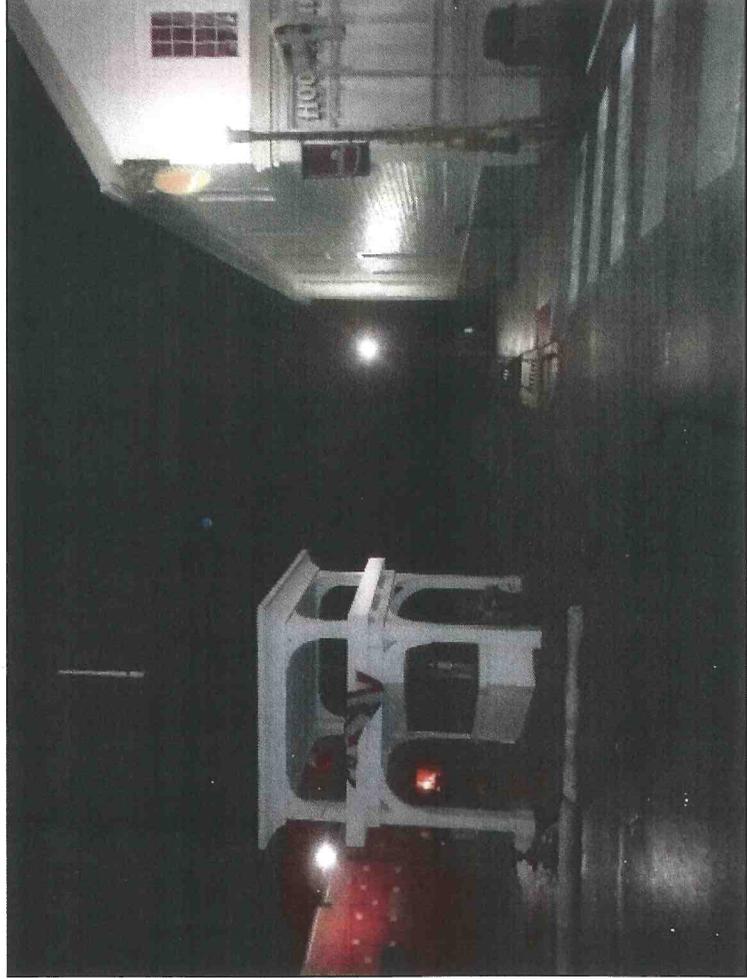
<http://ep.yimg.com/ay/hooksandlattice/53-classic-lighted-sign-bracket-kit-30.jpg>

10/12/2015

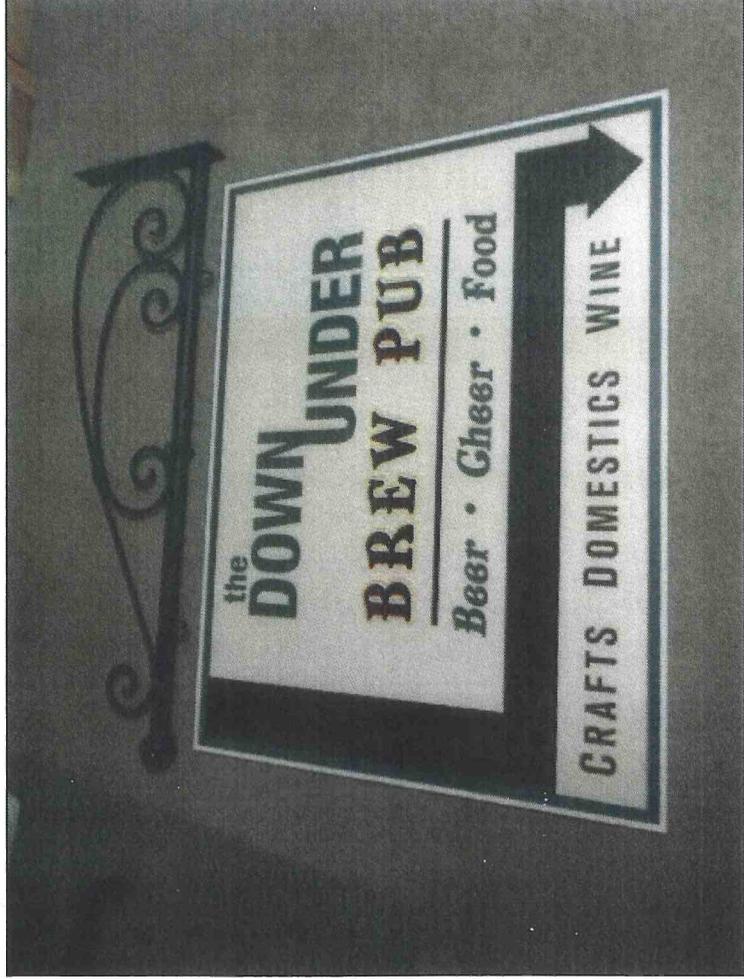
### Photograph Addendum

Borrower/Client	
Property Address	102 W Main St
City	
County	
State	
Zip Code	
Lender	Mike Jones

102 W Main DownUnder



Sign



3' x 4'

Form LPC4X6 — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

# City of West Branch, Cedar County, IA

## General Obligation Debt

Date	Fiscal Year	2008		2013		2013		2015		FY
		\$197,500 GO Settlement - Bank		\$2,730,000 GO Corp Purp & Ref Bonds		\$400,000 G.O. Property Acquisition Note		\$855,000 GO Corp Purp Bonds		
		Issued: 8/5/2008	TIC - 4.50%	Issued: 3/5/2013	TIC -2.32%	Issued: 7/31/2013	TIC - 3.00%	Issued: 8/18/15	TIC - %	
	"callable" Principal	Principal & Interest	Principal	Principal & Interest	"callable" Principal	Principal & Interest	Principal	Principal & Interest		
01-Dec-2015					\$ 20,095.00					
01-June-2016	2016	\$ 50,000.00	\$ 50,000.00	\$ 160,000.00	180,095.00	\$ 160,000.00	\$ 165,835.00	\$ 60,000.00	72,546.33	16
01-Dec-2016					19,295.00				7,650.00	
01-June-2017	2017			165,000.00	184,295.00	160,000.00	165,835.00	80,000.00	87,650.00	17
01-Dec-2017					18,470.00				7,210.00	
01-June-2018	2018			165,000.00	183,470.00			85,000.00	92,210.00	18
01-Dec-2018					17,645.00				6,572.50	
01-June-2019	2019			165,000.00	182,645.00			85,000.00	91,572.50	19
01-Dec-2019					16,737.50				5,935.00	
01-June-2020	2020			170,000.00	186,737.50			85,000.00	90,935.00	20
01-Dec-2020					15,675.00				5,127.50	
01-June-2021	2021			175,000.00	190,675.00			85,000.00	90,127.50	21
01-Dec-2021					14,450.00				4,320.00	
01-June-2022	2022			175,000.00	189,450.00			90,000.00	94,320.00	22
01-Dec-2022					13,093.75				3,330.00	
01-June-2023	2023			180,000.00	193,093.75			90,000.00	93,330.00	23
01-Dec-2023					11,563.75				2,340.00	
01-June-2024	2024			185,000.00	196,563.75			95,000.00	97,340.00	24
01-Dec-2024					9,852.50				1,200.00	
01-June-2025	2025			190,000.00	199,852.50			100,000.00	101,200.00	25
01-Dec-2025					7,952.50					
01-June-2026	2026			80,000.00	87,952.50					26
01-Dec-2026					7,032.50					
01-June-2027	2027			80,000.00	87,032.50					27
01-Dec-2027					6,112.50					
01-June-2028	2028			80,000.00	86,112.50					28
01-Dec-2028					5,112.50					
01-June-2029	2029			85,000.00	90,112.50					29
01-Dec-2029					4,050.00					
01-June-2030	2030			85,000.00	89,050.00					30
01-Dec-2030					2,775.00					
01-June-2031	2031			90,000.00	92,775.00					31
01-Dec-2031					1,425.00					
01-June-2032	2032			95,000.00	96,425.00					32

\$ 50,000.00 \$ 50,000.00 
 \$ 2,325,000.00 \$ 2,707,675.00 
 \$ 320,000.00 \$ 331,670.00 
 \$ 855,000.00 \$ 954,916.33

Speer Financial, Inc.  
October 19, 2015

# City of West Branch, Cedar County, IA

## General Obligation Debt

FY	Total	Total Principal & Interest	Less	Less	Less	Total Property	FY
	Principal		Sewer Revenue	Water Revenue	T.I.F. Revenue	Taxes	
		\$ 20,095.00					
16	\$ 430,000.00	468,476.33	\$ 90,525.00	\$ 60,192.00	\$ 37,987.00	\$ 299,867.33	16
17	405,000.00	437,780.00	89,875.00	113,715.00	37,987.00	223,148.00	17
18	250,000.00	275,680.00	89,225.00	112,715.00	37,987.00	61,433.00	18
19	250,000.00	274,217.50	88,575.00	111,715.00	37,987.00	60,158.00	19
20	255,000.00	277,672.50	87,860.00	115,615.00	37,987.00	58,883.00	20
21	260,000.00	280,802.50	92,047.50	114,302.50	37,987.00	57,268.00	21
22	265,000.00	283,770.00	91,067.50	112,832.50	37,987.00	60,653.00	22
23	270,000.00	286,423.75	89,982.50	116,205.00	37,987.00	58,673.00	23
24	280,000.00	293,903.75	93,792.50	114,335.00		99,680.00	24
25	290,000.00	301,052.50	92,405.00	117,300.00		102,400.00	25
26	80,000.00	87,952.50	95,905.00			-	26
27	80,000.00	87,032.50	94,065.00			-	27
28	80,000.00	86,112.50	92,225.00			-	28
29	85,000.00	90,112.50	95,225.00			-	29
30	85,000.00	89,050.00	93,100.00			-	30
31	90,000.00	92,775.00	95,550.00			-	31
32	95,000.00	96,425.00	97,850.00			-	32
	<b>\$ 3,550,000.00</b>	<b>\$ 4,044,261.33</b>	<b>\$ 1,088,927.00</b>	<b>\$ 303,896.00</b>	<b>\$ 1,082,163.33</b>		



