

City of West Branch Parks

Ballot: November 4th, 2014



Property Taxes will NOT increase due to these referendums

On November 4th, two votes will be held in the city limits of West Branch for the purpose of improving four community parks: Beranek Park,

Lions Field, Wapsi Creek Park, and the new park space in Pedersen Valley. The first vote would allow the City of West Branch to borrow \$4 million to make all of the proposed improvements to West Branch parks. The second would extend the 1% local option sales tax for ten years to provide funding for the improvements.

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Pedersen Valley

- One adult and two little league baseball fields with bleachers
- Concession stand with restrooms
- Playground with equipment
- Native prairie to slow heavy rainfall
- Stormwater retention basin to catch excess water runoff
- Trail system to connect the new amenities to the community

Lions Field

- Improved Fields
- Install a permanent restroom facility
- Accessibility improvements through new walkway

Wapsi Creek Park

- Restroom and shelter facility
- Playground with equipment
- Create a parking location for the park and Herbert Hoover Nature Trail

Beranek Park

- Two new sand volleyball courts for large events
- Install and update lighting for courts for better night use

Park Conceptual Drawings

Below are conceptual images from FEH Architects and HBK Engineering of the proposed improvement to park spaces.



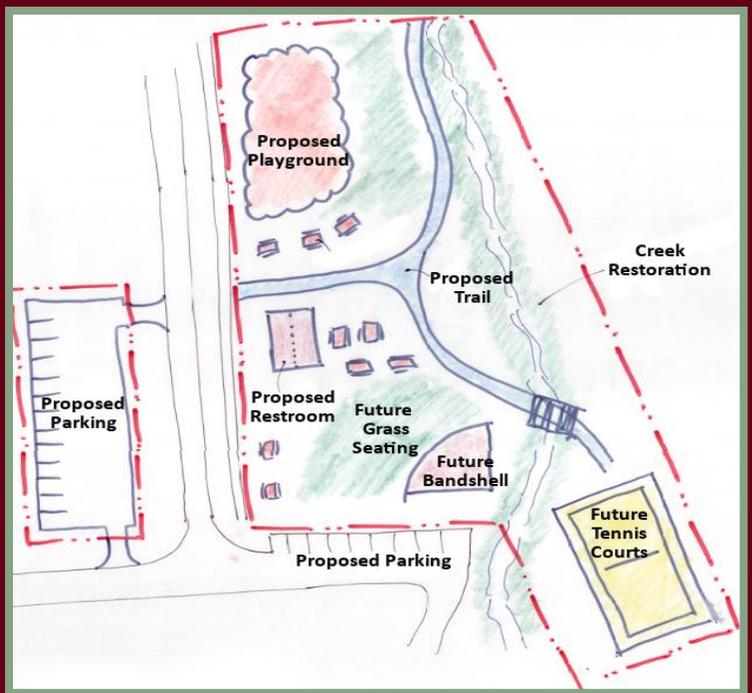
Lions Field



Pedersen Valley park area and ball fields



Beranek Park



Wapsi Creek Park

Park Projects Cost Overview

Below is a listing of the estimated costs associated with each amenity that will be added to the parks by these two ballot measures. When possible, individual costs per item are listed with the quantity needed.



	<u>Quantity</u>	<u>Cost Per Item</u>	<u>Total Cost</u>
PEDERSEN VALLEY			
Provide paving for ballpark area	3,460 Sq yd.	\$45.00	\$155,700.00
Create trail through the park land	5,650 Sq yd.	\$35.00	\$197,750.00
Provide parking for all park amenities	5,600 Sq yd.	\$40.00	\$224,000.00
Install water main access for full park	967 Ft.	\$60.00	\$58,020.00
Install storm sewer pipes and intakes	1	\$40,000.00	\$40,000.00
Concession stand w/ restrooms	1	\$90,000.00	\$90,000.00
Seed creek bed with native prairie plants	3 Acres	\$1,800.00	\$5,400.00
Sew grass seed in open park areas	9 Acres	\$1,000.00	\$9,000.00
Creek restoration	13 sta	\$3,500.00	\$45,500.00
Provide and install playground equipment	1	\$35,000.00	\$35,000.00
Grade property surface for all amenities	185,000 Cubic yd.	\$5.00	\$925,000.00
Install stormwater retention basin	3,000 Cubic yd.	\$25.00	\$75,000.00
Create an adult baseball field	1	\$375,000.00	\$375,000.00
Create little league baseball fields	2	\$275,000.00	\$550,000.00
Install baseball field bleachers	360 Ft.	\$75.00	\$27,000.00
Total Pedersen Valley			\$2,897,285.00
LIONS FIELD			
Concrete and install restroom facility	1	\$65,000.00	\$65,000.00
Create ADA accessible walkway	1	\$20,000.00	\$20,000.00
Construct soccer field	1	\$71,500.00	\$71,500.00
Total Lions Field			\$156,500.00
WAPSI CREEK PARK			
Concrete and install restroom/shelter	1	\$80,000.00	\$80,000.00
Create trailhead parking lot	1	\$35,000.00	\$35,000.00
Purchase and install playground equipment	1	\$20,000.00	\$20,000.00
Total Wapsi Creek Park			\$135,000.00
BERANEK PARK			
Add new volleyball courts	2	\$11,000.00	\$22,000.00
Provide improvements to existing lighting	1	\$15,000.00	\$15,000.00
Total Beranek Park			\$35,000.00
10% Contingency on all projects			\$322,578.50
10% Engineering on all projects (inc. contingency)			\$354,836.00
Bonding and Legal fees			\$50,000.00
TOTAL ALL PROJECTS			\$3,953,200.00

