

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

## SPECIAL

## PLANNING AND ZONING COMMISSION MEETING Tuesday, February 26, 2019 • 7:00 p.m. West Branch City Council Chambers, 110 N. Poplar St.

Council Quorum May Be Present

- 1. Call to Order
- 2. Roll Call
- 3. Approve Agenda/Move to action.
  - a. Approve minutes from the February 5, 2019 Planning and Zoning Commission Meeting.
- 4. Public Hearing/Non-Consent Agenda. /Move to action.
  - a. Public Hearing The Meadow's Part 4, Rezoning R-1 to R-2, Lots 40-57

A PORTION OF THE MEADOWS SUBDIVISION PART 4, BEING PART OF PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE SOUTHWEST FRACTIONAL QUARTER (SW1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 89 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 44 OF THE GREENVIEW ESTATES SUBDIVISION, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH, THENCE S1°19'13"E, 195.11 FEET TO THE POINT OF BEGINNING, THENCE 86°46'30"E, 315.69 FEET; THENCE S3°13'30"E, 24.96 FEET; THENCE 143.10 FEET ALONG A 216.00 FOOT RADIUS CURVE CONCAVE EAST (CHORD BEARING S21°52'40"E, 141.10 FEET); THENCE S40°56'32"E, 967.89 FEET; THENCE S49°03'24"W, 50.37 FEET; THENCE 89.97 FEET ALONG A 300.00 FOOT RADIUS CURVE CONCAVE BARING S57°38'54"W, 89.63 FEET); THENCE N40°56'32"W, 961.68 FEET; THENCE S88°40'13"W, 77.11 FEET; THENCE S01°19'47"E, 127.44 FEET; THENCE N82°46'48"W, 37.29 FEET; THENCE N01°19'13"W, 351.60 FEET TO THE POINT OF BEGINNING.

- THENCE S88°40'47"W, 140.28 FEET; THENCE N01°19'13"W, 351.60 FEET TO THE POINT OF BEGINNING.
- b. Approve rezoning of The Meadow's Part 4, R-1 to R-2, Lots 40-57. /Move to action.
- c. Public Hearing Rezoning A-1 to Planned Unit Development (Kofron property)

A PORTION OF LOT D OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH. CEDAR COUNTY, IOWA; THENCE S00°52'40"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1637.40 FEET; THENCE N89°24'33"E, 60.52 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RAMP "E" OF INTERSTATE NO. 80, AND THE POINT OF BEGINNING; THENCE CONTINUING N89°24'33"E, 232.95 FEET, TO THE SOUTHWEST CORNER OF COOKSON SUBDIVISION, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 1211 AT PAGES 333-334 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N89°22'29"E, ALONG THE SOUTH LINE OF SAID COOKSON SUBDIVISION, 650.25 FEET, TO

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Sally Peck, Emilie Walsh,

Tom Dean, Brad Bower, Vacant • Zoning Administrator: Terry Goerdt • Deputy City Clerk: Leslie Brick

Mayor: Roger Laughlin · Council Members: Jordan Ellyson, Colton Miller, Brian Pierce, Nick Goodweiler, Jodee Stoolman City Administrator/Clerk: Redmond Jones II · Fire Chief: Kevin Stoolman · Police Chief: Mike Horihan ·

Public Works Director: Matt Goodale



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## SPECIAL PLANNING AND ZONING COMMISSION MEETING Tuesday, February 26, 2019 • 7:00 p.m.

(continued)

THE SOUTHEAST CORNER THEREOF. AND THE SOUTHWEST CORNER OF STOOLMAN'S 1ST ADDITION. IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 140 AT PAGE 129 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N89°25'17"E, ALONG THE SOUTH LINE OF SAID STOOLMAN'S 1ST ADDITION, AND THE EASTERLY PROJECTION THEREOF 803.44 FEET, TO THE NORTHWEST CORNER OF LOT A OF LOT D, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 3 AT PAGE 265 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE S01°02'25"E, ALONG THE WEST LINE OF SAID LOT A OF LOT D, A DISTANCE OF 885.86 FEET, TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE NO. 80; THENCE S85°19'36"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 3.75 FEET, TO A POINT 150.00 FEET NORMALLY DISTANT NORTHERLY FROM INTERSTATE NO. 80 CENTERLINE STATION 72+13; THENCE S89°35'43"W, ALONG SAID NORTH RIGHT-OF-WAY LINE 313.16 FEET, TO A POINT 160.00 FEET NORMALLY DISTANT NORTHERLY FROM INTERSTATE NO. 80 CENTERLINE STATION 69+00; THENCE N68°48'05"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1294.32 FEET, TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED BY WARRANTY DEED, AS RECORDED IN BOOK 668 AT PAGES 88-89 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N00°23'24"W, ALONG THE EAST LINE OF SAID CONVEYED TRACT, 334.42 FEET; THENCE S89°24'33"W, ALONG A LINE PARALLEL WITH AND 40.00 FEET NORMALLY DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID CONVEYED TRACT, 169.05 FEET, TO A POINT ON THE WEST LINE OF SAID CONVEYED TRACT AND THE SAID EAST RIGHT-OF-WAY LINE OF RAMP "E"; THENCE N10°07'24"W, ALONG SAID WEST LINE AND EAST RIGHT-OF-WAY LINE, 40.56 FEET, TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 23.28 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

- d. Approve rezoning of a Planned Unit Development (Kofron property). /Move to action.
- e. Approve Northside First Addition, Parcel D Site Plan. /Move to action.
- f. Approve Cedar's Edge Final Plat. /Move to action.
- g. Comprehensive Plan Approve Chapter 6 Housing in West Branch. /Move to action.
- h. Comprehensive Plan discussion Chapter 8, Public Infrastructure, Facilities and Finance
- 5. City Staff Reports
- 6. Comments from Chair and Commission Members
- 7. Adjourn

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Sally Peck, Emilie Walsh, Tom Dean, Brad Bower, Vacant · Zoning Administrator: Terry Goerdt · Deputy City Clerk: Leslie Brick

Mayor: Roger Laughlin · Council Members: Jordan Ellyson, Colton Miller, Brian Pierce, Nick Goodweiler, Jodee Stoolman City Administrator/Clerk: Redmond Jones II · Fire Chief: Kevin Stoolman · Police Chief: Mike Horihan · Policie Word = Directory Math Council

Public Works Director: Matt Goodale

## **City of West Branch Planning & Zoning Commission Meeting** *February 5, 2019* West Branch City Council Chambers, 110 North Poplar Street

Chairperson John Fuller opened the Planning & Zoning Commission meeting at 7:00 p.m. welcoming the audience and following city staff; Zoning Administrator Terry Goerdt, Deputy City Clerk Leslie Brick, City Administrator Redmond Jones, Public Works Director Matt Goodale, Fire Chief Kevin Stoolman, Mayor Roger Laughlin and City Engineer Dave Schechinger. Commission members Emilie Walsh, Ryan Bowers, Tom Dean and Sally Peck were present.

## APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.

Approve the agenda for the February 5, 2019 Planning & Zoning meeting. /Move to action. Motion by Peck, second by Walsh to approve the agenda. Motion carried on a voice vote.

Approve minutes from the November 27, 2018 Planning & Zoning Commission meeting. /Move to action. Motion by Walsh, second by Bowers to approve the minutes. Motion carried on a voice vote.

Approve the 2019 regular meeting schedule of the Planning & Zoning Commission. /Move to action. Motion by Peck, second by Dean. Motion carried on a voice vote.

## PUBLIC HEARING/NON-CONSENT AGENDA

as Chairperson of Planning & Zoning./Move to action Motion to nominate\_\_\_\_ Bowers nominated John Fuller as the Chairperson of the Planning & Zoning Commission. There were no other nominations.

Motion by Bowers, second by Dean. Motion carried on a voice vote.

as Vice Chairperson of Planning & Zoning./Move to action Motion to nominate Walsh nominated Ryan Bowers as the Vice-Chairperson of the Planning & Zoning Commission. There were no other nominations.

Motion by Walsh, second by Dean. Motion carried on a voice vote.

Request for additional rezoning of The Meadow's - Part 4.

Brian Boelk, Axiom Consultants on behalf of KLM Investments LLC presented (the previously approved) Meadow's Part 4 preliminary plat and requested rezoning of an additional eighteen lots from R-1 to R-2. The request comes from the developer who has received interest from builders who desire zero lots with walk outs. The lots requested for rezoning are 40 through 57. Goerdt asked if the current infrastructure would handle the extra volumes. Boelk said that all new sanitary was being constructed and that the appropriate DNR permitting had been received. Dean commented that lots 40 and 41 would have driveway access on to Cedar-Johnson Rd and noted that Cedar's Edge was asked to limit the number of driveways. Brad Larson, KLM Investments said these are the only two lots with Cedar Johnson access and shared driveways have been discussed. The commission had no other questions.

Motion to set a date for a public hearing on the matter of rezoning a portion of The Meadow's - Part 4. / Move to action.

Fuller asked Brick for possible meeting dates for the public hearing. Brick said a special meeting on February 26, 2019 would allow for a combined public hearing notice to be published on the 14<sup>th</sup> and then move on to City Council on March 4<sup>th</sup>. Fuller asked if all members were in agreement and hearing no objections, set the special meeting for February 26, 2019.

## Northridge Addition, Parcel D Site Plan Review & Approval. / Move to action.

Ben Mitchell, MMS Consultants presented the site plan on behalf of Brian Shay who was unable to attend the meeting. Goerdt asked that additional screening on the rear property line be added to protect existing residents. Bowers also requested the same for the north parking spaces that face an existing apartment complex. Goerdt asked how trash would be handled. Mitchell responded that single receptacles would be used. Fire Chief Stoolman raised concerns with the twenty-four foot street width and the potential of onstreet parking that would limit emergency vehicle access and the ability for emergency vehicle to turn around. He also asked how the police would be able to enforce parking violations on the private drive. Jones said that other cities have agreements with homeowner associations for police protection and that maybe an agreement could be reached to address some of the Chief's concerns. City Engineer Dave Schechinger said the city was interested in urbanizing the west side of North Downey Street with adding curb and gutter and sidewalks to connect to the north three unit and Northside Drive. He said the property also has drainage issues that he was working with MMS on. Schechinger said they were discussing the need for individual meters and water shut offs. Fuller requested that the site plan be tabled until the issues raised were resolved. Mitchell said he would report back to the developer on the commission's concerns. Motion by Walsh, second by Peck to table the site plan approval. Motion carried on a voice vote.

## Presentation of Planned Unit Development – BP/Kofron property (Chad Kuene and MMS Consultants)

Sandy Steil, MMS Consultants provided an overview of the pocket neighborhood project and said the future owner of the property was interested in the City's first planned unit development and requested rezoning from A-1 to a Planned Unit Development. Steil said the property is approximately twenty-four acres in total with eleven acres of open space which will include a mix of commercial, business and residential properties. Steil said Mr. Kuene is also planning for a hotel and an independent living facility in the pocket neighborhood. Steil stated the plan is very preliminary while they continue to work through the details. Steil said they were working with IDOT regarding a need for a turning lane on Parkside Drive. She further commented that the mix of commercial, business and residential required density to make the homes affordable. Peck asked what the expected population change would be. Steil said that the development would bring approximately 400 new residents to West Branch. Goerdt commented that he felt that this was a good mix of uses for the property. Fuller expressed his pleasure with the affordable housing options as it aligns with the City's Comprehensive Plan. He further stated that he sees a lot of positives with the project and asked what the timetable was. Chad Kuene, Advanced Development Inc., said he would be closing on the property in April and hoping to break ground this year. Kuene said all public streets would be put in first with housing starting at the end of 2019. Kuene said the price point would be in the range of \$160,000 to \$250,000 for the residential homes.

Request to set a date for a public hearing on the matter of rezoning the BP/Kofron property. /Move to action. A special Planning & Zoning Commission meeting will be February 26, 2019.

## Discuss changes to Ordinance 747

Brick re-introduced Ordinance 747 and said an error was noted with the ordinance passed in 2017. Brick said language was added to Chapter 165.27, R-1 Residential District for zero-lot lines. Goerdt reminded the commission that this type of housing was not allowed in the R-1 district and said it was an oversight and the language needed to be deleted. Brick said if the commission was in agreement, she would have a new ordinance drafted to correct the error and presented to the City Council for the required three readings. The commission agreed to the changes and directed Brick to proceed with the correction and new ordinance.

## Comprehensive Plan discussion – Chapter 8, Public Infrastructure, Facilities and Finance

Fuller presented the revised chapter to the commission and asked for them to read and provide comments at the next meeting.

## **STAFF REPORTS:**

Fuller said concerns had been raised with trees being removed in The Meadows and suggested the topic could be added to the comprehensive plan. Brad Larson, KLM Investments responded on the subject and stated that the goal was to save as many trees as possible. He said trees that were taken down were along the creek where a future city trail would be. He admitted that although some trees were taken, many others would be planted when new homes were constructed. Chris Kofoed added that several trees near Main

Street had to be taken down where a storm water detention basin is needed. He further stated that the property has a lot of storm water issues that a total of four different basins would be constructed on the property.

## COMMENTS FROM CHAIR AND COMMISSION MEMBERS:

No comments from the commission.

## <u>Adjourn</u>

Motion by Bowers, second by Peck to adjourn the Planning & Zoning Commission meeting at 8:10 p.m. Motion carried on a voice vote.

Submitted by: Leslie Brick Deputy City Clerk

## NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON THE PROPOSED AMENDMENT TO THE WEST BRANCH ZONING CODE.

YOU ARE HEREBY NOTIFIED that a public hearing will be held by the West Branch Planning and Zoning Commission in the Council Chambers at the City Office, located at 110 N. Poplar Street in West Branch, IA at 7:00 p.m. on Tuesday, February 26, 2019. The public hearing will discuss a proposed rezoning request of the following described parcel from R-1 to R-2:

A PORTION OF THE MEADOWS SUBDIVISION PART 4, BEING PART OF PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE SOUTHWEST FRACTIONAL QUARTER (SW1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 89 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

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THENCE \$40°56'32"E, 967.89 FEET; THENCE \$49°03'24"W, 50.37 FEET; THENCE 89.97 FEET ALONG A 300.00 FOOT RADIUS CURVE CONCAVE NORTH (CHORD BEARING \$57°38'54"W, 89.63 FEET); THENCE N40°56'32"W, 961.68 FEET; THENCE \$88°40'13"W, 77.11 FEET; THENCE \$01°19'47"E, 127.44 FEET; THENCE N82°46'48"W, 37.29 FEET;

THENCE S88°40'47"W, 140.28 FEET; THENCE N01°19'13"W, 351.60 FEET TO THE POINT OF BEGINNING.

YOU ARE FURTHER NOTIFIED that a public hearing will be held by the City Council of the City of West Branch, Cedar County, in the Council Chambers at the City Office, located at 110 N. Poplar Street in West Branch, IA at 7:00 p.m. on Monday, March 4, 2019. The public hearing will discuss a proposed rezoning request of the following described parcel:

A PORTION OF THE MEADOWS SUBDIVISION PART 4, BEING PART OF PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE SOUTHWEST FRACTIONAL QUARTER (SW1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 89 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

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THENCE S88°40'47"W, 140.28 FEET; THENCE N01°19'13"W, 351.60 FEET TO THE POINT OF BEGINNING.

All interested persons are invited to attend these meetings and be heard on the aforementioned proposed adoption of the amendment. Further information regarding same may be obtained by contacting the West Branch Deputy City Clerk.

/s/ Leslie Brick Leslie Brick, Deputy City Clerk by West Branch City Council





110 N POPLAR ST	, PO BOX 215,	WEST BRANCH,	IA 52358
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## **Applicant Information:**

Name: Chris Kofoed (KLM Investments LLC)			
Address: PO Box 698	West Branch	IA	52358
Street or PO Box #	City	State	Zip Code
Phone: <u>319-936-2052</u>	Email: <u>ckofoedc</u>		
Additional Contact:			
Name: <u>Brad Larson (KLM Investments LLC</u> )			
Phone: <u>319-321-3673</u>	Email: <u>westbran</u>	n	
Property Owner (if other than applicant):		90000000000000000000000000000000000000	900.00.00.00.00.00.00.00.00.00.00.00.00.
Name:			
Address:			
Address: Street or PO Box #	City	State	Zip Code

## **Property Information:**

Address (if no address, list name of closest streets): <u>North of Main St. and east of Johnson Ced</u>ar Assessor's Parcel # (Attach Legal Description): <u>0490-13-06-305-00</u>1-0 and 0490-13-06-351-001-0 Current Zoning: <u>R-1</u>

During the review process, the Planning and Zoning Commission or City Staff may visit the property. Please sign here if the property owner does not wish to allow Commission or Staff to enter onto the property.





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## Submittal deadline: 14 days prior to next regularly scheduled Planning and Zoning Commission meeting.

Re-zoning Fee: \$150.00. Special Meeting Request fees are \$150.00 per meeting.

\*Additional costs that may be charged include: Public Hearing publishing costs, Engineer and Attorney fees, and mailing costs. Applicant will be billed for additional costs and must be paid before Rezoning Application will proceed.

## Include with this application:

1 complete copy of this application form.

9 ₩ 7 scalable copies of site plan and associated documents, 11 x 17 paper copies & Acrobat "PFD" files of all materials emailed to leslie@westbranchiowa.org.

Detailed site plan of the existing use of the property and proposed use of the property, including utilities and other relevant improvements. Locations, dimensions, use of all property within the two hundred (200) feet thereof, include streets, railroads, and other physical features, North arrow and scale, size and location of existing and proposed structures and drives on the subject property, and drives on surrounding properties, contractor name and address to do work on project and date of preparation of the plan.

Other information deemed necessary by the City Staff for the review of the proposed project

Mames of current Titleholders and their proper mailing addresses for all owners of any property within the two hundred (200) feet of the proposed amendment area, whether within or outside of the city limits. Information can be obtained from Cedar County Assessor's Office.

Statement of the reasons why the applicant feels the present zoning classification is no longer valid.

Zero lot line parcels and structures are in demand right now throughout the City of West Branch, with an interested buyer for such lots as part of The Meadows subdivision. This proposed change in zoning from R-1 to R-2 is in line and adjacent to the previously approved and rezoned parcels in Part 2 and Part 4.

## For Staff Use:

Date application received - includes detailed site plan, list of property titleholders within 200 hundred feet, and re-zoning fee

\_ Date complete application forwarded to Planning & Zoning Commission, Mayor, City Council, City Attorney and Engineer, Fire Chief and Zoning Administrator

Date of next Planning & Zoning Commission meeting, application must be received at least 14 days prior to the P & Z meeting

Date of second Planning & Zoning Commission meeting

Date of City Council meeting to set date for Public Hearing

Date of Public Hearing publication in Official City Paper; Public Hearing notice posted in three locations in the City of West Branch, at least four days and not more than 20 days prior to the Public Hearing

\_\_\_\_ Date notice mailed to property owners within two hundred feet of the proposed property re-zoning

Date of Public Hearing and vote by City Council

\_\_\_\_ Date of any written protests to re-zoning request

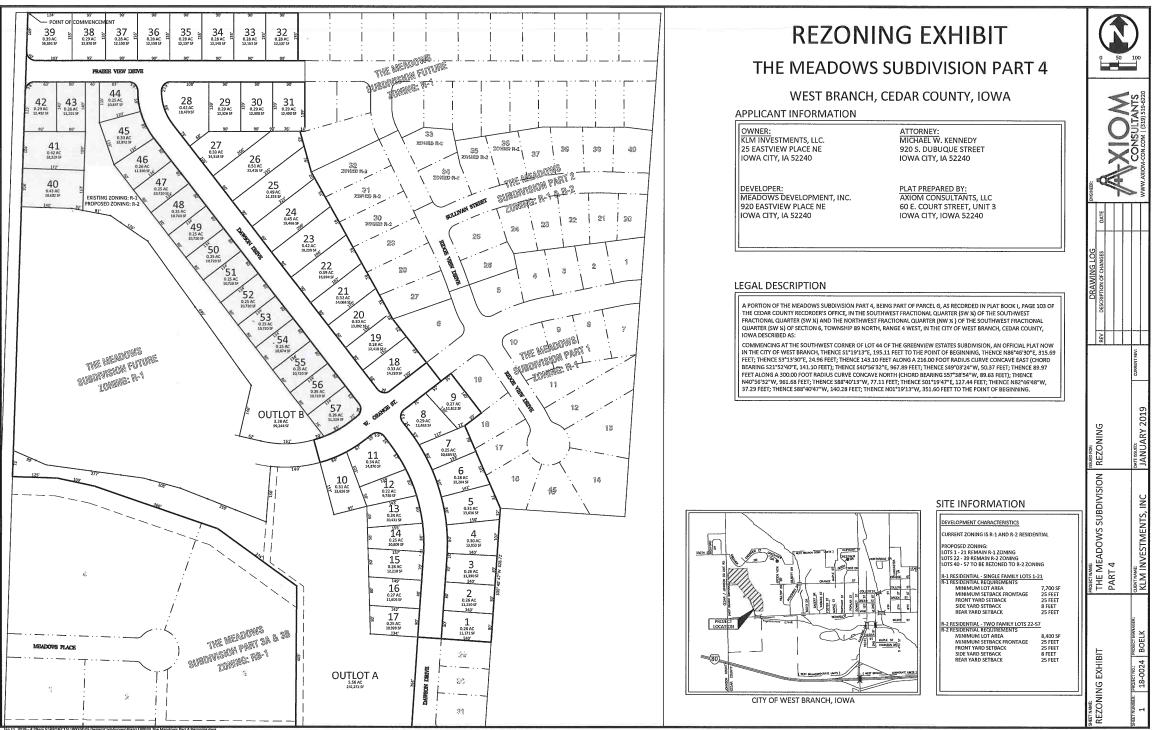
\_\_\_ Date applicant notified of City Council decision

## Miscellaneous Information:

Signature of City Official

Date





## NOTICE OF PUBLIC HEARING

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## **REZONING DESCRIPTION "AG" TO "PUD"**

A PORTION OF LOT D OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Commencing at the Northwest Corner of Section 8, Township 79 North, Range 4 West, of the Fifth Principal Meridian, West Branch. Cedar County, Iowa; Thence S00°52'40"E, along the West Line of the Northwest Quarter of said Section 8, a distance of 1637.40 feet; Thence N89°24'33"E, 60.52 feet, to a Point on the East Right-of-Way Line of Ramp "E" of Interstate No. 80, and the POINT OF BEGINNING; Thence continuing N89°24'33"E, 232.95 feet, to the Southwest Corner of Cookson Subdivision, in accordance with the Plat thereof Recorded in Book 1211 at Pages 333-334 of the Records of the Cedar County Recorder's Office; Thence N89°22'29"E, along the South Line of said Cookson Subdivision, 650.25 feet, to the Southeast Corner thereof, and the Southwest Corner of Stoolman's 1st Addition, in accordance with the Plat thereof Recorded in Book 140 at Page 129 of the Records of the Cedar County Recorder's Office; Thence N89°25'17"E, along the South Line of said Stoolman's 1st Addition, and the Easterly projection thereof 803.44 feet, to the Northwest Corner of Lot A of Lot D, in accordance with the Plat thereof Recorded in Book 3 at Page 265 of the Records of the Cedar County Recorder's Office; Thence S01°02'25"E, along the West Line of said Lot A of Lot D, a distance of 885.86 feet, to its intersection with the North Right-of-Way Line of said Interstate No. 80; Thence S85°19'36"W, along said North Rightof-Way Line, 3.75 feet, to a Point 150.00 feet normally distant Northerly from Interstate No. 80 centerline station 72+13; Thence S89°35'43"W, along said North Right-of-Way Line 313.16 feet, to a Point 160.00 feet normally distant Northerly from Interstate No. 80 centerline station 69+00; Thence N68°48'05"W, along said Northerly Right-of-Way Line, 1294.32 feet, to the Southeast Corner of the Tract of Land conveyed by Warranty Deed, as Recorded in Book 668 at Pages 88-89 of the Records of the Cedar County Recorder's Office; Thence N00°23'24"W, along the East Line of said conveyed Tract, 334.42 feet; Thence S89°24'33"W, along a line parallel with and 40.00 feet normally distant Southerly from the North Line of said Conveyed Tract, 169.05 feet, to a Point on the West Line of said Conveyed Tract and the said East Right-of-Way Line of Ramp "E"; Thence N10°07'24"W, along said West Line and East Right-of-Way Line, 40.56 feet, to the Point of Beginning. Said tract of land contains 23.28 Acres, and is subject to easements and restrictions of record.