# City of West Branch, Cedar County, IA

## Revenue Debt

**\*Does not count against the City's debt capacity**

Date	Fiscal Year	2005		2007		Total Principal	Total Principal & Interest	Less Water Revenue	Total Property Taxes	FY
		\$860,000 SRF Water Rev		\$83,000 SRF Water Rev						
		Principal	Principal & Interest	Principal	Principal & Interest					
01-Dec-2015			\$ 8,025.00		\$ 750.00		\$ 8,775.00			
01-June-2016	2016	\$ 42,000.00	48,018.75	\$ 4,000.00	4,875.00	\$ 46,000.00	52,893.75	\$ 61,668.75	-	16
01-Dec-2016			4,313.75		690.00		5,003.75			
01-June-2017	2017	43,000.00	48,546.25	4,000.00	4,805.00	47,000.00	53,351.25	58,355.00	-	17
01-Dec-2017			3,937.50		630.00		4,567.50			
01-June-2018	2018	44,000.00	49,062.50	4,000.00	4,735.00	48,000.00	53,797.50	58,365.00	-	18
01-Dec-2018			3,552.50		570.00		4,122.50			
01-June-2019	2019	46,000.00	50,567.50	4,000.00	4,665.00	50,000.00	55,232.50	59,355.00	-	19
01-Dec-2019			3,150.00		510.00		3,660.00			
01-June-2020	2020	47,000.00	51,050.00	4,000.00	4,595.00	51,000.00	55,645.00	59,305.00	-	20
01-Dec-2020			2,738.75		450.00		3,188.75			
01-June-2021	2021	48,000.00	51,521.25	5,000.00	4,425.00	53,000.00	55,946.25	59,135.00	-	21
01-Dec-2021			2,318.75		375.00		2,693.75			
01-June-2022	2022	50,000.00	52,981.25	5,000.00	5,437.50	55,000.00	58,418.75	61,112.50	-	22
01-Dec-2022			1,881.25		300.00		2,181.25			
01-June-2023	2023	51,000.00	53,418.75	5,000.00	5,350.00	56,000.00	58,768.75	60,950.00	-	23
01-Dec-2023			1,435.00		225.00		1,660.00			
01-June-2024	2024	53,000.00	54,845.00	5,000.00	5,262.50	58,000.00	60,107.50	61,767.50	-	24
01-Dec-2024			971.25		150.00		1,121.25			
01-June-2025	2025	55,000.00	56,248.75	5,000.00	5,175.00	60,000.00	61,423.75	62,545.00	-	25
01-Dec-2025			490.00		75.00		565.00			
01-June-2026	2026	56,000.00	56,630.00	5,000.00	5,087.50	61,000.00	61,717.50	62,282.50	-	26

**\$ 535,000.00** \$ 605,703.75 **\$ 50,000.00** \$ 59,137.50 **\$ 585,000.00** \$ 664,841.25 \$ 664,841.25 **\$ -**

Speer Financial, Inc.  
October 19, 2015

# City of West Branch, Cedar County County, Iowa

## T.I.F. Rebate Obligations

		Casey's Marketing Company				
		*Annual Appropriation				
		NTE: \$561,348.65				
Date	Fiscal Year	Taxable Value	Rebate	FY	Total Taxable Value	Total Annual App
01-Dec-2015	2016			16	\$ -	\$ -
01-June-2016						
01-Dec-2016	2017			17		
01-June-2017						
01-Dec-2017	2018			18		
01-June-2018						
01-Dec-2018	2019	\$ 810,000	\$ 28,067.00	19	\$ 810,000	\$ 28,067.00
01-June-2019						
01-Dec-2019	2020	810,000	28,067.00	20	810,000	28,067.00
01-June-2020						
01-Dec-2020	2021	810,000	28,067.00	21	810,000	28,067.00
01-June-2021						
01-Dec-2021	2022	810,000	28,067.00	22	810,000	28,067.00
01-June-2022						
01-Dec-2022	2023	810,000	28,067.00	23	810,000	28,067.00
01-June-2023						
01-Dec-2023	2024	810,000	28,067.00	24	810,000	28,067.00
01-June-2024						
01-Dec-2024	2025	810,000	28,067.00	25	810,000	28,067.00
01-June-2025						
01-Dec-2025	2026	810,000	28,067.00	26	810,000	28,067.00
01-June-2026						
01-Dec-2026	2027	810,000	28,067.00	27	810,000	28,067.00
01-June-2027						
01-Dec-2027	2028	810,000	28,067.00	28	810,000	28,067.00
01-June-2028						
01-Dec-2028	2029	810,000	28,067.00	29	810,000	28,067.00
01-June-2029						
01-Dec-2029	2030	810,000	28,067.00	30	810,000	28,067.00
01-June-2030						
01-Dec-2030	2031	810,000	28,067.00	31	810,000	28,067.00
01-June-2031						
01-Dec-2031	2032	810,000	28,067.00	32	810,000	28,067.00
01-June-2032						
01-Dec-2032	2033	810,000	28,067.00	33	810,000	28,067.00
01-June-2033						
01-Dec-2033	2034	810,000	28,067.00	34	810,000	28,067.00
01-June-2034						
01-Dec-2034	2035	810,000	28,067.00	35	810,000	28,067.00
01-June-2035						
01-Dec-2035	2036	810,000	28,067.00	36	810,000	28,067.00
01-June-2036						
01-Dec-2036	2037	810,000	28,067.00	37	810,000	28,067.00
01-June-2037						
01-Dec-2037	2038	810,000	28,075.65	38	810,000	28,075.65
01-June-2038						

\$ 561,348.65

\$ 561,348.65

City of West Branch, Cedar County, Iowa

**TIF Revenue Abatement**

Date	Fiscal Year	2013 \$2,730,000 GO Corp Purp & Ref Bonds Issued: 3/5/2013		Transfer To General Obligation Debt Service Principal & Interest	Tax Increment Financing Rebate Agreements	Total T. I. F. Taxes Fiscal Year		FY
		Principal	Principal & Interest			Certify December 1st		
01-Dec-2015								
<b>01-June-2016</b>	<b>16</b>	\$ 37,987.00	\$ 37,987.00	\$ 37,987.00		\$ 37,987.00		16
01-Dec-2016								
<b>01-June-2017</b>	<b>17</b>	37,987.00	37,987.00	37,987.00		37,987.00		17
01-June-2017								
<b>01-Dec-2018</b>	<b>18</b>	37,987.00	37,987.00	37,987.00		37,987.00		18
01-Dec-2018								
<b>01-June-2019</b>	<b>19</b>	37,987.00	37,987.00	37,987.00	\$ 28,067.00	66,054.00		19
01-Dec-2019								
<b>01-June-2020</b>	<b>20</b>	37,987.00	37,987.00	37,987.00	28,067.00	66,054.00		20
01-Dec-2020								
<b>01-June-2021</b>	<b>21</b>	37,987.00	37,987.00	37,987.00	28,067.00	66,054.00		21
01-June-2021								
<b>01-Dec-2022</b>	<b>22</b>	37,987.00	37,987.00	37,987.00	28,067.00	66,054.00		22
01-Dec-2022								
<b>01-June-2023</b>	<b>23</b>	37,987.00	37,987.00	37,987.00	28,067.00	66,054.00		23
01-Dec-2023								
<b>01-June-2024</b>	<b>24</b>				28,067.00	28,067.00		24
01-Dec-2024								
<b>01-June-2025</b>	<b>25</b>				28,067.00	28,067.00		25
01-Dec-2025								
<b>01-June-2026</b>	<b>26</b>				28,067.00	28,067.00		26
01-Dec-2026								
<b>01-June-2027</b>	<b>27</b>				28,067.00	28,067.00		27
01-June-2027								
<b>01-Dec-2028</b>	<b>28</b>				28,067.00	28,067.00		28
01-Dec-2028								
<b>01-June-2029</b>	<b>29</b>				28,067.00	28,067.00		29
01-Dec-2029								
<b>01-June-2030</b>	<b>30</b>				28,067.00	28,067.00		30
01-Dec-2030								
<b>01-June-2031</b>	<b>31</b>				28,067.00	28,067.00		31
01-June-2031								
<b>01-Dec-2032</b>	<b>32</b>				28,067.00	28,067.00		32
01-Dec-2032								
<b>01-June-2033</b>	<b>33</b>				28,067.00	28,067.00		33
01-Dec-2033								
<b>01-June-2034</b>	<b>34</b>				28,067.00	28,067.00		34
01-Dec-2034								
<b>01-June-2035</b>	<b>35</b>				28,067.00	28,067.00		35
01-June-2035								
<b>01-Dec-2036</b>	<b>36</b>				28,067.00	28,067.00		36
01-Dec-2036								
<b>01-June-2037</b>	<b>37</b>				28,067.00	28,067.00		37
01-June-2037								
<b>01-Dec-2038</b>	<b>38</b>				28,075.65	28,075.65		38

\$ 303,896.00 \$ 303,896.00 \$ 303,896.00 \$ 561,348.65 \$ 865,244.65

# City of West Branch, Cedar County, Iowa

## General Obligation Debt Capacity

Page 1

Column:	#1	#2	#3	#4	#5
	FY 14-15 1/1/2013	FY 15-16 1/1/2014	FY 16-17 1/1/2015	FY 17-18 1/1/2016	FY 18-19 1/1/2017
<b>Assessed Valuation(100%)/GO Bond Capacity</b>					
<b>Property Valuation @(100%)(Actual/Projected)</b>	<b>\$187,668,595</b>	<b>\$189,381,855</b>	<b>\$190,328,764</b>	<b>\$191,280,408</b>	<b>\$192,236,810</b>
<b>Statutory GO Debt Limit @ 5% of 100% Value</b>	<b>\$9,383,430</b>	<b>\$9,469,093</b>	<b>\$9,516,438</b>	<b>\$9,564,020</b>	<b>\$9,611,841</b>
<b>Bonds Outstanding (Beginning Fiscal Year)</b>					
GO Bonds (Outstanding - Maturities)	\$ 3,111,822.82	\$ 2,695,000.00	\$ 3,120,000.00	\$ 2,715,000.00	\$ 2,465,000.00
TIF Revenue Bonds Outstanding (Principal Only)					
TIF Rebate Agreements (Annual Appropriations)		28,067.00	28,067.00	\$ 28,067.00	\$ 28,067.00
Other Debt Outstanding (Principal Only)		-	-	-	-
<b>Bonds Paid (During Fiscal Year)</b>					
GO Debt (Principal Only) (Paid)	\$ 416,427.30	\$ 430,000.00	\$ 405,000.00	\$ 250,000.00	\$ 250,000.00
GO Debt Refunded (Principal Only) (Paid)					
TIF Rebate Agreements (Paid) (Annual Appropriation)					28,067.00
Other Debt (Principal Only) (Paid)					
<b>Bonds Issued (During Fiscal Year)</b>					
GO Bonds (Principal Only) (Issued)		\$ 855,000.00			
TIF Rebate Agreements (Annual Appropriations)					
TIF Rebate Agreements (Issued)					
Other Debt (Principal Only) (Issued)					
<b>Remaining GO Debt Capacity (Not Obligated)</b>	<b>\$6,688,034</b>	<b>\$6,321,026</b>	<b>\$6,773,371</b>	<b>\$7,070,953</b>	<b>\$7,396,841</b>
<b>Percent of Capacity Remaining</b>	<b>71.27%</b>	<b>66.75%</b>	<b>71.18%</b>	<b>73.93%</b>	<b>76.96%</b>
<b>GO Contingency Reserve (% of GO Capacity)</b>	<b>20%</b>	<b>\$1,876,686</b>	<b>\$1,893,819</b>	<b>\$1,903,288</b>	<b>\$1,912,804</b>
		<b>\$1,922,368</b>			
<b>Total GO Capacity - Less Contingency Reserve</b>	<b>\$4,811,348</b>	<b>\$4,427,207</b>	<b>\$4,870,084</b>	<b>\$5,158,149</b>	<b>\$5,474,472</b>
<b>Percent of Capacity Remaining</b>	<b>51.27%</b>	<b>46.75%</b>	<b>51.18%</b>	<b>53.93%</b>	<b>56.96%</b>
<b>Percent Increase for Property Valuation Projection</b>	<b>0.913%</b>	<b>0.500%</b>	<b>0.500%</b>	<b>0.500%</b>	<b>0.500%</b>