Parks & Recreation Commission



Becky Hosier



Shane Staker



Beth Noe



Mike Fryauf



Liz Seydel



Cory Nalan



City Council



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Frequently Asked Questions

What are the two measures that will be on the ballot?

The first measure will allow the city of West Branch to borrow \$4 million to pay for the proposed park improvements through bonding.

Approximately half of this money will be repaid with the second measure, extending the current 1% local option sales tax for a period of 10 years. The other half would be paid for with tax increment financing. Neither of these measures will increase property taxes.

Do both measures require a simple majority (50% plus 1 vote) to pass?

No. While the local option sales tax would require a simple majority, the bonding measure requires at least 60% of votes for approval.

What is a Local Option Sales Tax?

The local option sales tax is a 1% tax on the sales of taxable goods and services used by over 90% of cities in Iowa. A significant amount of the local option sales tax would be paid by non-residents and visitors purchasing items in West Branch businesses and would raise over \$1.8 million in the ten years it's in effect. Items not taxed

include gasoline, groceries, and prescription drugs.

What projects will be funded by these measures?

Improvements will be made to Beranek Park, Lions Field, Wapsi Creek Park, and the new park space in Pedersen Valley. Pages 2 and 3 of this document contain a detailed list of cost estimates and images of these improvements.

If the referendums pass, how much will property taxes increase?

Property taxes will not change due to these referendums. Property taxes can increase or decrease for several unassociated reasons including the amount charged by other taxing districts, property valuation, and other budget decisions made by the city council.

Who Can Vote in the Election?

Anyone who lives in the city limits of the city of West Branch, is eighteen years of age, and is registered to vote can cast a ballot on November 4th. A person that is not registered to vote can register at the polling place the same day by providing proof of age and residence.



How will these projects affect stormwater runoff in Pedersen Valley?

The proposed improvements will include several measures to promote infiltration and improve stormwater quality. Native Prairie vegetation will be planted adjacent to the creek to reduce erosion and open areas will be seeded to stabilize areas that are currently subject to erosion.

Infiltration will be further enhanced through EPA Stormwater Management Best Practices where feasible.

Runoff from the developed area of the park will be directed to a stormwater retention basin where the water will be released at a rate much lower than the existing conditions.

How will the natural gas pipeline affect the Pedersen Valley project?

Great care has been taken when creating the park plans to prevent costs and future problems that might occur from adjacency to the pipeline. The pipeline is only minimally crossed by pavement to connect parking lot areas and no structures will exist on it. In addition, structures will be located further away from the pipeline than many houses in the area.

Did all the members of the City Council and Parks & Recreation commission support this plan?

All five members of the City Council have voted in favor of this plan. Parks & Recreation commission members have worked diligently to create these plans and unanimously approved it on May 19th.

How were park priorities decided?

The City of West Branch and the Parks and Recreation commission conducted a survey of the residents in January and February of 2014. Priorities were based on the responses given in that survey. Survey results may be found at www.goo.gl/gTrwSc.

Further input was gathered from residents at the park design charrette held on April 24th which determined how the parks would be laid out.

What happens if the project bids come back higher than anticipated?

The plan has been created with a 10% contingency to account for that possibility. Should bids exceed the contingency, the City may have the architects and engineers review the construction plans to determine economical ways of changing the plans without sacrificing the overall park plan.

How does this vote affect future plans for parks and city facilities?

This park plan is considered the first phase of four in an overall community improvement plan including a new community center, library, and pool. Residents will have an opportunity to vote on each of these following phases separately. A vote for or against this phase does not provide consent or opposition to future phases.

Why were these park improvements proposed?

- Improve the quality of life of existing residents
- Encourage both residential and commercial growth
- Allow for residents to participate in local events rather than in larger nearby communities
- Foster community interaction

If the Local Option Sales Tax and Bond Referendum pass, can the list of park projects be changed?