YOU ARE FURTHER NOTIFIED that a public hearing will be held by the City Council of the City of West Branch, Cedar County, in the Council Chambers at the City Office, located at 110 N. Poplar Street in West Branch, IA at 7:00 p.m. on Monday, March 4, 2019. The public hearing will discuss a proposed rezoning request of the following described parcel:

## **REZONING DESCRIPTION "AG" TO "PUD"**

A PORTION OF LOT D OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Commencing at the Northwest Corner of Section 8, Township 79 North, Range 4 West, of the Fifth Principal Meridian, West Branch. Cedar County, Iowa; Thence S00°52'40"E, along the West Line of the Northwest Quarter of said Section 8, a distance of 1637.40 feet; Thence N89°24'33"E, 60.52 feet, to a Point on the East Right-of-Way Line of Ramp "E" of Interstate No. 80, and the POINT OF BEGINNING; Thence continuing N89°24'33"E, 232.95 feet, to the Southwest Corner of Cookson Subdivision, in accordance with the Plat thereof Recorded in Book 1211 at Pages 333-334 of the Records of the Cedar County Recorder's Office; Thence N89°22'29"E, along the South Line of said Cookson Subdivision, 650.25 feet, to the Southeast Corner thereof, and the Southwest Corner of Stoolman's 1st Addition, in accordance with the Plat thereof Recorded in Book 140 at Page 129 of the Records of the Cedar County Recorder's Office; Thence N89°25'17"E, along the South Line of said Stoolman's 1st Addition, and the Easterly projection thereof 803.44 feet, to the Northwest Corner of Lot A of Lot D, in accordance with the Plat thereof Recorded in Book 3 at Page 265 of the Records of the Cedar County Recorder's Office; Thence S01°02'25"E, along the West Line of said Lot A of Lot D, a distance of 885.86 feet, to its intersection with the North Right-of-Way Line of said Interstate No. 80; Thence S85°19'36"W, along said North Rightof-Way Line, 3.75 feet, to a Point 150.00 feet normally distant Northerly from Interstate No. 80 centerline station 72+13; Thence S89°35'43"W, along said North Right-of-Way Line 313.16 feet, to a Point 160.00 feet normally distant Northerly from Interstate No. 80 centerline station 69+00; Thence N68°48'05"W, along said Northerly Right-of-Way Line, 1294.32 feet, to the Southeast Corner of the Tract of Land conveyed by Warranty Deed, as Recorded in Book 668 at Pages 88-89 of the Records of the Cedar County Recorder's Office; Thence N00°23'24"W, along the East Line of said conveyed Tract, 334.42 feet; Thence S89°24'33"W, along a line parallel with and 40.00 feet normally distant Southerly from the North Line of said Conveyed Tract, 169.05 feet, to a Point on the West Line of said Conveyed Tract and the said East Right-of-Way Line of Ramp "E"; Thence N10°07'24"W, along said West Line and East Right-of-Way Line, 40.56 feet, to the Point of Beginning. Said tract of land contains 23.28 Acres, and is subject to easements and restrictions of record.

All interested persons are invited to attend these meetings and be heard on the aforementioned proposed adoption of the amendment. Further information regarding same may be obtained by contacting the West Branch Deputy City Clerk.

/s/ Leslie Brick Leslie Brick, Deputy City Clerk by West Branch City Council

WEST BRANCH	REZ	ONING APP	LICATION
110 N POPLAR ST, PO BOX 215, WEST BRANCH, IA 52358			
Applicant Information: Name: <u>Advantage</u> <u>Development Inc.</u> Address: <u>740 Liberty Way Suite#1</u> Street or PO Box #	North Liberty City	Th	52314
Phone: $319 - 594 - 2997$	,	State	Zip Code
Name: <u>Ron Amelon or Sundy Ste</u> Phone: <u>319-351-82.82</u> Property Owner (if other than applicant): Name: <u>Cary</u> Kofron	Email:	elon@mmscons tell@mmsco	<u>nsultants</u> , net
Address: 2100 S Scott Blvd _	Towa City	AI	52240
Street or PO Box # Phone:	city Email:	State	Zip Code
Property Information:			
Address (if no address, list name of closest st	treets): <u>ParKside</u>	Drive and S	and Street
Assessor's Parcel # (Attach Legal Descriptior	1): 0490-13-08-	151-007-0 and	0490-13-08-177-0

During the review process, the Planning and Zoning Commission or City Staff may visit the property. Please sign here if the property owner does not wish to allow Commission or Staff to enter onto the property.

Χ	
. /	
	1/29/19
Signature of Applicant	Date

## Submittal deadline: 14 days prior to next regularly scheduled Planning and Zoning Commission meeting.

**Re-zoning Fee:** \$150.00. Special Meeting Request fees are \$150.00 per meeting.

\*Additional costs that may be charged include: Public Hearing publishing costs, Engineer and Attorney fees, and mailing costs. Applicant will be billed for additional costs and must be paid before Rezoning Application will proceed.

## Include with this application:

囟 1 complete copy of this application form.

I 7 scalable copies of site plan and associated documents, 11 x 17 paper copies & Acrobat "PFD" files of all materials emailed to leslie@westbranchiowa.org.

Detailed site plan of the existing use of the property and proposed use of the property, including utilities and other relevant improvements. Locations, dimensions, use of all property within the two hundred (200) feet thereof, include streets, railroads, and other physical features, North arrow and scale, size and location of existing and proposed structures and drives on the subject property, and drives on surrounding properties, contractor name and address to do work on project and date of preparation of the plan.

Conter information deemed necessary by the City Staff for the review of the proposed project

A Names of current Titleholders and their proper mailing addresses for all owners of any property within the two hundred (200) feet of the proposed amendment area, whether within or outside of the city limits. Information can be obtained from Cedar County Assessor's Office.

A Statement of the reasons why the applicant feels the present zoning classification is no longer valid.

## See Attached

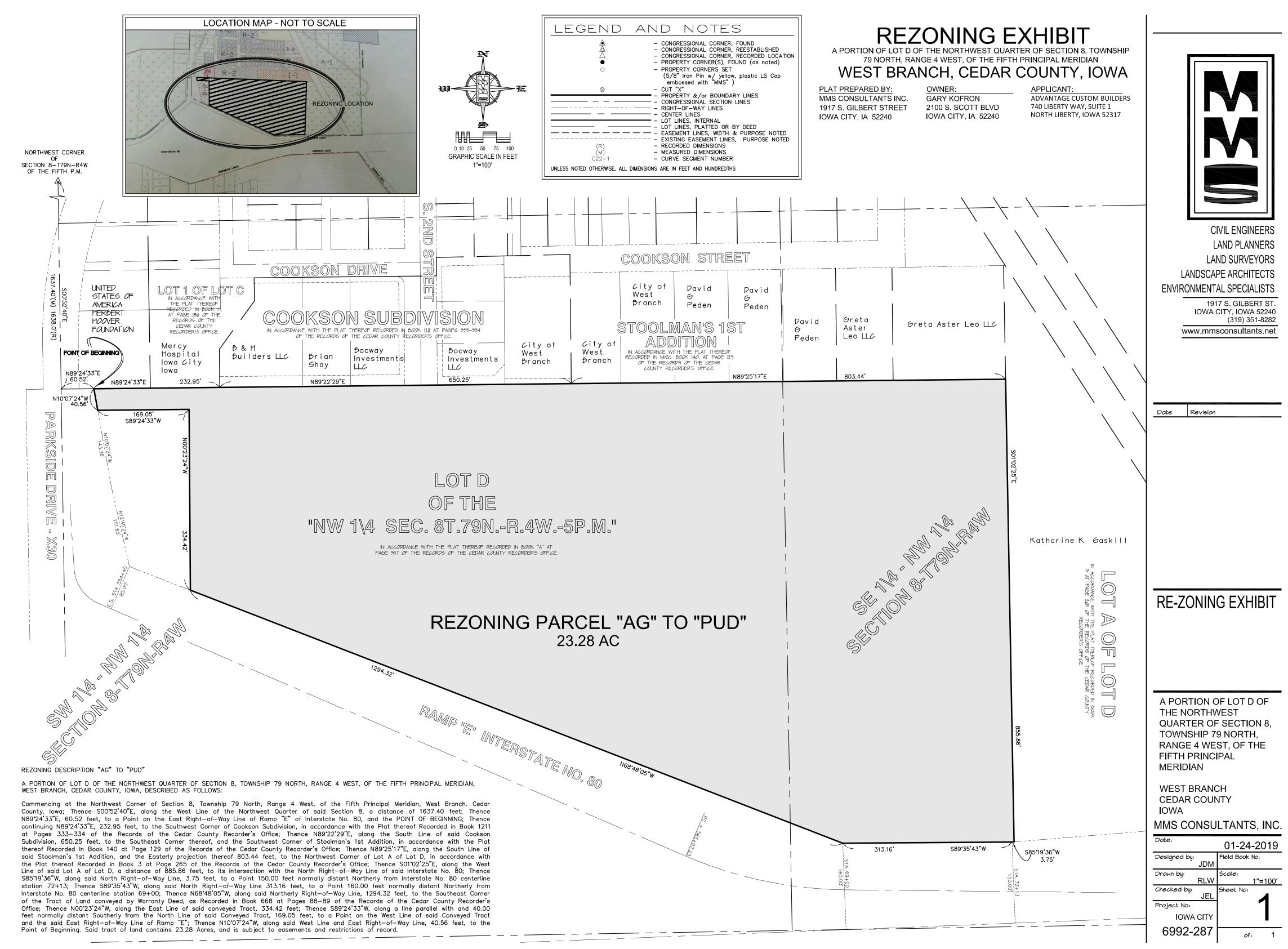
## For Staff Use:

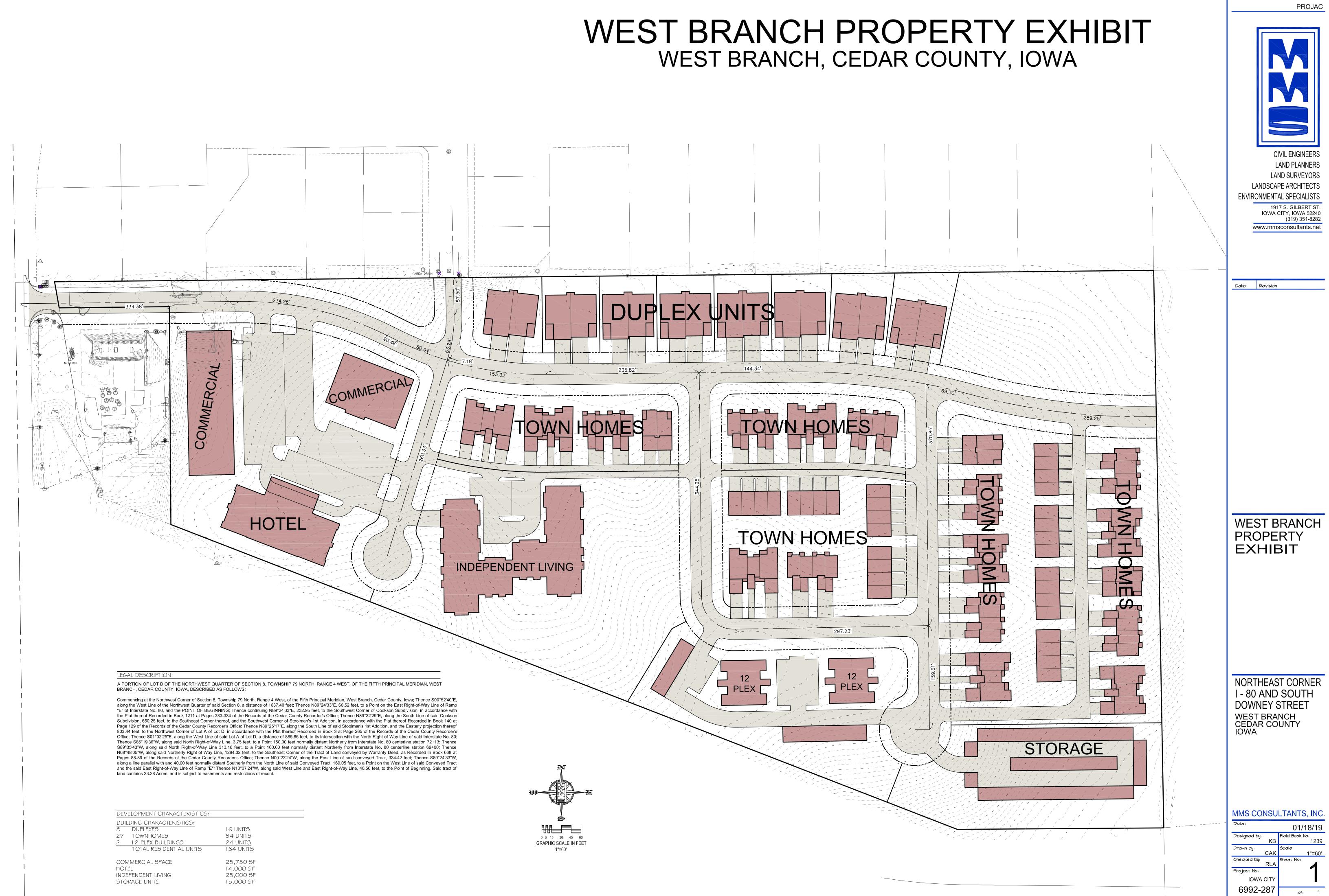
- Date application received includes detailed site plan, list of property titleholders within 200 hundred feet, and re-zoning fee
- Date complete application forwarded to Planning & Zoning Commission, Mayor, City Council, City Attorney and Engineer, Fire Chief and Zoning Administrator
- Date of next Planning & Zoning Commission meeting, application must be received at least 14 days prior to the P & Z meeting
- Date of second Planning & Zoning Commission meeting
- Date of City Council meeting to set date for Public Hearing
  - Date of Public Hearing publication in Official City Paper; Public Hearing notice posted in three locations in the City of West Branch, at least seven days and not more than 20 days prior to the Public Hearing
  - \_\_\_\_\_ Date notice mailed to property owners within two hundred feet of the proposed property re-zoning
- Date of Public Hearing and vote by City Council
- Date of any written protests to re-zoning request
  - \_\_\_\_ Date applicant notified of City Council decision

Miscellaneous Information:

Signature of City Official

Date





BUII	DING CHARACTERISTICS:	
රි	DUPLEXES	I 6 UNITS
27	TOWNHOMES	94 UNITS
2	I 2-PLEX BUILDINGS	24 UNITS
	TOTAL RESIDENTIAL UNITS	134 UNIT
hot NDE	MMERCIAL SPACE EL EPENDENT LIVING DRAGE UNITS	25,750 14,000 25,000 15,000



## SITE PLAN APPLICATION

Applicant Information:			
Name: Brian Shay			
Address:650 Broadmoor Drive	North Liber	<u>y IA</u>	52317
Street or PO Box #	City	State	Zip Code
Phone: 319-936-0512	Email:	brian.shay1@yahoo.com	
Additional Contact:	annan first a 1997 - Sangbart Honderson – 200 (gran a stad dashada	амаалынын саластан так	uners and the second second second second second
Name: Kari Juhl			
Phone:	Email: _	karijuhllkr@gmail.com	
Property Owner (if other than applicant):			
Name: Forest Park Partners, LLC			
Address: NA	lowa City	IA	52242
Street or PO Box # Phone: 319-351-8600	City	<sub>State</sub> jhoughton@iclaw.net	Zip Code
Phone:	Email: _		
Property Information:	NY 100-100-1000 NGC 100-100-1000		<u> </u>
Address (if no address, list name of closest str	eets): <u>Nor</u>	hside Drive , N. Downey S	treet
Assessor's Parcel # (Attach Legal Description)	: Parcel D /	K/A Northside 1st Additio	n, Lot 11 & Lane
Current Zoning:RB-1	IN NE SE		

During the review process, the Planning and Zoning Commission or City Staff may visit the property. Please sign here if the property owner does not wish to allow Commission or Staff to enter onto the property.

X\_\_\_\_\_

TSA,	

1/15/19

Signature of Applicant

## Submittal deadline: 14 days prior to next regularly scheduled Planning and Zoning Commission meeting. Site Plan Application Fee: \$200.00. Special Meeting Request fees are \$150.00 per meeting.

\*Additional costs that may be charged include: Public Hearing publishing costs, Engineer and Attorney fees, and mailing costs. Applicant will be billed for additional costs and must be paid before Site Plan Application will proceed.

## Include with this application:

1 complete copy of this application form.

Detailed Site Plan – The site plan shall contain all the information required by Sections 173.04 and 173.06 unless otherwise waived by the Zoning Administrator. Submit 5 copies of site plan and associated documents, no larger than  $11 \times 17$  or email Acrobat "PFD" files of all materials to <u>leslie@westbranchiowa.org</u>. for distribution.

For Sta	ff Use:	
1/2319	Date application received - includes detailed site plan	
2319	Date complete application forwarded to Planning & Zoning Commission, Mayor, City Counc City Attorney, Fire Chief, Public Works Director and Zoning Administrator	cil, City Engineer ,
	Date of Pre-application conference	
	Date comments / recommendations received from City Engineer	
	Date comments / recommendations received from Zoning Administrator	
	Date of next Planning & Zoning Commission meeting, application must be received at leas P & Z meeting	t 14 days prior to the
	Date of second Planning & Zoning Commission meeting	
	Date Planning & Zoning approved Site Plan	
	Date of City Council meeting to approve Site Plan (approved by Planning & Zoning)	
	Action taken by City Council Approve Deny	
	Date applicant notified of City Council decision	
Miscellar	neous Information:	
	Signature of City Official	Date



## SITE PLAN REVIEW CHECKLIST

Project Name	NORTHSIDE FIRST ADDITION, PARCEL D
Engineer	BEN MITCHELL
Reviewer	
Reviewed Date	

- 1. SITE PLAN 🔽
  - A. Site plans shall only be required whenever any person proposes to place any structure for which a building permit is required under any other section of this Code, on any tract or parcel of and within any district of the West Branch Zoning Ordinance, and for any use, except one and two family dwellings.

