



CITY COUNCIL MEETING NOTICE
MONDAY, AUGUST 16, 2021 - 7:00 P.M.
CITY COUNCIL CHAMBERS
110 N. POPLAR STREET, WEST BRANCH, IOWA

<https://zoom.us/j/5322527574>

or dial in phone number 1-312-626-6799 with Meeting ID 532 252 7574.

AGENDA

1. Call to order
2. Pledge of Allegiance
3. Roll call
4. Welcome
5. Approve Agenda/Consent Agenda/Move to action.
 - a. Approve minutes from the August 2, 2021 City Council Meeting.
 - b. Motion to appoint Amber Kleven to the Library Board of Trustees.
 - c. Approve the claims.
6. Communications/Open Forum
 - a. Presentation – Maggie Burger, Speer Financial – Annual TIF & Debt Report
7. Public Hearing/Non-Consent Agenda
 - a. Resolution 2030, accepting deed from Cedar’s Edge Properties., LLC for right-of-way for Serenity Circle connection to Cedar-Johnson Road/Move to action.
 - b. Resolution 2031, authorizing the submittal of an application for funding through the clean Water State Revolving Fund via the Water Resource Restoration Sponsored Project Program. / Move to action.
 - c. First reading of Ordinance 782, amending Chapter 63 of the West Branch Code of Ordinances regarding speed limits on Main Street. / Move to action.
 - d. Discussion – Trees Forever Community Visioning program interest
8. City Staff Reports
9. Comments from Mayor and Council Members
10. Motion to adjourn.

EXECUTIVE SESSION

Monday, August 16, 2021

Immediately following the Regular City Council Meeting

1. Roll Call
2. Motion to adjourn to executive session for the purpose to discuss the sale of real estate under Section 21.5 of the Code of Iowa./ Move to action.
3. Motion to adjourn.

Mayor: Roger Laughlin • **Council Members:** Colton Miller, Nick Goodweiler, Jodee Stoolman, Tom Dean, Jerry Sexton
City Administrator/Clerk: Vacant • **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin
Parks & Rec Director: Melissa Russell • **Police Chief:** John Hanna • **Public Works Director:** Matt Goodale

(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
Regular Meeting**

**August 2, 2021
7:00 p.m.**

Until further notice, all of our Council Meetings will be held in person and electronically via Zoom. Persons may still attend, observe and participate in the meeting at the Council Chambers, City Office, 110 N. Poplar St, West Branch, Iowa.

Mayor Roger Laughlin called the West Branch City Council regular meeting to order at 7:00 p.m. Roll call: Council members: Colton Miller, Jerry Sexton, Tom Dean, Jodee Stoolman and Nick Goodweiler was present. City Staff present: Deputy Clerk Leslie Brick, City Attorney Kevin Olson and Public Works Director Matt Goodale. City Staff attending via Zoom: Finance Officer Heidi Van Auken, Library/IT Director Nick Shimmin, Police Chief John Hanna and Park & Recreation Director Melissa Russell.

APPROVE AGENDA / CONSENT AGENDA

Approve minutes from the July 26, 2021 City Council Meeting.

Approve the claims.

8/2/2021

ALTORFER INC	SUPPLIES	0.76
ARSL	MEMBERSHIP DUES FOR SHIMMIN	49.00
ASCAP	MUSIC LICENSE	367.00
BAKER & TAYLOR INC.	BOOKS	589.09
BODY SOUND LLC	HHTD LIGHTS AND SOUND	1,050.00
BOWERS CUSTOM SERVICES LLC	ROADSTONE	255.00
CCEDCO	CCEDCO ANNUAL DUES	6,409.00
CEDAR RAPIDS PHOTO COPY IN	COPIER	127.03
DIRK WIENEKE	LAWN CARE CUBBY	855.00
HI-LINE ELECTRIC COMPANY	SUPPLIES	46.00
IOWA ONE CALL	IOWA ONE CALL	76.50
JARROD HOGAN	HHTD BAND	250.00
JOHN DEERE FINANCIAL	SAFETY UNIFORMS	1,062.83
JP PARTY RENTALS LLC	HHTD GAMES	1,840.00
KANOPI	VIDEO SERVICE	28.00
MACQUEEN EQUIPMENT	SB SEGMENT SET	185.74
MATT PARROTT/STOREY KENWORTH	LASER UTILITY BILLS	770.00
MENARDS	SUPPLIES	80.28
OVERDRIVE INC	DIGITAL BOOKS	327.49
PARKSIDE SERVICE	STREET SWEEPER TIRES	3,639.69
PITNEY BOWES PURCHASE POWER	REPLENISH POSTAGE METER	500.00
QUILL CORP	OFFICE SUPPLIES	130.72
RUSSO, LOJO JUNIPER	HHTD BAND	150.00
SCHIMBERG CO	COLLEGE ST SUPPLIES	2,946.82
SHIELDS SEWING CENTER	SHIRTS FOR COUNCIL MEMBERS	50.00
STATE INDUSTRIAL PRODUCTS	WASTEWATER TREATMENT PROGRAM	244.00
STEPHEN R HORCHA	BOOK BIKE	2,625.00
UNIFORM DEN INC.	UNIFORMS	424.22
VEENSTRA & KIMM INC.	COLL ST WATER MAIN 4TH TO 5TH	39,953.80
SUBTOTAL		65,032.97

FUND TOTALS

001 GENERAL FUND	12,848.57
031 LIBRARY	3,797.78
110 ROAD USE TAX	6,966.47
321 WIDENING WAPSI CR	1,292.00
323 I-80 WEST, WATER	5,604.88
324 WW TREATMT FAC IM	23,320.00
327 SPONS WATER QUAL	3,574.80
600 WATER FUND	3,178.80
610 SEWER FUND	1,502.85
740 STORM WATER UTILI	2,946.82
TOTAL	65,032.97

Motion by Dean, second by Goodweiler to approve Agenda / Consent Agenda. AYES: Dean, Goodweiler, Stoolman, Miller, Sexton. NAYS: None. Motion carried.

COMMUNICATIONS / OPEN FORUM

Emily Swihart of Trees Forever, explained the Community Vision program as a process that encourages visionary and strategic thinking about transportation improvements in smaller Iowa communities. Through the year long process, a steering committee is formed which would include volunteers such as city leaders, business owners, and members of the community of all ages to gain a better understanding of what the community wants in West Branch. Conceptual plans will be developed that demonstrate the community vision for an improved transportation system. Swihart said ten communities are selected each year to participate in the program and priority is given to communities that lack planning resources. Swihart said communities selected for Community Visioning must complete an application and commit \$2000 toward implementation of a project proposed through the visioning process. The Council asked a few questions about the process and thought overall it would be helpful but was also concerned that although several projects could be identified, wondered how the City would be able to fund them with all of the other projects already committed. Swihart said that through this process grant opportunities will also be identified to help communities make the vision a reality. Goodale added that this process doesn't have to be one large project but rather several smaller ones that would be less expensive to do and more achievable to complete. The Council agreed to give the program some additional discussion at their next meeting.

PUBLIC HEARING / NON-CONSENT AGENDA

Resolution 2026, approving the City Administrator Job Description/Move to action.

Laughlin said the job description was revised from the former to be more comprehensive in the search for the right candidate. There was no further discussion.

Motion by Sexton, second by Miller to approve Resolution 2026. AYES: Sexton, Miller, Goodweiler, Dean, Stoolman. NAYS: None. Motion carried.

Resolution 2027, approving the City Administrator position announcement. / Move to action.

Brick said the job description would be posted on Tuesday and listed several posting locations.

Motion by Miller, second by Dean to approve Resolution 2027. AYES: Miller, Dean, Stoolman, Sexton, Goodweiler. NAYS: None. Motion carried.