The list of projects cannot be changed, though the aspects of each part may be altered slightly to meet design and construction requirements. Income received from these ballot measures may not be used for any other purposes than what is identified in the language specified.



Voting Information

General Election

November 4, 2014

Polls Open

7:00 a.m. - 9:00 p.m.

Polling Locations

Cedar County Residents

West Branch Town Hall
205 E Main St.
West Branch, IA 52358

Johnson County Residents

Iowa City Church of Christ
4643 American Legion Rd. SE
Iowa City, IA 52240

To vote you must be 18 years old and a resident of West Branch

Public Information Nights

Anyone with questions about these improvements are encouraged to attend one of two information nights.

October 8
7:00 p.m. - 8:30 p.m.

October 21
7:00 p.m. - 8:30 p.m.

Both events will be held at Town Hall on the corner of Main and 1st St.

Sample Ballot

COUNTY OFFICES	JUDICIAL BALLOT	PUBLIC MEASURES
For County Attorney (Vote for no more than one) <input type="radio"/> Jeff Renander (REP) <input type="radio"/> (Write-in vote, if any)	Notice to voters: Vote on all names by filling in the appropriate oval in below each name. Shall the following Judges be retained in office?	Notice to voters: To vote to approve any question on this ballot, fill in the oval in front of the word "Yes." To vote against a question, fill in the oval in front of the word "No." PUBLIC MEASURE Z
NON PARTISAN OFFICES For Soil and Water Conservation District Commissioner (Vote for no more than two) <input type="radio"/> Carl H. Kohrt <input type="radio"/> Clifford Bowie <input type="radio"/> (Write-in vote, if any)	COURT OF APPEALS JUDGE Christopher McDonald <input type="radio"/> Yes <input type="radio"/> No	SHALL THE FOLLOWING PUBLIC MEASURE BE ADOPTED? *Shall the County of Cedar, State of Iowa, enter into a loan agreement and issue its general obligation bonds in an amount not exceeding the amount of \$5,000,000, for the purpose of constructing, furnishing and equipping new offices and equipment storage facilities for the County Secondary Road Department?
For Soil and Water Conservation District Commissioner To Fill Vacancy (Vote for no more than one) <input type="radio"/> Brenna Smith <input type="radio"/> (Write-in vote, if any)	Thomas N. Bower <input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
For Agricultural Extension Council (Vote for no more than five) <input type="radio"/> Terry Chapman <input type="radio"/> Deb Storjohann <input type="radio"/> Devin Schroeder <input type="radio"/> Teri Baird <input type="radio"/> Alan Beyer <input type="radio"/> Jenna L. Hamer <input type="radio"/> (Write-in vote, if any)	DISTRICT COURT JUDGES Joel William Barrows <input type="radio"/> Yes <input type="radio"/> No	Public Measure X SHALL THE FOLLOWING PUBLIC MEASURE BE ADOPTED? Shall the City of West Branch, in Cedar and Johnson Counties, Iowa, enter into a loan agreement and issue bonds in an amount not exceeding \$4,000,000 for the purpose of paying the cost, to that extent, of undertaking the West Branch Park Improvements Project, including ball diamonds; volleyball courts; lighting improvements; playground equipment; bleachers; concessions, restroom and shelter facilities; recreation trails; landscaping and turf management; parking lots; excavation and the installation of related public infrastructure improvements?
<input type="radio"/> (Write-in vote, if any)	Marlita A. Greve <input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
<input type="radio"/> (Write-in vote, if any)	Mary E. Howes <input type="radio"/> Yes <input type="radio"/> No	PUBLIC MEASURE Y SHALL THE FOLLOWING PUBLIC MEASURE BE ADOPTED? Summary: To authorize imposition of a local sales and services tax in the City of West Branch, Iowa at the rate of one percent (1%) to be effective from July 1, 2015, until expiration on June 30, 2025. A local sales and services tax shall be imposed in the City of West Branch, Iowa at the rate of one percent (1%) to be effective from July 1, 2015, until expiration on June 30, 2025. Revenues from the sales and services tax shall be allocated as follows: 0% for property tax relief The specific purposes for which the revenues shall otherwise be expended are: City of West Branch Park Improvements.
<input type="radio"/> (Write-in vote, if any)	Henry William Latham, II <input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
<input type="radio"/> (Write-in vote, if any)	Mark R. Lawson <input type="radio"/> Yes <input type="radio"/> No	
<input type="radio"/> (Write-in vote, if any)	ASSOCIATE JUDGES Mark R. Fowler <input type="radio"/> Yes <input type="radio"/> No	
<input type="radio"/> (Write-in vote, if any)	Christine Dalton Ploof <input type="radio"/> Yes <input type="radio"/> No	
<input type="radio"/> (Write-in vote, if any)	Cheryl Traum <input type="radio"/> Yes <input type="radio"/> No	

SAMPLE BALLOT