## 2. DESIGN STANDARDS

- A. The design of the proposed improvements shall make adequate provisions for surface and subsurface drainage, for connections to water and sanitary sewer lines, each so designed as to neither overload existing public utility lines nor increase the danger of erosion, flooding, landslide, or other endangerment of adjoining or surrounding property
- B. The proposed improvements shall be designed and located within the property in such manner as not to unduly diminish or impair the use and enjoyment of adjoining property and to this end shall minimize the adverse effects on such adjoining property from automobile headlights, illumination of required perimeter yards, refuse containers, and impairment of light and air.
- C. The proposed development shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion on adjacent or surrounding public streets
- D. The proposed development shall conform to all applicable provisions of the Code of Iowa, as amended, Iowa Statewide Urban Design and Specifications (SUDAS), Iowa Stormwater Management Manual and all applicable provisions of the Code of Ordinances of the City of West Branch, as amended

Veenstra & Kimm, Inc. 860 22<sup>nd</sup> Avenue, Suite 4 Coralville, Iowa 52241 319-466-1000



## SITE PLAN:

1.	Prep	pared by a licensed Engineer or Land Surveyor	YES	∟ NO
2.		e of preparation, North point and scale no smaller than 1"=100'. Iments:	₩ YES	∏ NO
3.		Il description and address of the property to be developed. Iments:	<b>I</b> ▼ YES	ГNO
4.	firm	ne and address of the record property owner, the applicant, and the person or preparing the site plan iments:	VES	ΓNO
5.	exis con in b	existing topography with a maximum of two (2) foot contour intervals. Where ting ground is on a slope of less than two percent (2%), either one (1) foot tours or spot elevations where necessary but not more than fifty (50) feet apart oth directions, shall be indicated on site plan.	₩ YES	□ NO
6.	Urb Reg	ting and proposed utility lines and easements in accordance with Iowa Statewide an Design and Specifications (SUDAS) and City of West Branch Subdivision ulations. nments:	YES	<b>□</b> NO
7.	Stru	icture Information:		
	a.	Total number and type of dwelling units proposed	<b>YES</b>	☐ NO
	b.	Proposed uses for all buildings	YES	<b>□</b> NO
	c.	Total floor area of each building	VES	□ NO
	d.	Estimated number of employees for each proposed use where applicable	YES	☐ NO
	e.	Any other information, including peak demand, which may be necessary to determine the number of off-street parking spaces and loading spaces.	VES YES	ΓNO
8.	pur loc: rela	ation, shape, and all exterior elevation views of all proposed buildings, for the pose of understanding the structures and building materials to be used, the ation of windows, doors, overhangs, projection height, etc. and the grade ationship to floor elevation, and the number of stories of each existing building		
		pe retained and of each proposed building.	YES	[ NO
9.		perty lines and all required yard setbacks.	VES	∏ NO
10		ation, grade and dimensions of all existing and proposed paved surfaces and all utting streets.	<b>I</b> √YES	ΓNΟ

Veenstra & Kimm, Inc. 860 22<sup>nd</sup> Avenue, Suite 4 Coralville, Iowa 52241 319-466-1000



YES INO

YES INO

	of al	plete traffic circulation and parking plan, showing the location and dimensions I existing and proposed parking stalls, loading areas, entrance and exit drives, walks, dividers, planters, and other similar permanent improvements.	VES	□ NO
12.		tion and type of existing or proposed signs and of any existing or proposed ing on the property which illuminates any part of any required yard.	VES	<b>□</b> NO
13.	and	tion of existing trees six (6) inches or larger in diameter, landslide areas, springs streams and other bodies of water, and any area subject to flooding by a one dred (100) year storm on site and downstream off site.	VES	□ NO
14.	plan	ition, amount and type of any proposed landscaping. Location of proposed tings, fences, walls, or other screening as required by the zoning regulations the design standards set forth in Section 173.03.	VES	∏ NO
15.		cinity map at a scale of 1" = 500' or larger, showing the general location of the perty, and the adjoining land uses and zoning.	<b>√</b> YES	ΓNO
16.	dete	tests and similar information, if deemed necessary by the City Engineer, to ermine the feasibility of the proposed development in relation to the design dards set forth in Section 173.03.	YES	ΓNO
17.	Zon	ere possible ownership or boundary problems exist, as determined by the ing Administrator, a property survey by a licensed land surveyor may be uired.	VES	□ NO
18.	Stor	mwater Pollution Prevention Plan.	VES	☐ NO
19.	Stor	mwater Management Plan.	VES VES	ГΝΟ
20.	Pre-	Application Conference.	<b>YES</b>	<b>□</b> NO
21.	Prov	vide 25% of open space		
	a.	Said open space shall be unencumbered with any structure, or off-street parking or roadways and drives, and shall be landscaped and maintained with grass, trees and shrubbery.	TVES	L NO
	b.	Each principal structure of an apartment or office complex on same site shall be separated from any other principal structure in the complex by an open space of not less than sixteen (16) feet.	VES	□ NO
22.	Lan	dscaping Requirements		

- a. Minimum requirements at the time of planting Two (2) trees minimum or one (1) tree of the following size per 1,500 square feet of open space, whichever is greater: 40 Percent 1½" 2" caliper diameter. Balance 1" 1½" caliper diameter. (Evergreen trees shall not be less than three (3) feet in height.)
- b. Minimum requirements at the time of planting 6 shrubs, or 1 shrub per 1,000 square feet of open space, whichever is greater.





- 23. Buffer Required
  - a. Any other zoning district, other than an Agricultural A-1 District, that abuts any residential district shall require a buffer as described in this section. The buffer shall be provided by the non-residential use when adjoining a residential district.
  - b. All Industrial Districts that abut any other district shall provide a buffer as required by this section.
  - c. Any storage area, garbage storage, junk storage or loading docks, and loading areas, in any District shall be screened from public street view by a buffer

## 24. Buffers

- a. Buffer Wall: A buffer wall shall not be less than six (6) feet in height; constructed of a permanent low maintenance material such as concrete block, cinder block, brick, concrete, precast concrete or tile block; the permanent lowmaintenance wall shall be designed by an architect or engineer for both structural adequacy and aesthetic quality.
- b. Landscape Buffer: A landscape buffer shall not be less than twenty-five (25) feet in width, designed and landscaped with earth berm and predominant plantings of evergreen type trees, shrubs and plants so as to assure year around effectiveness.

### 25. Surfacing Requirements.

- a. All off-street parking and loading areas and access roadways shall have a durable and dustless surface paved with asphaltic or Portland cement concrete pavement or pervious pavement. Off-street parking of automobiles, vans, campers, trucks, trailers, tractors, recreational vehicles, boats, construction equipment, and any other mobile vehicles shall be on an asphaltic or Portland cement concrete paved off-street parking area and not parked or stored within the landscaped open space area of the front yard. All off-street parking areas and associated driveways, access roadways and frontage roads, except driveways for single family residences, shall be constructed with permanent, integrally attached 6" high curbing or curbing of alternate height.
- b. Portland Cement Concrete shall have a minimum thickness of five (5) inches.
- c. Asphaltic Cement Concrete shall have a minimum thickness of six (6) inches.
- d. Material utilized in the subgrade shall be well drained and not susceptible to frost boils. Driveways for attached townhouse style residences shall be Portland cement concrete or asphaltic concrete with minimum thickness of five (5) inches and six (6) inches, with well-drained subgrade base and not greater than eighteen (18) feet in width.

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YES NO YES NO

VES NO







YES NO

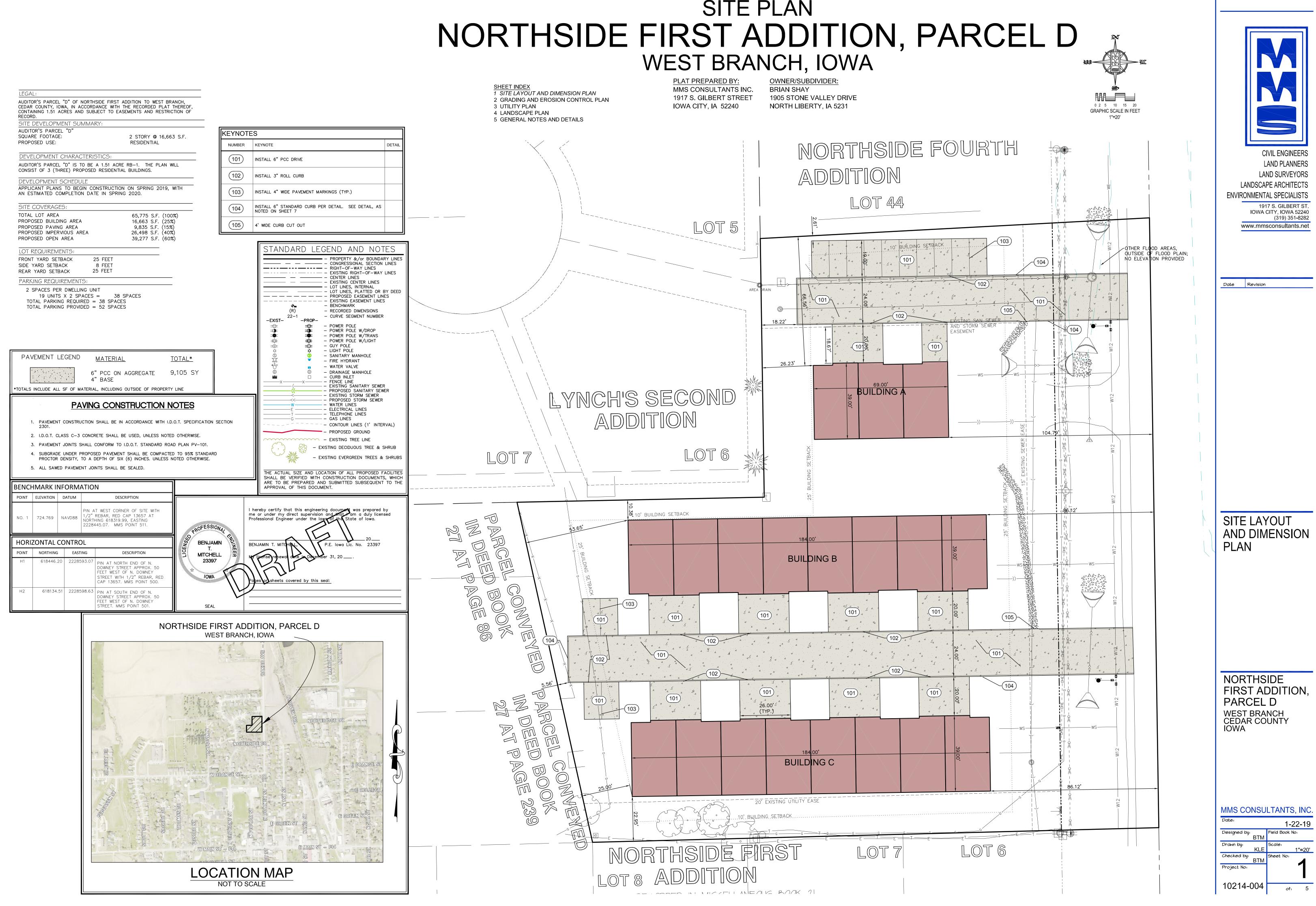


YES NO

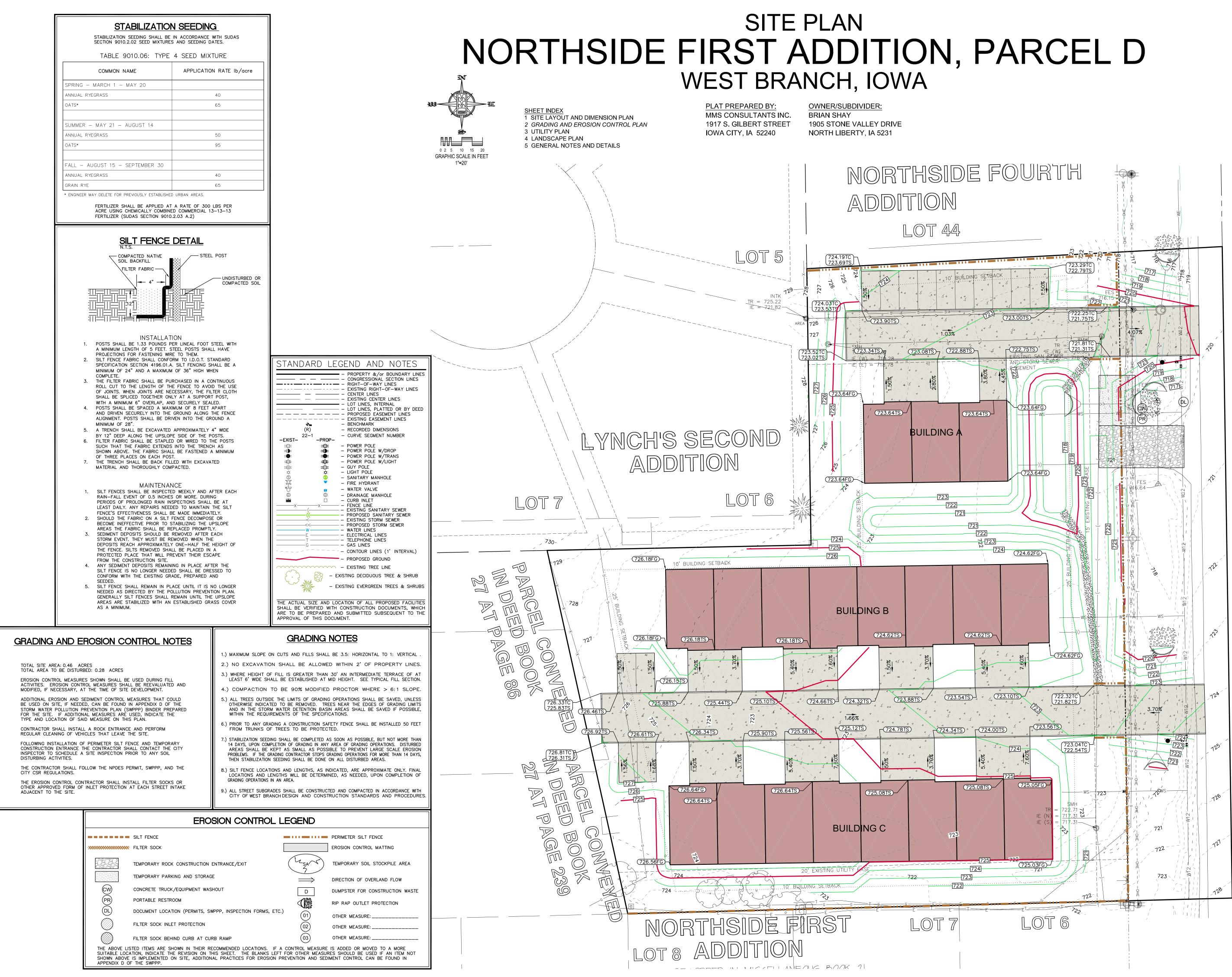
YES NO

- 26. Landscaping, Screening and Open Space Requirements.
- a. All parking areas be aesthetically improved to reduce obtrusive characteristics VES NO that are inherent to their use. b. Parking areas shall be effectively screened from general public view and contain shade trees within parking islands where multiple aisles of parking exist. Not less than five (5) percent of the interior parking area shall be TYES TNO landscaped within parking islands. 27. Off-Street Parking Access to Public Streets and Internal Traffic Circulation. YES NO a. forward movement of the vehicle. b. Driveway approach returns shall not extend beyond the side lot line as YES NO extended. c. The number of ingress/egress access points to public streets from offstreet parking areas located to limit vehicular conflicts, preserve YES TNO proper traffic safety. 28. Handicap Accessible Parking Requirements - comply with the parking space YES NO minimum requirements.
- 29. Traffic Analysis Requirements. Any project which contains 100 dwelling units or 1,000 average day trips.
- 30. Architectural Standards architectural plans for buildings shall be submitted for review and approval.

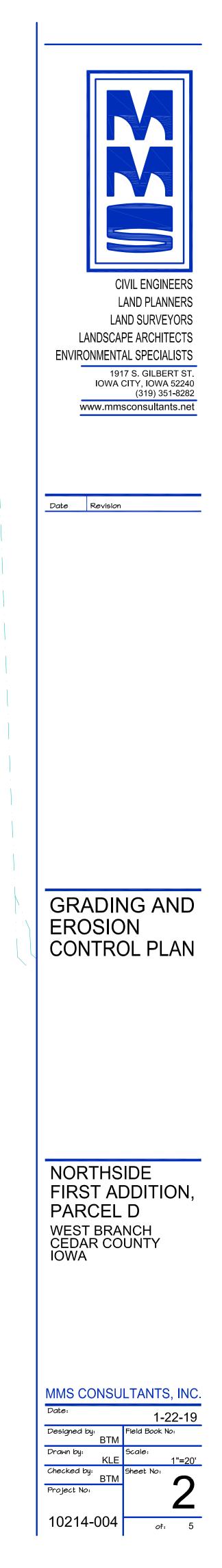
Veenstra & Kimm, Inc. 860 22<sup>nd</sup> Avenue, Suite 4 Coralville, Iowa 52241 319-466-1000



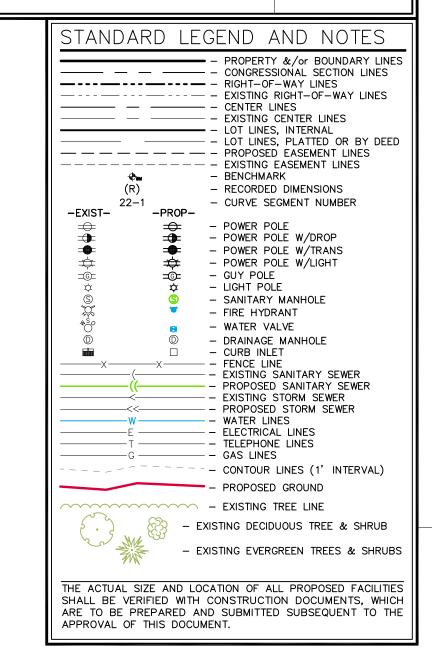
# SITE PLAN

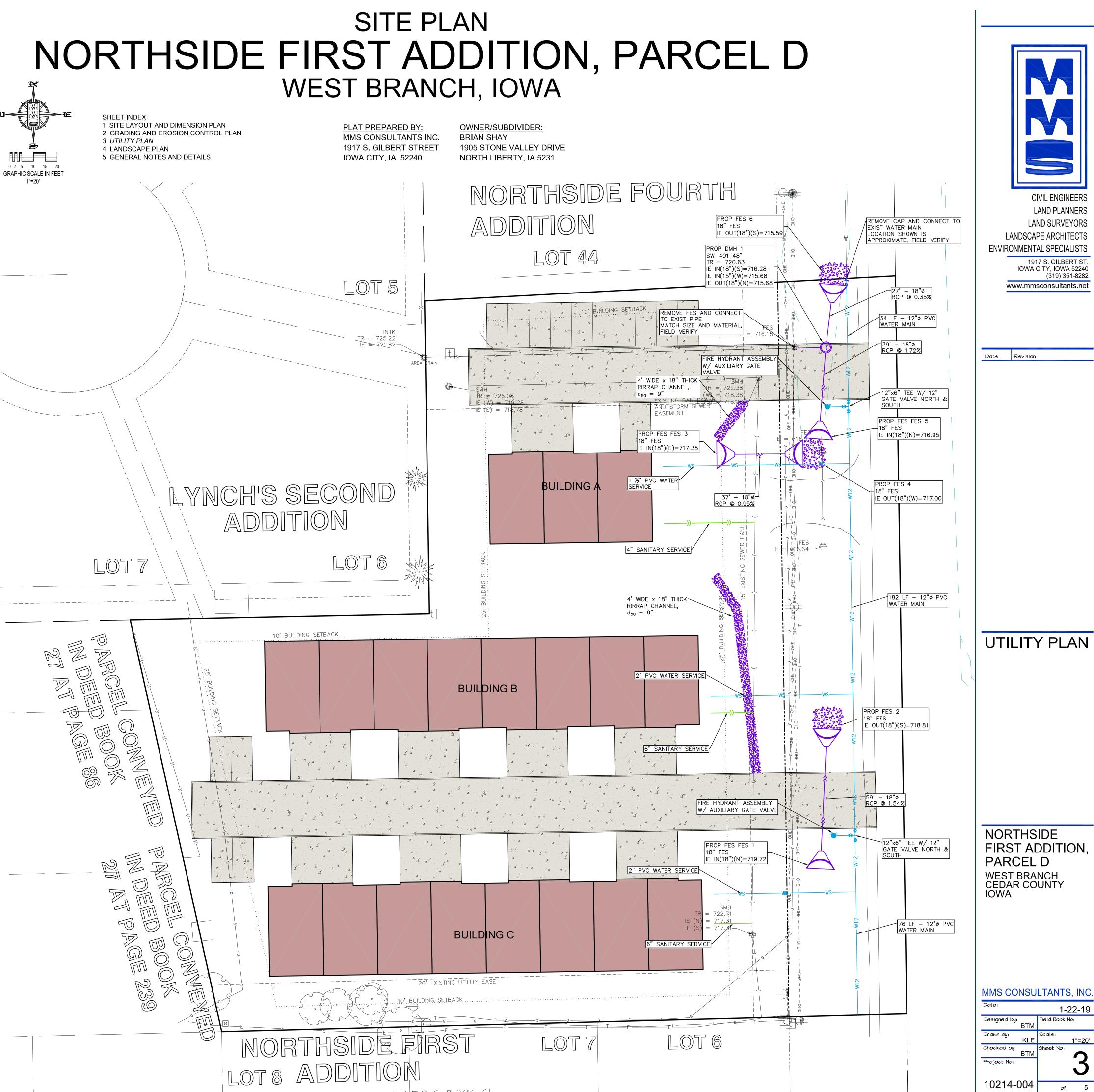


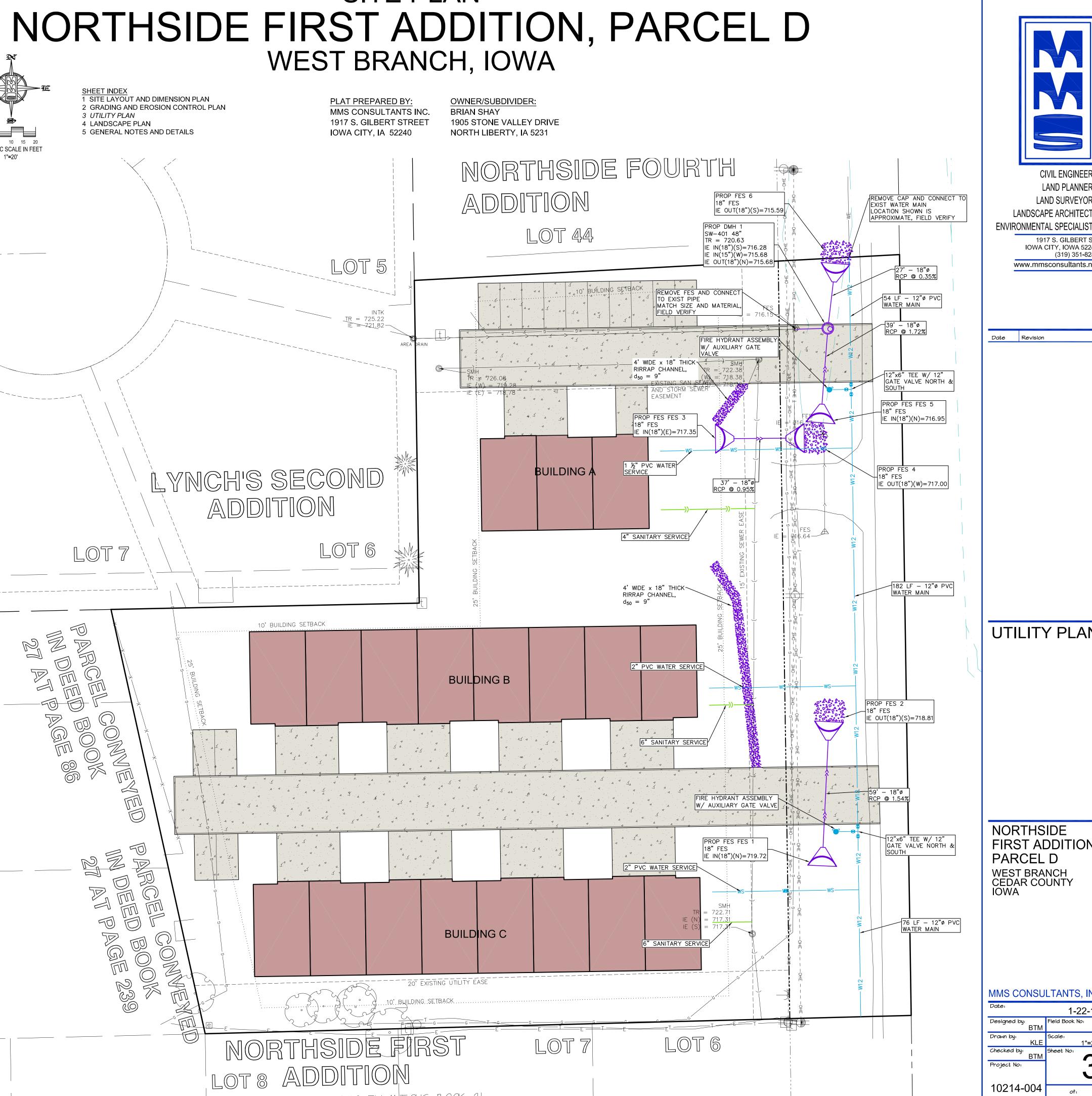
	EROSION CONTROL LEGEND			
	SILT FENCE		PERIMETER SILT FENCE	
·x0000000000000000000000000000000000	FILTER SOCK		EROSION CONTROL MATTING	
	TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT	Lesa C	TEMPORARY SOIL STOCKPILE AREA	
	TEMPORARY PARKING AND STORAGE	$\rightarrow$	DIRECTION OF OVERLAND FLOW	
CW	CONCRETE TRUCK/EQUIPMENT WASHOUT	D	DUMPSTER FOR CONSTRUCTION WAS	
PR	PORTABLE RESTROOM		RIP RAP OUTLET PROTECTION	
(DL)	DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.		OTHER MEASURE:	
$\bigcirc$	FILTER SOCK INLET PROTECTION	(02)	OTHER MEASURE:	
$\bigotimes$	FILTER SOCK BEHIND CURB AT CURB RAMP	(03)	OTHER MEASURE:	