# City of West Branch, Cedar County, Iowa

## General Obligation Debt Capacity

#6	#7	#8	#9	#10	#11	#12	#13	#14
FY 19-20 1/1/2018	FY 20-21 1/1/2019	FY 21-22 1/1/2020	FY 22-23 1/1/2021	FY 23-24 1/1/2022	FY 24-25 1/1/2023	FY 25-26 1/1/2024	FY 26-27 1/1/2025	FY 27-28 1/1/2026
\$193,197,994	\$194,163,984	\$195,134,804	\$196,110,478	\$197,091,030	\$198,076,486	\$199,066,868	\$200,062,202	\$201,062,513
\$9,659,900	\$9,708,199	\$9,756,740	\$9,805,524	\$9,854,552	\$9,903,824	\$9,953,343	\$10,003,110	\$10,053,126
\$ 2,215,000.00	\$ 1,960,000.00	\$ 1,700,000.00	\$ 1,435,000.00	\$ 1,165,000.00	\$ 885,000.00	\$ 595,000.00	\$ 515,000.00	\$ 435,000.00
\$ 28,067.00	\$ 28,067.00	\$ 28,067.00	\$ 28,067.00	\$ 28,067.00	\$ 28,067.00	\$ 28,067.00	\$ 28,067.00	\$ 28,067.00
-	-	-	-	-	-	-	-	-
\$ 255,000.00	\$ 260,000.00	\$ 265,000.00	\$ 270,000.00	\$ 280,000.00	\$ 290,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00
28,067.00	28,067.00	28,067.00	28,067.00	28,067.00	28,067.00	28,067.00	28,067.00	28,067.00
\$7,699,900	\$8,008,199	\$8,321,740	\$8,640,524	\$8,969,552	\$9,308,824	\$9,438,343	\$9,568,110	\$9,698,126
79.71%	82.49%	85.29%	88.12%	91.02%	93.99%	94.83%	95.65%	96.47%
\$1,931,980	\$1,941,640	\$1,951,348	\$1,961,105	\$1,970,910	\$1,980,765	\$1,990,669	\$2,000,622	\$2,010,625
\$5,767,920	\$6,066,559	\$6,370,392	\$6,679,419	\$6,998,641	\$7,328,059	\$7,447,675	\$7,567,488	\$7,687,501
59.71%	62.49%	65.29%	68.12%	71.02%	73.99%	74.83%	75.65%	76.47%
0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%

# City of West Branch, Cedar County, Iowa

## T. I. F. Debt Report

### Procter & Gamble - Phase II

Page 1

Frozen Base Value - \$0

\* TIF District Expires in 2028

District #16180

Column: Fiscal Year	#1	#2	#3	#4	#5
County Assessor's Value as of	FY 14-15 1/1/2013	FY 15-16 1/1/2014	FY 16-17 1/1/2015	FY 17-18 1/1/2016	FY 18-19 1/1/2017

#### TIF Value Existing

<b>TIF Captured Value (Commercial Property @ 100%)</b>	<b>\$1,438,173</b>				
Commercial Property Rollback %	95.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Commercial Property Rollback Value)</b>	<b>\$1,366,264</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>TIF Industrial Property @ 100%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Industrial Property Rollback %	95.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Industrial Property Rollback Value)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>TIF Personal Property/Agricultural @ 100%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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<b>TIF Captured Value (Residential Property 100 % Value)</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Residential Property Rollback %	54.4002%	55.7335%	55.7335%	55.7335%	55.7335%
<b>TIF Captured Value (Residential Property Rollback Value)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>Total TIF Property Value (Taxable)</b>	<b>\$1,366,264</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Rate/Thousand	\$29.072	\$28.512	\$28.512	\$28.512	\$28.512
<b>Total TIF Revenue (Taxable Value x Rate/Thousand)</b>	<b>\$ 39,719.87</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Total TIF Dollars</b>	<b>\$ 39,719.87</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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Current / Future Debt Service Requirements GO Obligations	\$ -
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Current / Future TIF Rebate Obligations	\$ -
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Current / Future Interfund Loans	
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<b>UNCLAIMED T.I.F. DOLLARS</b>	<b>\$ 39,719.87</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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TIF Value Future Growth-Building Completed In Calendar Year:	2013	2014	2015	2016	2017
Commercial Property (100%)	\$0	\$0	\$0	\$0	\$0
Industrial Property (100%)	\$0	\$0	\$0	\$0	\$0
Agricultural Property (100%)	\$0	\$0	\$0	\$0	\$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Housing Units Constructed 100% Value	\$0	\$0	\$0	\$0	\$0
<b>Total Future Value</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Valuation Growth Factor	-100.000%	0.000%	0.000%	0.000%	0.000%

SPEER FINANCIAL, INC.

October 19, 2015



# City of West Branch, Cedar County, Iowa

## T. I. F. Debt Report

### Procter & Gamble - Phase III

Page 1

Frozen Base Value -

\* TIF District Expires in 2029

District #16172

Column:	#1	#2	#3	#4	#5
Fiscal Year	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19
County Assessor's Value as of	1/1/2013	1/1/2014	1/1/2015	1/1/2016	1/1/2017

#### TIF Value Existing

<b>TIF Captured Value (Commercial Property @ 100%)</b>	<b>\$4,806,065</b>				
Commercial Property Rollback %	95.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Commercial Property Rollback Value)</b>	<b>\$4,565,762</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TIF Industrial Property @ 100%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Industrial Property Rollback %	95.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Industrial Property Rollback Value)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TIF Personal Property/Agricultural @ 100%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TIF Captured Value (Residential Property 100 % Value)</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Residential Property Rollback %	54.4002%	55.7335%	55.7335%	55.7335%	55.7335%
<b>TIF Captured Value (Residential Property Rollback Value)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>Total TIF Property Value (Taxable)</b>	<b>\$4,565,762</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Rate/Thousand	\$29.072	\$28.512	\$28.512	\$28.512	\$28.512
<b>Total TIF Revenue (Taxable Value x Rate/Thousand)</b>	<b>\$ 132,735.83</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Total TIF Dollars with Backfill</b>	<b>\$ 132,735.83</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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Current / Future Debt Service Requirements GO Obligations					
Current / Future TIF Rebate Obligations					
Current / Future Interfund Loans					

<b>UNCLAIMED T.I.F. DOLLARS</b>	<b>\$ 132,735.83</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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TIF Value Future Growth-Building Completed In Calendar Year:	2013	2014	2015	2016	2017
Commercial Property (100%)	\$0	\$0	\$0	\$0	\$0
Industrial Property (100%)	\$0	\$0	\$0	\$0	\$0
Agricultural Property (100%)	\$0	\$0	\$0	\$0	\$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Housing Units Constructed 100% Value	\$0	\$0	\$0	\$0	\$0
<b>Total Future Value</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Valuation Growth Factor	0.000%	0.000%	0.000%	0.000%	0.000%

SPEER FINANCIAL, INC.

October 19, 2015

# City of West Branch, Cedar County, Iowa

## T. I. F. Debt Report

Last Abatement

#6	#7	#8	#9	#10	#11	#12	#13	#14
FY 19-20 1/1/2018	FY 20-21 1/1/2019	FY 21-22 1/1/2020	FY 22-23 1/1/2021	FY 23-24 1/1/2022	FY 24-25 1/1/2023	FY 25-26 1/1/2024	FY 26-27 1/1/2025	FY 27-28 1/1/2026

			\$0	\$0	\$0	\$0	\$0	\$0
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

			\$0	\$0	\$0	\$0	\$0	\$0
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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			\$0	\$0	\$0	\$0	\$0	\$0
55.7335%	55.7335%	55.7335%	55.7335%	55.7335%	55.7335%	55.7335%	55.7335%	55.7335%
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$28.512	\$28.512	\$28.512	\$28.512	\$28.512	\$28.512	\$28.512	\$28.512	\$28.512

\$	-	\$	-	\$	-	\$	-	\$	-
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\$	-	\$	-	\$	-	\$	-	\$	-
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\$	-	\$	-	\$	-	\$	-	\$	-
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2018	2019	2020	2021	2022	2023	2024	2025	2026
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	0	0	0	0	0	0	0	0
\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%

# City of West Branch, Cedar County, Iowa

## T. I. F. Debt Report

Original TIF District

Page 1

Frozen Base Value - \$5,794,342

Column: Fiscal Year	#1 FY 14-15 1/1/2013	#2 FY 15-16 1/1/2014	#3 FY 16-17 1/1/2015	#4 FY 17-18 1/1/2016	#5 FY 18-19 1/1/2017
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### TIF Value Existing

<b>TIF Captured Value (Commercial Property @ 100%)</b>	\$26,338,600	\$43,922,553	\$45,240,230	\$46,597,436	\$47,995,360
Commercial Property Rollback %	95.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Commercial Property Rollback Value)</b>	\$25,021,670	\$39,530,298	\$40,716,207	\$41,937,693	\$43,195,824
<b>TIF Industrial Property @ 100%</b>	\$5,979,566	\$12,852,185	\$13,237,751	\$13,634,883	\$14,043,930
Industrial Property Rollback %	95.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Industrial Property Rollback Value)</b>	\$5,680,588	\$11,566,967	\$11,913,975	\$12,271,395	\$12,639,537
<b>TIF Personal Property/Agricultural @ 100%</b>	\$145,190	\$85,082	\$87,634	\$90,263	\$92,971
<b>TIF Captured Value (Residential Property 100 % Value)</b>	\$11,430,435	\$10,404,970	\$10,717,119	\$11,038,633	\$11,369,792
Residential Property Rollback %	54.4002%	55.7335%	55.7335%	55.7335%	55.7335%
<b>TIF Captured Value (Residential Property Rollback Value)</b>	\$6,218,180	\$5,799,054	\$5,973,026	\$6,152,216	\$6,336,783

