

*(The following is a synopsis of the minutes of the West Branch City Council meeting. A video recording is available for inspection on the City of West Branch Website at [www.westbranchiowa.org/government/council-videos](http://www.westbranchiowa.org/government/council-videos). The minutes are not approved until the next regularly scheduled City Council meeting.)*

**West Branch, Iowa  
Council Chambers**

**City Council Work Session**

**August 25, 2016  
7:00 p.m.**

Mayor Roger Laughlin called the West Branch City Council meeting to order at 7:00 p.m. Mayor Laughlin then invited 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 were present. Laughlin welcomed the audience and the following City staff: City Administrator Matt Muckler and City Attorney Kevin Olson.

Discussion on Development Agreement with Cedars Edge Golf Course, Inc.

Jerry Sexton, representing Cedars Edge Golf Course, Inc. presented a version of the development agreement that would ask the City to not require a road at the onset of the project. The City would complete the street improvements associated with Cedar-Johnson road north of Greenview Drive estimated at \$550,000 at a later date. Sexton stated that if he were bound to a promissory note, the project would not be possible. Sexton also stated that he was opposed to language proposed in previous versions of the agreement that would have provided West Branch High School with free use of the course. Sexton also requested a TIF Rebate on the proposed clubhouse in the amount of \$116,209 and requested that the annual appropriations language be removed from the agreement.

Shields asked City Attorney Olson about the annual appropriations language. Olson stated that the annual appropriations language is standard and appears in all other TIF agreements that he has drafted for West Branch and other cities in Iowa. Council discussed Sexton's proposal and asked various questions. Pierce asked Sexton if he planned to have the clubhouse open year round and Sexton replied in the affirmative. Shields asked if there would be a restaurant in operation year round. Sexton responded that evening meals were not currently planned to be served seven days per week, but that a restaurant would be open year round for lunch and a few days per week for evening meals. Stevenson asked Sexton to provide information that would typically be available in a business plan and Sexton responded that he could provide information based on what other courses have been able to accomplish but couldn't provide specifics on what Cedars Edge might look like in the future. Miller stated that he saw the value in the course and felt that the City was offering considerable support, but that information that has been requested from the Council concerning a business plan has not been forthcoming from Sexton. Ellyson expressed concern about not having road improvements completed at the onset of the project.

After further discussion, Council asked the City Attorney to draft another version of the agreement where the City would pay the \$550,000 to pave Cedar-Johnson Road north of Greenview Drive and Sexton would pay back to the City \$110,000 over time as the housing within the development is constructed. Council also instructed the City Attorney not to include language concerning the promissory note. The Council also agreed to drop the language concerning free use of the golf course for West Branch High School, but instructed the city attorney to retain the annual appropriations language. The Council also asked the City Attorney to include a TIF Rebate in the amount of \$100,000. Council asked that this new version be provided to Sexton for his review and asked Sexton to provide the Council with feedback after he had a chance to review the document.

**ADJOURNMENT**

Motion by Pierce to adjourn the work session, second by Miller. Motion carried on a voice vote.  
City Council work session adjourned at 8:37 p.m.

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Roger Laughlin, Mayor

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