SERVICE	SUPPLIER	PHONE NO.
ENERGY	ALLIANT ENERGY ATTN: LAURA BARR	319-286-1315
NATURAL GAS	KINDER MORGAN ATTN: CLAY POPE	713-369-8319
COMMUNICATIONS	LIBERTY COMMUNICATIONS ATTN: JERRY MELICK	319-627-2145
ENERGY/GAS	ENTERPRISE PRODUCTS OPERATING ATTN: RIKI PARKS	877-243-2255
TELEPHONE & CABLE TV	MEDIACOM ATTN: KEVIN FOUNTAIN	319-351-0408
WEST BRANCH, CITY OF	CITY OF WEST BRANCH ATTN: MATT GOODALE	319-643-5888



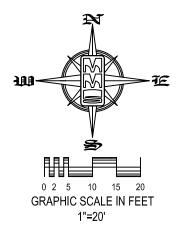


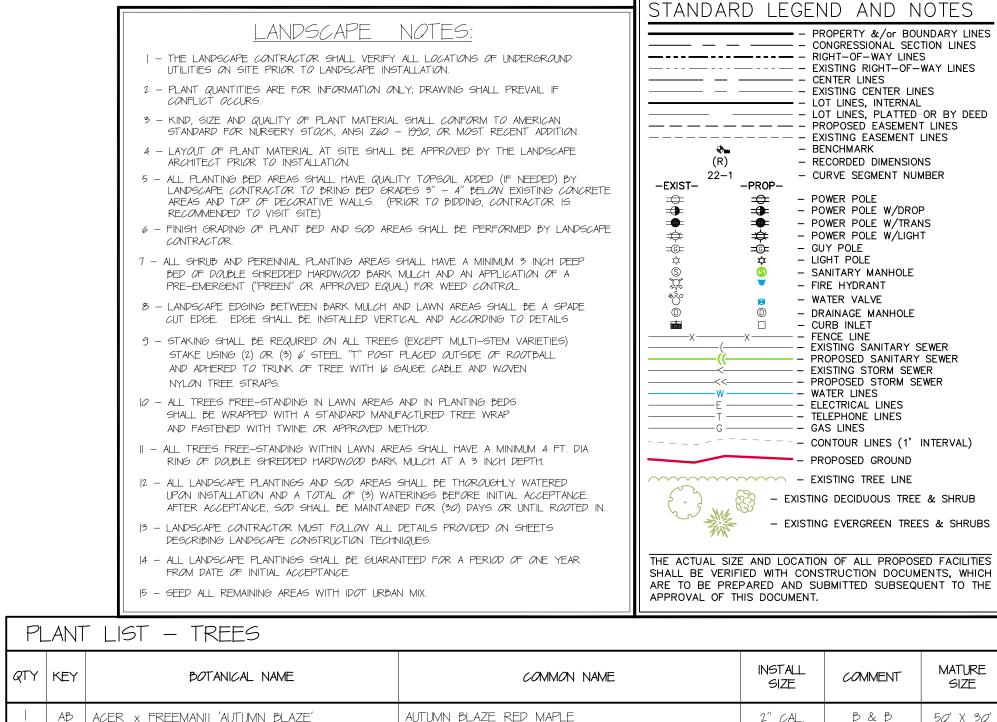


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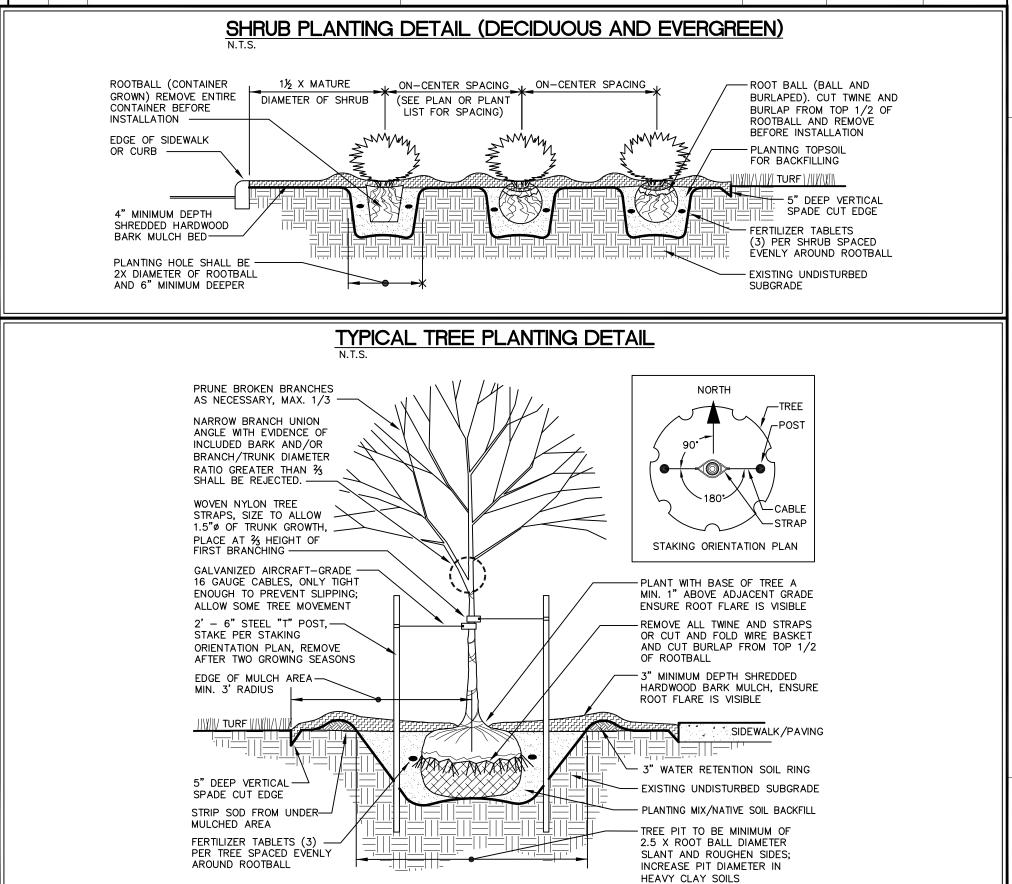
1 TREE / 1500 SF OPEN SPACE 14,507.70 SF OPEN SPACE TREES REQUIRED = 10 TREES PROVIDED = 101 SHRUB / 1,000 SF OPEN SPACE 14,507.70 SF OPEN SPACE SHRUBS REQUIRED = 15SHRUBS PROVIDED = 15ALL GROUND LEVEL MECHANICAL AND UTILITY EQUIPMENT SHALL BE SCREENED FORM PUBLIC VIEW

LANDSCAPE REQUIREMENTS:





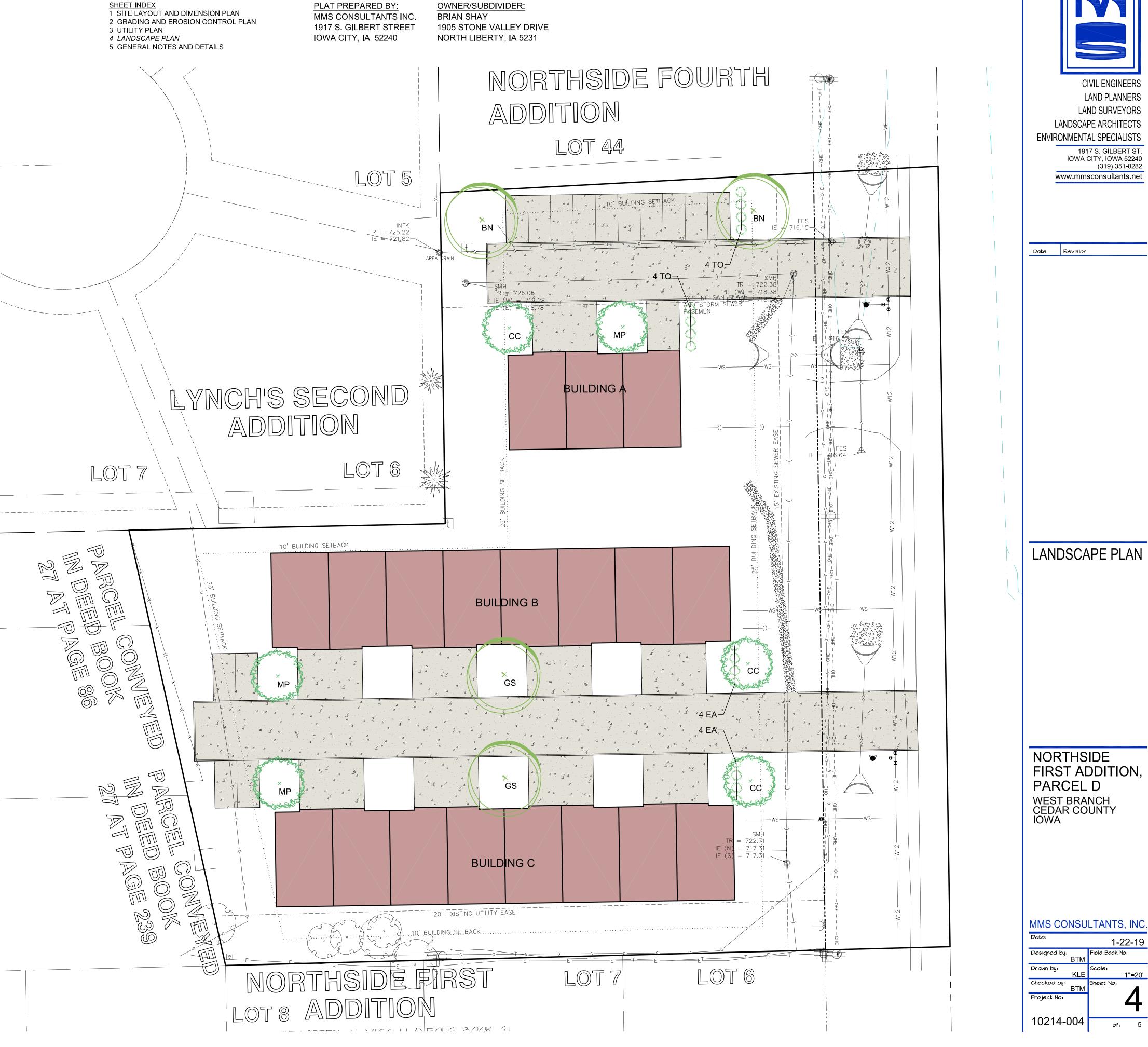
	_AN I	LISI – I REES					
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE	
	AВ	ACER x FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	2" CAL.	B & B	50' X 30'	
	BP	BETULA PAPYRIFERA	PAPER BIRCH	2" CAL.	B&B	50' X 30'	
2	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5" CAL.	B&B	30' X 20'	
2	65	GLEDISTA TRIACANTHOS INTERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	2" CAL.	B&B	60' X 30'	
4	PG	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	6' HT.	B&B	50' X 20'	
	PLANT LIST – SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVER						
	_AIN I	LISI – STRUPS, PERENNIAL	5, ORNAMENTAL ORASSES & O	ROUNDCO	VER		
QTY		LISI — STRUPS, PERENNIAL BOTANICAL NAME	_S, ORINAMEINTAL ORASSES & O camman name	KOUNDOO INSTALL SIZE		MATURE SIZE	
				INSTALL			
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	<i>CO</i> MMENT	SIZE	
QTY 3	KEY BS PA	BOTANICAL NAME JUNIPERUS SQUAMATA 'BLUE STAR'	COMMON NAME BLUE STAR JUNIPER	INSTALL SIZE	COMMENT	SIZE 3' X 4'	
QTY 3 3	KEY BS PA	BOTANICAL NAME JUNIPERUS SQUAMATA 'BLUE STAR' PICEA ABIES 'PUMILA'	COMMON NAME BLUE STAR JUNIPER DWARF NORWAY SPRUCE	INSTALL SIZE 15" HT. 15" HT.	COMMENT CONT. CONT.	SIZE 3' X 4' 3' X 3'	





PLAT PREPARED BY:

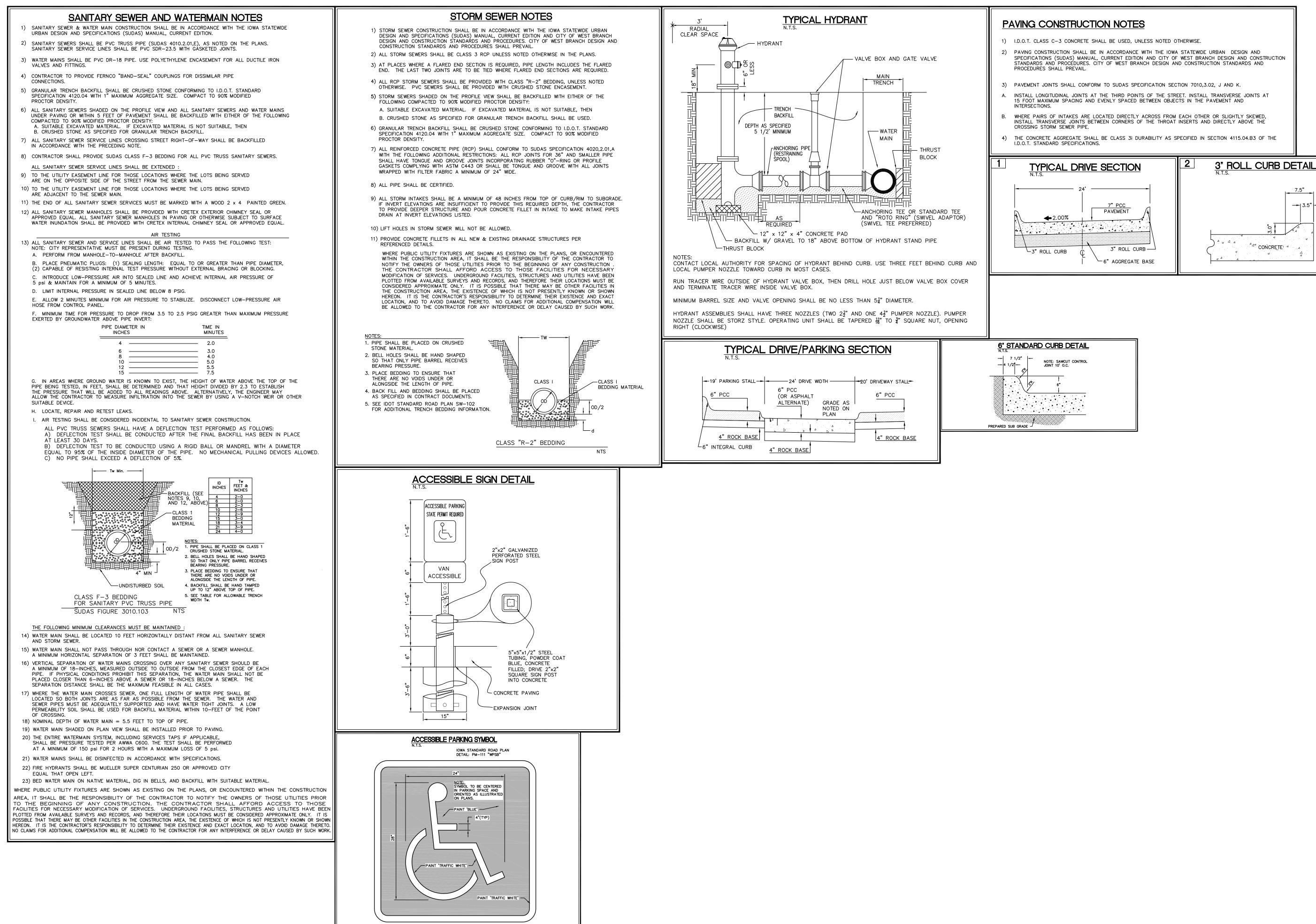
OWNER/SUBDIVIDER:



1-22-19

of:

1"=20'





CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS ENVIRONMENTAL SPECIALISTS 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319) 351-8282 www.mmsconsultants.net

Date Revision

**GENERAL NOTES** AND DETAILS

NORTHSIDE FIRST ADDITION, PARCEL D WEST BRANCH CEDAR COUNTY IOWA

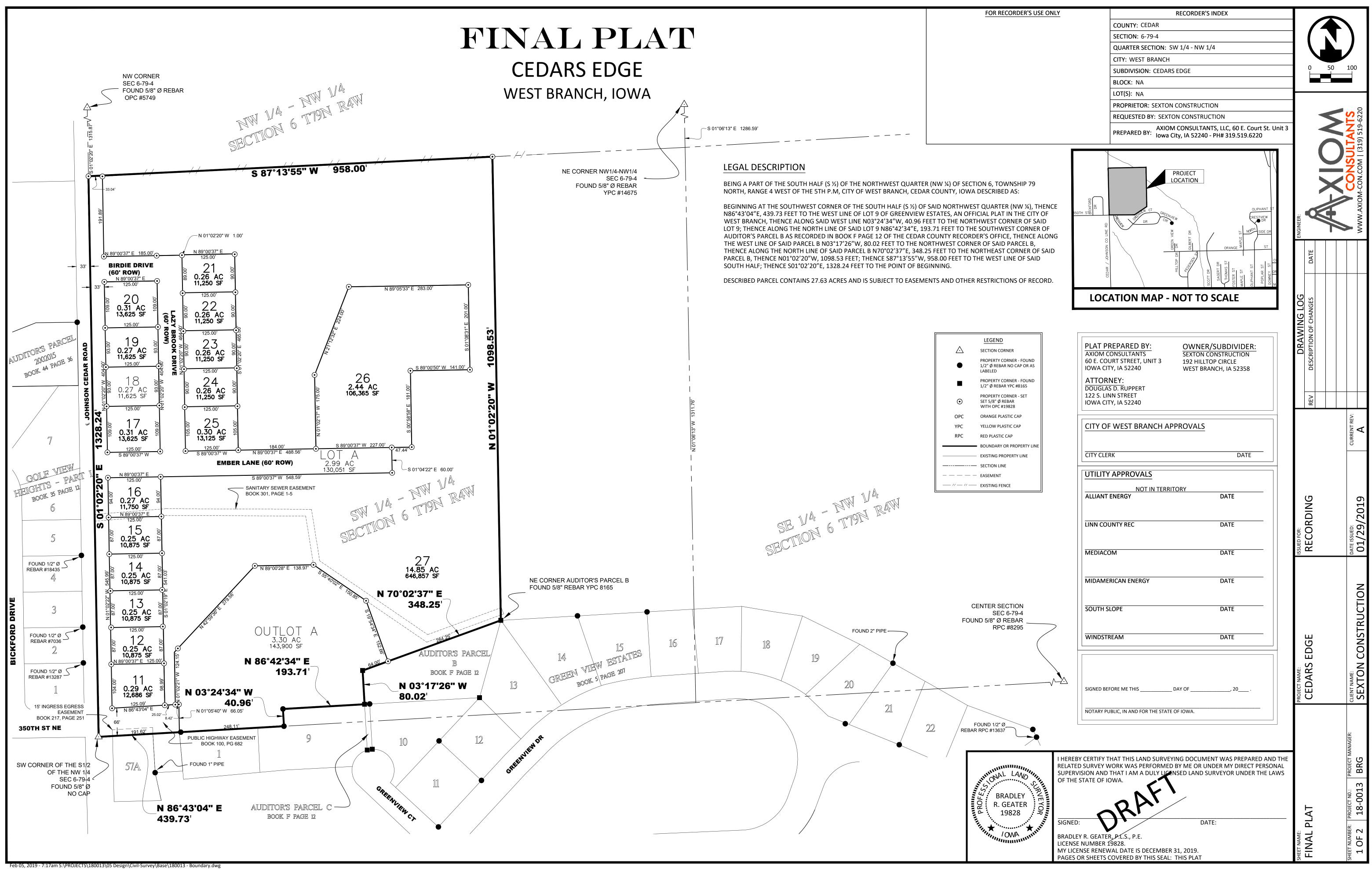
## MMS CONSULTANTS, INC.