Motion to approve the City Administrator recruitment timeline. / Move to action.

Brick laid out the timeline discussed with Laughlin, Miller and Dean for the recruitment process. Miller said he would be out of town on the interview day, but would participate virtually. Laughlin asked the Council if he would be permitted to organize a small citizen committee to help review potential candidates since he lacks experience in recruiting. The Council briefly discussed his suggestion and were okay with the idea as long as they were all residents of the community.

Motion by Miller, second by Goodweiler to approve the timeline. Motion carried on a voice vote.

Resolution 2028, adopting ballot language for a change in the length of term of members of the West Branch Library Board of Trustees. / Move to action.

Olson said several years ago a prior Council approved a change in term limits for the Library Board of Trustees by ordinance rather than by a public measure which the State Code requires. Olson said this language, if approved by the Council would appear as a ballot measure on the city's regular election this fall.

Motion by Sexton, second by Goodweiler to approve Resolution 2028. AYES: Sexton, Dean, Goodweiler, Stoolman, Miller. NAYS: None. Motion carried.

Resolution 2029, setting a public hearing on the environmental impact of the West Branch wastewater plant improvements. /Move to action.

No discussion.

Motion by Sexton, second Miller to approve Resolution 2029. AYES: Sexton, Miller, Stoolman, Dean, Goodweiler. NAYS: None. Motion carried.

Discussion – Speed zone reduction on West Main Street

Laughlin opened the discussion regarding lowering the speed limit on West Main Street from 35 mph to 25 mph. Laughlin said he had discussions with Superintendent Jimmerson who wants the city to provide some sort of safety measure in front of the school. Laughlin reminded the Council that the proposed cost share for a turn lane with the school district for a turn-lane was denied by the school board last year and that since a suggestion of adding a all way stop at Dawson Drive was entertained.

Through further thought and discussion of installing a stop sign or flashing school zone sign, the Council felt that lowering the speed limit would be the best option. Hanna reminded the Council that the current code has this stretch of street designated as a ‘special 35 mph speed zone’ and proposed that this section of the Code be repealed and replaced with a ‘special 25 mph speed zone’ instead.

Laughlin said Jimmerson was hoping to have something done before school starts in the fall and asked the Council to take action at the August 16th meeting. Olson said he would work with Hanna on revised ordinance language and prepare the ordinance for a first reading on August 16th.

STAFF REPORTS

Russell reminded that Hoover’s Hometown Days this weekend is expected to well attended and said that although masks are not required, she ask that if you don’t feel well stay home.

CITY ADMINISTRATOR REPORT – N/A

CITY ATTORNEY REPORT - No report

COMMENTS FROM MAYOR AND COUNCIL MEMBERS

Laughlin reminded the Council of the parade meeting time and location for the Council float. Sexton commented that he had heard from some residents that they were unaware of the change in location of the fireworks. Dean questioned Hanna & Russell about reports of ongoing vandalism at Beranek Park and asked what was being done about it. Stoolman asked if the brush pile was still being moved as it has become quite a mess lately. Stoolman also inquired about the E College Street intersection repairs from the recent water main project.

Staff responded that event planners tried getting the word out to residents regarding the location change in fireworks through the newspaper, event website and social media. Russell and Hanna admitted knowledge of the vandalism issue, but was not able to provide details in a public forum. Goodale to Stoolman’s inquiry about the intersection and said that accommodations were made to make the sidewalk crossings ADA compliant.

ADJOURNMENT

Motion to adjourn the regular meeting by Miller, second by Sexton. Motion carried on a voice vote. City Council meeting adjourned at 8:19 p.m.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, Deputy Clerk

EXECUTIVE SESSION
Monday, August 2, 2021
Immediately following the Regular City Council Meeting

Mayor Roger Laughlin called the West Branch Executive session to order at 8:23 p.m. Roll call: Council members: Colton Miller, Jerry Sexton, Tom Dean, Jodee Stoolman and Nick Goodweiler was present.

Motion to adjourn to Executive session for the purpose to discuss the purchase of particular real estate under Section 21.5 of the Code of Iowa./ Move to action.

Motion by Miller, second by Sexton. AYES: Miller, Sexton, Dean, Stoolman, Goodweiler. NAYS: None. Motion carried.

Motion to adjourn from executive session by Miller, second by Sexton, Meeting adjourned at 8:38 p.m.

Roger Laughlin, Mayor

ATTEST: _____
Leslie Brick, Deputy Clerk



Advisory Board/Commission
Application Form

Individuals serving on boards or commissions play an important role in advising the City Council on matters of West Branch.

When a vacancy occurs, an announcement of that vacancy will be posted. No sooner than two weeks later the Mayor and City Council will review all applications. The appointment will be made at a formal City Council meeting. Appointees serve as unpaid volunteers.

This application is a public document and as such it or the information it contains may be reproduced and distributed. This application will remain active for two years and you will automatically be considered for any vacancy occurring during that time.

Board or Commission Library Board Today's Date 8/10/21

(Please print)

Name: Amber Kleven Address: 211 Dawson Dr.

Phone: (home) — Phone: (cell) 320-252-9553

Email: amberkleven@gmail.com

Do you live within the corporate city limits of West Branch? Yes No

How long have you been a resident of West Branch? since June 2021

Occupation: ed-tech / content creator Employer: Thought Industries
on Customer Education team
Optional Questions (use the back if necessary)

What experience and/or skills do you have that might qualify you to serve on this board / commission?

I am a former high school English teacher and have also served three non-profits in Portland, OR (NICU Families NW, Baby Blues Connection, and Oregon Health & Science University's NICU group).

What contributions do you feel you can make to this board / commission?

My past experiences with education & current role in educational technology lend themselves to helping to develop community engagement & literacy efforts.

Thank you for your interest! We will contact you after your application has been reviewed.

EXPENDITURES**8/16/2021**

AE OUTDOOR POWER	SUPPLIES	52.93
ALPHA GRAPHICS	HHTD EVENT BROCHURES	343.80
ALTORFER INC	EQUIPMENT REPAIR	3,874.57
AMAZON	SUPPLIES	504.82
AT & T MOBILITY	WIRELESS SERVICE	344.68
BARRON MOTOR SUPPLY	AUTO BELTS	58.70
BIG TEN RENTALS INC	HHTD EQUIPMENT	246.90
BRICK, LESLIE	TRAVEL EXPENSES	172.27
BROWN'S WEST BRANCH	DODGE DURANGO SERVICE	53.95
CEDAR COUNTY COOPERATIVE	FUEL	1,619.74
CEDAR COUNTY RECORDER	RECORDING FEES	29.00
CITY OF RINGSTED	LOST BOOK FEE	10.00
GATEWAY HOTEL & CONFERENCE	MPA 2021 CONF HOTEL	533.12
GRIEBAHN INDUSTRIES INC	NAME PLATE	24.00
HAZELHASKY LLC DBA HERB &	CONCESSIONS	39.00
HEIDI VAN AUKEN	MILEAGE AND TRAVEL MEAL	26.70
HI-LINE ELECTRIC COMPANY I	SUPPLIES	14.94
HOFFMAN, MEGAN	CLEANING SERVICES	873.00
HOLLYWOOD GRAPHICS	VINYL FOR DUMP TRUCK	119.80
IOWA DEPARTMENT OF NATURAL	NPDES FEE FOR FY22	210.00
J & M DISPLAYS INC	HHTD FIREWORKS	20,000.00
JOHNSON COUNTY REFUSE INC.	RECYLCING & TRASH JULY 2021	16,307.50
LINN COUNTY R.E.C.	STREET LIGHTS	213.10
LYNCH'S EXCAVATING INC	GREENVIEW DR WATER RELOCATION	106,032.51
MACQUEEN EQUIPMENT	VEHICLE REPAIR	715.13
MENARDS	CAMP SUPPLIES	49.44
OASIS ELECTRIC LLC	REPAIRS FOR STREET LIGHT	1,180.94
OLSON, KEVIN D	LEGAL SERVICES FOR AUGUST 2021	1,500.00
PITNEY BOWES INC	OFFICE SUPPLIES	237.98
PLUNKETT'S PEST CONTROL IN	PEST CONTROL -CITY OFFICE	340.36
PORT 'O' JONNY INC.	SERVICE - WAPSI PARK	108.00
PYRAMID SERVICES INC.	REPAIR PARTS	203.66
QC ANALYTICAL SERVICES LLC	LAB ANALYSIS	925.00
RICKERTSEN, LISA	CONSULTING SERVICES	1,262.50
STATE HYGIENIC LAB	LAB ANALYSIS	184.00
THE HOME DEPOT PRO	SUPPLIES	334.82
USA BLUE BOOK	SUPPLIES	697.56
VERIZON WIRELESS	VERIZON WIRELESS	429.56
TOTAL		159,873.98

