

(The following is a synopsis of the minutes of the West Branch City Council meeting. A video recording is available for inspection on the City of West Branch Website at westbranchiowa.org/city-of-west-branch/mayor-city-council/meetings/. The minutes are not approved until the next regularly scheduled City Council meeting.)

**West Branch, Iowa
Council Chambers**

**City Council
Special Meeting**

**October 13, 2020
6:30 p.m.**

An Electronic Meeting (pursuant to Iowa Code Section 21.8) of the City Council of the City of West Branch, Cedar County, IA was held on Tuesday, October 13, 2020 at 6:30 p.m. because a meeting in person was impossible or impractical due to concerns for the health and safety of Council Members, Staff and the Public presented by COVID-19.

Mayor Roger Laughlin called the West Branch City Council meeting to order at 6:31 p.m. Roll call: Council members (via Zoom): Colton Miller, Tom Dean, and Nick Goodweiler. Attending in-person: Jodee Stoolman Jerry Sexton. City Staff: City Administrator Redmond Jones II and Deputy Clerk Leslie Brick.

GUEST SPEAKER PRESENTATIONS

None.

PUBLIC COMMENT

None.

CONSENT AGENDA

None.

PUBLIC HEARING / NON-CONSENT AGENDA

Resolution 1940 – Approving an amendment to that certain Subdivider’s Agreement by and between the City of West Branch and KLM Investments, LLC for The Meadows, Part 4, West Branch / Move to action.

Background: Requirements of Chapter 170.19 had not been met by the developer for the October 5th City Council meeting. Because public improvements have not yet been completed, the City requires an Escrow for the remaining improvements in order to approve a final plat. The escrow amount is calculated by the developer’s engineer and then approved by the City Engineer. This information was received on October 9th and the meeting was scheduled at the request of the developer as they have lots pending sale before the next regular Council meeting. Because of rezoning changes and re-numbering of lots have occurred after the preliminary plat and Subdivider’s Agreement was approved in 2018, the City Attorney is required to make an amendment to the original agreement (Resolution 1742) to reflect those changes.

Jones said due to the timing of the special meeting request and availability to obtain all the necessary information, the proposed amendments for the Subdivider’s Agreement were still under review by the City Engineer, City Attorney and developer.

Brick added that Section 14 (of the original agreement) regarding Minimum Low Openings needed verification from both parties engineers and that Section 10 Payment of Sanitary Sewer Connection Fees were under review due to the rezoning that had occurred since the approval of the original agreement.

After some brief discussion, Dean made a motion to approve the amendments pending agreement of the City Attorney and City Engineer on Section 10 and 14.

Motion by Dean, second by Goodweiler to approve Resolution 1940 pending agreement of Section 10 and 14 by the City Attorney and City Engineer. AYES: Dean, Goodweiler, Stoolman, Miller, Sexton. NAYS: None. Motion carried.

Motion by Dean, second by Goodweiler to approve Resolution 1940, amendments to items 1, 2, 3, and 5 as presented. AYES: Dean, Goodweiler, Sexton, Stoolman, Miller. NAYS: None. Motion carried.

Resolution 1941 – Approving the Final Plat for The Meadow’s Subdivision Part 4B. / Move to action.

Sexton questioned if lots 1 and 30 would have street access from Cedar-Johnson Road or Prairie View Drive since driveways were to be minimized on Cedar-Johnson Road. Mike Welch, Axiom Consultants explained that lot 30 may need to be accessed from Cedar-Johnson due to the width of its north property line. Laughlin agreed that access could be an issue but said this would be addressed at the building permit stage. Stoolman said she would have liked to see Dawson connect to the Greenview subdivision but the Mayor explained that idea was considered previously and determined not to be a viable option. Welch explained that there is a sewer easement and public access between lots 3 and 4 in which the City could provide a pedestrian trail if they so desired to Greenview. Jones confirmed that an escrow check had been received by the City and recommended approval. The Council had no further comments.

Motion by Dean, second by Sexton to approve Resolution 1941. AYES: Dean, Sexton, Miller, Stoolman, Goodweiler. NAYS: None. Motion carried.

COMMENTS FROM MAYOR AND COUNCIL MEMBERS

None.

ADJOURNMENT

Motion to adjourn the regular meeting by Miller, second by Sexton. Motion carried on a voice vote. City Council meeting adjourned at 6:56 p.m.

Roger Laughlin, Mayor

ATTEST: _____
Leslie Brick, Deputy City Clerk