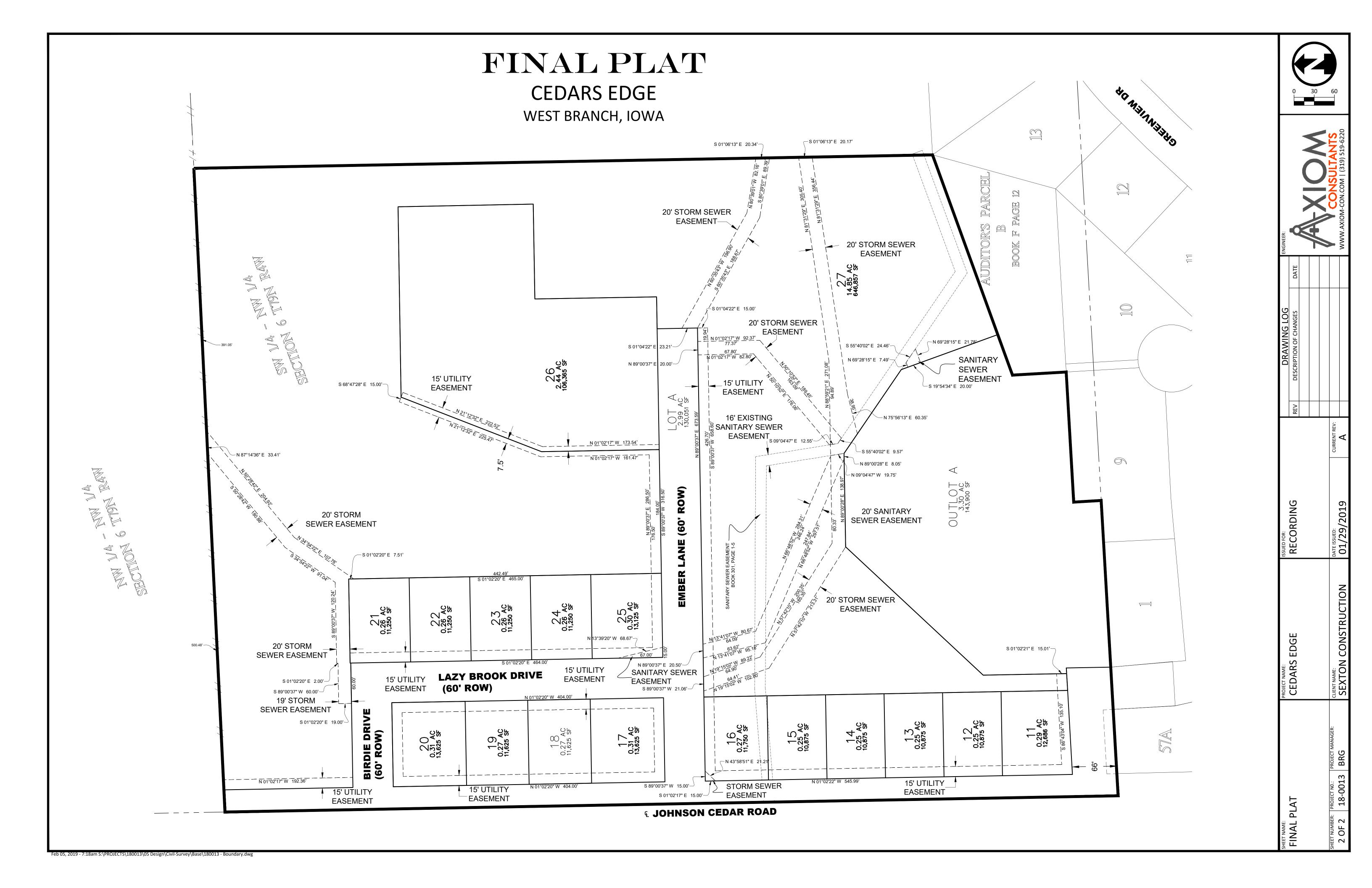
Date:	1-22-19
Designed by: BTM	Field Book No:
Drawn by: KLE	Scale: 1"=20'
Checked by: BTM	Sheet No:
Project No:	5
10214-004	<i>o</i> f: 5

SHEET INDEX 1 LAYOUT AND DIMENSION PLAN 2 GRADING AND EROSION CONTROL PLAN

3 UTILITY PLAN 4 LANDSCAPE PLAN

5 GENERAL NOTES AND DETAILS





## ENGINEER: **AXIOM CONSULTANTS, INC.**

60 E. Court Street Iowa City, IA 52240

Project No.: 18-0013

Wednesday, January 2, 2019 Lots 11-24 Opinion of Costs

NO.	ITEM	UNIT	QUANTITY	UNIT COST	ENGINEER'S
1	Paving, 7" PCC	SY	4105	\$36	<b>FSTIMATE</b> \$147,780
2	Paving, 4" PCC Sidewalk (Outlots)	SY	0	\$28	\$0
3	6" Modified Subbase	TON	1154	\$23	\$25,965
4	Earthwork (on-site)	CY	37826	\$4	\$151,304
5	Earthwork (import)	CY	3953	\$8	\$31,624
5	Sanitary Sewer, PVC	LF	1640	\$43	\$70,930
6	Sanitary Sewer Service	EA	23	\$1,600	\$36,800
7	Sanitary Manholes	EA	5	\$4,500	\$22,500
8	Connect To Existing Sanitary Manhole	EA	1	\$850	\$850
9	Storm Sewer, RCP	LF	1011	\$56	\$56,237
10	Subdrain, 6 Inch	LF	1983	\$10.00	\$19,830
11	Storm Intakes	EA	7	\$4,500	\$31,500
12	Storm Services (Subdrain)	EA	23	\$375	\$8,625
13	Flared End Section, RCP, 15 Inch	EA	3	\$1,250	\$3,750
14	6 Inch Erosion Stone	CY	27.00	\$70	\$1,890
15	Shutoff Valves	EA	23	\$300	\$6,900
16	Water Main, PVC, 8 Inch	LF	1865	\$35	\$65,275
17	Water Services	EA	23	\$1,500	\$34,500
18	Gate Valve, 8 Inch	EA	6	\$1,400	\$8,400
19	Tapping Tee and Valve, 8 Inch	EA	2	\$4,200	\$8,400
20	Fire Hydrant Assembly	EA	5	\$4,800	\$24,000
21	Misc. Water Fittings	LS	1	\$3,000	\$3,000
22	Erosion Control	LS	1	\$3,500	\$3,500
23	Seeding	ACRE	13	\$3,200	\$41,600
24	Mobilization	LS	1	\$28,200	\$28,200
				Subtotal	\$833,359.8

10% Contingency \$83,335.99

Total \$916,695.86

## ENGINEER: **AXIOM CONSULTANTS, INC.**

60 E. Court Street Iowa City, IA 52240 Project No.: 18-0153 Wednesday, January 2, 2019 Lots 1-10 Opinion of Costs

NO.	ITEM	UNIT	QUANTITY	UNIT	ENGINEER'S
				COST	ESTIMATE
1	Paving, 7" PCC	SY	2500	\$36	\$90,000
2	Paving, 4" PCC Sidewalk (Outlots)	SY	0	\$28	\$0
3	6" Modified Subbase	TON	703	\$23	\$15,818
4	Earthwork (on-site)	CY	6642	\$4	\$26,568
5	Earthwork (import)	CY	6432	\$8	\$51,456
6	Sanitary Sewer, PVC	LF	433	\$43	\$18,727
7	Sanitary Sewer Service	EA	10	\$1,600	\$16,000
8	Sanitary Manholes	EA	3	\$4,500	\$13,500
9	Connect To Existing Sanitary Manhole	EA	1	\$850	\$850
10	Storm Sewer, RCP	LF	789	\$56	\$43,888
11	Subdrain, 6 Inch	LF	796	\$10.00	\$7,960
12	Storm Intakes	EA	5	\$4,500	\$22,500
13	Storm Services (Subdrain)	EA	10	\$375	\$3,750
14	Flared End Section, RCP, 15 Inch	EA	1	\$1,250	\$1,250
15	6 Inch Erosion Stone	CY	9.00	\$70	\$630
16	Shutoff Valves	EA	10	\$300	\$3,000
17	Water Main, PVC, 8 Inch	LF	494	\$35	\$17,290
18	Water Services	EA	10	\$1,500	\$15,000
19	Gate Valve, 8 Inch	EA	2	\$1,400	\$2,800
20	Tapping Tee and Valve, 8 Inch	EA	0	\$4,200	\$0
21	Fire Hydrant Assembly	EA	2	\$4,800	\$9,600
22	Misc. Water Fittings	LS	1	\$3,000	\$3,000
23	Erosion Control	LS	1	\$2,500	\$2,500
24	Seeding	ACRE	3	\$3,200	\$9,600
25	Mobilization	LS	1	\$14,250	\$14,250

10% Contingency \$38,993.69

Total \$428,930.56

# WEST BRANCH COMPREHENSIVE PLAN

# **Chapter 6: Housing in West Branch**

131

Picture 6.1 North Downey Condominiums constructed in 2005.<sup>i</sup>

## Introduction.

Housing is the most important item in the household budget, and a key element of livable neighborhoods and cities. This chapter begins with a number of recommended goals for West Branch, followed by explanations of why those goals are suggested and information about the status of housing in the city.

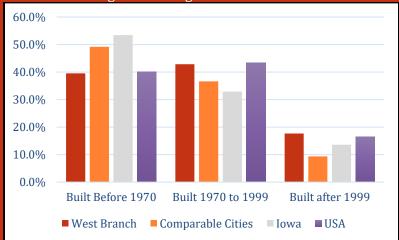
## West Branch Housing Goals.

# Goal 1: Maintain and Revitalize Older Housing Options.

The City of West Branch will strive to maintain and rehabilitate older housing. Older housing usually is associated with lower mortgage and property tax costs, which makes homeownership and housing rentals more affordable for median-income, or below-median-income, families.

West Branch should lead the way in supporting a variety of older housing units to meet a wide range of housing needs. According to the Cedar County Assessors Website in 2017, the median value of houses over 100 years in West Branch was \$108,800.<sup>ii</sup> With the right amount of maintenance and rehabilitation, such older homes, making up of almost 15% of the housing supply, can provide affordable home ownership options. West Branch has a comparably large number of housing units built after 1970 and after 1999. However, as of 2015, the latest date available in 2018, West Branch had only a moderate number of new units compared to some of its peer cities. West Branch should strive to maintain and revitalize older housing, constructed before 1970, in order to make available a variety of options for affordable homeownership.

## Figure 6.1. Year Structures were Built in West Branch, Peer Cities, the State of Iowa, and the U.S., as of 2015, by Percentage of Housing Stock.





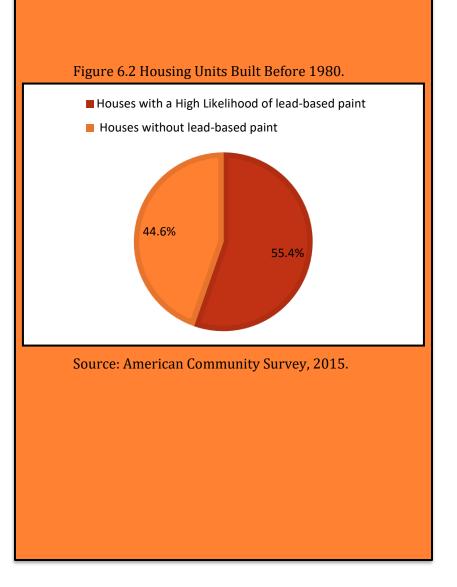
## Goal 2: Reduce Exposure to Hazardous Construction Materials and Lower Energy Costs in Older Housing Units.

The City of West Branch should search for innovative ideas and financial support to reduce health-related issues among children. In Iowa, and in communities with an abundant amount of older housing, lead-based paint can exist and be hazardous to families. In 1978, lead-based paint was banned from housing. According to the Centers for Disease Control and Prevention (CDC), lead-based paint is one of the most hazardous sources of lead in children.

As noted in Figure 6.2, 55.4% of the housing units in West Branch have a high probability or likelihood of having lead-based paint. According to the Centers for Disease Control, in Cedar County alone there were roughly 3 to 8 cases of high lead-blood levels per year from 2005 to 2012.

Asbestos was a concern expressed at a July 25, 2017 Planning and Zoning Commission meeting. Asbestos usage in the United States peaked from 1973 to 1977<sup>iii</sup> but asbestos use is still permitted in the United States.<sup>iv</sup> Materials made from asbestos after the 1970s were artex, a decorative stipple finish from the 1980s to 1990s, and siding.<sup>v</sup>

Many older homes are less energy efficient. This can be for a number of reasons such as poor insulation or less efficient energy appliances. West Branch should support and investigate ways to help reduce energy costs among homeowners and renters.



## **Goal 3: Address Affordable Housing Needs by Increasing Aging-in-Place Ownership and Rental Options.**

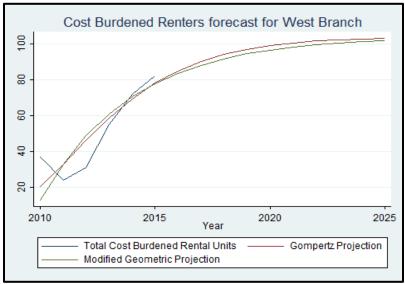
West Branch should address its expected issues with affordable housing by investigating solutions to improve housing affordability for all age groups.

Trends indicate the number of cost-burdened renters will continue to increase in West Branch, spurred by an expected increase in young adults who earn less, competing in a rental market that is not increasing in number of units in accord with the population.

At the same time, senior rental and ownership options have been limited, leading to financial stress on some seniors who no longer are paying a mortgage. Forecasts of cost-burdened renters to the year 2025 are provided in Figure 6.3.

Table 6.1 Rental Gap Analysis for West Branch in 2015.

Figure 6.3 Forecasted Cost-Burdened Renters in West Branch.vi



Source: American Community Survey 2015.

Rental Gap Analysis	0-30% AMI (less than \$18,015)	30-50% AMI (\$18,015- \$30,025)	50-80% AMI (\$30,025- \$48040)	80-110% AMI (\$48040- \$66,055)	110%+ AMI (more than \$66,055)
Maximum Affordable Rent	<\$450	\$451-751	\$752-1201	\$1202-1651	>\$1651
Number of Units	40	124	21	23	0
Number of Renters	30	68	59	43	32
Gap in Units	10	56	-38	-20	-32

Source: American Community Survey 2015.

A rental gap analysis measures the supply of rentals by price and compares it with the demand of rental price based on renters' income. The analysis indicates downward pressures from higher income renters on medium income renters indicating a strong demand for both medium (\$752-\$1,201) and higher priced rents (>\$1,200). The City should encourage more construction of rentals in the 50% -80% AMI range (\$752-\$1,200) to reduce downward pressure from higher income renters.

## **Recommended Strategies to Achieve Goals.**

Coordination.



## Housing Diversity.

Investigate establishing a Housing Task Force or Commission to help the city

Improve older housing, increase affordability, encourage more rental properties, and help the city seek grant funding.

Establish incentives to encourage more housing development.

Assist developers and building owners to apply for grants that encourage affordable housing for individuals earning 50 to 80% of the area median income and investigate provision of an inclusionary zoning ordinance.

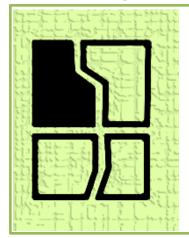


Strive to build one rental or "middle housing" unit for every three housing units built.

Increase the amount of rentals and condominiums available in West Branch.

Encourage aging-in-place renting or ownership to reduce the income burden on seniors and improve the competitive renting market for young adults. This includes: allowing second small buildings to be built in the backyard, often termed "granny flats," and larger rental facilities which are compatible with seniors and young adults.

## Innovative Zoning Policies.



Reexamine zoning policies to encourage more affordable lot sizes, reduce street width to lower development costs, allow for small dwelling units for seniors to live separately but on the same lot as their children, and reduce restrictions on apartment complexes.

Reduce zoning restrictions to make rentals or innovative housing options easier or less expensive to develop.

Update the future land-use map to allow for more rentals, middle-cost housing such as duplexes and town homes, and a possible expansion of mobile home facilities.

Cluster zoning and planned unit developments should be considered.





Join with the Historic Preservation Commission to investigate adopting a Revitalization District or revitalization programs to encourage the maintenance and revitalization of older housing units.

## Improve Housing Affordability.



Consider requiring 10% of the City's new housing developments to be low-income, or an in lieu payment be made to support lower-income housing. This would be accomplished through an inclusionary zoning ordinance (such as adopted in Iowa City).

Encourage developers to apply for Community Development Block Grants and Rural Housing Grants that will enable more affordable housing among those at 50-80% of the Area Median Income (\$29,000-\$48,000).

Reduce the minimum lot-size requirements to allow for more affordable ownership housing among those at 50-80% of the Area Median Income (\$29,000-\$48,000).

## Housing Background.

Housing is the dominant form of development in West Branch. A significant amount of land in West Branch's 2032 Land Use Plan is earmarked for residential use. The supply of housing plays an important role in shaping the community. To a large degree, the size, form and type of housing units determine who lives in West Branch. The characteristics of West Branch's neighborhoods play an important role in shaping the identity of the community and its quality of life.

Including housing policies and initiatives in a comprehensive plan is typical and appropriate for two reasons. First, the housing needs of a community are not met completely by private market forces or through the guidance of land-use controls. Community plans and ordinances create the framework for private land development, land development that is almost universally profit-driven. Private market forces need to be supplemented by programs and funding sources that bridge the financial gap for members of the community who cannot afford market-rate housing. Accordingly, this chapter can help identify housing needs and provide a foundation for local decision making to guide residential development and redevelopment efforts in West Branch.

The second reason that housing is addressed in this plan is to meet the intent of Iowa Smart Planning legislation enacted by the Iowa Legislature. The Smart Planning legislation defines components that are suggested content for comprehensive plans. These components are presented as ten Smart Planning principles, one of which addresses housing. The housing principle stresses housing diversity. It states:

"planning, zoning, development and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers."vii

The legislation further states that when developing or amending a comprehensive plan the following are desirable; "objectives, policies and programs to further the vitality and character of established residential neighborhoods and new residential neighborhoods and plans to ensure an adequate supply of housing that meets both the existing and forecasted housing demand. The comprehensive plan or land development regulations may include an inventory and analysis of the local housing stock and may include specific information such as age, condition, type, market value, occupancy, and historical characteristics of all the housing within the municipality. The comprehensive plan or land development regulations may identify specific policies and programs that promote the development of new housing and maintenance or rehabilitation of existing housing that provide a range of housing choices that meet the needs of the residents of the municipality."viii This chapter provides these housing components for West Branch's comprehensive plan.

## Characteristics of the Existing Housing Supply.

#### Assessed Value.

Table 6.2 shows the assessed value of residential properties in West Branch, according to 2015 American Community Survey data.

- Roughly 78% of West Branch's housing has an assessed value between \$50,000 and \$200,000.
- Over 48% of the City's housing is valued between \$100,000 and \$200,000, a range that is considered affordable for middle-income households.
- Over 25% of the housing valued below 100,000 is in the affordable category for lower-income households.

In most cases, the assessed value of a given home closely correlates with its age of construction. Residential units lying to the west of the city, in Johnson County and in the newer subdivisions on the Cedar County side of West Branch, generally have higher assessed values than properties located in downtown and in older areas of the City. Table 6.2 Assessed Value of Owner Occupied Housing in City of West Branch for 2015.

Assessed Value	# of Units	Percentage
<\$50,000	171	19.90%
\$50,000 - \$99,999	74	8.60%
\$100,000 - \$149,999	230	26.80%
\$150,000 - \$199,999	195	22.70%
\$200,000 - \$299,999	159	18.50%
> \$300,000	30	3.50%

Source: 2015 5 Year American Community Survey.

## Year Housing was Built.

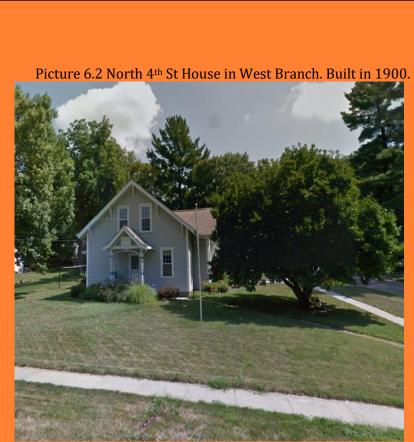
With 61.5% of the total units in West Branch built since 1970, the housing stock is considered relatively new. $^{ix}$ 

Over 39% of the City's housing stock was built prior to 1970 with the majority of those, 21.5%, being built before 1940.

• Homes constructed prior to 1960 will require increasing amounts of ongoing maintenance.

## The city will need to:

- Continually monitor overall housing quality to ensure the long-term integrity of its older neighborhood areas.
- Moreover, as discussed in the City's Historic Preservation Plan (an appendix to this comprehensive plan), the city may wish to consider establishing a program of financial assistance for the maintenance and rehabilitation of older structures, so as to encourage the continuance of established neighborhoods.



Source: Google Maps 2013.

## Housing Types and Availability.

The availability of affordable, high-quality housing is an important factor in a community's ability to maintain, or develop a healthy economy. The availability of housing can be an important location factor for new businesses and residents when considering a community. A community that is better prepared to meet a variety of housing needs is likely to have an edge in attracting new development, as well as in retaining current residents. Housing must be made available for low-to-moderate income households, the first-time home buyer, residents seeking to upgrade homes within the community, and for those looking to move to or retire in the community.

Picture 6.3: An example of a row housing development.

Row housing, attached houses, and townhomes are good options to provide housing for a broad range of resident looking to both rent and own. The picture provided on the left is an example of row housing development which could take place in more dense areas of West Branch.

Source: https://www.flickr.com/photos/cityofedmonton/6996193260.