PAYROLL**8/6/2021 52,568.64**

PAID BETWEEN MEETINGS

VARIOUS VENDORS	UTILITY REFUNDS	364.14
ALLIANT ENERGY	UTILITY SERVICES	5,578.00
BPG, LLC	PARKS SUPPLIES	140.69
CULLIGAN WATER TECH	WATER SOFTNER SERVICES	89.32
IMWCA	WORK COMP PREMIUM	4,592.00
LIBERTY COMMUNICATIONS	TELEPHONE SERVICES	1,520.14
ICAP	LIABILITY & PROP INSUR PREMIUM	43,654.00
WEX	FUEL	3,265.44
GLOBAL PAYMENTS	CREDIT CARD FEES - JUNE & JULY	892.89

TOTAL **60,096.62**

GRAND TOTAL EXPENDITURES **272,539.24**

FUND TOTALS

001 GENERAL FUND	76,956.93
022 CIVIC CENTER	428.33
031 LIBRARY	7,111.60
110 ROAD USE TAX	12,181.37
036 TORT LIABILITY	35,637.08
112 TRUST AND AGENCY	5,651.55
600 WATER FUND	76,863.71
610 SEWER FUND	27,252.83
740 STORM WATER UTILITY	30,455.84

GRAND TOTAL **272,539.24**

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE OPERATION	GENERAL FUND	PLUNKETT'S PEST CONTROL INC	PEST CONTROL POLICE & FIR	37.50
			PEST CONTROL POLICE/FIRE	37.50
		BROWN'S WEST BRANCH	DODGE DURANGO SERVICE	48.99
			CAR BULB	4.96
		AT & T MOBILITY	WIRELESS SERVICE	344.68
			GRIEBAHN INDUSTRIES INC	NAME PLATE
		TOTAL:	497.63	
FIRE OPERATION	GENERAL FUND	PLUNKETT'S PEST CONTROL INC	PEST CONTROL POLICE & FIR	37.50
			PEST CONTROL POLICE/FIRE	37.50
		VERIZON WIRELESS	WIRELESS SERVICE	40.02
			TOTAL:	115.02
STREET LIGHTING	GENERAL FUND	LINN COUNTY R.E.C.	STREET LIGHTS	213.10
			OASIS ELECTRIC LLC	REPAIRS FOR STREET LIGHTS
		TOTAL:	1,394.04	
PARK & RECREATION	GENERAL FUND	PORT 'O' JONNY INC.	SERVICE - WAPSI PARK	108.00
			MENARDS	CAMP SUPPLIES
		VERIZON WIRELESS	WIRELESS SERVICE	41.51
			HAZELHASKY LLC DBA HERB & LOUS	CONCESSIONS
		TOTAL:	237.95	
CEMETERY	GENERAL FUND	PYRAMID SERVICES INC.	REPAIR PARTS	6.86
			REPAIR PARTS	196.80
		CEDAR COUNTY COOPERATIVE	FUEL	767.59
			FUEL	852.15
		BARRON MOTOR SUPPLY	AUTO BELTS	58.70
			AE OUTDOOR POWER	SUPPLIES
TOTAL:	1,935.03			
COMM & CULTURAL DEVEL	GENERAL FUND	BIG TEN RENTALS INC	HHTD EQUIPMENT	246.90
			BRICK, LESLIE	TRAVEL EXPENSES
		ALPHA GRAPHICS	HHTD EVENT BROCHURES	343.80
			J & M DISPLAYS INC	HHTD FIREWORKS
		TOTAL:	20,607.82	
CLERK & TREASURER	GENERAL FUND	PLUNKETT'S PEST CONTROL INC	PEST CONTROL -CITY OFFICE	47.59
			PEST CONTROL CITY OFFICE	47.59
		BRICK, LESLIE	TRAVEL EXPENSES	155.15
			RICKERTSEN, LISA	CONSULTING SERVICES
		GATEWAY HOTEL & CONFERENCE CENTER	MPA 2021 CONF HOTEL	533.12
			AMAZON	LAPTOP ACCESSORIES
		PITNEY BOWES INC	OFFICE SUPPLIES	237.98
			HOFFMAN, MEGAN	CLEANING SERVICES
		CLEANING SERVICES		54.00
		CLEANING SERVICES	72.00	
		HEIDI VAN AUKEN	MILEAGE AND TRAVEL MEAL	26.70
		TOTAL:	2,692.94	
LEGAL SERVICES	GENERAL FUND	CEDAR COUNTY RECORDER	RECORDING FEES	29.00
			OLSON, KEVIN D	LEGAL SERVICES FOR AUGUST
		TOTAL:	1,529.00	
SOLID WASTE	GENERAL FUND	JOHNSON COUNTY REFUSE INC.	RECYLCING & TRASH JULY 202	16,307.50
			TOTAL:	16,307.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
TOWN HALL	CIVIC CENTER	PLUNKETT'S PEST CONTROL INC	PEST CONTROL - TOWN HALL	47.59
			PEST CONTROL TOWN HALL	47.59
		HOFFMAN, MEGAN	CLEANING SERVICES	63.00
			TOTAL:	158.18
LIBRARY	LIBRARY	AMAZON	SUPPLIES	236.40
			SUPPLIES	85.18
			SUPPLIES	16.93
		HOFFMAN, MEGAN	CLEANING SERVICES	225.00
			CLEANING SERVICES	180.00
			CLEANING SERVICES	189.00
		CITY OF RINGSTED	LOST BOOK FEE	10.00
			TOTAL:	942.51
ROADS & STREETS	ROAD USE TAX	ALTORFER INC	EQUIPMENT REPAIR	3,874.57
			VERIZON WIRELESS	WIRELESS SERVICE
		HOLLYWOOD GRAPHICS	VINYL FOR DUMP TRUCK	119.80
			HI-LINE ELECTRIC COMPANY INC	SUPPLIES
		THE HOME DEPOT PRO	SUPPLIES	334.82
		MACQUEEN EQUIPMENT	VEHICLE REPAIR	715.13
		TOTAL:	5,175.27	
		WATER OPERATING	WATER FUND	LYNCH'S EXCAVATING INC
COLLEGE ST PROJECT	2,365.70			
COLLETE ST - EXTRA	1,361.31			
COLLEGE ST EXTRA GRADE	2,965.62			
COLLEGE ST WATER MAIN WORK	1,933.00			
COLLEGE ST WATER MAIN	40,770.80			
STATE HYGIENIC LAB	LAB ANALYSIS			184.00
	VERIZON WIRELESS			WIRELESS SERVICE
USA BLUE BOOK	SUPPLIES			608.87
SUPPLIES	88.69			
TOTAL:	61,530.24			
SEWER OPERATING	SEWER FUND	IOWA DEPARTMENT OF NATURAL RESOURCES	NPDES FEE FOR FY22	210.00
			LYNCH'S EXCAVATING INC	COLLEGE ST SANITARY
		QC ANALYTICAL SERVICES LLC	LAB ANALYSIS	925.00
		VERIZON WIRELESS	WIRELESS SERVICE	116.01
		TOTAL:	16,295.01	
STORM WATER UTILITY	STORM WATER UTILIT	LYNCH'S EXCAVATING INC	COLLEGE ST STORM	30,455.84
TOTAL:			TOTAL:	30,455.84

