



PUBLIC NOTICE AND AGENDA OF THE WEST BRANCH **SPECIAL CITY COUNCIL MEETING SCHEDULED TO CONVENE AT 6:30 P.M. TUESDAY OCTOBER 13, 2020 IN THE CITY COUNCIL CHAMBERS, 110 NORTH POPLAR STREET, WEST BRANCH, IOWA.**

**Mayor
Mayor Pro Tem
Council Member
Council Member
Council Member
Council Member
City Administrator
City Attorney
Deputy City Clerk**

**Roger Laughlin
Colton Miller
Jodee Stoolman
Nick Goodweiler
Tom Dean
Jerry Sexton
Redmond Jones II
Kevin Olson
Leslie Brick**

mayor@westbranchiowa.org
mcolton@rocketmail.com
j.stoolmanwbcc@yahoo.com
nickgoodweilerwbcc@gmail.com
tdiowa@hotmail.com
jerrysextonwb@gmail.com
rjonesii@westbranchiowa.org
kevinolsonlaw@gmail.com
leslie@westbranchiowa.org

Please note: *Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Electronic Meeting (Pursuant to Iowa Code section 21.8) An electronic meeting is being held because a meeting in person is impossible or impractical due to concerns for the health and safety of council members, staff and the public presented by COVID-19. You can watch and/or participate in the meeting at the following link <https://zoom.us/j/5322527574> or dial in phone number 1-312-626-6799 with Meeting ID 532 252 7574. A video of the meeting will also be made available October 16th on the City Website. For your safety and the safety of others please explore all available opportunities to participate by phone or computer. If you are unable to attend or participate by computer or phone, you may come to City Hall as an audience member.*

AGENDA

- A. Call to Order**
- B. Opening Ceremonies**
 - 1. Pledge of Allegiance
- C. Roll Call**
- D. Public Hearing / Non-Consent Agenda**
 - 1. **Resolution 1940** – Amendment to that Certain Subdivider’s Agreement by and Between the City Of West Branch, Iowa and KLM Investments, LLC for the Meadows, Part Four, West Branch, Iowa.
 - 2. **Resolution 1941** – Approving the Final Plat for the Meadows Subdivision – Part 4B, West Branch.
- E. Comments from Mayor and Council Members**
- F. Adjournment Regular Meeting**

"Turning Vision into Reality is our Business"



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE:	October 13, 2020
AGENDA ITEM:	Resolution 1940 – Amendment to that Certain Subdivider’s Agreement by and Between the City Of West Branch, Iowa and KLM Investments, LLC for the Meadows, Part Four, West Branch, Iowa
CITY GOAL:	Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.
PREPARED BY:	Kevin Olson
DATE:	October 12, 2020

BACKGROUND:

KLM Investments has requested to final plat a certain part of The Meadows, Part 4B.

All rezoning of the above lots have been previously approved by City Ordinances.

STAFF RECOMMENDATION:	Approve the Resolution 1940 – Move to Action
REVIEWED BY CITY ADMINISTRATOR:	
COUNCIL ACTION:	
MOTION BY:	
SECOND BY:	

"Turning Vision into Reality is our Business"

Prepared by: Kevin D. Olson, West Branch City Attorney, PO Box 5640, Coralville, Iowa 52241 (319)351-2277
Return to: City of West Branch, Iowa, 110 N. Poplar Street, West Branch, Iowa 52358

RESOLUTION 1940

AMENDMENT TO THAT CERTAIN SUBDIVIDER'S AGREEMENT BY AND BETWEEN THE CITY OF WEST BRANCH, IOWA AND KLM INVESTMENTS, LLC FOR THE MEADOWS, PART FOUR, WEST BRANCH, IOWA

REFERENCE is hereby made to that certain Subdivider's Agreement (the "Agreement") recorded in Book 1452 at Page 262, Records of the Cedar County Recorder's Office, by and between the City of West Branch, Iowa (the "City") and Meadows Development, Inc. (the "Subdivider").