## Owner-Occupied and Renter-Occupied Inventory.

Table 6.3 contains an inventory of the types of housing located in West Branch, in comparable cities, and overall in Iowa. Owner-occupied housing is by far the dominant form of housing within West Branch accounting for 74.8% of the total. This is consistent with Tipton but is slightly higher than most comparable or peer cities and nearly 10% higher than for the state of Iowa. A higher percentage of owner-occupied housing tends to be an indication of a traditional small town, and is to be expected in a more rural area. The lower percentage in Iowa is attributed to the high demand for rental units in or near Iowa's metropolitan areas and its Universities. Although it is a moderate difference, **West Branch should strive to have its rental percentage (currently 20.2%) closer to the median peer city (23.3%) through encouraging the construction of new rental units.** 

	<b>Owner-Occupied</b>		<b>Renter-Occupied</b>		Vaca	ant
City	Number	%	Number	%	Number	%
West Branch	859	74.76%	232	20.19%	58	5.05%
Durant	620	70.06%	203	22.94%	62	7.01%
Earlham	493	73.25%	142	21.10%	38	5.65%
Mitchellville	469	65.87%	149	20.93%	94	13.20%
Roland	425	80.04%	68	12.81%	38	7.16%
Tiffin	690	64.91%	332	31.23%	41	3.86%
Tipton	1054	74.28%	301	21.21%	64	4.51%
Wilton	822	60.26%	402	29.47%	140	10.26%
Median Peer City	655	70.24%	217.5	23.32%	60	6.43%
State of Iowa	883,308	65.22%	352,601	26.04%	118,355	8.74%

Table 6.3 Housing Units in 2015 West Branch Compared with Peer Cities and Iowa.

Source: American Community Survey 2015.

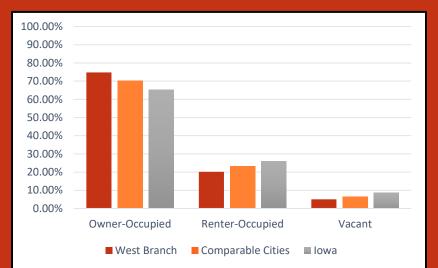
### Rental and ownership balance needed in West Branch.

A low supply of rentals could lead to upward pressure on the local rental market as the population ages. To compare West Branch to its peer cities see Table 6.3 and Figure 6.4.<sup>x</sup>

Figure 6.5 below shows the distribution of housing units in West Branch. West Branch has 74.8% of its homes classified as owneroccupied and 20.2% as rental units. The American Community Survey shows that West Branch has 1,149 housing units. The HUD vacancy standard is that 5% of the total housing units would be available for sale or rent.

The 2015 Five-Year American Community Survey shows: 31 units available for rent, which more than a reasonable expectation. There are numerous reasons rental units are available. This might include a larger margin of error that comes with the American Community Survey. The 2014 survey estimated there were 13 rentals available and the 2013 survey estimated there were 6 rentals units available. Surveys before 2013 indicate there were 0 available rentals. Based on the other survey years, there likely is a low vacancy rate for rentals.

## Figure 6.4 Housing Unit Types as a Percentage in West Branch, Comparable Cities, and Iowa in 2015.



Source: 2015 5 Year American Community Survey.

A Shortage of Housing Units for Sale.

## A 5.0% vacancy rate within West Branch was experienced in 2015 (Figure 6.5).

This is slightly lower than expected and may be even lower because newly bought and rented homes are still considered vacant until the new householder moves in. West Branch's rate matches the 5% the U.S. Department of Housing and Urban Development (HUD) considers a "normal vacancy rate".xi This vacancy rate may be the result of stable growth. The West Branch rate is substantially lower than the average state rate of nearly 9% and lower than the rates for most of West Branch's peer cities.

Based on a HUD standard, West Branch should have:

- 58 units available.xii
- Of the 58 units, 42 would be available for sale.
- 16 would be available for rent.

The 2015 Five-Year American Community Survey shows:

- There is only 4 Units for Sale
- Based on HUD standards, there are should be an additional 38 housing units for sale.

The City should:

- Encourage new housing lot developments.
- Maintain its building incentive program



Source: Picture taken by Lisa Kofoed August 18, 2013.

## Mobile or Manufactured Homes.

Although mobile homes are in relative decline nationally<sup>xiii</sup>, they are still a large part of housing in West Branch. The 2015 American Community Survey estimates that roughly 15% of the city's housing supply consists of mobile homes.

Most mobile homes come in two different sizes, often referred to as "single wide" or "double wide", and are parked in a rented space commonly referred to as a mobile home park.

Mobile homes are an affordable housing ownership option for many families as the median mobile home in West Branch is valued at \$20,000.

#### Picture 6.5 Single-Wide Manufactured Home.



Source: 2010 Cedar County Emergency Hazard Plan.

### Community Surveys.

In the community survey conducted for the comprehensive planning process in 2011, housing was an issue of concern to residents. The housing issues of highest importance focused on property maintenance and a lack of senior housing availability. Other areas of less concern included high purchase prices, a lack of choice in moderate price ranges (for move-up housing units), and a lack of affordable housing. Similar results were found in a Cedar County comprehensive plan public workshop held in West Branch on October 3, 2017, and focused on local issues. **The issues brought up in both surveys are a focus of this housing chapter as indicated in the housing affordability section and goal three of this housing chapter.** 



The 2011 survey showed over 40% of respondents believed a lack of affordable housing options was a top-three issue of concern in West Branch.

In the 2017 survey, over a third of the participants (34%) pointed to a lack of affordable housing. The second important concern was a lack of senior housing (21%), while the third concern was too few rental housing units (17%).

## A Community of Well-Maintained Housing.

An analysis of the age of West Branch's housing stock showed that a significant portion of the housing in the community was built before 1960. Homes that are over 50 years old tend to require more maintenance. The Comprehensive Plan surveys noted concerns about property maintenance. It is possible that some deteriorating housing units may be located in prominent locations. When such properties deteriorate they negatively impact the image of the community. In some cases, property owners defer desirable maintenance due to a lack of funds. The City may consider implementing a property maintenance code and applying for grant funding to assist grant-eligible property owners. Efforts should also concentrate on property maintenance and enforcement in all areas of the City. Neighborhood deterioration due to abandoned vehicles, peeling paint, junk storage, etc. can be addressed with property maintenance standards.

#### Housing Development that Respects the Natural Environment.

The City of West Branch has a topography that includes slopes and floodplains. Environmental regulations, such as the City's Floodplain Ordinance, strive to protect these features for safety reasons or as distinct benefits for community "quality of life." Too much of the land west of the city is being developed with large-lot, single-family homes. Such development must be designed in a manner so as to preserve and protect natural features, and to the extent possible provide community parkland and continue to allow some agricultural pursuits. West Branch's land-use plan is committed to preserving the existing character of this estate area through less intensive land development, including Low-Impact Design and other sustainable urban practices. These practices seek designs that will manage storm water runoff, thereby reducing flooding and minimizing impacts on the development and neighboring properties to maintain the predevelopment status to the extent possible. One such practice is to restore topsoil removed during development, as discussed in chapter 10.

## Housing Affordability.

HUD standards indicate that households spending more than 30% of their income on housing are "housing cost burdened".<sup>xiv</sup> Households spending more than 50% of their income on housing are termed "heavily cost burdened". Every community, big or small, has households who are cost burdened by housing. The section below explains how the City of West Branch compares to other peer cities regarding housing for cost-burdened households.

	Renters					Homeowners				Homeowners Without Mortgage					
	Cost Burd	ened	Heavil Burd		Total	Cost B	urdened	Heavily Burde		Total	Cost B	urdened		ly Cost lened	Total
City	Units	Percent	Units	Percent	Percent	Units	Percent	Units	Percent	Percent	Units	Percent	Units	Percent	Percent
West Branch	43	20.7	39	18.8	39.5	66	5.3	32	11	16.3	0	0	49	19.8	19.8
Durant	0	0.0	49	24.9	24.9	9	2.7	21	6.3	9	12	4.2	25	8.7	12.9
Earlham	16	12.0	4	3.0	15	21	5.7	56	15.1	20.8	0	0	4	3.4	3.4
Mitchellville	0	0.0	50	33.6	33.6	31	9.7	56	17.5	27.2	8	5.4	6	4	9.4
Roland	3	5.5	9	16.4	21.9	10	3.2	22	7	10.2	0	0	6	5.6	5.6
Tiffin	42	12.7	51	15.4	28.1	37	7.2	57	11.1	18.3	7	3.9	12	6.7	10.6
Tipton	8	2.8	107	37.7	40.5	30	5.3	34	6	11.3	0	0	50	10.3	10.3
Wilton	23	6.0	93	24.4	30.4	45	8.7	56	10.8	19.5	0	0	10	3.3	3.3
Median Peer City	8	5.5	50	24.4	28.1	30	5.7	56	10.8	18.3	0	0	10	5.6	9.4
State of Iowa	27,286	8.5	116,611	36.1	44.6	81,334	15.1	34,870	6.5	21.6	9,456	2.8	28,812	8.5	11.3

Table 6.4. Housing Costs as a Percentage of Household Income for West Branch, Peer Cities, and the State of Iowa in 2015.

Source: American Community Survey 2015.

Cost-Burdened Renters in West Branch.

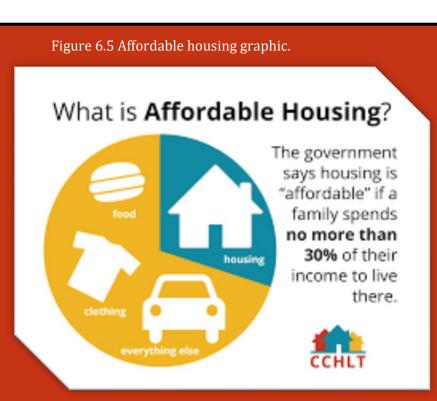
According to HUD standards, 39.5% of renters were cost burdened in West Branch in 2015.

- That is 40% higher than the peer city median.
- 11 percentage points lower than the state of Iowa average.
- American Community Survey data suggest there is a high portion (20.7%) of West Branch renters paying 30-35% of their income on housing costs.
  - This is 276% higher than the median peer city.

## Cost-Burdened Seniors in West Branch.

Affordability is a struggle for some homeowners West Branch homeowners. However, the 98 cost-burdened homeowners with a mortgage fare well in West Branch, where only 16.3% of such homeowners are cost burdened, fewer than the median comparable city (18.3%) or overall in the state of Iowa (21.6%).

The 49 cost-burdened homeowners without a mortgage show a higher cost-burden rate in West Branch. Some 19.8% of West Branch residents owning a home without a mortgage are heavily cost burdened, which is 110% higher than the median peer city and 75% higher than the state average.



Source: http://www.cchlt.org/what-is-affordable-housing/.

#### Fair-Market Rent.

Fair-market rent is a tool the Department of Housing and Urban Development (HUD) uses to measure how much a household should pay for rent.<sup>xv</sup> Although the calculations are only done by county, it can still be used as an indicator for West Branch. For the purposes of this evaluation we used only the peer cities located in Cedar County.

Figure 6.6 compares the 2015 rent averages in peer cities located in Cedar County and compares those averages to the 2015 and 2017 fairmarket rent calculator provided by HUD. This table shows the rent for one, two, and three bedroom apartments adjusted to 2015 dollars.

> What stands out is that 2015 West Branch rents for 1bedroom and 2-bedrooms (\$575 and \$684) are higher than the 2015 (\$472 and \$639) and 2017 (\$513 and \$682) fair-market rates in Cedar County.

However, 3-bedroom rentals in West Branch are below the fair-market rate and are lower than for peer cities in Cedar County. There are a number of possible reasons, such as; 3-bedrooms are cheaper to construct or maintain in West Branch, the rent for these units is more equitable between renters and landlords, or the housing quality of 3bedroom rentals might be lower in West Branch. Table 6.5 2015 Monthly Rent Averages for West Branch and Cedar County Peer Cities Compared to Cedar County Fair Market Rent in 2015 and 2017.

City	One Bedroom	Two Bedrooms	Three Bedrooms
	Cost	Cost	Cost
West Branch	575	684	790
Durant	581	666	863
Tipton	410	710	843
Wilton	425	607	832
Median Peer City	425	666	843
2015 Cedar County Fair Market Rent	472	639	827
2017 Cedar County Fair Market Rent	513	682	918

Source: American Community Survey and HUD Fair Market Rent Calculator.

## Future Affordability Trends.

To better address the needs of its community, West Branch should track trends in affordable housing. By addressing changes in the affordability of housing, West Branch has the opportunity to improve the future market for such housing. From 2010 to 2015, cost-burdened homeowners with a mortgage dropped from 29.6% to 18.3%, which indicates a better homeownership market after the 2008 housing crisis. <sup>xvi</sup> In that same time period, affordability for homes without a mortgage stayed relatively the same (19.2% in 2010 and 19.8% 2015).<sup>xvii</sup>

As shown in Table 6.6, West Branch should expect an increase in renters who are housing cost-burdened. From 2010 to 2015 cost-burdened renters increased from 37 rental units (15.9%) to 82 (39.5%). If the five-year trend continues, forecasts<sup>xviii</sup> indicate that by 2025, West Branch will have 103 rental units that are cost burdened which will be roughly 45.6% of the rental market.

#### Why Affordability is Worsening.

Decreased affordability in West Branch is due to a number of reasons. From 2010 to 2015, the population increased by 248 people, yet the number of rentals increased by roughly 20 units.<sup>1</sup> During this five-year period about, 18-24% of the population lived in rentals. However, the new housing growth over this period, indicates that only 10% the population living in new housing was living in rentals. This indicates a shift in homeownership among the new population, but it also likely suggests there are not enough rentals being constructed. Such changes strain the rental market, as an increasing population will demand more rentals and without an adequate increase in rental units, which did not take place from 2010 to 2016, rent prices will increase. The median rent rose by 10% in five years, which is a moderate increase, suggesting other factors are involved.

Forecasted Total Cost Burdened Renters.							
Table 6.6. Cost Burdened							
Year	Units	Percent					
2010	37	15.9					
2011	24	11.2					
2012	31	14.9					
2013	55	20.6					
2014	72	34					
2015	82	39.5					
2016*	85	40.7					
2017*	90	42.8					
2018*	94	44.3					
2019*	97	45.2					
2020*	99	45.7					
2021*	100	46.0					
2022*	101	46.1					
2023*	102	46.0					
2024*	103	45.8					
2025*	103	45.6					
* indicates fore	casts						

#### Young Adult Affordability Issues.

Much of West Branch's population increase was due to more residents in the 25-34 year range. That population group rose by 119 people, which was responsible for 48% of the population increase in West Branch. At the end of this period there were 35 more rental units being rented by that age group, and most of them are renting in larger complexes consisting of five or more rental units. In 5 years the rental population in large complexes increased by 147 people, indicating these renters have more dependents.

> With 119 more people aged 25-34, earning about 10% less, with more dependents, higher rents, and little change in the number of rental housing units, West Branch has more cost-burdened renters. Without change, this situation can be expected to worsen. It is recommended that West Branch investigate strategies to improve rental housing affordability.

In 2010, individuals aged 15-24 earned roughly \$40,156 while people aged 25-44 earned \$61,121 on average. But their salaries in 2015 dropped to \$17,000 and \$56,607, for an income reduction of -57.7% and -8.9%. The salaries in this age group are below 2015 Iowa Averages (\$26,513 and \$60,591) and below 2015 United States averages (\$26,228 and \$58,985).<sup>1</sup> The 2015 American Community Survey indicates rental units where the household income is \$20,000 to \$24,999 and \$30,000 to \$34,999 increased by 11 and 39 units.

#### Figure 6.6 Family Housing.



Source: <u>https://www.hud.gov/program\_offices/fair\_housing\_equal</u> opp/FHLaws/yourrights.

<sup>&</sup>lt;sup>1</sup> According to five, five-year American Community Surveys from 2010 to 2015, these two age groups made relatively the same across the United States, and in Iowa the age group's income increased with inflation.

## Aging Population Affordability Issues.

Housing affordability is also a problem for some of those aged 60 and over in West Branch. Table 6.4 shows 49 cost-burdened homeowners without a mortgage in 2015. Few older residents of West Branch rent, which could mean there are few rental options for seniors. The population aged 60+ has been increasing in West Branch, and by a 4-to-1 ratio people in that age group own rather than rent.

The respected Urban Institute has stated that people aged 55 and over are renting at higher rates, and the 2017 State of the Nation's Housing Report found rental demand in America is strong, even after recovery from the 2008 recession. <sup>xix</sup>

In West Branch there was an increase from 38 to 45 households owning a house but with an annual incomes under \$10,000. This information suggests some older individuals are staying in their houses, perhaps due to lack of rental options. West Branch should consider city policies to encourage aging-in-place housing planning principles<sup>xx</sup>, policies to increase rental options so as to reduce burdens on both seniors and young adults.



Source: <u>https://www.jabacares.org/content/affordable-</u>housing.

## **Housing Incentives.**

Housing incentives are a useful tool to encourage more housing development and improve the existing housing stock. This section describes the current building incentive programs available in West Branch, lists potential available funding options, and describes programs offered in other cities which West Branch may be able to duplicate.

#### Building Incentive Program.

The West Branch Building Incentive Program provides up to \$5,000 in property tax rebates as well as reduced permit fees. The program was developed by a group of builders, realtors, bankers, and associated professionals who reside and work professionally in the West Branch Community and was approved by the City Council in May, 2015. After the homeowner receives an occupancy permit, that homeowner is eligible to receive a 100% rebate on the City of West Branch portion of the homeowner's tax bill.

The rebate is available for up to \$5,000 or five years from the date of the occupancy permit, whichever comes first.<sup>xxi</sup> Since inception, 59 eligible homes had been constructed (or were currently in progress) as of February, 2019. Builders had saved more than \$86,000 on permit fees, the water and sewer fund had lost \$42,000 in revenues, and just over \$12,000 in homeowner rebates had been paid out. The City plans to make changes to the program to continue to meet future infrastructure needs.

In Iowa, over 100 cities and counties are using historic preservation as a tool for community survival, stabilization, and development. Often the local historic preservation commission works in partnership with the local Main Street organization. In addition, some cities have utilized historic preservation incentive and grant programs to revitalize older neighborhoods and downtowns.<sup>xxii</sup>



Source:http://westbranchiowa.org/sites/default/files/B uildingIncentiveDoc\_2.pdf. Accessed January, 2019.

## Historic Preservation Plan.

The Historic Preservation Plan (HPP) from 2017 reflects the values of West Branch residents and their desire to preserve historic resources, including residential properties. The seventh goal of the HPP is to establish a residential historic preservation program for housing and neighborhood development.xxiii One available action item to achieve this goal is to encourage historic preservation and revitalization of local residential properties by establishing a historic housing incentive and financing program. As stated in the HPP, incentives such as tax abatements, tax credits, freezing assessed home values over a number of years, and financial aid all help reduce possible burdens of owning historic homes and will therefore tend to increase the quality of housing in West Branch.

Additionally, the 2017 Historic Preservation Plan lists the following incentive programs for historic preservation:

Table 6.7 Historic Preservation Plan Incentive Programs					
Resource	Purpose				
Federal Rehabilitation Tax Credits	Gives tax credits to property owners for qualified historic property rehabilitation projects. The credits are available for income- producing properties that are National Historic Landmarks, that are listed in the National Register, and that contribute to National Register Historic Districts and certain local historic districts.				
Charitable Contributions for Historic Preservation Purposes	Available for partial-interest contributions in historic properties.				
Historic Resource Development Program	Provides grants to those in the CLG program for rehabilitating city or county-owned properties that are listed on the National Register. One potential structure is Town Hall.				
Certified Local Government Grant Program	Competitive, matching program to be used to underwrite historic preservation activities other than building rehabilitation.				

#### Housing Rehabilitation Incentive Programs.

The Iowa Economic Development Authority (IEDA) administers the Department of Housing and Urban Development Community Development Block Grant (CDBG) Rehabilitation Fund.xxiv IEDA provides rehabilitation grants for housing rehabilitation, especially for low and moderate-income families. Small cities can be eligible for "non-entitlement grants". With sufficient technical support, these programs may facilitate improving some of the deteriorating historic housing stock in West Branch. One example includes Dubuque, Iowa, which has received numerous state tax credits to improve its historic district.

The City of Iowa City created the General Rehabilitation Improvement Program (GRIP) to assist homeowners with lowcost loans for home improvements. Qualified homeowners are eligible for 20-year loans at 2.75% interest. Iowa City also created the Housing Exterior Loan (H.E.L.P.) program for income-qualified homeowners to make exterior improvements to their homes. This program provides a zero-interest loan for half of the cost of eligible improvements, up to \$10,000.xxv

The town of Fairfield, Iowa, created an "Urban Revitalization Tax Exemption" program. This provides strong incentives for homeowners to invest in improvements to their properties and incentivizes developers and contractors to pursue new housing construction. The City offers a three-year, 100% property tax exemption on the first \$75,000 of actual value added by the improvements.<sup>xxvi</sup>



Fairfield also offers a refund of state sales, service, or use taxes paid during construction and an investment tax credit for construction and rehabilitation in "enterprise zones". The program is eligible to developers within these zones who rehabilitate at least four single-family homes or at least one multi-family building containing three or more units. xxvii

The Fairfield Revitalization Loan Program provides low-interest loans for the improvements of buildings within three blocks of the Fairfield town square. This was developed through a partnership with the Chamber of Commerce and local lenders. Finally, the housing trust fund which serves Fairfield allocates funds toward owner-occupied housing rehabilitation.

### EIRHC.

The Iowa Finance Authority administers the State Housing Trust Fund to ensure decent, safe, and affordable housing through the Local Housing Trust Fund Program.xxviii Cedar County is within the Eastern Iowa Regional Housing Corporation Housing Trust Fund. It is administered by East Central Intergovernmental Association (ECIA) to promote the general social welfare of eligible occupants of rental housing. Their mission is to acquire, construct, provide and operate rental housing and related facilities suited to the special needs and living requirements of eligible occupants.xxix The 2018 FY budget for the EIRHC Housing Trust Fund allocated \$211,718 for owner-occupied housing rehabilitation and an additional \$296,309 for rental rehabilitation.xxx

Each year, the EIRHC prepares a Housing Assistance Plan (HAP) to describe regional needs for housing, identify organizational goals and objectives, outline planned activities, and communicate the program guidelines to potential funding applicants. The 2018 HAP states ECIA has developed and secured funding for over 91 owner-occupied rehabilitation and down payment programs in the last 23 years.<sup>xxxi</sup>

Within Cedar County, 33.2% of existing housing stock was built before 1940. By comparison, approximately 26.5% of the housing stock across the state was built before 1940.xxxii Among the counties served by ECIA, only Jackson County has more housing stock built before 1940, at 33.3%. Within the ECIA service region, over 50% of the population earn less than \$50,000 per year.xxxiii Given housing age and residents' income, the EIRHC concluded that the residents' ability to afford rehabilitation of the older housing stock is diminished. Based on housing need assessments, ECIA concluded owner-occupied rehabilitation is the most common need in the EIRHC housing service area.