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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===== FUND TOTALS =====
001 GENERAL FUND          45,316.93
022 CIVIC CENTER          158.18
031 LIBRARY                942.51
110 ROAD USE TAX          5,175.27
600 WATER FUND            61,530.24
610 SEWER FUND            16,295.01
740 STORM WATER UTILITY   30,455.84
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GRAND TOTAL:              159,873.98
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TOTAL PAGES: 3

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-City of West Branch
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 8/16/2021 THRU 8/16/2021

PAYROLL SELECTION

PAYROLL EXPENSES: NO
EXPENSE TYPE: N/A
CHECK DATE: 0/00/0000 THRU 99/99/9999

PRINT OPTIONS

PRINT DATE: None
SEQUENCE: By Department
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: C O U N C I L R E P O R T
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO

City of West Branch, Cedar County, IA

General Obligation Debt

Date	Fiscal Year	2013		2015		2016A		2016B		FY
		\$2,730,000 GO Corp Purp & Ref Bonds		\$855,000 GO Corp Purp Bonds		\$1,000,000 G.O. Corp. Purp. Bond		\$400,000 G.O. Taxable U.R. Bonds		
		Issued: 3/5/2013 TIC - 2.32%		Issued: 8/18/15 TIC - 2.20%		Issued: 7/19/2016 TIC - 1.83%		Issued: 7/19/2016 TIC - 2.27%		
		"Callable" Principal	Principal & Interest	"Callable" Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	
01-Dec-2021			\$ 14,450.00		\$ 4,320.00		\$ 5,968.75		\$ 2,950.00	
01-June-2022	2022	\$ 175,000.00	189,450.00	\$ 90,000.00	94,320.00	\$ 90,000.00	95,968.75	\$ 50,000.00	52,950.00	22
01-Dec-2022			13,093.75		3,330.00		5,293.75		2,475.00	
01-June-2023	2023	180,000.00	193,093.75	90,000.00	93,330.00	90,000.00	95,293.75	50,000.00	52,475.00	23
01-Dec-2023			11,563.75		2,340.00		4,618.75		1,925.00	
01-June-2024	2024	185,000.00	196,563.75	95,000.00	97,340.00	90,000.00	94,618.75	50,000.00	51,925.00	24
01-Dec-2024			9,852.50		1,200.00		3,831.25		1,375.00	
01-June-2025	2025	190,000.00	199,852.50	100,000.00	101,200.00	95,000.00	98,831.25	55,000.00	56,375.00	25
01-Dec-2025			7,952.50				3,000.00		687.50	
01-June-2026	2026	80,000.00	87,952.50			95,000.00	98,000.00	55,000.00	55,687.50	26
01-Dec-2026			7,032.50				2,050.00			
01-June-2027	2027	80,000.00	87,032.50			100,000.00	102,050.00			27
01-Dec-2027			6,112.50				1,050.00			
01-June-2028	2028	80,000.00	86,112.50			100,000.00	101,050.00			28
01-Dec-2028			5,112.50							
01-June-2029	2029	85,000.00	90,112.50							29
01-Dec-2029			4,050.00							
01-June-2030	2030	85,000.00	89,050.00							30
01-Dec-2030			2,775.00							
01-June-2031	2031	90,000.00	92,775.00							31
01-Dec-2031			1,425.00							
01-June-2032	2032	95,000.00	96,425.00							32
		\$ 1,325,000.00	\$ 1,491,840.00	\$ 375,000.00	\$ 397,380.00	\$ 660,000.00	\$ 711,625.00	\$ 260,000.00	\$ 278,825.00	

Speer Financial, Inc.
August 10, 2021

City of West Branch, Cedar County, IA

General Obligation Debt

FY	2017		2017		Total Principal	Total Principal & Interest	Less Sewer Revenue	Less Water Revenue	Less LOST Revenue (2106A)	Less LOST Revenue (2017)	Less T.I.F. Revenue	Total Property Taxes	FY
	\$495,000 G.O. Judgement Settlement		\$4,200,000 G.O. Corp. Purp. Bond										
	"Callable" Principal	Principal & Interest	Principal	Principal & Interest									
	Issued: 6/2017	TIC -	Issued: 12/5/2017	TIC - 2.5836%									
22	\$ 99,000.00	\$ 3,217.50	\$ 365,000.00	\$ 40,336.25	\$ 869,000.00	\$ 71,242.50	\$ 91,067.50	\$ 23,445.63	\$ 197,775.00	\$ 376,372.62	\$ 209,991.75	22	
23	99,000.00	1,608.75	375,000.00	36,686.25	884,000.00	62,487.50	89,982.50	23,135.13	204,175.00	369,640.62	205,836.75	23	
24		102,217.50	400,000.00	411,686.25	820,000.00	53,383.75	93,792.50	22,824.63	215,375.00	230,771.62	249,668.75	24	
25			405,000.00	432,936.25	845,000.00	44,195.00	92,405.00	23,612.38	215,250.00	232,721.38	252,101.24	25	
26			220,000.00	22,873.75	450,000.00	34,513.75	95,905.00	23,230.00		233,022.50	166,870.00	26	
27			225,000.00	242,873.75	405,000.00	28,931.25	94,065.00	23,943.00		179,184.50	165,670.00	27	
28			235,000.00	244,848.75	415,000.00	433,931.25	92,225.00	23,483.00		179,894.50	166,670.00	28	
29			240,000.00	16,473.75	325,000.00	23,636.25	95,225.00			148,427.50	117,470.00	29	
30			175,000.00	251,473.75	260,000.00	438,636.25	93,100.00			149,397.50	44,060.00	30	
31			180,000.00	12,948.75	270,000.00	18,061.25	95,550.00			150,010.00	42,760.00	31	
32			190,000.00	9,228.75	285,000.00	13,278.75	97,850.00			155,250.00	41,400.00	32	
	\$ 198,000.00	\$ 207,652.50	\$ 3,010,000.00	\$ 3,467,957.50	\$ 5,828,000.00	\$ 6,555,280.00	\$ 1,031,167.50	\$ 460,672.50	\$ 163,673.77	\$ 832,575.00	\$ 2,404,692.74	\$ 1,662,498.49	



City of West Branch, Cedar County, IA

Revenue Debt

***Does not count against the City's debt capacity**

Date	Fiscal Year	2005		2007		Total Principal	Total Principal & Interest	Less Water Revenue	Total Property Taxes	FY
		\$860,000 SRF Water Rev		\$83,000 SRF Water Rev						
		"Callable" Principal	Principal & Interest	"Callable" Principal	Principal & Interest					
01-Dec-2021			\$ 2,318.75		\$ 375.00		\$ 2,693.75			
01-June-2022	2022	\$ 50,000.00	52,981.25	\$ 5,000.00	5,437.50	\$ 55,000.00	58,418.75	\$ 61,112.50	\$ -	22
01-Dec-2022			1,881.25		300.00		2,181.25			
01-June-2023	2023	51,000.00	53,418.75	5,000.00	5,350.00	56,000.00	58,768.75	60,950.00	-	23
01-Dec-2023			1,435.00		225.00		1,660.00			
01-June-2024	2024	53,000.00	54,845.00	5,000.00	5,262.50	58,000.00	60,107.50	61,767.50	-	24
01-Dec-2024			971.25		150.00		1,121.25			
01-June-2025	2025	55,000.00	56,248.75	5,000.00	5,175.00	60,000.00	61,423.75	62,545.00	-	25
01-Dec-2025			490.00		75.00		565.00			
01-June-2026	2026	56,000.00	56,630.00	5,000.00	5,087.50	61,000.00	61,717.50	62,282.50	-	26
		\$ 265,000.00	\$ 281,220.00	\$ 25,000.00	\$ 27,437.50	\$ 290,000.00	\$ 308,657.50	\$ 308,657.50	\$ -	