WHEREAS, the Subdivider and City entered into the Agreement as part of the approval of the Preliminary Plat of The Meadows Subdivision, Part Four (the "Subdivision"); and

WHEREAS, the Subdivider and City entered into an Amendment to that certain Subdivider's Agreement for The Meadows Subdivision, Part 4A; and

WHEREAS, the Subdivider has decided to final plat the final portion of the Subdivision, said final plat being referred to as "The Meadows Subdivision, Part 4B"; and

WHEREAS, in order to ensure that marketable title can be given for the lots in The Meadows Subdivision, Part 4B, the Agreement will need to be amended to reflect the new lot numbering and configuration; and

WHEREAS, to that end, the parties desire to amend the Agreement.

NOW, THEREFORE, the parties agree as follows:

1. The Subdivider in this Amendment shall now be "Meadows Development, Inc.," in place of "KLM Investments, LLC."
2. Section 1 of the Agreement is hereby amended by removing reference to "a 29-foot PCC Street known as Gilbert Drive and a "31-foot PCC street known as W. Orange Street" and replacing it with "31-foot street known as Prairie View Drive."
3. Section 2 of the Agreement is hereby amended by removing reference to "The Meadows Subdivision, Part Four" and replacing it with "The Meadows Subdivision, Part 4B."

4. Section 10 is hereby amended by replacing the figure of "\$14,250.00" with "\$17,171.20."
5. Section 11 is hereby amended by deleting it in its entirety and replacing it with the following:

"The parties expressly agree that the zoning for the Subdivision is as follows:

Lots 1 through 32 R-2 Two Family Residential District

5. Section 14 is hereby amended by deleting all reference to "Lots 16 and 17," and replacing it with "Lots _____."

7. In all other aspects except as outlined in Sections 1-6 of this Amendment, the Agreement shall remain in full force and effect.

Dated this _____ day of _____, 2020.

CITY:

SUBDIVIDER:

Roger Laughlin, Mayor

Chris Kofoed, Vice-President and Treasurer

ATTEST:

Redmond Jones II, City Administrator/Clerk

STATE OF IOWA, COUNTY OF CEDAR, ss:

This instrument was acknowledged before me on this _____ day of _____, 2020, by Roger Laughlin and Redmond Jones II, as Mayor and City Clerk respectively of the City of West Branch, Iowa.

Notary Public

STATE OF IOWA, COUNTY OF CEDAR, ss:

This instrument was acknowledged before me on this ____ day of _____,
2020, by Chris Kofoed, as Vice-President and Treasurer of Meadows Development, Inc.

Notary Public



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE:	October 13, 2020
AGENDA ITEM:	Resolution 1941 – Approving the Final Plat for the Meadows Subdivision, Part 4B, West Branch.
CITY GOAL:	Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.
PREPARED BY:	Kevin Olson, City Attorney
DATE:	October 12, 2020

BACKGROUND:

KLM Investments has requested to final plat a certain part of The Meadows, Part 4B.

All rezoning of the above lots have been previously approved by City Ordinances.

STAFF RECOMMENDATION:	Approve the Resolution 1941 / Move to Action
REVIEWED BY CITY ADMINISTRATOR:	
COUNCIL ACTION:	
MOTION BY:	
SECOND BY:	

"Turning Vision into Reality is our Business"



110 N POPLAR ST, PO BOX 218, WEST BRANCH, IA 52340

FINAL PLAT APPLICATION

Applicant Name: Meadows Development, Inc

Address: PO Box 698 West Branch Iowa 52358

Street or PO Box

City

State

Zip Code

Phone: 319-936-2052

Email: ckofoedcpa@lcom.net

Signature: _____

Additional Contact

Name: _____

Phone: _____

Email: _____

Property Owner (if other than applicant)

Name: _____

Address: _____

Street or PO Box #

City

State

Zip Code

Phone: _____

Email: _____

During the review process City staff, Planning & Zoning Commission or City Council Members may visit the property. If the property owner does not wish to allow visitors onto the property, please sign below:

Property Information

Address (if none, list name of closest streets): Located east of Cedar-Johnson Rd @ Prairie View Drive

Assessor's Parcel # (Attach Legal Description): see final plat

Subdivision Name: Meadows Subdivision Part 4B

Number of Lots: 32 lots Property Size: 12.45 Acres Current Zoning: R-2

Outlot A & Lot A to be

dedicated to city

Subdivider's Engineer

Name: Axiom Consultants, LLC; Brian A Boelk

Address: 60 E Court Street, Unit 3 Iowa City Iowa 52240

Street or PO Box #

City

State

Zip Code

Phone: 319-519-6220

Email: bboelk@axiom-con.com

PRELIMINARY CHECKLIST

Please attach following items. Additional materials may be required during the review process. Failure to submit the complete application materials may result in delays in processing, use the following checklist on page 3 & 4 to confirm that application is complete.

Submittal Deadline: 1st working day of the month at 12:00 p.m.

Submittal Requirements:

- 1 completed copy of this application form, including checklist.
- 2 scalable copies folded to 8.5"x11" & Acrobat "PDF" files emailed to leslie@westbranchiowa.org
- Other information requested by City Staff for review of the proposed project.

For Staff Use:

_____ Date application and Final plat received

_____ Information forwarded to City Engineer, City Attorney, Planning & Zoning Commission, Building Inspector, Public Works Director and Fire Chief

_____ Comments received from:

- | | |
|--------------------------|-----------------------------|
| _____ City Engineer | _____ City Attorney |
| _____ Building Inspector | _____ Public Works Director |
| _____ Fire Chief | |

_____ Comments forwarded to Planning & Zoning Commission.

_____ Date or 1st Planning & Zoning Commission meeting

_____ Date of Planning & Zoning Commission Approval

_____ Stamp Final Plat 'Approved' – email to Subdivider, their engineer & City Council

_____ Forward approved Final Plat to City Attorney for creation of Resolution

_____ Invoice Subdivider for Engineering fees

_____ Date of 1st City Council meeting, preceding P&Z approval

_____ Final Plat Resolution # _____, approved _____

Signature of City Staff / Title _____ **Date** _____

City of West Branch - Final Plat Requirements: Chapter 170.11

- Title under which the subdivision is to be recorded.
- The linear dimensions (as required by the Iowa Code) of the subdivision boundary, lot lines, streets and alleys. These should be exact and complete to include all distances, radii, arc, chords, points of tangency and central angles.
- Street names and clear designations of public alleys. Streets that are continuations of present streets should bear the same name. If new names are needed, they should be distinctive. Street names may be required to conform to the City plan (and approved by Cedar County EMA).
- Description and location of all permanent monuments set in the subdivision to be placed at all block corners, at all angles and points of curve of the street and alley property lines, and at all corners and angles on the exterior boundary. The plat shall show that the subdivision is tied to a physically monumented land line, which is identified by two U.S. public land survey systems corners, or by two physically monumented corners of a recorded subdivision.
- The plat should be signed and acknowledged by the subdivision land owner and his or her spouse.
- A sealed certification of the accuracy of the plat by a land surveyor who prepared the final plat.
- Signatures of utilities approving easements and locations of utilities.
- The legal description of the area being platted.
- Identification of all adjoining properties, and where such adjoining properties are part of recorded subdivisions, the names of those subdivisions.
- Any other pertinent information, which may include a site development plat, necessary for the proper evaluation of the plat.
- The locations, dimension and uses of all proposed easements.

Final Plat Attachments: Chapter 170.12 – Subdivider shall cause all documents to be recorded and copies provided to the City before construction begins.

- A correct description of the subdivision land.
- A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public used, if the dedication is approved by the Council.
- An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.
- A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Code of Iowa.
- A statement from the mortgage holders of lienholders, if any that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgement of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may be recorded in of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.
- A certificate of dedication of streets and other public property.
- A statement of restriction of all types that run with the land and become covenants in the deeds of lots.
- A resolution and certificate of approval by the Council and for signatures of the Mayor and Clerk.