<b>Total TIF Property Value (Taxable)</b>	\$37,065,627	\$56,981,400	\$58,690,842	\$60,451,567	\$62,265,114
Rate/Thousand	\$29.072	\$28.815	\$28.815	\$28.815	\$28.815
<b>Total TIF Revenue (Taxable Value x Rate/Thousand)</b>	\$ 1,077,567.47	\$ 1,641,922.46	\$ 1,691,180.14	\$ 1,741,915.54	\$ 1,794,173.01

<b>Total TIF Dollars</b>	\$ 1,077,567.47	\$ 1,641,922.46	\$ 1,691,180.14	\$ 1,741,915.54	\$ 1,794,173.01
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Current / Future Debt Service Requirements GO Obligations	\$ 37,987.00	\$ 37,987.00	\$ 37,987.00	\$ 37,987.00	\$ 37,987.00
Current / Future TIF Revenue Obligations					\$ 28,067.00
Current / Future Interfund Loans					

<b>UNCLAIMED T.I.F. DOLLARS</b>	\$ 1,039,580.47	\$ 1,603,935.46	\$ 1,653,193.14	\$ 1,703,928.54	\$ 1,728,119.01
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TIF Value Future Growth-Building Completed In Calendar Year:	2013	2014	2015	2016	2017
Commercial Property (100%)	\$0	\$0	\$0	\$0	\$0
Industrial Property (100%)	\$0	\$0	\$0	\$0	\$0
Agricultural Property (100%)	\$0	\$0	\$0	\$0	\$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Housing Units Constructed 100% Value	\$0	\$0	\$0	\$0	\$0
<b>Total Future Value</b>	\$0	\$0	\$0	\$0	\$0
Valuation Growth Factor	53.731%	3.000%	3.000%	3.000%	3.000%

SPEER FINANCIAL, INC.

October 19, 2015

# City of West Branch, Cedar County, Iowa

## T. I. F. Debt Report

#6	#7	#8	#9	#10	#11	#12	#13	#14
FY 19-20 1/1/2018	FY 20-21 1/1/2019	FY 21-22 1/1/2020	FY 22-23 1/1/2021	FY 23-24 1/1/2022	FY 24-25 1/1/2023	FY 25-26 1/1/2024	FY 26-27 1/1/2025	FY 27-28 1/1/2026
\$49,435,220	\$50,918,277	\$52,445,825	\$54,019,200	\$55,639,776	\$57,308,969	\$59,028,238	\$60,799,086	\$62,623,058
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
\$44,491,698	\$45,826,449	\$47,201,243	\$48,617,280	\$50,075,798	\$51,578,072	\$53,125,415	\$54,719,177	\$56,360,752
\$14,465,247	\$14,899,205	\$15,346,181	\$15,806,566	\$16,280,763	\$16,769,186	\$17,272,262	\$17,790,430	\$18,324,143
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
\$13,018,723	\$13,409,284	\$13,811,563	\$14,225,910	\$14,652,687	\$15,092,268	\$15,545,036	\$16,011,387	\$16,491,728
\$95,761	\$98,633	\$101,592	\$104,640	\$107,779	\$111,013	\$114,343	\$117,773	\$121,307
\$11,710,885	\$12,062,212	\$12,424,078	\$12,796,801	\$13,180,705	\$13,576,126	\$13,983,410	\$14,402,912	\$14,834,999
55.7335%	55.7335%	55.7335%	55.7335%	55.7335%	55.7335%	55.7335%	55.7335%	55.7335%
\$6,526,886	\$6,722,693	\$6,924,374	\$7,132,105	\$7,346,068	\$7,566,450	\$7,793,444	\$8,027,247	\$8,268,064
\$64,133,068	\$66,057,060	\$68,038,772	\$70,079,935	\$72,182,333	\$74,347,803	\$76,578,237	\$78,875,584	\$81,241,852
\$28.815	\$28.815	\$28.815	\$28.815	\$28.815	\$28.815	\$28.815	\$28.815	\$28.815
\$ 1,847,998.20	\$ 1,903,438.14	\$ 1,960,541.29	\$ 2,019,357.53	\$ 2,079,938.25	\$ 2,142,336.40	\$ 2,206,606.49	\$ 2,272,804.69	\$ 2,340,988.83
\$ 1,847,998.20	\$ 1,903,438.14	\$ 1,960,541.29	\$ 2,019,357.53	\$ 2,079,938.25	\$ 2,142,336.40	\$ 2,206,606.49	\$ 2,272,804.69	\$ 2,340,988.83
\$ 37,987.00	\$ 37,987.00	\$ 37,987.00	\$ 37,987.00	\$ 37,987.00	\$ 37,987.00	\$ 37,987.00	\$ 37,987.00	\$ 37,987.00
\$ 28,067.00	\$ 28,067.00	\$ 28,067.00	\$ 28,067.00	\$ 28,067.00	\$ 28,067.00	\$ 28,067.00	\$ 28,067.00	\$ 28,067.00
\$ 1,781,944.20	\$ 1,837,384.14	\$ 1,894,487.29	\$ 1,953,303.53	\$ 2,013,884.25	\$ 2,076,282.40	\$ 2,140,552.49	\$ 2,244,737.69	\$ 2,312,921.83
<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	0	0	0	0	0	0	0	0
\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%

RESOLUTION 1386

RESOLUTION APPROVING THE SUBMISSION OF THE CITY OF WEST BRANCH  
2014-2015 ANNUAL FINANCIAL REPORT TO THE STATE AUDITOR'S OFFICE

BE IT RESOLVED by the City Council of the City of West Branch, Cedar County, Iowa,  
that the 2014-2015 Annual Financial Report be approved and forwarded to the Iowa State  
Auditor's Office.

Passed and approved this 16th day of November, 2015.

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Roger Laughlin, Mayor

ATTEST:

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Matt Muckler, City Administrator/Clerk

**STATE OF IOWA**

**2015  
FINANCIAL REPORT  
FISCAL YEAR ENDED  
JUNE 30, 2015**

WEST BRANCH  
CITY OF WEST BRANCH, IOWA  
DUE: December 1, 2015

16201600800000  
West Branch City  
PO Box 218  
West Branch, IA 52358-0218

(Please correct any error in name, address, and ZIP Code)

WHEN COMPLETED, PLEASE RETURN TO  
Mary Mosiman, CPA  
Auditor of State  
State Capitol Building  
Des Moines, IA 50319-0004

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

**ALL FUNDS**

Item description	Governmental (a)	Proprietary (b)	Total actual (c)	Budget (d)
<b>Revenues and Other Financing Sources</b>				
Taxes levied on property	1,537,121		1,537,121	1,554,151
Less: Uncollected property taxes-levy year	0		0	
<b>Net current property taxes</b>	1,537,121		1,537,121	1,554,151
Delinquent property taxes	0		0	
TIF revenues	214		214	0
Other city taxes	197,393	0	197,393	181,217
Licenses and permits	30,720	0	30,720	62,000
Use of money and property	5,645	0	5,645	5,900
Intergovernmental	486,290	0	486,290	503,409
Charges for fees and service	172,628	777,465	950,093	1,034,453
Special assessments	0	0	0	0
Miscellaneous	147,209	15,216	162,425	121,639
Other financing sources	371,355	0	371,355	716,917
<b>Total revenues and other sources</b>	2,948,575	792,681	3,741,256	4,179,686
<b>Expenditures and Other Financing Uses</b>				
Public safety	835,978	0	835,978	1,010,889
Public works	609,663	0	609,663	654,491
Health and social services	0	0	0	0
Culture and recreation	561,992	0	561,992	632,577
Community and economic development	158,015	0	158,015	164,325
General government	231,897	0	231,897	240,935
Debt service	468,291	0	468,291	468,298
Capital projects	6,798	0	6,798	251,812
<b>Total governmental activities expenditures</b>	2,872,634	0	2,872,634	3,423,327
Business type activities	0	774,494	774,494	858,518
<b>Total ALL expenditures</b>	2,872,634	774,494	3,647,128	4,281,845
Other financing uses, including transfers out	244,657	126,698	371,355	716,917
<b>Total ALL expenditures/And other financing uses</b>	3,117,291	901,192	4,018,483	4,998,762
<b>Excess revenues and other sources over (Under) Expenditures/And other financing uses</b>	-168,716	-108,511	-277,227	-819,076
Beginning fund balance July 1, 2014	1,689,410	428,686	2,118,096	1,802,022
Ending fund balance June 30, 2015	1,520,694	320,175	1,840,869	982,946

**Note** - These balances do not include \$ \_\_\_\_\_ held in non-budgeted internal service funds; \$ \_\_\_\_\_ held in Pension Trust Funds; \$ \_\_\_\_\_ held in Private Purpose Trust funds and \$ 218 held in agency funds which were not budgeted and are not available for city operations.

Indebtedness at June 30, 2015	Amount - Omit cents	Indebtedness at June 30, 2015	Amount - Omit cents
General obligation debt	\$ 2,700,919	Other long-term debt	\$ 0
Revenue debt	\$ 585,000	Short-term debt	\$ 0
TIF Revenue debt	\$ 0		
		General obligation debt limit	\$ 9,383,430

**CERTIFICATION**

THE FOREGOING REPORT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

Signature of city clerk		Date Published/Posted	Mark (x) one <input type="checkbox"/> Date Published <input type="checkbox"/> Date Posted
Printed name of city clerk	Telephone →	Area Code	Number Extension
Signature of Mayor or other City official (Name and Title)		Date signed	