Speer Financial, Inc.
August 10, 2021

City of West Branch, Cedar County County, Iowa

T.I.F. Rebate Obligations

Date	Fiscal Year	Casey's Marketing Company *Annual Appropriation NTE: \$561,348.65		EMV Holdings, LLC *Annual Appropriation NTE: \$150,000.00		The Meadows - Part 4 *Annual Appropriation NTE: \$395,000.00			FY	Total Taxable Value	Total LMI	Total Rebate
		Incremental Value	100% Rebate	Incremental Value	70% Rebate	70% Rebate	LMI - 33.32%					
01-Dec-2021 01-June-2022	2022	1,252,610	\$ 34,295.00	\$ 868,220	\$ 8,320.00	\$ 318,663	\$ 6,107.50	\$ 2,617.50	22	2,439,493	\$ 2,617.50	\$ 57,042.50
01-Dec-2022 01-June-2023	2023	1,252,610	34,295.00	868,220.00	8,320.00	26,333.00	8,774.26		23	2,120,830	8,774.26	77,268.00
01-Dec-2023 01-June-2024	2024	1,252,610	34,295.00	868,220.00	8,320.00	26,333.00	8,774.26		24	2,120,830	8,774.26	77,268.00
01-Dec-2024 01-June-2025	2025	1,252,610	34,295.00	868,220.00	8,320.00	26,333.00	8,774.26		25	2,120,830	8,774.26	77,268.00
01-Dec-2025 01-June-2026	2026	1,252,610	34,295.00	868,220.00	8,320.00	26,333.00	8,774.26		26	2,120,830	8,774.26	77,268.00
01-Dec-2026 01-June-2027	2027	1,252,610	34,295.00	868,220.00	8,320.00	26,333.00	8,774.26		27	2,120,830	8,774.26	77,268.00
01-Dec-2027 01-June-2028	2028	1,252,610	34,295.00	868,220.00	8,320.00	26,333.00	8,774.26		28	2,120,830	8,774.26	77,268.00
01-Dec-2028 01-June-2029	2029	1,252,610	34,295.00	868,220.00	8,320.00	26,333.00	8,774.26		29	2,120,830	8,774.26	77,268.00
01-Dec-2029 01-June-2030	2030	1,252,610	34,295.00	868,220.00	8,320.00	26,333.00	8,774.26		30	2,120,830	8,774.26	77,268.00
01-Dec-2030 01-June-2031	2031	1,252,610	34,295.00		240.00	26,333.00	8,774.26		31	1,252,610	8,774.26	60,868.00
01-Dec-2031 01-June-2032	2032	1,252,610	34,295.00			26,334.00	8,774.26		32	1,252,610	8,774.26	60,629.00
01-Dec-2032 01-June-2033	2033	1,252,610	34,295.00			26,334.00	8,774.26		33	1,252,610	8,774.26	60,629.00
01-Dec-2033 01-June-2034	2034	1,252,610	34,295.00			26,334.00	8,774.26		34	1,252,610	8,774.26	60,629.00
01-Dec-2034 01-June-2035	2035	1,252,610	34,295.00			36,334.00	8,774.26		35	1,252,610	8,774.26	70,629.00
01-Dec-2035 01-June-2036	2036	1,252,610	28,370.00			36,559.50	8,774.26		36	1,252,610	8,774.26	64,929.50
		\$ 508,500.00		\$ 150,000.00		\$ 395,000.00			\$ 1,053,500.00			

SPEER FINANCIAL, INC. Paid to to date: \$52,848.65
August 12, 2021

City of West Branch, Cedar County, Iowa

TIF Revenue Abatement

Date	Fiscal Year	2013 \$2,730,000 GO Corp Purp & Ref Bond Issued: 3/5/2013		2016A \$270,000 GO CP Bonds Issued 7/19/2016		2016B \$400,000 Tax GO UR Bond Issued 7/19/2016		2017 \$495,000 Judgement Settlement Issued 6/2017		FY
		Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	
01-June-2021					\$ 1,611.56		\$ 2,950.00		\$ 3,217.50	
01-Dec-2022	22	\$ 37,987.00	\$ 37,987.00	\$ 24,300.00	25,911.56	\$ 50,000.00	52,950.00	\$ 99,000.00	102,217.50	22
01-Dec-2022					1,429.31		2,475.00		1,608.75	
01-June-2023	23	37,987.00	37,987.00	24,300.00	25,729.31	50,000.00	52,475.00	99,000.00	100,608.75	23
01-Dec-2023					1,247.06		1,925.00			
01-June-2024	24			24,300.00	25,547.06	50,000.00	51,925.00			24
01-Dec-2024					1,034.44		1,375.00			
01-June-2025	25			25,650.00	26,684.44	55,000.00	56,375.00			25
01-Dec-2025					810.00		687.50			
01-June-2026	26			25,650.00	26,460.00	55,000.00	55,687.50			26
01-Dec-2026					553.50					
01-June-2027	27			27,000.00	27,553.50					27
01-Dec-2027					283.50					
01-June-2028	28			27,000.00	27,283.50					28
01-Dec-2028										
01-June-2029	29									29
01-Dec-2029										
01-June-2030	30									30
01-Dec-2030										
01-June-2031	31									31
01-Dec-2031										
01-June-2032	32									32
01-Dec-2032										
01-June-2033	33									33
01-Dec-2033										
01-June-2034	34									34
01-Dec-2034										
01-June-2035	35									35
01--Dec-2035										
01-June-2036	36									36

\$ 75,974.00 \$
 75,974.00
\$ 178,200.00 \$
 192,138.74
\$ 260,000.00 \$
 278,825.00
\$ 198,000.00 \$
 207,652.50

City of West Branch, Cedar County, Iowa

TIF Revenue Abatement

FY	2017 \$1,695,000 GO Corp. Purp. Bonds Issued 6/2017		Transfer To General Obligation Debt Service Principal & Interest	Interfund Loan College St. & 2nd Imp \$207,000.00 Total	Tax Increment Financing Rebate Agreements	Total T. I. F.		FY
	Principal	Principal & Interest				Taxes	Fiscal Year	
							Certify December 1st	
22	\$ 110,000.00	\$ 19,763.75 129,763.75	\$ 376,372.62	\$ 82,000.00	\$ 59,660.00	\$ 518,032.62		22
23	110,000.00	18,663.75 128,663.75	369,640.62		86,042.26	455,682.88		23
24	115,000.00	17,563.75 132,563.75	230,771.62		86,042.26	316,813.88		24
25	115,000.00	16,126.25 131,126.25	232,721.38		86,042.26	318,763.64		25
26	120,000.00	14,688.75 134,688.75	233,022.50		86,042.26	319,064.76		26
27	125,000.00	13,038.75 138,038.75	179,184.50		86,042.26	265,226.76		27
28	130,000.00	11,163.75 141,163.75	179,894.50		86,042.26	265,936.76		28
29	130,000.00	9,213.75 139,213.75	148,427.50		86,042.26	234,469.76		29
30	135,000.00	7,198.75 142,198.75	149,397.50		86,042.26	235,439.76		30
31	140,000.00	5,005.00 145,005.00	150,010.00		69,642.26	219,652.26		31
32	150,000.00	2,625.00 152,625.00	155,250.00		69,403.26	224,653.26		32
33					69,403.26	69,403.26		33
34					69,403.26	69,403.26		34
35					79,403.26	79,403.26		35
36					73,703.76	73,703.76		36
\$ 1,380,000.00		\$ 1,650,102.50	\$ 2,404,692.74	\$ 82,000.00	\$ 1,178,957.14	\$ 3,665,649.88		