- Design plans for all public improvements prepared under the direction of a registered professional engineer licensed in the State, including plan and profiles, typical cross sections and specifications of street improvements and utility systems, to show the location, size and grade. These should be shown on a fifty (50) foot horizontal scale and a five (5) foot vertical scale with west or north at the left.
- A certificate by the City Engineer or similar official within two (2) weeks of submission that all required improvements and installations have been completed, or that a letter of credit or performance bond guaranteeing completion has been approved by the City Attorney and filed with the Clerk, or that the Council has agreed that the City will provide the necessary improvements and installations and assess the costs against the subdivider or future property owners in the subdivision, or by agreement between the City and subdivider as to installation and assessment of such improvements.
- The encumbrance bond, if any.
- Final plans, following completion of construction, identifying the as-built location and elevation of all public improvements installed.
- A statement by a registered land surveyor that the plat was prepared under the surveyor's direct personal supervision, signed and dated by the surveyor and bearing the surveyor's Iowa registration number or seal.

Process: Staff will review the first submittal and issue a preliminary report listing required and recommended changes, and will include a date by which a revised complete set of 7 copies is required to be submitted for final staff review and for Planning & Zoning Commission and Council consideration. Along with a revised set, Acrobat "PDF" files of all materials are required.

ENGINEER: **AXIOM CONSULTANTS, INC.**
 60 E. Court Street
 Iowa City, IA 52240
 Project No.: 18-0024

Monday, October 5, 2020
 Final Plat Approval - Escrow
 Opinion of Costs

The Meadows, Part 4B - West Branch, Iowa					
NO.	ITEM	UNIT	QUANTITY	UNIT COST	ENGINEER'S ESTIMATE
1	Cleanout Storm Pipe (if necessary)	LS	1	\$1,000	\$1,000
2	Cleanout Basins (if necessary)	LS	1	\$3,000	\$3,000
3	Install Intake Tops	EA	14	\$1,000	\$14,000
4	Adjust Fire Hydrant	LS	2	\$500	\$1,000
5	Adjust Sanitary Sewer Manhole	EA	2	\$500	\$1,000
6	Adjust Storm Sewer Manhole	EA	1	\$500	\$500
7	Sidewalk, Outlot	SY	23	\$36	\$828
8	Sidewalk, Curb Ramps	SY	79	\$44	\$3,476
9	Pave Remaining Intersection	SY	158	\$37	\$5,846
10	Pave intake throats	EA	14	\$500	\$7,000
11	Erosion Control, Remaining Maintenance	LS	1	\$5,000	\$5,000
12	Seeding, Remaining	ACRE	13.5	\$2,250	\$30,375
13	Setting of Property Pins & As-builts	LS	1.0	\$3,800	\$3,800
13	Street Lights	EA	5.0	\$1,100	\$5,500
13	Dead-end Signage	LS	1	\$400	\$400
				Total	\$82,725

Notes:

The following additional items will also need to be completed as part of the overall improvements:

1. Installation of traffic signs (to be coordinated with City)
2. Installation of street name signs (to be coordinated with City)
3. Installation of street lights
4. As-built drawings

