



CITY COUNCIL MEETING NOTICE
MONDAY, NOVEMBER 15, 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. /Move to action.
6. Approve Consent Agenda/Move to action.
 - a. Minutes from the November 1, 2021 City Council regular meeting.
 - b. Approve a Class C Liquor License (renewal) for The Down Under, 102 W. Main St.
 - c. Claims
7. Communications/Open Forum
8. Public Hearing/Non-Consent Agenda
 - a. Third Reading Ordinance 784 – Rezoning certain property generally located north of East Main Street and west of and adjacent to North 4th Street from Industrial District to PUD – Planned Unit Development District. /Move to action.
 - b. First Reading Ordinance 785 – Providing that General Property Taxes Levied and Collected on Certain Lots in The Meadows, Part 4A in West Branch, Iowa be paid to a Special Fund for Payments on Loans in connection to the West Branch Urban Renewal Area. / Move to action.
 - c. Resolution 2048 – Approve the Parkside Hills Final Plat. / Move to action.
 - d. Resolution 2049 – Approve the Parkside Hills Subdivider’s Agreement. / Move to action.
 - e. Resolution 2050 – Accepting and approving certain Municipal Public Improvements for Parkside Hills. /Move to action.
 - f. Resolution 2051 – Approve the Site Plan for Lot 11, Parkside Hills. / Move to action.
 - g. Resolution 2053 – Approving the FY21 Annual Urban Renewal Report. / Move to action.
 - h. Resolution 2054 – Approve certain annual appropriation payments pursuant to various development agreements. / Move to action.
 - i. Resolution 2055 – Authorizing an Internal Advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs. / Move to action.
 - j. Resolution 2056 – Directing the Finance Officer to Certify Tax Increment Financing Debt to the Cedar County Auditor. / Move to action.
9. City Staff Reports
10. Comments from Mayor and Council Members
11. Motion to adjourn.

Mayor: Roger Laughlin • **Council Members:** Colton Miller, Nick Goodweiler, Jodee Stoolman, Tom Dean, Jerry Sexton
City Administrator (Vacant) • **City Clerk** Leslie Brick • **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**

**November 1, 2021
7:00 p.m.**

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, Jodee Stoolman and Nick Goodweiler was present. Absent: Tom Dean. City Staff present: City Clerk Leslie Brick, City Attorney Kevin Olson, Parks & Recreation Director Melissa Russell. City Staff attending via Zoom: Finance Officer Heidi Van Auken, Public Works Director Matt Goodale, Library/IT Director Nick Shimmin, Police Chief John Hanna, Officer Cathy Steen and City Engineer Dave Schechinger.

APPROVE THE AGENDA

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

APPROVE CONSENT AGENDA

Minutes from the October 18, 2021 City Council regular meeting.

Approve Kyle Tisinger as a Fire Cadet with the West Branch Fire Department.

Approve a Special Event Permit for Christmas Past submitted by West Branch Comm Development Group.

Claims

August monthly financial reports

EXPENDITURES	11/1/2021	
BAKER & TAYLOR INC.	BOOKS	328.21
CROELL, INC.	SHOP PARKING LOT	1,611.50
HOTSY CLEANING SYSTEMS	REPAIRS TO BAY PRESSURE WASHER	1,074.46
IOWA ONE CALL	UTILITY LOCATION SERVICE	48.60
JAYME CILEK	CLEANING SERVICES	229.50
JOHN DEERE FINANCIAL	SHOP TOOLS, UNIFORMS	624.31
JOHNSON COUNTY REFUSE	FALL CLEANUP-LANDFILL	802.80
KNOCHE, REBECCA	CONFERENCE EXPENSES	169.46
LIBERTY COMMUNICATIONS	LIBERTY COMMUNICATIONS	1,541.99
LYNCH GARRETT H	BLDG INCENTIVE PAYMENT	1,147.32
LYNCH'S PLUMBING INC	WATER SUPPLY TO N END OF SHOP	418.20
MARTIN P GILLESPIE	BLDG INCENTIVE PAYMENT	847.24
MUNDELL, JENNIFER	BLDG INCENTIVE PAYMENT	1,572.23
MUNICIPAL SUPPLY INC.	FB FIELD METER CREDIT	3,591.38
OVERDRIVE INC	DIGITAL BOOKS	299.97
PORT 'O' JONNY INC.	SERVICE-VB EVENT	220.00
QC ANALYTICAL SERVICES	LAB ANALYSIS	913.00
QUILL CORP	OFFICE SUPPLIES	82.94
RIVER PRODUCTS COMPANY	ROCK FOR SWALES & PIPING	328.40
THE HOME DEPOT PRO	CAN LINERS	810.59
TYLER TECHNOLOGIES	EASY PAY FEES	12.50
U&E CONSTRUCTION LLC	N DOWNEY ST WATER RUNOFF PROJECT	4,500.00
US BANK EQUIPMENT FINANCE	LIBRARY COPIER LEASE	106.25
VEENSTRA & KIMM INC.	LOT SITE PLAN REVIEW	68,270.14
VERIZON WIRELESS	VERIZON WIRELESS	361.37
WEST BRANCH CDG	DOWNTOWN GIFT CERTIFICATES	90.00
WEST BRANCH TIMES	LEGAL PUBLICATIONS	713.55
TOTAL		90,715.91
PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS	10/29/2021	41,781.93
PAID BETWEEN MEETINGS		
MEDIACOM	CABLE SERVICE	41.90
PITNEY BOWES PURCHASE POWER	REPLENISH POSTAGE	500.00
US BANK CORPORATE CARD	CREDIT CARD PURCHASES	3,170.52
TOTAL		3,712.42
GRAND TOTAL EXPENDITURES		136,210.26