City of West Branch, Cedar County, Iowa

General Obligation Debt Capacity

Column:	#1	#2	#3	#4	#5	#6
	FY 20-21 1/1/2019	FY 21-22 1/1/2020	FY 22-23 1/1/2021	FY 23-24 1/1/2022	FY 24-25 1/1/2023	FY 25-26 1/1/2024
Assessed Valuation(100%)/GO Bond Capacity						
Property Valuation @(100%)(Actual/Projected)	\$243,824,276	\$254,115,488	\$259,197,798	\$264,381,754	\$269,669,389	\$275,062,777
Statutory GO Debt Limit @ 5% of 100% Value	\$12,191,214	\$12,705,774	\$12,959,890	\$13,219,088	\$13,483,469	\$13,753,139
Bonds Outstanding (Beginning Fiscal Year)						
GO Bonds (Outstanding - Maturities)	\$ 6,672,000.00	\$ 5,828,000.00	\$ 4,959,000.00	\$ 4,075,000.00	\$ 3,255,000.00	\$ 2,410,000.00
TIF Revenue Bonds Outstanding (Principal Only)						
TIF Rebate Agreements (Annual Appropriations)	33,900.00	57,042.50	77,268.00	77,268.00	77,268.00	77,268.00
Other Debt Outstanding (Principal Only)		-	-	-	-	-
Bonds Paid (During Fiscal Year)						
GO Debt (Principal Only) (Paid)	\$ 844,000.00	\$ 869,000.00	\$ 884,000.00	\$ 820,000.00	\$ 845,000.00	\$ 450,000.00
GO Debt Refunded (Principal Only) (Paid)						
TIF Rebate Agreements (Paid) (Annual Appropriation)	33,900.00	57,042.50	77,268.00	77,268.00	77,268.00	77,268.00
Other Debt (Principal Only) (Paid)						
Bonds Issued (During Fiscal Year)						
GO Bonds (Principal Only) (Issued)						
TIF Rebate Agreements (Annual Appropriations)						
TIF Rebate Agreements (Issued)						
Other Debt (Principal Only) (Issued)						
Remaining GO Debt Capacity (Not Obligated)	\$6,363,214	\$7,746,774	\$8,884,890	\$9,964,088	\$11,073,469	\$11,793,139
Percent of Capacity Remaining	52.20%	60.97%	68.56%	75.38%	82.13%	85.75%
GO Contingency Reserve (% of GO Capacity)	20%	\$2,438,243	\$2,541,155	\$2,591,978	\$2,643,818	\$2,696,694
Total GO Capacity - Less Contingency Reserve	\$3,924,971	\$5,205,620	\$6,292,912	\$7,320,270	\$8,376,776	\$9,042,511
Percent of Capacity Remaining	32.20%	40.97%	48.56%	55.38%	62.13%	65.75%
Percent Increase for Property Valuation Projection	4.221%	2.000%	2.000%	2.000%	2.000%	2.000%

SPEER FINANCIAL, INC.

August 12, 2021

City of West Branch, Cedar County, Iowa

T. I. F. Debt Report

Combined TIF Districts

Frozen Base Value - \$6,358,143

Column:	#1	#2	#3	#4	#5
Fiscal Year	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25
County Assessor's Value as of	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023

TIF Value Existing

TIF Captured Value (Commercial Property @ 100%)	\$62,563,276	\$63,632,167	\$64,268,489	\$64,911,174	\$65,560,285
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	\$56,306,948	\$57,268,950	\$57,841,640	\$58,420,056	\$59,004,257
TIF Industrial Property @ 100%	\$11,923,123	\$11,923,359	\$12,042,593	\$12,163,019	\$12,284,649
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	\$10,730,811	\$10,731,023	\$10,838,333	\$10,946,717	\$11,056,184
TIF Personal Property/Agricultural @ 100%	\$32,475	\$29,958	\$30,258	\$30,560	\$30,866
TIF Captured Value (Residential Property 100 % Value)	\$11,568,772	\$11,759,550	\$11,877,146	\$11,995,917	\$12,115,876
Residential Property Rollback %	55.0743%	56.4094%	55.0743%	55.0743%	55.0743%
TIF Captured Value (Residential Property Rollback Value)	\$6,371,420	\$6,633,492	\$6,541,255	\$6,606,667	\$6,672,734
TIF Captured Value (Multi-Residential Property 100 % Value)	\$1,303,036	\$1,303,747	\$1,303,747	\$1,303,747	\$1,303,747
Multi-Residential Property Rollback %	71.2500%	67.5000%	63.7500%	63.7500%	63.7500%
TIF Captured Value (Multi-Residential Property Rollback Value)	\$928,413	\$880,029	\$831,139	\$831,139	\$831,139

Total TIF Property Value (Taxable)	\$74,370,067	\$75,543,452	\$76,082,624	\$76,835,139	\$77,595,179
Rate/Thousand	\$28.416	\$27.760	\$27.760	\$27.760	\$27.760
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$ 2,113,303.56	\$ 2,097,072.64	\$ 2,112,039.95	\$ 2,132,929.63	\$ 2,154,028.20

Total TIF Dollars	\$ 2,113,303.56	\$ 2,097,072.64	\$ 2,112,039.95	\$ 2,132,929.63	\$ 2,154,028.20
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Current / Future Debt Service Requirements GO Obligations	\$ 376,588.48	\$ 376,372.62	\$ 369,640.62	\$ 230,771.62	\$ 232,721.38
Current / Future TIF Rebate Obligations	\$ 33,900.00	\$ 57,042.50	\$ 77,268.00	\$ 77,268.00	\$ 77,268.00
Current / Future Interfund Loans	\$ 75,000.00	\$ 82,000.00			

UNCLAIMED T.I.F. DOLLARS	\$ 1,627,815.08	\$ 1,581,657.52	\$ 1,804,000.33	\$ 1,822,940.25	\$ 1,843,737.70
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TIF Value Future Growth-Building Completed In Calendar Year:	2019	2020	2021	2022	2023
Commercial Property (100%)	\$0	\$0	\$0	\$0	\$0
Industrial Property (100%)	\$0	\$0	\$0	\$0	\$0
Agricultural Property (100%)	\$0	\$0	\$0	\$0	\$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Housing Units Constructed 100% Value	\$0	\$0	\$0	\$0	\$0
Total Future Value	\$0	\$0	\$0	\$0	\$0
Valuation Growth Factor	1.578%	1.000%	1.000%	1.000%	1.000%

SPEER FINANCIAL, INC.
August 12, 2021

RESOLUTION NO. 2030

RESOLUTION ACCEPTING DEED FROM CEDARS EDGE PROPERTIES, LLC FOR RIGHT-OF-WAY FOR SERENITY CIRCLE CONNECTION TO CEDAR-JOHNSON ROAD.

WHEREAS, there previously existed a short piece of right-of-way that connected Greenview Drive to Cedar-Johnson Road (the “Parcel”); and

WHEREAS, research with the Cedar County Auditor indicated that this right-of-way was actually not dedicated to the City, but was privately owned; and

WHEREAS, in order to ensure city ownership of said Parcel, the City has agreed to accept a deed from Cedars Edge Properties, LLC (“Cedars Edge”); and

WHEREAS, Cedars Edge has already constructed a connection from the newly constructed Serenity Circle to connect to this Parcel at Cedars Edge expense; and

WHEREAS, it is now necessary for the City Council to accept this deed.