The EIRHC HAP allocates 30% of the Housing Trust Fund to owner-occupied rehabilitation activities. The Fund provides financing to low and moderate-income households for general rehabilitation activities. The focus is on major health and safety concerns, including repairs of furnaces, electrical infrastructure, plumbing, roofs, and energy efficiency items (i.e. windows, insulation, weatherproofing). The repayment schedule for owner-occupied rehabilitation funding is a forgivable 5-year loan for those below 80% median household income level.

There is no housing rehabilitation program listed with ECICOG for Cedar County in 2018. Per discussion with Mark Culver at ECICOG, Cedar County is not within their jurisdiction for housing rehabilitation programs.<sup>xxxiv</sup> While there is overlap with ECICOG for transportation programs, Cedar County is solely in the ECIA district for housing programs. The Iowa Finance Authority allocates funding to the respective agencies for disbursement within the counties they serve.

## **Housing References**

<sup>ii</sup> Taken by running a housing search at <u>https://cedar.iowaassessors.com/showResBldgSearch.php</u> and using the median value. <sup>iii</sup> Information found at <u>https://www.asbestos.com/asbestos/history/</u>

vii March 2011 University of Iowa Smart Planning Guide to the State of Iowa's Legislative Guide

https://rio.urban.uiowa.edu/sites/rio/files/Iowa\_Smart\_Planning\_Overview\_0.pdf

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xiv Found on the Department of Housing and Urban Development website affordable housing section in 2017
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https://portal.hud.gov/hudportal/HUD?src=/program\_offices/comm\_planning/affordablehousing/

xv https://www.huduser.gov/portal/datasets/fmr.html#2017

<sup>xvii</sup> An observation from five, five-year American Community Surveys from 2010 to 2015

<sup>xviii</sup> Projections were made by the authors of this updated chapter using a number of calculations used to measure trends from 2010-2015 costburdened renters from the American Community Survey. A mean percentage error (MAPE) calculation was used to determine the forecast or most accurate scenario based on how accurate the calculations were compared with data in 2010 to 2015. A Gompertz formula was the forecasted calculation using the MAPE formula.

<sup>&</sup>lt;sup>i</sup> Picture taken by Adam Kofoed in 2010

<sup>&</sup>lt;sup>iv</sup> 947 F. 2d 1201 – Corrosion Proof Fittings v. Environmental Protection Agency. Openjurist.org. Retrieved 31 July 2017.

v http://www.asbestossurveyingltd.co.uk/ "Where can asbestos be found", Asbestos Surveying Ltd, Birmingham, UK 2008

and http://www.artex.com/, Click the "Asbestos in Artex" button.

<sup>&</sup>lt;sup>vi</sup> Projections were made by the authors of this updated chapter using a number of calculations in order to measure trends from 2010-2015 of cost-burdened renters from American Community Survey data. A mean percentage error (MAPE) calculation was used to determine the forecast or most accurate scenario based on how accurate the calculations were compared with data from 2010 to 2015. A Gompertz formula was used to project the forecasted calculation using the MAPE formula.

viii March 2011 University of Iowa Smart Planning Guide to the State of Iowa's Legislative Guide

https://rio.urban.uiowa.edu/sites/rio/files/Iowa Smart Planning\_Overview\_0.pdf

<sup>&</sup>lt;sup>ix</sup> All statistics on this page are from the 2015 five year grouped American Community Survey.

x 2015 5 Year American Community Survey from Census American Fact Finder website

https://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml.

<sup>&</sup>lt;sup>xi</sup> Taken from HUD Unit Vacancy and Resident Turnover Report found here

https://portal.hud.gov/hudportal/documents/huddoc?id=DOC\_35528.pdf

xii Taken from Unit Vacancy and Resident Turnover Report found here:

https://portal.hud.gov/hudportal/documents/huddoc?id=DOC\_35528.pdf

xiii 2011 Americas Most Dying Business by Derek Thompson of The Atlantic <u>https://www.theatlantic.com/business/archive/2011/09/the-greater-recession-america-suffers-from-a-crisis-of-productivity/242704/</u>

 $<sup>^{\</sup>mathrm{xvi}}$  An observation from five, five-year American Community Surveys from 2010 to 2015

xix The State of the Nation's Housing 2017 <u>http://www.jchs.harvard.edu/research/state\_nations\_housing</u> and

- 2015 Urban Institute Housing Report <u>http://www.urban.org/research/publication/headship-and-homeownership-what-does-future-hold.</u> xx 2008 Aging in Place: A toolkit for local governments by M. Scott Ball
- http://www.aarp.org/content/dam/aarp/livable-communities/plan/planning/aging-in-place-a-toolkit-for-local-governments-aarp.pdf.

xxi City of West Branch. (2018). *Building Incentive Program – West Branch, IA*. Retrieved from Building Incentive Program: Accessed 10/23/2018. https://westbranchiowa.org/community/building-incentive-program/

xxii State Historical Society of Iowa. (September, 2015). *Iowa's Certified Local Government Program: How to Apply and Maintain Status*. Program Guide, State Historic Preservation Office of Iowa, Des Moines, Iowa. Retrieved from Accessed 10/21/2018. https://iowaculture.gov/about-us/about/grants/certified-local-government-grant-program

xxiii Bagby, T., Kofoed, A., & Mohammed, A. (08/18/2017). *West Branch Historic Preservation Plan, 2017.* The University of Iowa, School of Urban and Regional Planning. Iowa City: The University of Iowa.

xxiv Iowa Economic Development Authority. (2018). *Community Development*. Retrieved from CDBG Housing Rehabilitation Fund: Accessed 10/21/2018. https://www.iowaeconomicdevelopment.com/CDBGHousing

xxv City of Iowa City. (2018). *Housing Assistance and Rehab Opportunities*. Retrieved from Accessed 10/21/2018.

https://www.icgov.org/housingassistanceandrehab

xxvi City of Fairfield; Area 15 Regional Planning Commission. (February, 2014). Housing Needs Assessment. Retrieved from Accessed 10/21/2018. https://growfairfield.com/wp-content/uploads/fairfield\_housing\_needs\_assessment.pdf
xxvi (Ibid., 30).

xxviii Iowa Finance Authority. (2018). *State Housing Trust Fund*. Retrieved from State Housing Trust Fund: Accessed 10/21/2018. http://www.iowafinanceauthority.gov/Public/Pages/PC80LN18

<sup>xxix</sup> Eastern Iowa Regional Housing Authority. (2018). *Eastern Iowa Regional Housing Authority*. Retrieved from Eastern Iowa Regional Housing Authority: Accessed 10/21/2018. http://eirha.org/

xxx Iowa Finance Authority. (FY 2018). *Eastern Iowa Regional Housing Corporation Trust Fund State Housing Trust Fund Exhibit B - Project Budget.* Des Moines: Iowa Finance Authority. Retrieved from Iowa Finance Authority provided via email to the author in November 2018.

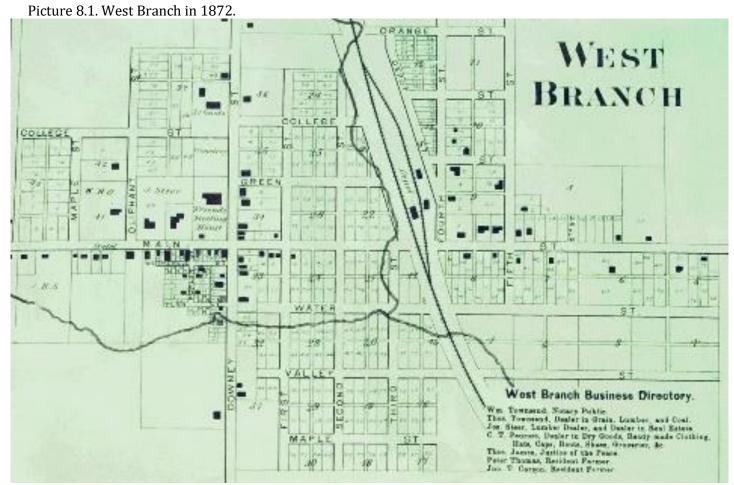
<sup>xxxi</sup> EIRHC Housing Trust Fund Board. (08/24/2017). *Eastern Iowa Regional Housing Corporation Housing Trust Fund: Housing Assistance Plan 2018.* Housing Assistance Plan. Retrieved from Iowa Finance Authority provided via email to the author November 2018. <sup>xxxi</sup> (Ibid.)

xxxiii (Ibid.)

xxxiv See <u>http://www.ecicog.org/housing-rehabilitation.html</u> for list of participating counties.

# WEST BRANCH COMPREHENSIVE PLAN

DRAFT Chapter 8: PUBLIC INFRASTRUCTURE, UTILITIES, FACILITIES, AND FINANCE.



Source: 1872 Atlas of Cedar County Iowa<sup>1</sup>

<sup>&</sup>lt;sup>1</sup> Harrison & Warner, *Atlas of Cedar County Iowa*, Town maps (Marshalltown, Iowa: Harrison & Warner, 1872), Accessed November 10, 2018. See: http://digital.lib.uiowa.edu/cdm/compoundobject/collection/atlases/id/2895/show/2891/rec/1.

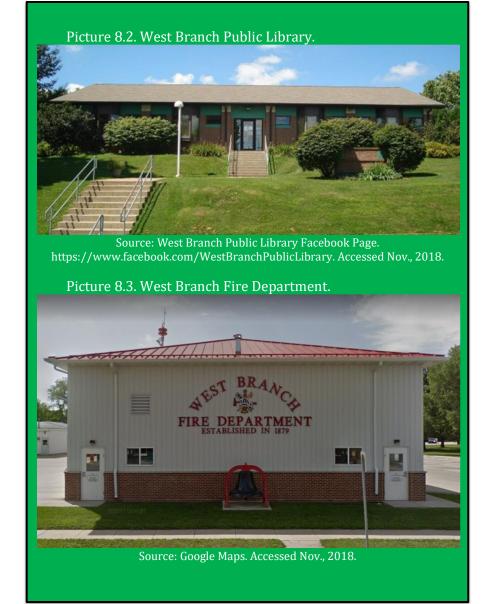
## Introduction.

The 2013 West Branch Comprehensive Plan dealt with public infrastructure and utilities in Chapter 8 and public and community facilities in Chapter 12. This updated chapter combines those two chapters and also includes city finance.

High quality and dependable basic public services, such as clean water and reliable sewer and stormwater management services, are essential to West Branch's future success. Cost-effective and dependable services improve the quality of life, as well as affordability, and make West Branch a more attractive place in which to live and do business. Well-built and well-maintained facilities also help the City recover from damaging natural events and emergencies. In addition, the City's public facilities and services can help create a vibrant place to live and work.

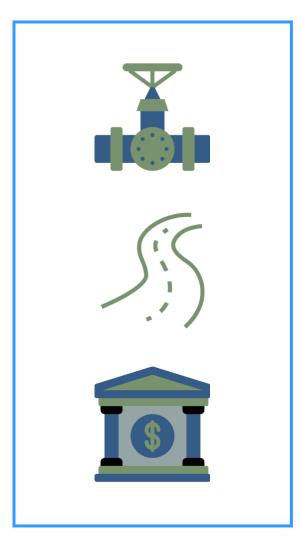
The West Branch public facility system provides water, sewer, parks, and civic services. Public facilities include the varied, extensive, and growing network of streets and pipes. In addition, several parks and natural areas help provide access for recreation, as well as stormwater and flood management. Public services include police, fire, and emergency response. Access to internet, electricity, natural gas, refuse and recycling services is essential for households and businesses.

The maintenance and operation of a complex system of services requires the collective and coordinated effort of multiple entities and regulated utilities to provide these necessities for West Branch. This chapter provides a list of goals and objectives for public facilities, followed by information on the existing situation plus recommended actions.



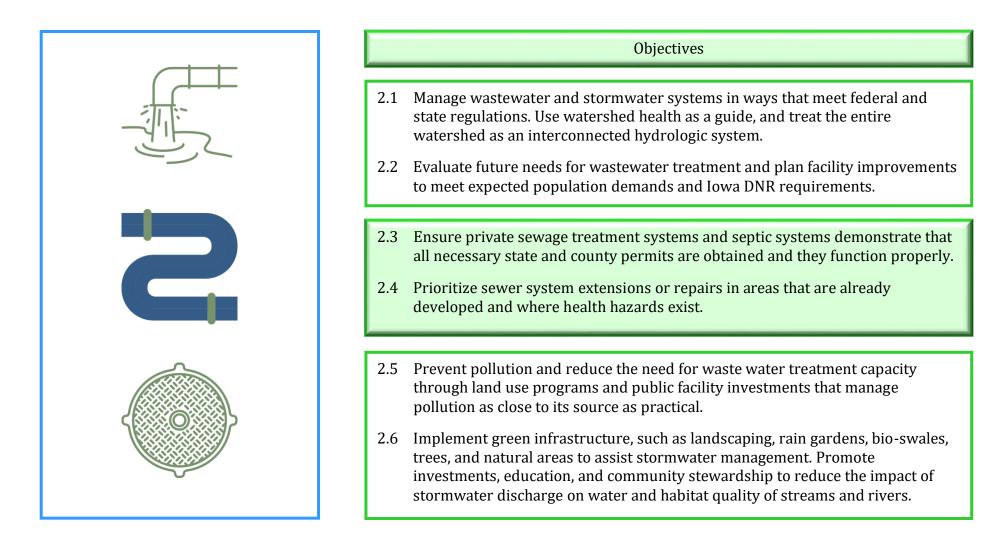
# Goal 1: Provide public facilities, service investments, and operations that improve service equity, support economic prosperity, and enhance human and environmental health.

growth.

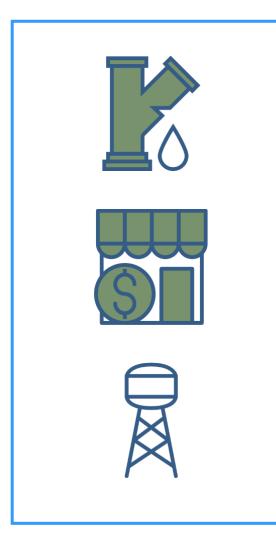


	Objectives
1.1	Provide public facilities and services to alleviate potential service deficiencies and meet-level-of service standards for all, including individuals, businesses, and property owners.
1.2	In areas of the city that are not expected to grow significantly, but have existing deficiencies, invest to reduce disparity and improve livability.
1.3	In areas of the city that lack basic public services and have significant growth potential, invest to enhance neighborhoods, maintain affordability, and accommodate growth.
1.4	In areas of the city that are not expected to grow significantly and already have access to complete public services, invest primarily to maintain existing facilities and services and retain livability.
1.5	Invest in public facility systems to maintain and improve system capacity, resolve service deficiencies, and properly manage assets.
1.6	Establish, improve, and maintain public facilities and services at levels appropriate to support land-use patterns, population densities, and anticipated

Goal 2: Ensure water, wastewater, and stormwater systems are managed, conveyed, and/or treated to protect public health, safety, and the environment, and to meet the needs of the community on an equitable, efficient, and sustainable basis.



Goal 3: Review and update the Capital Improvement Plan (CIP) annually and produce a new plan every five years to help coordinate capital costs and financing, while working towards the long term goals of the community.



	Objectives
3.1	Maintain long-term capital improvement programs that balance acquisition and construction of new infrastructure and public facilities with maintenance and operations of existing infrastructure and facilities.
3.2	Implement the CIP passed in 2015 for FY 2016 to FY 2020. Encourage directors from each city department and the city administrator to thoroughly review the CIP annually.
3.3	Department directors effectively manage a two year CIP that includes funded and unfunded projects. This allows the City to program key investments to accomplish community goals.
3.4	Partner with other nearby cities to share the cost of expensive personnel. For example, if a waste-water treatment plant is required in West Branch, perhaps technical and management staff could be shared with a nearby city which currently operates a sludge and waste-water treatment facility.
3.5	Encourage the preservation of viable existing infrastructure and promote the economical extension of new infrastructure and services.
3.6	Support cost-effective management practices to deliver services and facilities to residents. Utilize a variety of funding mechanisms to ensure an equitable sharing of the costs of investing in and maintaining the City's public facilities.

## **Public Infrastructure.**

This section provides an inventory and analysis of West Branch's current infrastructure systems, including water distribution and storage, sanitary sewer collection and treatment, and storm water conveyance. Consideration for the growth of these systems is also covered.

## Water System.

The City of West Branch provides water to businesses and residents by tapping four wells - three in the Jordan aquifer and one in the Silurian aquifer. Two wells have a capacity of 300 gallons per minute (GPM) while the other two have capacity of 100 GPM. Therefore, the total pumping capacity with all wells in operation is 800 GPM.

West Branch's treatment facility plant has two 8-foot-diameter vertical pressure filters rated at 100 GPM each and one 3-cell horizontal pressure filter rated at 300 GPM. The treatment facility uses pressure filtration to remove iron.

The City has two water towers. The first was built in 1970 and has a capacity of 250,000 gallons, the second water tower was built in 2006 and has a capacity of 300,000 gallons.

In 2019, the City had an aeration/detention tank with a capacity of 500 GPM. The water system currently has 3 high-service pumps. Only 2 of the 3 pumps run at a time while the other pump serves as a back-up.



## Sanitary Sewer System.

Like many other small communities in Iowa, West Branch operates an aerated lagoon to treat wastewater prior to discharge into a nearby stream. The West Branch sanitary sewer system is made up of a collection system, a sewage lift station located in the southeast part of the City, and an aerated lagoon. The collection system consists of sanitary sewer pipe, manholes and sewer mains. Currently the system treats more than 6,000,000 gallons of water per month in the lagoons. The City has been proactive in evaluating the future needs of its water and sanitary sewer systems.

While the current system is operating as intended, there are new state and federal standards that require the City to extend operations beyond current technological limits.<sup>2</sup> In August, 2017, the Iowa DNR gave West Branch a 52-month notice to design, finance, and construct a wastewater treatment facility that will address high amounts of ammonia, nitrogen, and e. coli in the city's wastewater discharge.<sup>3</sup> Initial project costs were estimated at roughly \$5 million.<sup>4</sup>

In fall of 2017, the City established a Wastewater Task Group to evaluate available options to resolve the issue presented by the Iowa DNR. The purpose of the taskforce is to review the current state of operations, research new processes and/or infrastructure to meet state water quality standards, and provide a recommendation to City Council.<sup>5</sup>

#### Picture 8.5. Wastewater Treatment Lagoons Aerial.



Source: Google Maps. Accessed Nov., 2018.

Picture 8.6. Wastewater Treatment Lagoons Sideview.



<sup>&</sup>lt;sup>2</sup> Redmond Jones II and Mayor Roger Laughlin, "West Branch: State of the City" (Event at Community State Bank: City of West Branch, November 8, 2017), Accessed November 10, 2018. https://westbranchiowa.org/wp-content/uploads/2017/11/State-of-the-City-2017.pptx-Autosaved.pdf.

<sup>&</sup>lt;sup>3</sup> City Administrator, "City Administrator's Report 8/21/2017," Report to City Council (West Branch: City of West Branch, August 21, 2017), Accessed November 10, 2018. https://westbranchiowa.org/wp-content/uploads/2017/04/City-Council-Update-08212017-1.pdf.

<sup>&</sup>lt;sup>4</sup> Ibid.

<sup>&</sup>lt;sup>5</sup> City Administrator, "City Administrator's Report 10/16/2017," Report to City Council (West Branch: City of West Branch, October 16, 2017), Accessed November 10, 2018. https://westbranchiowa.org/wp-content/uploads/2017/11/City-Administrators-Report-10162017.pdf.

The Task Group will strive to identify alternative solutions and financing strategies, participate in pilot case studies, and create Iowa DNR compliance strategies. Processes and facilities which emphasize reuse, ecological benefits, and revenue generation are preferred. <sup>6</sup> The Task Group expects there will be cost savings from an alternative wastewater treatment process, such as a Revolving Algal Biofilm treatment system available through Gross-Wen Technologies<sup>7</sup>, in comparison to another alternative, an Aero-mod Wastewater Treatment Plant. It is expected the facility planning process will verify the assumption that an alternative lagoon process is more cost-effective. The deadline to satisfy the Iowa DNR permit requirement is 12/31/2021.

In addition, city consultant V&K Engineering is preparing a Wastewater Treatment Facility Plan. This plan will determine which process is financially viable and effective in meeting state requirements.<sup>8</sup> V&K Engineering has indicated the current lagoon system is operating at or over capacity. As such, any alternative wastewater process would require a projected \$1 million cost to add an additional lagoon.<sup>9</sup>

The West Branch Village Mobile Home Community has its own wastewater treatment facility. The requirement for the City to expand its wastewater treatment may provide an opportunity to merge this treatment lagoon with the City facility. Currently, the Village is one of the largest water customers in West Branch.

Picture 8.7. West Branch Village Wastewater Treatment Lagoon.



Source: Google Maps. Accessed Nov., 2018.

Recommendation: Evaluate creative funding and practical system solutions to address the regulations imposed by the Iowa DNR to provide increased health, safety, and welfare for residents today and future generations.

<sup>&</sup>lt;sup>6</sup> City Administrator, "City Administrator's Report 7/9/2018," Report to City Council (West Branch: City of West Branch, July 9, 2018), Accessed November 10, 2018. https://westbranchiowa.org/wp-content/uploads/2018/07/City-Administrators-Report-7092018.pdf.

<sup>&</sup>lt;sup>7</sup> City Administrator, "City Administrator's Report 7/23/2018," Report to City Council (West Branch: City of West Branch, July 23, 2018), Accessed November 10, 2018. https://westbranchiowa.org/wp-content/uploads/2018/07/City-Administrators-Report-7232018.pdf.

<sup>&</sup>lt;sup>8</sup> City Administrator.