FINAL PLAT

THE MEADOWS SUBDIVISION PART 4B

WEST BRANCH, IOWA

LEGAL DESCRIPTION

THE MEADOWS SUBDIVISION PART 4B BEING PART OF AUDITOR'S PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) 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 79 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17 OF THE MEADOWS SUBDIVISION PART 4A, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH, THENCE ALONG THE EAST LINE OF OUTLOT B OF SAID PART 4A N40°55'59"W, 649.23 FEET; THENCE ALONG SAID EAST LINE N22°36'59"W, 125.00 FEET; THENCE ALONG SAID EAST LINE N03°13'30"W, 115.39 FEET TO THE NORTH LINE OF SAID OUTLOT B; THENCE ALONG SAID NORTH LINE S86°46'30"W, 40.00 FEET TO THE WEST LINE OF SAID OUTLOT B; THENCE ALONG SAID WEST LINE S03°13'30"E, 140.00 FEET; THENCE ALONG SAID WEST LINE S01°20'05"E, 222.06 FEET; THENCE S88°41'24"W, 172.00 FEET TO THE EAST RIGHT OF WAY LINE OF CEDAR-JOHNSON ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE N01°18'36"W, 551.67 FEET TO THE NORTH LINE OF SAID PARCEL G; THENCE ALONG SAID NORTH LINE N86°46'49"E, 758.70 FEET; THENCE S03°13'30"E, 135.10 FEET; THENCE N86°46'30"E, 19.26 FEET; THENCE S03°13'30"E, 198.71 FEET; THENCE S86°46'30"W, 13.79 FEET; THENCE S18°57'41"E, 118.97 FEET TO THE WEST LINE OF THE MEADOWS SUBDIVISION PART 2 AND OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH; THENCE ALONG SAID WEST LINE S32°15'26"E, 293.07 FEET TO THE NORTH LINE OF SAID MEADOWS SUBDIVISION PART 4A; THENCE ALONG SAID NORTH LINE S49°04'01"W, 182.01 FEET; THENCE ALONG SAID NORTH LINE S44°53'11"W, 66.18 FEET; THENCE ALONG SAID NORTH LINE S49°04'01"W, 134.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 12.45 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR RECORDER'S USE ONLY

RECORDER'S INDEX	
COUNTY:	CEDAR
SECTION:	6-T79N-R4W
QUARTER SECTION:	SW1/4
CITY:	WEST BRANCH
SUBDIVISION:	THE MEADOWS SUBDIVISION PART 4B
BLOCK:	NA
LOT(S):	NA
PROPRIETOR:	KLM INVESTMENTS, INC.
REQUESTED BY:	MEADOWS DEVELOPMENT, INC.
PREPARED BY:	AXIOM CONSULTANTS, LLC, 60 E. Court St. Unit 3 Iowa City, IA 52240 - PH# 319.519.6220



- KEY NOTES:**
- (A) 15' PUBLIC UTILITY EASEMENT
 - (B) 16' DRAINAGE AND STORM SEWER EASEMENT
 - (C) 25' DRAINAGE EASEMENT
 - (D) 20' SANITARY SEWER & PUBLIC ACCESS EASEMENT

PLAT APPROVALS

CEDAR COUNTY AUDITOR:

OWNER / DEVELOPER _____ DATE _____

WEST BRANCH CITY CLERK _____ DATE _____

WEST BRANCH PLANNING & ZONING _____ DATE _____

WEST BRANCH MAYOR _____ DATE _____

UTILITY APPROVALS

ALLIANT ENERGY _____ DATE _____

LINN COUNTY REC _____ DATE _____

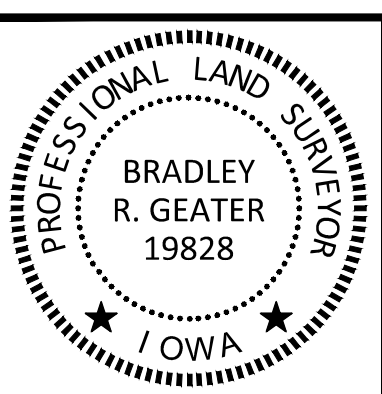
MEDIACOM _____ DATE _____

CENTURYLINK _____ DATE _____

LIBERTY COMMUNICATIONS _____ DATE _____

SIGNED BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE STATE OF IOWA.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. GEATER, P.L.S., P.E.
LICENSE NUMBER 19828.

DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	121.84	183.03	38°08'31"	N21°51'44"W	119.60
C2	40.11	25.00	91°54'53"	N47°16'04"W	35.94
C3	38.43	25.00	88°05'06"	S42°43'57"W	34.76
C4	39.27	25.00	89°59'20"	S48°13'10"E	35.35
C5	59.34	216.00	15°44'25"	S10°41'37"E	59.15
C6	84.34	216.00	22°22'18"	S29°44'58"E	83.80
C7	99.78	150.00	38°06'43"	S21°52'46"E	97.95
C8	39.75	25.00	91°05'42"	S41°15'44"W	35.69

LINE TABLE

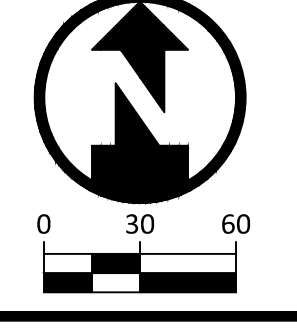
LINE #	LENGTH	BEARING
L1	40.00	S86°46'30"W
L2	19.26	N86°46'30"E
L3	13.79	S86°46'30"W
L4	66.18	S44°53'11"W
L5	55.12	N03°13'30"W
L6	19.94	S32°15'26"E

- NOTES:**
- BASIS OF BEARING IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
 - UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
 - ERROR OF CLOSURE IS LESS THAN 1 IN 10,000.
 - OUTLOT A TO BE DEDICATED TO THE CITY OF WEST BRANCH.
 - LOT A TO BE DEDICATED TO THE CITY OF WEST BRANCH AS STREET ROW.

LEGEND

- ⊙ SET 3/4" Ø PIPE OPC 19828
- × SET CUT X
- FOUND 5/8" Ø REBAR OPC 19828
- FOUND PROPERTY CORNER-AS LABELED
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- PROPOSED BOUNDARY/PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - PROPOSED EASEMENT
- (R) PREVIOUSLY RECORDED AS

SHEET NAME: FINAL PLAT		PROJECT NAME: THE MEADOWS PART 4B		ISSUED FOR:		DRAWING LOG		ENGINEER:	
SHEET NUMBER: 1 OF 1	PROJECT NO.: 180024	PROJECT MANAGER: BOELK	CLIENT NAME: KLM, LLC	DATE ISSUED: SEPTEMBER 8, 2020	CURRENT REV.:	REV	DESCRIPTION OF CHANGES	DATE	



Prepared by: Kevin D. Olson, 1400 5th Street, Coralville, Iowa 52241 (319) 351-2277
Return to: City of West Branch, 110 Poplar Street, West Branch, Iowa 52358 (319) 643-5888

RESOLUTION 1941

**RESOLUTION APPROVING THE FINAL PLAT OF THE MEADOWS SUBDIVISION, PART 4B,
WEST BRANCH, IOWA.**

WHEREAS, the developer did file with the City Clerk of West Branch, a final plat for The Meadows Subdivision, Part 4B, West Branch, Iowa; and

WHEREAS, the legal description for said Subdivision is as follows:

See Exhibit "A" attached hereto

; and

WHEREAS, said property has been dedicated with the free consent and in accordance with the desires of the owner; and

WHEREAS, the aforementioned plat and subdivision is found to conform with Chapter 354 of the State Code of Iowa, Chapter 170 of the West Branch Code of Ordinances, and all other ordinances and statutory requirements; and

WHEREAS, said final platting of the aforementioned subdivision has been examined by the West Branch Planning and Zoning Commission; and

WHEREAS, recommendations from both said Commission and City Staff have been made; and

WHEREAS, after due deliberation, said Commission has recommended that the final platting of the proposed subdivision, be accepted and approved.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coralville, Iowa, that the final platting of The Meadows Subdivision, Part 4B, West Branch, Iowa, be and the same is hereby approved.

BE IT FURTHER RESOLVED, that the revised Subdivider's Agreement for The Meadows, Part 4B is also hereby approved.

BE IT FURTHER RESOLVED that the City Clerk of the City of West Branch, Iowa, is hereby authorized and directed to certify a copy of this Resolution to the County Recorder of Cedar County, Iowa, along with all other required ancillary documents, including the revised Subdivider's Agreement for The Meadows Subdivision, Part 4B.

* * * * *

Passed and approved this 13th day of October, 2020.

Roger Laughlin, Mayor

ATTEST:

Redmond Jones II, City Administrator/Clerk