NOW, THEREFORE, It Is Resolved by the Council of the City of West Branch, Iowa, that the City Council of the City of West Branch does hereby formally accept the deed for the Parcel from Cedars Edge Properties, LLC.

Passed and approved this 16th day of August, 2021.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, Deputy City Clerk

QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information: John E. Beasley, 321 E. Market St., Iowa City, IA 52245, Phone: (319) 354-1104

Taxpayer Information: City of West Branch, 110 N. Poplar Street, West Branch, Iowa 52358

Return Document To: John E. Beasley, 321 E. Market St., Iowa City, IA 52245

Grantors: Cedars Edge Properties, LLC

Grantees: City of West Branch, Iowa

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Cedars Edge Properties, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to City of West Branch Iowa, all our right, title, interest, estate, claim and demand in the following described real estate in Cedar County, Iowa:

Being a part of the South half (S ½) of the Northwest Quarter (NW ¼) of Section 6, Township 79 North, Range 4 West of the 5th P.M, City of West Branch, Cedar County, Iowa specifically described as:

Beginning at the Southwest Corner of the South half (S ½) of said Northwest Quarter (NW ¼), thence N86°43'04"E, 191.62 feet to the West line of Lot A of Cedars Edge – First Addition, A Re-Subdivision of Outlot A as recorded in Book 1539, Page 230 of the Cedar County Recorder's Office; thence along said West line N01°05'40"W, 66.05 feet to the South line of Lot 10 of said Cedars Edge – First Addition; thence along said South line S86°46'04"W, 191.56 to the West line of said South half; thence along said West line S01°02'20"E, 66.05 feet to the Point of Beginning.

Described parcel contains 0.29 acres, is subject to easements and other restrictions of record, and generally describes the road easement from Book 100 Page 682 between Greenview Drive, Serenity Circle, and Cedar Johnson Road.

This deed is exempt according to Iowa Code 428A.2(21).

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: _____.

Cedars Edge Properties, LLC, an Iowa limited liability company

By _____
Jerry D. Sexton, Manager/Member

By _____
Tammy J. Sexton, Manager/Member

STATE OF IOWA, COUNTY OF _____

This record was acknowledged before me on _____,
by Jerry D. Sexton, as Manager/Member, of Cedars Edge Properties LLC a limited liability company.

Signature of Notary Public

RESOLUTION NO. 2031

RESOLUTION AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR FUNDING THROUGH THE CLEAN WATER STATE REVOLVING FUND VIA THE WATER RESOURCE RESTORATION SPONSORED PROJECT PROGRAM.

WHEREAS, the Iowa Department of Natural Resources (“DNR”) has established the Clean Water State Revolving Funds through the Water Resources Sponsored Project Program and provides funding for locally directed, watershed-based projects to address water quality problems; and

WHEREAS, improvements to the following areas have been identified for potential funding through this grant program:

1. Restoring reaches of both the Hoover and West Branch Wapsinonoc Creeks at the urban-rural interfaces of the streams to facilitate natural water treatment;
2. Implementation of urban practices to manage urban runoff and treat water quality volume throughout the West Branch community; and
3. Introduction of rural practices that will assist in agricultural runoff treatment;

(collectively known as the “Improvements”); and

WHEREAS, the Improvements will improve water quality by using best management practices for nonpoint source pollution control within the West Branch Wapsinonoc Creek and Hoover Creek watersheds.

NOW, THEREFORE, It Is Resolved by the Council of the City of West Branch, Iowa, that:

1. That the City Council supports and approves the application for Clean Water State Revolving Funds through the Water Resource Restoration Sponsored Project Program.
2. That the Mayor is hereby authorized to execute the application, this Resolution and any and all documentation necessary to facilitate said application for funding.

Passed and approved this 16th day of August, 2021.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, Deputy City Clerk



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: August 16, 2021
AGENDA ITEM: Ordinance 782 Amending Chapter 63 Speed Regulations
PREPARED BY: John K. Hanna, Chief of Police
DATE: August 3, 2021

BACKGROUND:

Upon direction given by the West Branch City Council for speed regulations on W. Main St. at the regularly scheduled meeting held August 2nd, 2021, the following changes are submitted for consideration.

Repeal Chapter 63 (Speed Regulations) Section 04 (Special Speed Restrictions) Subsection 4B (Special 35 MPH Speed Zone) – *Main Street from the west property line of 2nd Amended Plat Pedersen Valley Part Three to the Cedar/Johnson County line road.*

The area described above can be defined as a “School District” under Iowa Code 321.1(70). *School District-means the territory contiguous to and including a highway for a distance of two hundred feet in either direction from a schoolhouse in a city.*

Our current City Code of Ordinances places a Special 20 MPH Speed zone in all School districts under 63.04(2)A. Therefore, a Special 25 MPH Speed Zone must be amended to allow for 25 MPH on W. Main St.

I recommend that Chapter 63.04(3)C be amended as follows:

~~63.04(3)C—Main Street from Thomas Drive to the west property line of 2nd Amended Plat Pedersen Valley Part Three Cedar/Johnson County line road.~~



RED—Existing Special 35 MPH Speed Zone
 BLUE—Existing Special 25 MPH Speed Zone
 YELLOW—New Special 25 MPH Speed Zone

ORDINANCE NO. 782

AN ORDINANCE AMENDING CHAPTER 63 OF THE WEST BRANCH CODE OF ORDINANCES REGARDING SPEED LIMITS ON MAIN STREET.

WHEREAS, the Police Chief recommends changing the speed limits in front of the West Branch High School on Main Street to 25 mph.

NOW, THEREFORE, BE IT ORDAINED:

1. Amendment. Section 63.04(4)(B) be deleted in its entirety.
2. Amendment. Section 63.04(3)(C) is hereby deleted in its entirety and replaced with the following:

“C. Main Street from the east right-of-line of its intersection with Thomas Drive westerly to the corporate limit line.”

3. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.
4. Adjudication. If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.
5. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

First reading: August 16, 2021
Second reading: September 7, 2021
Third Reading: September 20, 2021

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, Deputy City Clerk



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Community Visioning: a Transportation Enhancement Program

Our *Community Visioning* program is really a process that encourages visionary and strategic thinking about transportation improvements in smaller Iowa communities. The centerpiece of this process is the development of conceptual plans that graphically illustrate the vision of the community for an improved transportation system.

Iowa communities eligible for the Iowa's Living Roadways *Community Visioning* program must have populations of 10,000 or fewer. Priority is given to communities that lack planning resources within their city government.

Communities selected for *Community Visioning* agree in writing to commit \$2,000 toward implementation of a project proposed through the visioning process. A steering committee that represents the community, including a local government partner, is required to attend a day-long workshop at the beginning of the process and an annual meeting at the end.

Upon completion of the *Community Visioning* process, the participating community will receive a series of display boards that include conceptual drawings and images illustrating their transportation plan, as well as implementation strategies. All final products will also be available electronically in order to help facilitate grant writing and community development needs.

We're here to help you with your application or answer any questions. Contact [Brad Riphagen](#) at 515-370-1291.



Residents discuss community enhancement ideas

Related Documents

Download and open these documents in Adobe for full functionality. You will need to download all three documents to complete your application.

[Information for Applicants](#)

[Applicant Checklist](#)

[Application Form](#)

[Iowa's Living Roadways Annual Report](#)

[Who We Are](#) | [What We Do](#) | [Why It Matters](#) | [Membership](#) | [Events](#) | [Contact](#)

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What is Visioning?