<sup>&</sup>lt;sup>9</sup> City Administrator, "City Administrator's Report 7/9/2018."



Source: www.epa.gov/soakuptherain, Accessed Nov., 2018.

Picture 8.9. Bio Swale Example.



Source: www.iowastormwater.org. Accessed Dec., 2018.

#### Storm Water.

Storm water is water coming in the form of rain, melted snow, or melted ice, collected as it "runs off" impervious surfaces, including buildings, roads, parking lots, and fields. In the undeveloped portions of the City of West Branch, storm water naturally flows across the surface and is either absorbed by the ground or runs into creeks and streams. In the developed areas of the City, storm water is channeled across roofs, gutters, parking lots and streets and into pipes which discharge into local streams and creeks.

Storm water management revolves around three main issues: drainage, water quality, and flooding. Public input during the 2013 Comprehensive Plan recognized sustainability and/or being a "green" community as an important value to many residents of West Branch. One way for the City to become more sustainable is to encourage "green" infrastructure in new and existing developments.

One of the most practical solutions to stop storm water pollutants being carried into the streams is to manage the run off as close to the source as possible. There are several methods which percolate storm water back into the soil, such as rain gardens, bio swales, planter boxes, permeable pavements, and green roofs. These methods provide practical solutions while also providing attractive vegetation and landscaping.

The City implemented a storm water utility fee beginning July 1, 2014. The City uses the fee to administer the construction and operation of the utility system, including capital improvements designated in the comprehensive drainage plan.

Recommendation: Pursue educational opportunities, grants, and partnerships to encourage residents and businesses to adopt green infrastructure that protects the watershed by limiting stormwater pollution runoff.

## **Private Utility Providers.**

The services available in West Branch in 2019 for natural gas, electricity, phone, internet, and cable television are summarized below.

Table 8.1. Service Providers by Service in West Branch.					
Service Service Provider					
Electricity	Alliant Energy Linn County Rural Electric Cooperative Maquoketa Valley Electric Cooperative Moxie Solar Eagle Point Solar				
Natural Gas	Alliant Energy				
Phone, Cable, Internet	Liberty Communications Mediacom Communications				

## Electricity and Natural Gas.

Alliant Energy Cooperation is an energy holding company providing electric and natural gas services to communities throughout Iowa and Wisconsin. They serve 900,000 electric customers, 410,000 natural gas customers, and have approximately 4,000 employees.<sup>10</sup> Alliant is the main service provider in West Branch.

Two other suppliers serve West Branch customers. Linn County Rural Electric Cooperative organized on July 8, 1938 as a private, non-profit electric utility that is owned by the members it serves. It was established to provide electric service at the lowest price possible. It serves more than 28,000 members in portions of six counties in eastern Iowa.<sup>11</sup> Maquoketa Valley Electric Cooperative is an electric utility headquartered in Marion, Iowa and owned by the members it serves. It was established more than 80 years ago to provide electric services at cost. It serves more than 14,000 members in nine counties in eastern Iowa.<sup>12</sup>

## Solar.

The Midwest Renewable Energy Association (MREA) worked with Johnson County and six partner cities to host a group solar buy in 2018. This leverages the power of volume purchasing, which significantly reduces the up-front costs of installing solar.<sup>13</sup> The group buy was open to all Johnson County and West Branch homeowners and the solar installer for this program was Moxie Solar. A total of seven arrays were installed in West Branch through the program, including six residential and one commercial.<sup>14</sup> Moxie was founded in 2008 to bring new energy options to Iowa and has completed over 500 projects. Their mission is to provide the financial and environmental benefits of solar power to farms, homes, and businesses.<sup>15</sup>

<sup>&</sup>lt;sup>10</sup> Alliant Energy, "2017 Annual Report," Annual Report, 2017, Accessed November 2, 2018. https://www.alliantenergy.com/AboutAlliantEnergy/AnnualReport.

<sup>&</sup>lt;sup>11</sup> Linn County REC, "Cooperative Information: About Us," Linn County Rural Electric Cooperative, 2018, Accessed October 5, 2018. https://www.linncountyrec.com/your-cooperative/cooperative-information/.

<sup>&</sup>lt;sup>12</sup> Maquoketa Valley Electric Cooperative, "Cooperative Profile," Maquoketa Valley Electric Cooperative, July 10, 2013, Accessed October 5, 2018. http://www.mvec.com/home/cooperative-profile.

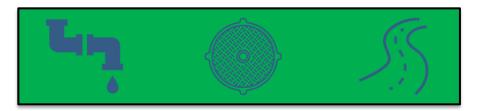
<sup>&</sup>lt;sup>13</sup> Grow Solar, "Solarize Johnson County," Grow Solar: A Midwest Partnership to Move Markets, 2018, Accessed November 10, 2018. https://www.growsolar.org/solarize-johnson-county/about/.

<sup>&</sup>lt;sup>14</sup> Peter Murphy, Midwest Renewable Energy Association, Phone Call, January 4, 2019.

<sup>&</sup>lt;sup>15</sup> Moxie Solar, "Moxie Solar: The Leading Solar Provider in the Midwest," Moxie Solar, 2018, Accessed November 3, 2018. https://moxiesolar.com/about/.

## Phone, Internet, Cable.

Two firms supply phone, internet, and cable services to West Branch residents: Liberty Communications and Mediacom. Liberty provides cable, telephone, and internet service to West Branch and West Liberty. Liberty Communications began as the West Liberty Telephone Company in 1899. In January of 1997 the name was changed to Liberty Communications.<sup>16</sup> Mediacom Communications is the nation's fifth largest cable television company. Mediacom's focus is providing cable, internet and phone service to America's smaller cities and towns. They serve customers in 22 states and have a workforce over 4,600.<sup>17</sup>



## **Capital Improvement Plan.**

The city's first Capital Improvement Plan (CAP) covering FY 2016 to FY 2020 was adopted in February, 2015, approximately two years after recommendations in the most recent Comprehensive Plan (2013). The two basic components of a CIP are to identify projects and the estimated costs of each, then develop method(s) to pay for each project. A CIP links together the City's comprehensive plan and its annual budget. The City has completed numerous capital improvement projects in recent years. For example, all four of the capital improvement projects for FY 2015-2016, which were street and intersection improvements, are completed. In addition, the City has nearly replaced all sewer lines (which has been ongoing since 2012).

Several projects are either in progress or slated for the near future. The park at Pederson Valley (now Cubby Park) is currently under construction and expected to open by summer of 2019. The College Street bridge replacement is expected to begin in early 2019.

There are some projects which have fallen in priority due to lack of funding. For example, extensive renovations to town hall, estimated at \$400,000 for FY 2018-2019, have been deemphasized in favor of basic upkeep and maintenance. In addition, the plans for Cubby Park do not yet call for a recreation center and new library.

Recommendation: The Capital Improvement Plan should be thoroughly reviewed and updated on an annual basis by City administration and department directors. The ideal time to update the CIP is in October or November of each year prior to the preparation of the next city budget. Basic upkeep and maintenance projects should be balanced with long-term projects and goals.

<sup>&</sup>lt;sup>16</sup> Liberty Communications, "Communities Served," Liberty Communications, 2018, Accessed November 10, 2018. See: http://www.libertycommunications.com/index.php/history.

<sup>&</sup>lt;sup>17</sup> Mediacom Communications Corporation, "Mediacom Communications Corporation," Mediacom, 2018, Accessed November 10, 2018. See: https://mediacomcable.com/about/rocco-commisso.

## **Infiltration & Inflow (I&I).**

Reducing I & I, or storm water entering the wastewater system, saves sewer rate payers in two ways. First, by reducing the amount of storm water that enters the wastewater system, the amount of wastewater which needs to be pumped from the lift station to the lagoons is lessened. This results in large energy costs savings associated with operating the pump. Second, documenting reduced wastewater flows to the Iowa DNR regulators allows cost savings on future treatment solutions. The design of future treatment systems can be created for lower capacities, which saves design, construction, operating, and maintenance costs.

I&I work continues in West Branch. In fiscal year 2018, approximately 6,000 feet of sewer lines were replaced. This is the second phase of three phases.

## **City Facilities.**

The City of West Branch operates a wide variety of facilities to carry out services for the residents. West Branch manages and maintains the following buildings and facilities:

- Fire Station (105 S. Second Street)
- Public Works (338 Cookson Drive)
- Town Hall and Municipal Building (201 East Main Street)
- City Offices (10 N Poplar Street)
- Cemetery Building (N. Maple Street)
- Public Library (300 N. Downey Street)
- Several parks and recreation facilities (see Chapter 11)





Source: www.westbranchiowa.org. Accessed Nov., 2018.

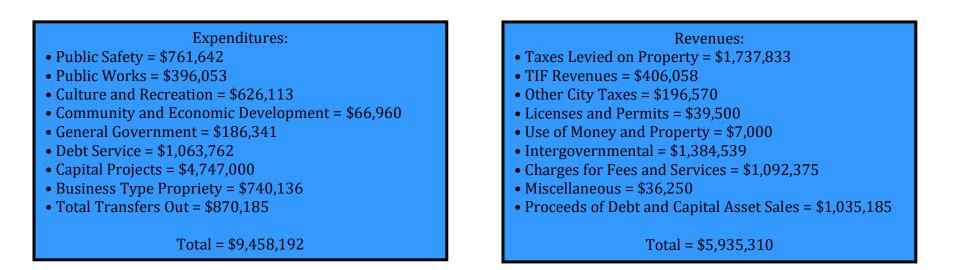
#### Picture 8.11. West Branch City Hall.



Source: www.westbranchiowa.org. Accessed Nov., 2018.

## **City Finances.**

Financial resources will be needed to continue existing programs and services as well as to implement many of strategies outlined in the Capital Improvement Plan. Within the City of West Branch's Fiscal Year 2018-2019 budget, the major budget categories and amounts for expenses and revenues are listed below:



Total revenues and other income items are \$5.9 million while total expenditures and fund transfers out are \$9.5 million. The full budget summary is in Table 8.6 below. Thus, in FY 2019, it is estimated expenses will exceed revenues by just over \$3.5 million.<sup>18</sup> This is largely due to the \$4.7 million allocated to capital projects in the FY 2019 budget. The amounts allocated to capital projects in FY 2018 and FY 2017 were \$1.0 million and \$1.7 million respectively. Capital projects represented 60.5% of Total Government Activities Expenditures in FY 2019. This is an increase from 22.3% in FY 2018 and 35.4% in FY 2017.

<sup>&</sup>lt;sup>18</sup> Iowa Department of Management, "Adoption of Budget and Certification of City Taxes" (West Branch, Iowa, March 5, 2018), November 15, 2018. https://dom.iowa.gov/sites/default/files/documents/2018/08/WEST\_BRANCH19.pdf.

## **Property Tax Rates.**

The total regular property tax rate for the City of West Branch for the FY 2018-2019 budget was \$13.09246 per \$1,000 in value.<sup>19</sup> This is a \$0.50 increase per \$1,000 in valuation over the prior year. All contributing rates are summarized in Table 8.2. This is based on property tax valuations as of January 1, 2017.

Total property tax revenue was \$1.7 million. Total taxable valuation was just over \$130 million for regular property. The tax levy rate per \$1,000 valuation of agricultural land was 3.000375¢.

## Water and Sewer Fees.

The City passed an increase in City water fees to be phased in over several years from 2012 to 2016. The objective was to raise sufficient revenue for the water fund and sewer fund to be financially self-sufficient. The user is billed the same amount for sewer use fees as for water use fees. Water rates increased as displayed in Table 8.3 to the right. From 2012 to 2016, the rate increased by \$2.56 per 1,000 gallons in total.

The water fund and sewer fund are not entirely self-sufficient. The water fund borrowed \$139,000 from the general fund for repairs in FY 2017-2018.

Property Tax Rates for FY 2018-2019	Pr	operty Tax		Rate
Levy		Dollars	ре	r <b>\$1,00</b> 0
General - \$8.10 Limit	\$	1,055,520	\$	8.10000
City-Owned Civic Center	\$	15,233	\$	0.11690
Insurance	\$	44,605	\$	0.34230
Support Local Emergency Mgmt Com	\$	8,418	\$	0.06460
Emergency	\$	35,183	\$	0.26999
Employee Benefits	\$	279,514	\$	2.14498
Debt Service	\$	297,688	\$	2.05369
Total Regular Tax Rate			\$1	13.09246

Table 8.3 City Water Rates Rate Increases by Year								
Charge per 1,000 Gallons Effective Date								
4.59	6/20/2006							
5.23	7/1/2012							
5.87	7/1/2013							
6.51	7/1/2014							
7.15	7/1/2015							
7.79	7/1/2016							
	per 1,000 llons 4.59 5.23 5.87 6.51 7.15							

<sup>&</sup>lt;sup>19</sup> Iowa Department of Management, "City of West Branch Certification of Property Tax Rates for FY 2018/2019 Budgets" (Department of Management, June 11, 2018), Accessed November 10, 2018. https://dom.iowa.gov/sites/default/files/documents/2018/07/citycertifications\_fy2018-2019.pdf.

## **Storm Water Fees.**

The City implemented a storm water utility fee beginning July 1, 2014 at the rate of \$2.00 per month per equivalent residential unit (ERU). The rate increased to \$3.00 per ERU by 2018. In FY 2017 total revenue from the storm water utility was \$49,800 while total expenditure was \$65,823. The revenue has been used for storm-water-related projects, such as for storm-water-pipe replacement on Main Street and 1<sup>st</sup> Street and analysis of streams south of town with the USGS. In the future, this funding may be allocated to widening and maintaining stream banks which will allow storm water to discharge more quickly and thereby alleviate flooding in town, such as at the fire department building.

Table 8.4 City Storm Water FeeAnnual Revenue and Expenditure							
Fiscal Year Expenditure Revenue							
2016-2017 \$ 65,823 \$ 49,800							
2015-2016 \$ 74,292 \$ 45,605							
2014-2015 \$ 19,666 \$ 35,427							
	Source: City of West Branch						

## **Peer Cities.**

It is useful to compare West Branch property tax levies and city utility rates with peer cities to identify any key differences. In addition, these cities may be useful resources for city administration to share ideas and perhaps resources. During this analysis, it was identified that the City of Roland is also exploring options to expand their wastewater treatment facility due to DNR compliance requirements. As demonstrated in Table 8.5. below, West Branch continues to have one of the lowest property tax levies among its peer cities.

Charges for W	ater, Sewer, Stormwater Ut	ility, Property Taxes, G	arbage, and Rec	ycling				
	Water Greater of Charge per 1,000 Gallons or Minimum	Sewer Greater of Charge per 1,000 Gallons or	Stormwater Utility	City Property	School Property	Consolidated Property		
	Charge	Minimum Charge	Charge	Tax Levy	Tax Levy	Tax Levy	Garbage	Recycling
Durant	\$ 18.54	\$ 45.09	NA	\$14.77977	\$10.65976	\$ 32.87573	\$19.00 Large \$17.00 Small	H PPPP
Earlham	\$ 24.21	\$ 19.09	\$ 3.00	\$12.99288	\$16.74933	\$ 39.70000	\$ 16.83	Free
Mitchellville	\$ 19.15	\$ 10.57	NA	\$13.83465	\$19.48372	\$ 41.80005	\$ 10.10	\$ 3.00
Roland	\$ 13.70	\$ 19.78	NA	\$11.01829	\$14.27149	\$ 32.08326	\$ 18.00	NA
Tiffin	\$ 12.50	\$ 24.25	\$3 Residents \$5 Businesses	\$11.80205	\$16.95949	\$ 36.61639	\$13.50 Large \$11.50 Small	1 3 5 5 0
Tipton	\$ 18.16	\$ 18.16	\$ 5.00	\$13.71054	\$12.12238	\$ 32.31184	\$22.25 Large \$18.25 Small	FLEE
Wilton	\$ 15.51	\$ 22.57	NA	\$14.24170	\$14.81696	\$ 37.73289	\$ 13.00	Free
West Branch	\$ 13.24	\$ 13.24	\$ 3.00	\$13.09246	\$13.75022	\$ 32.10178	\$11.25 Large \$5.00 Small	J 4/3

## FY 2018-2019 Budget.

## Table 8.6. City Budget.

## West Branch Budget Summary for FY Beginning July 1, 2018 and Ending June 30, 2019.

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT	CAPITAL		PROPRIETARY	BUDGET 2019	RE-ESTIMATED	ACTUAL 2017
(A) Revenues & Other Financing Sources	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
Taxes Levied on Property	1	1,125,448	314,697		297,688	0			1,737,833	1,635,553	1,613,353
Less: Uncollected Property Taxes-Levy Year	2	1,123,440	514,097		291,000	0			1,737,033	1,035,555	1,013,333
Net Current Property Taxes	3	1,125,448	314.697		297.688	0		ŀ	1.737.833	1.635.553	1.613.353
Delinquent Property Taxes	4	1,120,440	014,007		201,000	0		ŀ	1,707,000	1,000,000	1,010,000
TIF Revenues	5		U	406.058	•	· · · · ·		ŀ	406.058	250.000	152,449
Other City Taxes	6	10.914	183.057	400,000	2.599	0			196,570	196,308	271.648
Licenses & Permits	7	39,500	00,007		2,000	, in the second s		0	39,500	41,897	25,159
Use of Money and Property	8	7.000	0	0	0	0	0	0	7,000	4,150	19,289
Intergovernmental	9	269,865	296,793	0	14,281	803.600		0	1,384,539	645,407	597,068
Charges for Fees & Service	10	97,375	0		0	000,000	0	995,000	1,092,375	1.082.074	1.041.547
Special Assessments	11	01,575	0		0	0	0	000	1,002,010	1,002,014	1,041,047
Miscellaneous	12	34,250	0		0	0	2,000	0	36,250	40,910	148.647
Sub-Total Revenues	13	1,584,352	794,547	406.058	314,568	803.600	2,000	995,000	4,900,125	3.896,299	3,869,160
Other Financing Sources:	10	1,004,002	104,047	400,000	014,000	000,000	2,000	333,000	4,000,120	0,000,200	5,005,100
Total Transfers In	14	74.606	32,104	0	763,475	0	0	0	870,185	828,159	889.326
Proceeds of Debt	15	14,000	02,104	0	100,410	0		0	0/0,100	4.200,000	1,886,751
Proceeds of Capital Asset Sales	16	165,000	0	0	0	0	0	0	165.000	4,200,000	7,576
Total Revenues and Other Sources	17	1,823,958	826,651	406,058	1.078.043	803.600	2,000	995,000	5,935,310	8.924.458	6,652,813
Expenditures & Other Financing Uses		1,020,000	020,001	,	.,		2,000		0,000,010	0,021,100	0,002,010
Public Safety	18	658.052	103,590	0			0		761,642	1.334.740	592,082
Public Works	19	127,575	268,478	0			0	1 1	396,053	475,000	467,682
Health and Social Services	20	0	0	0			0	1 1	000,000	0	0
Culture and Recreation	21	536,109	90.004	0			0	1 1	626,113	644,765	610,792
Community and Economic Development	22	66,960	0	0			0	1 1	66,960	87,770	655,123
General Government	23	168,151	18,190	0			0	1 1	186,341	193,317	273,886
Debt Service	24	0	0	0	1,063,762		0	1 1	1,063,762	741,571	532,538
Capital Projects	25	0	0	0	.,	4,747,000	0	1 F	4,747,000	1,000,000	1,716,035
Total Government Activities Expenditures	26	1.556.847	480,262	0	1.063.762	4,747,000	0	1 F	7.847.871	4,477,163	4,848,138
Business Type Proprietray: Enterprise & ISF	27	.,,			.,,.	.,,		740,136	740,136	1.244.435	669,566
Total Gov & Bus Type Expenditures	28	1,556,847	480,262	0	1,063,762	4,747,000	0	740,136	8,588,007	5,721,598	5,517,704
Total Transfers Out	29	32,104	251,415	423,263	1,000,102	0	0	163,403	870,185	828,159	889,326
Total ALL Expenditures/Fund Transfers Out	30	1.588.951	731.677	423,263	1.063.762	4,747,000	0	903,539	9,458,192	6.549.757	6.407.030
Excess Revenues & Other Sources Over	31	1,000,001	101,011	420,200	1,000,702	4,747,000	0	500,000	0,400,102	0,010,101	0,407,000
(Under) Expenditures/Transfers Out	32	235,007	94,974	-17,205	14,281	-3,943,400	2,000	91,461	-3,522,882	2,374,701	245,783
(onder) Experiances ridiblets Out	52	200,007	34,314	-17,200	14,201	-0,040,400	2,000	01,401	-0,022,002	2,014,101	240,100
Beginning Fund Balance July 1	33	539,869	171,556	104,481	897	3,988,628	164,919	2,514	4,972,864	2,598,163	2,352,380
Ending Fund Balance July 1 Ending Fund Balance June 30	34	774,876	266,530	87,276	15,178	45,228	166,919	93,975	1,449,982	4.972.864	2,598,163
Enong Fulla Balance June 30	94	114,010	200,000	07,270	10,170	40,220	100,919	93,910			1000
									Source: low	a Department of	Management <sup>2</sup>

<sup>&</sup>lt;sup>20</sup> Iowa Department of Management, "Adoption of Budget and Certification of City Taxes."

## Debt Capacity.

The General Obligation (GO) debt limit ranged from \$10.1 million in FY 2017-2018 to an anticipated almost \$12 million for FY 2022-2023. The remaining GO debt capacity is projected to increase from \$1.7 million in FY 2017-2018 to \$7.9 million in FY 2022-2023. The projections are displayed in Table 8.7 below.

West Branch General Obligation Debt Capacity.									
	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23			
Property Valuation at 100% (Actual/Projected)	\$202,291,560	\$216,856,596	\$222,287,236	\$227,844,417	\$233,540,527	\$239,379,040			
Statutory GO Debt Limit at 5% of 100% Value	\$10,114,578	\$10,843,280	\$11,114,362	\$11,392,221	\$11,677,026	\$11,968,952			
Remaining GO Debt Capacity (Not Obligated)	\$1,747,905	\$3,335,864	\$4,442,362	\$5,564,221	\$6,718,026	\$7,893,952			

Recommendation: Provide cost-effective management practices to deliver services and facilities to residents. Utilize a variety of funding mechanisms to ensure an equitable sharing of the costs of investing in and maintaining the City's public facilities.

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