STATE OF IOWA  
2015  
FINANCIAL REPORT  
FISCAL YEAR ENDED  
JUNE 30, 2015

16201600800000  
West Branch City  
PO Box 218  
West Branch, IA 52358-0218

CITY OF WEST BRANCH, IOWA

ALL FUNDS

Item description	Governmental (a)	Proprietary (b)	Total actual (c)	Budget (d)
<b>Revenues and Other Financing Sources</b>				
Taxes levied on property	1,537,121		1,537,121	1,554,151
Less: Uncollected property taxes-levy year	0		0	0
<b>Net current property taxes</b>	<b>1,537,121</b>		<b>1,537,121</b>	<b>1,554,151</b>
Delinquent property taxes	0		0	0
TIF revenues	214		214	0
Other city taxes	197,393	0	197,393	181,217
Licenses and permits	30,720	0	30,720	62,000
Use of money and property	5,645	0	5,645	5,900
Intergovernmental	486,290	0	486,290	503,409
Charges for fees and service	172,628	777,465	950,093	1,034,453
Special assessments	0	0	0	0
Miscellaneous	147,209	15,216	162,425	121,639
Other financing sources	371,355	0	371,355	716,917
<b>Total revenues and other sources</b>	<b>2,948,575</b>	<b>792,681</b>	<b>3,741,256</b>	<b>4,179,686</b>
<b>Expenditures and Other Financing Uses</b>				
Public safety	835,978	0	835,978	1,010,889
Public works	609,663	0	609,663	654,491
Health and social services	0	0	0	0
Culture and recreation	561,992	0	561,992	632,577
Community and economic development	158,015	0	158,015	164,325
General government	231,897	0	231,897	240,935
Debt service	468,291	0	468,291	468,298
Capital projects	6,798	0	6,798	251,812
<b>Total governmental activities expenditures</b>	<b>2,872,634</b>	<b>0</b>	<b>2,872,634</b>	<b>3,423,327</b>
Business type activities	0	774,494	774,494	858,518
<b>Total ALL expenditures</b>	<b>2,872,634</b>	<b>774,494</b>	<b>3,647,128</b>	<b>4,281,845</b>
Other financing uses, including transfers out	244,657	126,698	371,355	716,917
<b>Total ALL expenditures/And other financing uses</b>	<b>3,117,291</b>	<b>901,192</b>	<b>4,018,483</b>	<b>4,998,762</b>
<b>Excess revenues and other sources over (under) Expenditures/And other financing uses</b>	<b>-168,716</b>	<b>-108,511</b>	<b>-277,227</b>	<b>-819,076</b>
Beginning fund balance July 1, 2014	1,689,410	428,686	2,118,096	1,802,022
Ending fund balance June 30, 2015	1,520,694	320,175	1,840,869	982,946
<b>Note</b> - These balances do not include \$0 held in non-budgeted internal service funds; \$0 held in Pension Trust Funds; \$0 held in Private Purpose Trust Funds and \$218 held in agency funds which were not budgeted and are not available for city operations.				
Indebtedness at June 30, 2015				
General obligation debt	\$2,700,919	Other long-term debt		\$0
Revenue debt	\$585,000	Short-term debt		\$0
TIF Revenue debt	\$0	General Obligation Debt Limit		\$9,383,430

Part I		REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2015					CITY OF WEST BRANCH					<input type="checkbox"/> GAAP <input checked="" type="checkbox"/> NON-GAAP = CASH BASIS Indicate by entering an X in the appropriate box on this sheet ONLY	
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.	
1	<b>Section A - TAXES</b>											1	
2	<b>Taxes levied on property</b>	1,146,720	191,009		199,392			1,537,121			1,537,121	2	
3	Less: Uncollected property taxes - Levy year							0			0	3	
4	Net current property taxes	1,146,720	191,009		199,392	0		1,537,121		T01	1,537,121	4	
5	Delinquent property taxes							0		T01	0	5	
6	<b>Total property tax</b>	1,146,720	191,009		199,392	0	0	1,537,121			1,537,121	6	
7	<b>TIF revenues</b>			214				214		T01	214	7	
8	<b>Other city taxes</b>												
8	Utility tax replacement excise taxes							0		T15	0	8	
9	Utility franchise tax (Chapter 364.2, Code of Iowa)	24,172						24,172		T15	24,172	9	
10	Parimutuel wager tax							0		C30	0	10	
11	Gaming wager tax							0		C30	0	11	
12	Mobile home tax							0		T19	0	12	
13	Hotel/motel tax							0		T19	0	13	
14	Other local option taxes		173,221					173,221		T09	173,221	14	
15	<b>TOTAL OTHER CITY TAXES</b>	24,172	173,221	0	0	0	0	197,393	0		197,393	15	
16	<b>Section B - LICENSES AND PERMITS</b>	30,720						30,720		T29	30,720	16	
17	<b>Section C - USE OF MONEY AND PROPERTY</b>											17	
18	Interest	3,063	45				307	3,415		U20	3,415	18	
19	Rents and royalties	2,230						2,230		U40	2,230	19	
20	Other miscellaneous use of money and property							0		U20	0	20	
21								0			0	21	
22	<b>TOTAL USE OF MONEY AND PROPERTY</b>	5,293	45	0	0	0	307	5,645	0		5,645	22	
23												23	
24	<b>Section D - INTERGOVERNMENTAL</b>											24	
25												25	
26	<b>Federal grants and reimbursements</b>											26	
27	Federal grants							0		B89	0	27	
28	Community development block grants							0		B50	0	28	
29	Housing and urban development							0		B50	0	29	
30	Public assistance grants							0		B79	0	30	
31	Payment in lieu of taxes							0		B30	0	31	
32	NPS Snow Plowing Contract	6,000						6,000			6,000	32	
33	<b>Total Federal grants and reimbursements</b>	6,000	0	0	0	0	0	6,000	0		6,000	33	
34												34	
35												35	
36												36	
37												37	
38												38	
39												39	
40												40	

Continued on next page

Part I		REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2015 -- Continued					CITY OF WEST BRANCH					<input type="checkbox"/> GAAP <input checked="" type="checkbox"/> NON-GAAP = CASH BASIS	
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.	
41	<b>Section D - INTERGOVERNMENTAL - Continued</b>											41	
42												42	
43	<b>State shared revenues</b>											43	
44	Road use taxes		241,447					241,447		C46	241,447	44	
45												45	
46												46	
47												47	
48	<b>Other state grants and reimbursements</b>											48	
49	State grants							0		C89	0	49	
50	Iowa Department of Transportation							0		C89	0	50	
51	Iowa Department of Natural Resources					67,500		67,500		C89	67,500	51	
52	Iowa Economic Development Authority							0		C89	0	52	
53	CEBA grants							0		C89	0	53	
54	Commercial & Industrial Replacement Claim	32,465	5,414		5,644			43,523		C89	43,523	54	
55	Library Funding	3,243						3,243			3,243	55	
56								0			0	56	
57								0			0	57	
58								0			0	58	
59								0			0	59	
60	<b>Total state</b>	<b>35,708</b>	<b>246,861</b>	<b>0</b>	<b>5,644</b>	<b>67,500</b>	<b>0</b>	<b>355,713</b>	<b>0</b>		<b>355,713</b>	60	
61												61	
62	<b>Local grants and reimbursements</b>											62	
63	County contributions							0			0	63	
64	Library service	13,523						13,523		D89	13,523	64	
65	Township contributions							0		D89	0	65	
66	Fire/EMT service	111,054						111,054		D89	111,054	66	
67								0		D89	0	67	
68								0			0	68	
69								0			0	69	
70	<b>Total local grants and reimbursements</b>	<b>124,577</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>124,577</b>	<b>0</b>		<b>124,577</b>	70	
71	<b>TOTAL INTERGOVERNMENTAL (Sum of lines 33, 60, and 70)</b>	<b>166,285</b>	<b>246,861</b>	<b>0</b>	<b>5,644</b>	<b>67,500</b>	<b>0</b>	<b>486,290</b>	<b>0</b>		<b>486,290</b>	71	
72	<b>Section E - CHARGES FOR FEES AND SERVICE</b>											72	
73	Water							0	434,255	A91	434,255	73	
74	Sewer							0	307,783	A80	307,783	74	
75	Electric							0		A92	0	75	
76	Gas							0		A93	0	76	
77	Parking							0		A60	0	77	
78	Airport							0		A01	0	78	
79	Landfill/garbage	45,653						45,653		A81	45,653	79	
80	Hospital							0		A36	0	80	

Part I		REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2015 -- Continuac					CITY OF WEST BRANCH		<input type="checkbox"/> GAAP		<input checked="" type="checkbox"/> NON-GAAP = CASH BASIS	
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.
81	<b>Section E - CHARGES FOR FEES AND SERVICE - Continued</b>											81
82	Transit							0		A94	0	82
83	Cable TV							0		T15	0	83
84	Internet							0		A03	0	84
85	Telephone							0		A03	0	85
86	Housing authority							0		A50	0	86
87	Storm water							0	35,427	A80	35,427	87
88	Other:											88
89	Nursing home							0		A89	0	89
90	Police service fees							0		A89	0	90
91	Prisoner care							0		A89	0	91
92	Fire service charges							0		A89	0	92
93	Ambulance charges							0		A89	0	93
94	Sidewalk street repair charges							0		A44	0	94
95	Housing and urban renewal charges							0		A50	0	95
96	River port and terminal fees							0		A87	0	96
97	Public scales							0		A89	0	97
98	Cemetery charges	6,250					2,220	8,470		A03	8,470	98
99	Library charges	1,788						1,788		A89	1,788	99
100	Park, recreation, and cultural charges	33,467						33,467		A61	33,467	100
101	Animal control charges							0		A89	0	101
102	Other charges - <i>Specify</i>							0			0	102
103	Subdivision Charges	83,250						83,250			83,250	103
104	<b>TOTAL CHARGES FOR SERVICE</b>	170,408	0	0	0	0	2,220	172,628	777,465		950,093	104
105												105
106	<b>Section F - SPECIAL ASSESSMENTS</b>							0		U01	0	106
107	<b>Section G - MISCELLANEOUS</b>											107
108	Contributions	27,683						27,683		U99	27,683	108
109	Deposits and sales/fuel tax refunds							0		U99	0	109
110	Sale of property and merchandise	56,925						56,925		U11	56,925	110
111	Fines	4,189						4,189		U30	4,189	111
112	Internal service charges							0		NR	0	112
113	Other miscellaneous - <i>Specify</i>							0			0	113
114	Reimbursements	12,245				13,885		26,130			26,130	114
115	Refunds	1,746						1,746			1,746	115
116	Misc	30,536						30,536			30,536	116
117	Meters							0	15,216		15,216	117
118								0			0	118
119								0			0	119
120	<b>TOTAL MISCELLANEOUS</b>	133,324	0	0	0	13,885	0	147,209	15,216		162,425	120