Community Visioning is a process that encourages visionary and yet strategic thinking about transportation improvements. The centerpiece of this process is the development of conceptual plans that graphically illustrate the vision of the community for an improved transportation system. Participants in the program will:

- Identify and prioritize community needs based on participatory community assessments
- Develop community vision concept plans for transportation projects
- Identify potential funding sources for implementing concept plans
- Initiate the first phase of project development

What support is provided?

Trees Forever field coordinators provide structured facilitation of the visioning process. Landscape architecture consultants collaborate with design interns to provide design assistance under the direction of ISU. ISU also provides research-based community assessments and directs transportation plan development by consultants. Iowa DOT provides review and technical assistance for transportation enhancement concept planning.

What products does the community receive?

A webpage is created for each community and linked to existing community websites and social media. During the visioning process, program reports, meeting announcements, and pictures are posted to keep everyone informed and involved. At the end of the visioning process, the community will receive a series of display boards that include conceptual drawings and images illustrating the transportation plan. Implementation strategies will be developed and communicated in an 8½ by 11-inch feasibility study. All products will be available electronically after the process is completed on the program website in order to facilitate grant writing and community development needs.

What contribution is expected from the community?

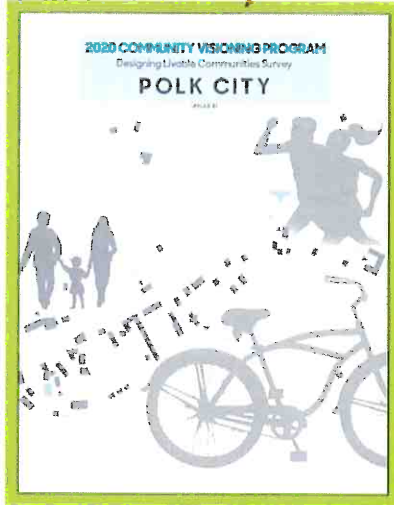
Communities selected for Community Visioning agree in writing to commit \$2,000 toward implementation of a project proposed through the visioning process. A steering committee that represents the community, including a local government partner, is required to attend a day-long workshop at the beginning of the process and an annual meeting at the end. The steering committee works closely with the Trees Forever field coordinator to plan and advertise meetings and workshops during the process. The committee maintains an active role in fostering meaningful community participation by involving others in the community assessments and goal setting and by keeping the media informed of program developments, committee activities and other information regarding the process.



How do we engage community residents?

Public participation is the key to identifying the needs and desires of a community. Community visioning program staff engage client community residents using a variety of methods to ensure a more inclusive public process.

Survey



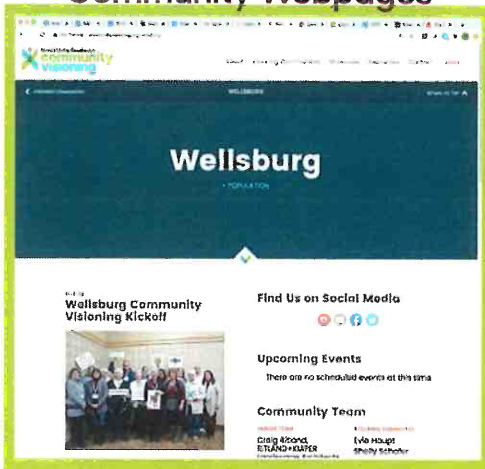
In larger communities, we send random-sample surveys to 300 households to better understand how residents use the local transportation system.

Community Installations



Community installations give residents flexibility to view design proposals and provide feedback when it is convenient for them and bring attention to potential project sites.

Community Webpages



All communities have their own webpage on the Community Visioning website, where residents can access meeting information, design proposals, and eventually final products.

Focus Groups



We conduct focus groups with a variety of user types, including parents, youth, older adults, people with mobility issues, and active recreationists, to identify factors that affect transportation use in communities.

Social Media



We engage the public on a variety of social media platforms, including Facebook, Instagram, Twitter, and YouTube.

Who should participate?

Iowa communities eligible for the Iowa's Living Roadways Community Visioning Program must have populations of 10,000 or fewer. Priority is given to communities that lack planning resources within the city government. Volunteers, government representatives and interest groups of all kinds are strongly encouraged to work in cooperation with one another for successful completion of the visioning process.

Communities that are interested in making enhancements connected to surface transportation may benefit from the Community Visioning Program. The Federal Highway Administration (FHWA) defines surface transportation as all elements of the intermodal transportation system excluding aviation and including water. To qualify for federal funding, enhancements must meet one of the following needs:

- Provide facilities for pedestrians and bicycles
- Provide safety and educational activities for pedestrians and bicyclists
- Acquire scenic easements and scenic or historic sites
- Beautify routes
- Preserve historic sites and routes
- Rehabilitate and operate historic transportation buildings, structures or facilities
- Convert unused rail corridors to trails
- Address other transportation enhancement needs as defined by FHWA

More information about federally-funded transportation enhancements can be found at the National Transportation Enhancements Clearinghouse Web site at www.enhancements.org/.

More information regarding the Community Visioning Program and examples of enhancement projects in past visioning communities are available at www.communityvisioning.org, under the heading "Showcase." **A downloadable application is available by clicking "Apply."**

Deadline

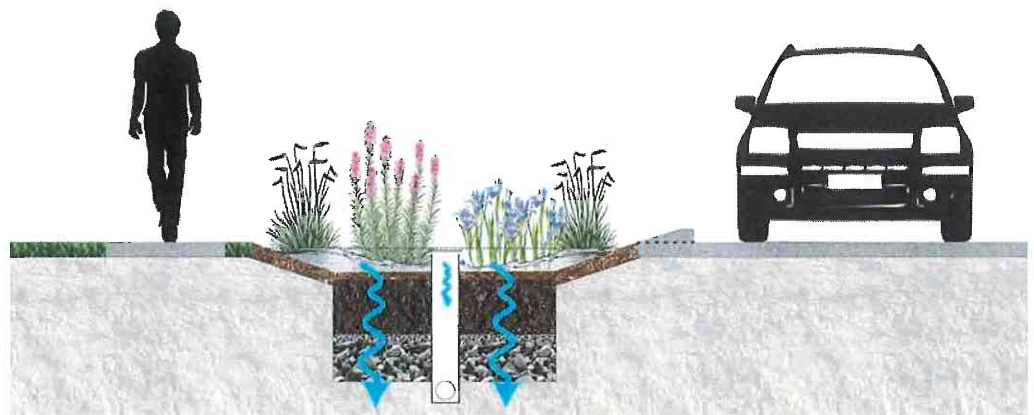
Completed applications are due (postmarked) **by September 15**. Application pages should not exceed 8½ by 11-inches in size. Selections will be announced by the end of the year.

Email your application as a PDF document to:

droman@treesforever.org

Alternatively, applications may be submitted on paper to:

Iowa's Living Roadways
Community Visioning Program
Trees Forever
80 8th Avenue
Marion, IA 52302



Community Visioning during COVID-19

The ongoing COVID-19 pandemic limits our ability to conduct in-person meetings and events. Therefore, we may need to conduct some committee meetings and community assessment processes in a virtual format.

To ensure the safety of community residents and program staff and students, in-person meetings and workshops will be conducted following these guidelines:



When possible, meetings and events will be held outdoors.



At both indoor and outdoor venues, social distancing will be required of all participants who do not share a household. Program staff provide floor markers or chalk to mark six-foot intervals at outdoor events.



All participants and program staff will be required to wear masks.



Participants will be asked to wash their hands or use hand sanitizer when they arrive and before they leave the event.



Participants will be asked not to shake hands or touch others who are not part of their household.

Program staff will ensure that meeting venues are sanitized before and after the meetings. The program will provide cloth masks for all participants, as well as a hand-sanitizing station.

Program consultants will create and place displays of proposed projects at locations throughout the community to allow residents who are uncomfortable attending in-person events to provide feedback.