Part I	REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2015 -- Continuac						CITY OF WEST BRANCH						<input type="checkbox"/> GAAP <input checked="" type="checkbox"/> NON-GAAP = CASH BASIS	
Line No.	Item description	General	Special revenue	TIF special revenue	Debt service	Capital projects	Permanent	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.		
		(a)	(b)	(c)	(d)	(e)	(f)		(h)					
121	<b>TOTAL ALL REVENUES (Sum of lines 6, 7, 15,16,22 71, 104, 106, and 120)</b>	1,676,922	611,136	214	205,036	81,385	2,527	2,577,220	792,681		3,369,901	121		
122												122		
123	<b>Section H - OTHER FINANCING SOURCES</b>											123		
124	Proceeds of capital asset sales							0		NR	0	124		
125	Proceeds of long-term debt (Excluding TIF internal borrowing)							0		NR	0	125		
126	Proceeds of anticipatory warrants or other short-term debt							0		A89	0	126		
127	Regular transfers in and interfund loans	40,180	1,349		227,338	6,798		275,665			275,665	127		
128	Internal TIF loans and transfers in	58,303			37,387			95,690			95,690	128		
129								0			0	129		
130								0			0	130		
131	<b>TOTAL OTHER FINANCING SOURCES</b>	98,483	1,349	0	264,725	6,798	0	371,355	0		371,355	131		
132	<b>TOTAL REVENUES except for beginning balances (Sum of lines 121 and 131)</b>	1,775,405	612,485	214	469,761	88,183	2,527	2,948,575	792,681		3,741,256	132		
133												133		
134	<b>Beginning fund balance July 1, 2014</b>	1,044,995	246,735	207,611	34,039	0	156,030	1,689,410	428,686		2,118,096	134		
135												135		
136	<b>TOTAL REVENUES AND OTHER FINANCING SOURCES (Sum of lines 132 and 134)</b>	2,820,400	859,220	207,825	503,800	88,183	158,557	4,637,985	1,221,367		5,859,352	136		
137												137		
138												138		
139												139		
140												140		
141												141		
142												142		
143												143		
144												144		
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157												157		
158												158		
159												159		

Part II		EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2015					CITY OF WEST BRANCH		<input type="checkbox"/> GAAP		<input checked="" type="checkbox"/> NON-GAAP = CASH BASIS	
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of col. (g)) (i)	Line No.
1	<b>Section A — PUBLIC SAFETY</b>											1
2	Police department/Crime prevention — Current operation	247,774	60,736					308,510		E62	308,510	2
3	Purchase of land and equipment	8,676						8,676		G62	8,676	3
4	Construction							0		F62	0	4
5	Jail — Current operation							0		E04	0	5
6	Purchase of land and equipment							0		G04	0	6
7	Construction							0		F04	0	7
8	Emergency management — Current operation							0		E89	0	8
9	Purchase of land and equipment							0		G89	0	9
10	Flood control — Current operation							0		E59	0	10
11	Purchase of land and equipment							0		G59	0	11
12	Construction							0		F59	0	12
13	Fire department — Current operation	120,243	6,386					126,629		E24	126,629	13
14	Purchase of land and equipment	388,598						388,598		G24	388,598	14
15	Construction							0		F24	0	15
16	Ambulance — Current operation							0		E32	0	16
17	Purchase of land and equipment							0		G32	0	17
18	Building inspections — Current operation							0		E66	0	18
19	Purchase of land and equipment							0		G66	0	19
20	Construction							0		F66	0	20
21	Miscellaneous protective services — Current operation							0		E66	0	21
22	Purchase of land and equipment							0		G66	0	22
23	Construction							0		F66	0	23
24	Animal control — Current operation	3,565						3,565		E32	3,565	24
25	Purchase of land and equipment							0		G32	0	25
26	Construction							0		F32	0	26
27	Other public safety — Current operation							0		E89	0	27
28	Purchase of land and equipment							0		G89	0	28
29								0			0	29
30								0			0	30
31								0			0	31
32								0			0	32
33								0			0	33
34								0			0	34
35								0			0	35
36								0			0	36
37								0			0	37
38								0			0	38
39								0			0	39
40	<b>TOTAL PUBLIC SAFETY</b>	768,856	67,122	0	0	0	0	835,978			835,978	40

Part II		EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2015 -- Continued					CITY OF WEST BRANCH		<input type="checkbox"/> GAAP		<input checked="" type="checkbox"/> NON-GAAP = CASH BASIS		
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of col. (g)) (i)	Line No.	
41	<b>Section B — PUBLIC WORKS</b>											41	
42	Roads, bridges, sidewalks — Current operation	87,748	94,710					182,458		E44	182,458	42	
43	Purchase of land and equipment		46,900					46,900		G44	46,900	43	
44	Construction	157,503	122,346					279,849		F44	279,849	44	
45	Parking meter and off-street — Current operation							0		E60	0	45	
46	Purchase of land and equipment							0		G60	0	46	
47	Construction							0		F60	0	47	
48	Street lighting — Current operation	34,938						34,938		E44	34,938	48	
49	Traffic control safety — Current operation							0		E44	0	49	
50	Purchase of land and equipment							0		G44	0	50	
51	Construction							0		F44	0	51	
52	Snow removal — Current operation							0		E44	0	52	
53	Purchase of land and equipment							0		G44	0	53	
54	Highway engineering — Current operation							0		E44	0	54	
55	Purchase of land and equipment							0		G44	0	55	
56	Construction							0		F44	0	56	
57	Street cleaning — Current operation							0		E81	0	57	
58	Purchase of land and equipment							0		G81	0	58	
59	Airport (if not an enterprise) — Current operation							0		E01	0	59	
60	Purchase of land and equipment							0		G01	0	60	
61	Construction							0		F01	0	61	
62	Garbage (if not an enterprise) — Current operation	65,518						65,518		E81	65,518	62	
63	Purchase of land and equipment							0		G81	0	63	
64	Construction							0		F81	0	64	
65	Other public works — Current operation							0		E89	0	65	
66	Purchase of land and equipment							0		G89	0	66	
67	Construction							0		F89	0	67	
68								0			0	68	
69								0			0	69	
70								0			0	70	
71								0			0	71	
72								0			0	72	
73								0			0	73	
74								0			0	74	
75								0			0	75	
76								0			0	76	
77								0			0	77	
78								0			0	78	
79								0			0	79	
80	<b>TOTAL PUBLIC WORKS</b>	345,707	263,956	0	0	0	0	609,663			609,663	80	

Part II EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2015 -- Continued							CITY OF WEST BRANCH		<input type="checkbox"/> GAAP		<input checked="" type="checkbox"/> NON-GAAP = CASH BASIS	
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of col. (g)) (i)	Line No.
81	<b>Section C — HEALTH AND SOCIAL SERVICES</b>											81
82	Welfare assistance — Current operation							0		E79	0	82
83	Purchase of land and equipment							0		G79	0	83
84	City hospital — Current operation							0		E36	0	84
85	Purchase of land and equipment							0		G36	0	85
86	Construction							0		F36	0	86
87	Payments to private hospitals — Current operation							0		E36	0	87
88	Health regulation and inspections — Current operation							0		E32	0	88
89	Purchase of land and equipment							0		G32	0	89
90	Construction							0		F32	0	90
91	Water, air, and mosquito control — Current operation							0		E32	0	91
92	Purchase of land and equipment							0		G32	0	92
93	Construction							0		F32	0	93
94	Community mental health — Current operation							0		E32	0	94
95	Purchase of land and equipment							0		G32	0	95
96	Construction							0		F32	0	96
97	Other health and social services — Current operation							0		E79	0	97
98	Purchase of land and equipment							0		G79	0	98
99	Construction							0		F79	0	99
100								0			0	100
101								0			0	101
102								0			0	102
103	<b>TOTAL HEALTH AND SOCIAL SERVICES</b>	0	0	0	0	0	0	0			0	103
104												104
105												105
106												106
107												107
108												108
109												109
110												110
111												111
112												112
113												113
114												114
115												115
116												116
117												117
118												118
119												119
120												120

Part II		EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2015 -- Continued					CITY OF WEST BRANCH		<input type="checkbox"/> GAAP		<input checked="" type="checkbox"/> NON-GAAP = CASH BASIS	
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of col. (g)) (i)	Line No.
121	<b>Section D — CULTURE AND RECREATION</b>											121
122	Library services — Current operation	175,101	31,004					206,105		E52	206,105	122
123	Purchase of land and equipment							0		G52	0	123
124	Construction							0		F52	0	124
125	Museum, band, theater — Current operation							0		E61	0	125
126	Purchase of land and equipment							0		G61	0	126
127	Parks — Current operation							0		E61	0	127
128	Purchase of land and equipment							0		G61	0	128
129	Construction							0		F61	0	129
130	Recreation — Current operation	127,737	14,184					141,921		E61	141,921	130
131	Purchase of land and equipment							0		G61	0	131
132	Construction							0		F61	0	132
133	Cemetery — Current operation	86,975	19,644					106,619		E03	106,619	133
134	Purchase of land and equipment							0		G03	0	134
135	Community center, zoo, marina, and auditorium	18,240						18,240		E61	18,240	135
136	Other culture and recreation	84,376	4,731					89,107		E61	89,107	136
137	Purchase of land and equipment							0		G61	0	137
138	Construction							0		F61	0	138
139	<b>TOTAL CULTURE AND RECREATION</b>	492,429	69,563	0	0	0	0	561,992			561,992	139
140	<b>Section E — COMMUNITY AND ECONOMIC DEVELOPMENT</b>											140
141	Community beautification — Current operation							0		E89	0	141
142	Purchase of land and equipment							0		G89	0	142
143	Economic development — Current operation	139,089						139,089		E89	139,089	143
144	Purchase of land and equipment							0		G89	0	144
145	Housing and urban renewal — Current operation							0		E50	0	145
146	Purchase of land and equipment							0		G50	0	146
147	Construction							0		F50	0	147
148	Planning and zoning — Current operation	18,926						18,926		E29	18,926	148
149	Purchase of land and equipment							0		G29	0	149
150	Other community and economic development — Current operation							0		E89	0	150
151	Purchase of land and equipment							0		G89	0	151
152	Construction							0		F89	0	152
153	TIF Rebates							0		E89	0	153
154	<b>TOTAL COMMUNITY AND ECONOMIC DEVELOPMENT</b>	158,015	0	0	0	0	0	158,015			158,015	154
155												155
156												156
157												157
158												158

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

Part II		EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2015 -- Continued					CITY OF WEST BRANCH					<input type="checkbox"/> GAAP		<input checked="" type="checkbox"/> NON-GAAP = CASH BASIS	
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of col. (g)) (i)	Line No.			
159	<b>Section F -- GENERAL GOVERNMENT</b>											159			
160	Mayor, council and city manager -- Current operation	10,320	564					10,884		E29	10,884	160			
161	Purchase of land and equipment							0		G29	0	161			
162	Clerk, Treasurer, financial administration -- Current operation	70,194	13,247					83,441		E23	83,441	162			
163	Purchase of land and equipment							0		G23	0	163			
164	Elections -- Current operation							0		E89	0	164			
165	Purchase of land and equipment							0		G89	0	165			
166	Legal services and city attorney -- Current operation	85,734						85,734		E25	85,734	166			
167	Purchase of land and equipment							0		G25	0	167			
168	City hall and general buildings -- Current operation	51,838						51,838		E31	51,838	168			
169	Purchase of land and equipment							0		G31	0	169			
170	Construction							0		F31	0	170			
171	Tort liability -- Current operation							0		E89	0	171			
172	Other general government -- Current operation							0		E89	0	172			
173	Purchase of land and equipment							0		G89	0	173			
174								0			0	174			
175								0			0	175			
176	<b>TOTAL GENERAL GOVERNMENT</b>	218,086	13,811	0	0	0	0	231,897			231,897	176			
177	<b>Section G -- DEBT SERVICE</b>							468,291			468,291	177			
178								0			0	178			
179								0			0	179			
180								0			0	180			
181								0			0	181			
182	<b>TOTAL DEBT SERVICE</b>	0	0	0	468,291	0	0	468,291			468,291	182			
183	<b>Section H -- REGULAR CAPITAL PROJECTS -- Specify</b>										0	183			
184	PARKSIDE DR IMP					6,798		6,798			6,798	184			
185								0			0	185			
186								0			0	186			
187	<b>Subtotal Regular Capital Projects</b>	0	0	0	0	6,798	0	6,798			6,798	187			
188	<b>-- TIF CAPITAL PROJECTS -- Specify</b>										0	188			
189								0			0	189			
190								0			0	190			
191								0			0	191			
192	<b>Subtotal TIF Capital Projects</b>	0	0	0	0	0	0	0			0	192			
193	<b>TOTAL CAPITAL PROJECTS</b>	0	0	0	0	6,798	0	6,798			6,798	193			
194	<b>TOTAL GOVERNMENTAL ACTIVITIES EXPENDITURES</b>	1,983,093	414,452	0	468,291	6,798	0	2,872,634			2,872,634	194			
195	(Sum of lines 40, 80, 103, 139, 154, 176, 182, 193)											195			
196												196			

Part II		EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2015 -- Continued					CITY OF WEST BRANCH					<input type="checkbox"/> GAAP		<input checked="" type="checkbox"/> NON-GAAP = CASH BASIS	
Line No.	Item description	General (a)	Special revenue (b)	TIF Special revenue (c)	Debt service (d)	Capital projects (e)	Permanent Fund (f)	Total current governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of col. (h)) (i)	Line No.			
197	<b>Section I — BUSINESS TYPE ACTIVITIES</b>											197			
198	Water — Current operation							386,108	E91	386,108		198			
199	Purchase of land and equipment								G91	0		199			
200	Construction								F91	0		200			
201	Sewer and sewage disposal — Current operation							303,245	E80	303,245		201			
202	Purchase of land and equipment								G80	0		202			
203	Construction								F80	0		203			
204	Electric — Current operation								E92	0		204			
205	Purchase of land and equipment								G92	0		205			
206	Construction								F92	0		206			
207	Gas Utility — Current operation								E93	0		207			
208	Purchase of land and equipment								G93	0		208			
209	Construction								F93	0		209			
210	Parking — Current operation								E60	0		210			
211	Purchase of land and equipment								G60	0		211			
212	Construction								F60	0		212			
213	Airport — Current operation								E01	0		213			
214	Purchase of land and equipment								G01	0		214			
215	Construction								F01	0		215			
216	Landfill/Garbage — Current operation								E81	0		216			
217	Purchase of land and equipment								G81	0		217			
218	Construction								F81	0		218			
219	Hospital — Current operation								E36	0		219			
220	Purchase of land and equipment								G36	0		220			
221	Construction								F36	0		221			
222	Transit — Current operation								E94	0		222			
223	Purchase of land and equipment								G94	0		223			
224	Construction								F94	0		224			
225	Cable TV, telephone, Internet — Current operation								E03	0		225			
226	Purchase of land and equipment								G03	0		226			
227	Housing authority — Current operation								E50	0		227			
228	Purchase of land and equipment								G50	0		228			
229	Construction								F50	0		229			
230	Storm water — Current operation							19,666	E80	19,666		230			
231	Purchase of land and equipment								G80	0		231			
232	Construction								F80	0		232			
233												233			
234												234			
235												235			
236												236			

Part II		EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2015 -- Continued					CITY OF WEST BRANCH					<input type="checkbox"/> GAAP		<input checked="" type="checkbox"/> NON-GAAP = CASH BASIS	
Line No.	Item description	General (a)	Special revenue (b)	TIF special revenue (c)	Debt service (d)	Capital projects (e)	Permanent (f)	Total governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Code	GRAND TOTAL (Sum of cols. (g) and (h)) (i)	Line No.			
237	<b>Section I — BUSINESS TYPE ACTIVITIES — Cont.</b>											237			
238	Other business type — Current operation									E89	0	238			
239	Purchase of land and equipment									G89	0	239			
240	Construction									F89	0	240			
241												241			
242	Enterprise Debt Service								65,475		65,475	242			
243	Enterprise Capital Projects										0	243			
244	Enterprise TIF Capital Projects										0	244			
245	Internal service funds — <i>Specify</i>											245			
246											0	246			
247											0	247			
248											0	248			
249											0	249			
250											0	250			
251	<b>TOTAL BUSINESS TYPE ACTIVITIES</b>								774,494		774,494	251			
252												252			
253	<b>TOTAL EXPENDITURES (Sum of lines 194 and 251)</b>	1,983,093	414,452	0	468,291	6,798	0	2,872,634	774,494		3,647,128	253			
254	<b>Section J — OTHER FINANCING USES INCLUDING TRANSFERS OUT</b>									NE		254			
255	Regular transfers out	8,147	140,820					148,967	126,698		275,665	255			
256	Internal TIF loans/repayments and transfers out			95,690				95,690			95,690	256			
257								0			0	257			
258	<b>TOTAL OTHER FINANCING USES</b>	8,147	140,820	95,690	0	0	0	244,657	126,698		371,355	258			
259	<b>TOTAL EXPENDITURES AND OTHER FINANCING USES (Sum of lines 253 and 258)</b>	1,991,240	555,272	95,690	468,291	6,798	0	3,117,291	901,192		4,018,483	259			
260												260			
261	<b>Ending fund balance June 30, 2015:</b>											261			
262	<b>Governmental:</b>											262			
263	<b>Nonspendable</b>						158,557	158,557			158,557	263			
264	<b>Restricted</b>	247,406	303,948	112,135	35,509	81,385		780,383			780,383	264			
265	<b>Committed</b>	82,004						82,004			82,004	265			
266	<b>Assigned</b>							0			0	266			
267	<b>Unassigned</b>	499,750						499,750			499,750	267			
268	<b>Total Governmental</b>	829,160	303,948	112,135	35,509	81,385	158,557	1,520,694			1,520,694	268			
269	<b>Proprietary</b>								320,175		320,175	269			
270	<b>Total ending fund balance June 30, 2015</b>	829,160	303,948	112,135	35,509	81,385	158,557	1,520,694	320,175		1,840,869	270			
271	<b>TOTAL REQUIREMENTS (Sum of lines 259 and 270)</b>	2,820,400	859,220	207,825	503,800	88,183	158,557	4,637,985	1,221,367		5,859,352	271			
272												272			

**Part III INTERGOVERNMENTAL EXPENDITURES CITY OF WEST BRANCH**  
 Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. *Enter amount, omit cents.*

Purpose	Amount paid to other local governments	Purpose	Amount paid to State
Correction.....	M05 \$	Highways.....	L44 \$
Health.....	M32	All other.....	L89 \$
Highways.....	M44		
Transit subsidies.....	M94		
Libraries.....	M52		
Police protection.....	M62		
Sewerage.....	M80		
Sanitation.....	M81		
All other.....	M89 \$		

**Part IV SALARIES AND WAGES**  
 Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

Total salaries and wages paid.....	Amount - Omit cents	
	Z00 \$	763,425

**Part V DEBT OUTSTANDING, ISSUED, AND RETIRED**

A. Long-term debt	Debt outstanding JULY 1, 2014 (a)	Debt during the fiscal year		Debt Outstanding JUNE 30, 2015				Interest paid this year (h)
		Issued (b)	Retired (c)	General obligation (d)	TIF revenue (e)	Revenue (f)	Other (g)	
1. Water utility	19U \$ 630,000	29U \$	39U \$ 45,000	49U \$	49U \$	49U \$ 585,000	49U \$	191 \$ 20,475
2. Sewer utility	19U	29U	39U	49U	49U	49U	49U	189
3. Electric utility	19U	29U	39U	49U	49U	49U		192
4. Gas utility	19U	29U	39U	49U	49U	49U		193
5. Transit-bus	19U	29U	39U	49U	49U	49U		194
6. Industrial Revenue	19T	24T	34T		44T	44T		189
7. Mortgage revenue	19T	24T	34T		44T	44T		189
8. TIF revenue	19U	29U	39U	49U	49U	49U	49U	189
9. Lawsuit Loan	19U 90,529	29U	39U 42,208	49U 48,321	49U	49U	49U	189 5,545
10. Fire Station Expansion	19U 99,013	29U	39U 99,013	49U 0	49U	49U	49U	189 1,627
11. Street Equipment	19U 74,682	29U	39U 74,682	49U 0	49U	49U	49U	189 1,307
12. GO refund & sewer project	19U 2,480,000	29U	39U 155,000	49U 2,325,000	49U	49U	49U	189 42,240
13. 2013 Parkland Property	19U 363,365	29U	39U 35,767	49U 327,598	49U	49U	49U	189 10,901
14.	19U	29U	39U	49U	49U	49U	49U	189
<b>Total long-term debt</b>	<b>3,737,589</b>	<b>0</b>	<b>451,670</b>	<b>2,700,919</b>	<b>0</b>	<b>585,000</b>	<b>0</b>	<b>82,095</b>

<b>B. Short-term debt</b>	Amount - Omit cents	
Outstanding as of JULY 1, 2014	61V \$	
Outstanding as of JUNE 30, 2015	64V \$	

<b>Part VI DEBT LIMITATION FOR GENERAL OBLIGATION BONDS</b>	Amount - Omit cents		
Click to visit DOM Valuation Data WEBSITE. City 100% All Property By Class 13 14-15 Actual valuation -- January 1, 2013	\$	<b>187,668,595</b>	<b>x .05 = \$ 9,383,430</b>

<b>Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2015</b>	Amount - Omit cents				
Type of asset	Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)	all other funds (d)	<b>Total (e)</b>
<b>Cash and investments</b> - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.	W01 \$	W31 \$	W61		
	147,645		34,810	1,658,632	1,841,087
REMARKS					V98

RESOLUTION NO. 1397

RESOLUTION CONSIDERING THE ISSUE OF WHETHER ACCIONA WINDPOWER NORTH AMERICA, LLC SHOULD BE REBATED A PORTION OF TAX INCREMENT REVENUES

WHEREAS, on January 2, 2008, the City and Acciona Windpower North America, LLC entered into an Agreement titled *Amended Tax Increment Development Agreement By and Between the City of West Branch, Iowa and Acciona Windpower North America, L.L.C.*; and

WHEREAS, the Agreement contemplates performance of certain actions that may or must be performed by the parties to the Agreement; and

WHEREAS, pursuant to the Agreement, one action that may be performed under the Agreement is the payment, by the City, of “rebate” payments of “that percentage of incremental taxes actually paid with respect to” certain improvements to be made by Acciona “and received under Iowa Code Chapter (sic) 403.19 by the City;” and

WHEREAS, each of the possible rebate payments contemplated “shall be subject to annual appropriation of the City Council;” and

WHEREAS, “[p]rior to December 1<sup>st</sup> of each year during the term” of the Agreement “the City Council shall consider the issue of obligating for appropriation to the funding of the payments due in the following fiscal year, an amount of tax increment revenues to be collected in the following fiscal year;” and

WHEREAS the City Council is preparing to submit its annual certification “under Iowa Code section 403.19 to the Cedar County Auditor . . . the amount of taxes to be paid over the City and the amount,” if any, “obligated for appropriation for rebate to Acciona.”

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Iowa that the Council has considered the issue of whether Acciona Windpower North America, LLC should be rebated a portion of tax increment revenues and concluded that the contemplated certification and appropriation process should not occur for FY 2016-2017.

Passed and approved this 16th day of November, 2015.

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Roger Laughlin, Mayor

ATTEST:

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Matt Muckler, City Administrator/Clerk

RESOLUTION NO. 1398

A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS

BE IT RESOLVED, by the City Council of the City of West Branch, Iowa that the City Clerk is hereby authorized to transfer the budgeted funds in the amount of \$45,000.00 from the General Fund (001) into the Storm Water Utility Fund (740); and

BE IT FURTHER RESOLVED by the City Council of the City of West Branch, Iowa, that the City Clerk is hereby authorized to transfer funds in the amount of \$145,753.69 from the Local Option Tax Fund (121) to the General Fund (001) to purchase emergency communications equipment for the West Branch Fire Department.

BE IT FURTHER RESOLVED by the City Council of the City of West Branch, Iowa, that the City Clerk is hereby authorized to transfer funds in the amount of \$34,623.00 from the Emergency Tax Fund (119) to the General Fund (001).

Passed and approved this 16th day of November, 2015.

\_\_\_\_\_  
Roger Laughlin, Mayor

ATTEST:

\_\_\_\_\_  
Matt Muckler, City Administrator/Clerk

MINUTES TO ADOPT RESOLUTION  
PROVIDING FOR REDUCTION OF  
INTEREST RATE FOR WATER REVENUE  
BOND

West Branch, Iowa

November 16, 2015

The City Council of West Branch, Iowa, met at the City Council Chambers, 110 N. Poplar Street, West Branch, Iowa, in the City, at 7:00 o'clock p.m., on November 16, 2015. The meeting was called to order by the Mayor and the roll being called, there were present the Mayor, and the following named Council Members.

Present: \_\_\_\_\_

Absent: \_\_\_\_\_.

Council Member \_\_\_\_\_ introduced the resolution next hereinafter set out and moved that said resolution be adopted; seconded by Council Member \_\_\_\_\_ and after due consideration thereof by the Council, the Mayor put the question on the motion and, the roll being called, the following named Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the resolution duly adopted, as follows:

RESOLUTION NO. 1399

Resolution providing for reduction of interest rate for Water Revenue Bond

WHEREAS, a \$860,000 Water Revenue Bond, dated June 2, 2005 (the “Bond”), was issued to the Iowa Finance Authority (the “Lender”) by the City of West Branch, Iowa (the “City”), in connection with a certain loan and disbursement agreement and pursuant to a resolution passed and approved on May 2, 2005 (the “Issuance Resolution”), in order to pay costs of constructing improvements and extensions to the Municipal Waterworks System of the City; and

WHEREAS, pursuant to the Issuance Resolution, the Bond was scheduled to bear interest at the rate of 3.00%; and

WHEREAS, the Lender has reduced the interest rate on the Bond to 1.75%, such reduction to be calculated from December 1, 2015; and

WHEREAS, it is now necessary for the City Council to take action to approve the interest rate reduction;

NOW, THEREFORE, Be It and It Is Hereby Resolved and ordered by the City Council of the City of West Branch, Iowa, as follows:

Section 1. The Issuance Resolution and all other documents related to the issuance of the Bond, are hereby amended to reflect the reduction in interest rate from 3.00% to 1.75%. From and after December 1, 2015 the Bond shall bear interest at 1.75%.

Section 2. The Mayor and City Clerk are hereby authorized to take such actions and to execute such documents, with the advice of bond counsel, as may be necessary to carry out the purposes of this Resolution.

Section 3. All resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

Passed and approved on November 16, 2015.

---

Mayor

Attest:

---

City Clerk

•••••

On motion and vote, the meeting adjourned.

---

Mayor

Attest:

---

City Clerk

STATE OF IOWA  
COUNTY OF CEDAR  
CITY OF WEST BRANCH

SS:

I, the undersigned, City Clerk of the aforementioned City, do hereby certify that the transcript hereto attached is a true, correct and complete copy of all the records of the City's Council relating to the reduction of the interest rate on the City's Water Revenue Bond dated June 2, 2005.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
City Clerk

November 9, 2015

**VIA EMAIL**

Matt Muckler  
City Administrator/City Hall  
West Branch, Iowa

Re: West Branch, Iowa  
SRF Interest Rate Reduction  
Our File No. 439235-2

Dear Matt:

Pursuant to action taken by the Iowa Finance Authority, we have prepared and attach a resolution for use by the City Council on November 16, 2015, authorizing the interest rate reduction for the City's \$860,000 Water Revenue Bond, Series 2005, dated June 2, 2005. This resolution authorizes the repayment of the loan in accordance with the revised repayment schedule you have been sent by the SRF Program.

When these proceedings are completed, please return one fully executed transcript to our office for review.

Please call me with questions.

Kind regards,

Amy Bjork

Attachments

cc via email: Tracy Scebold

NLC Service Line Warranty Program  
City of West Branch, IA  
Term Sheet  
October 23, 2015  
(Term Sheet valid for 90 days)

- I. Term of agreement
  - a. Initial term
    - i. Three years guaranteed (total of 9 campaigns)
- II. Annual royalty – \$0.50 per month per paid warranty contract
  - a. City logo on letterhead, advertising, billing, and marketing materials
  - b. Signature by City official
- III. Products offered
  - a. External sewer line warranty
  - b. External water line warranty
  - c. In-home plumbing warranty
- IV. Scope of Coverage
  - a. External sewer line warranty
    - i. Scope is from the city main tap until line daylights inside home...of which includes the service line under the concrete floor. [Note: **If homeowner responsibility is different than this language, please advise.**]
  - b. External water line warranty
    - i. Extended coverage: Scope is from the city main tap until line daylights inside home...of which includes the service line under the concrete floor. [Note: **If homeowner responsibility is different than this language, please advise.**]
    - ii. Extended coverage: Scope includes thawing of frozen external water line.
  - c. In-home plumbing warranty
    - i. Scope covers residential in-home water supply lines and in-home sewer lines and all drain lines connected to the main sewer stack that are broken or leaking inside the home after the point of entry. Coverage includes broken or leaking water, sewer, or drain lines that may be embedded under the slab or basement floor. Coverage also includes repair of clogged toilets.
- V. Marketing Campaigns – three seasonal campaigns per year (Spring, Fall and Winter)
  - a. 2016 Spring - Sewer
  - b. 2016 Fall - Water
  - c. 2016 Winter - In-home plumbing
  - d. 2017 Spring - Sewer
  - e. 2017 Fall - Water
  - f. 2017 Winter - In-home plumbing
  - g. 2018 Spring - Sewer
  - h. 2018 Fall - Water
  - i. 2018 Winter - In-home plumbing
- VI. Campaign Pricing
  - a. Sewer
    - i. Year 1 - \$7.75 per month; \$88.00 annually
    - ii. Year 2 - \$7.75 per month; \$88.00 annually (subject to annual review)
    - iii. Year 3 - \$7.75 per month; \$88.00 annually (subject to annual review)

b. Water

- i. Year 1 - \$6.75 per month; \$76.00 annually
- ii. Year 2 - \$6.75 per month; \$76.00 annually (subject to annual review)
- iii. Year 3 - \$6.75 per month; \$76.00 annually (subject to annual review)

c. In-home plumbing

- i. Year 1 - \$6.99 per month; \$78.99 annually
- ii. Year 2 - \$6.99 per month; \$78.99 annually (subject to annual review)
- iii. Year 3 - \$6.99 per month; \$78.99 annually (subject to annual review)

Prepared by: Kayla Thorndike, Oak Helm Partners, 2920 Harrison Street, Davenport, Iowa 52803 563-326-6401

Address Tax Statement: City of West Branch, PO Box 218 West Branch Iowa 52358 SPACE ABOVE THIS LINE  
Return after recording to: City of West Branch P.O. Box 218 West Branch Iowa 52358 FOR RECORDER

### QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of One Dollar and Other Good and Valuable Consideration in hand paid

OHP 8, LC

do hereby Convey to

City of West Branch

all our right, title, interest, estate, claim and demand in the following described real estate in Cedar County, Iowa:

Outlot A , Pederson Valley, Part Two, Addition to West Branch, Cedar County, Iowa.  
(More Commonly Known as Parcel #050013064010150)

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

The grantor further warrants to the grantees all of the following: That the limited liability company, OHP 8, LC validly exists; that the LC is manager-managed; that this conveyance is in the ordinary course of the business of the LC; that the transfer by the LC to the grantees is effective and rightful; and that the undersigned knows of no facts or legal claims which might impair the validity of the LC or the validity of the transfer and that the undersigned manager delivers this instrument with full power and authority on behalf of the LC, and the execution of the same has been approved by all required votes of the LC.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: \_\_\_\_\_ OHP 8, LC

By: \_\_\_\_\_  
Nancy H. Coon, Manager

STATE OF IOWA, SCOTT COUNTY: ss.

On the \_\_\_\_\_ day of November, 2015, before me, the undersigned, a Notary Public in and for said County and State personally appeared Nancy H. Coon to me personally known, who, being on oath duly sworn depose and state that she is the **Manager** and of **OHP 8, LC**; that the said instrument was signed on behalf of the said LLC by authority of votes of its managers or members, as the case may be; and that the said **Manager** as such authorized agent, acknowledged the execution of this instrument as the voluntary act and deed of said LLC, by it and her voluntarily executed.

\_\_\_\_\_  
Notary Public in and for said County and State