FUND TOTALS		
001	GENERAL FUND	37,283.85
022	CIVIC CENTER	850.08
031	LIBRARY	7,113.02
110	ROAD USE TAX	14,494.27
112	TRUST AND AGENCY	5,252.54
319	I-80 EAST WATER MAIN & SEWER	1,740.00
321	WIDENING WAPSI CREEK	5,825.28
323	I-80 WEST WATER MAIN	465.00
324	WW TREATMENT FACILITY	46,640.00
326	ROUNDBOUT MAIN & CEDAR	5,027.00
600	WATER FUND	8,045.53
610	SEWER FUND	3,473.69
GRAND FUND TOTAL		136,210.26

AUGUST REVENUE-FISCAL YEAR 2022

001	GENERAL FUND	48,582.09
022	CIVIC CENTER	325.00
031	LIBRARY	294.57
110	ROAD USE TAX	21,572.51
121	LOCAL OPTION SALES TAX	22,402.26
125	TIF	55.96
226	DEBT SERVICE	98.55
302	ARPA FUND	185,683.49
324	WW TREATMENT FACILITY IMPROVEMENT	40,810.00
500	CEMETERY PERPETUAL FUND	120.00
600	WATER FUND	50,588.95
610	SEWER FUND	59,115.57
740	STORM WATER UTILITY	5,311.50
TOTAL		434,960.45

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

COMMUNICATIONS / OPEN FORUM - NONE

PUBLIC HEARING / NON-CONSENT AGENDA

Second Reading Ordinance 784 – Rezoning certain property generally located north of East Main Street and west of and adjacent to North 4th Street from Industrial District to PUD – Planned Unit Development District. /Move to action.

No discussion.

Motion by Miller, second by Goodweiler to approve second reading of Ordinance 784. AYES: Miller, Goodweiler, Stoolman, Sexton. Absent: Dean. NAYS: None. Motion carried.

Third Reading Ordinance 783 – Amending Chapter 75. / Move to action.

ORDINANCE NO. 783

AN ORDINANCE AMENDING TITLE “ALL-TERRAIN VEHICLE AND SNOWMOBILES” CHAPTER 75

WHEREAS, the West Branch City Council finds it in the best interest of the residents of West Branch to have consistent laws within Cedar County that regulate the operation of All-terrain and Off-road Utility Vehicles on all City roads.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of West Branch, Cedar County, Iowa:

Section 1: Amendment. The Code of Ordinances is hereby amended by the City Council of West Branch, Iowa by repealing Title, “ALL-TERRAIN VEHICLE AND SNOWMOBILES”, Chapter 75 in its entirety and is hereby replaced with Title, “ALL-TERRAIN VEHICLE, OFF-ROAD VEHICLE AND SNOWMOBILES”, Chapter 75.

75.01 PURPOSE. The purpose of this chapter is to regulate the operation of all-terrain, off-road utility vehicles (excluding the Fire Department or Police Department all-terrain or off-road utility vehicles) and snowmobiles within the City of West Branch.

75.02 DEFINITIONS. For use in the chapter the following terms are defined:

1. “All-terrain Vehicle” as defined by Iowa Code Section 321I.1 means a motorized vehicle with not less than three (3) and not more than six (6) non-highway tires that is limited in engine displacement to less than one thousand two hundred cubic centimeters (1,200cc) and in total dry weight to less than one thousand two hundred (1,200) pounds and that has a seat or saddle designed to be straddled by the operator and handlebars for steering control.
2. “Off-road Utility Vehicle” as defined by Iowa Code Section 321I.1 means a motorized vehicle with not less than four (4) and not more than eight (8) non-highway tires or rubberized tracks that have a seat that is of a bucket or bench design, not intended to be straddled by the operator, and a steering wheel or control levers for control. “Off-road Utility Vehicle” includes the following vehicles:

- A. "Off-road Utility Vehicle—type 1" means an Off-road Utility Vehicle with a total dry weight of one thousand two hundred (1,200) pounds or less and a width of fifty (50) inches or less.
 - B. "Off-road Utility Vehicle—type 2" means an Off-road Utility Vehicle, other than a type 1 Off-road Utility Vehicle, with a total dry weight of two thousand (2,000) pounds or less, and a width of sixty-five (65) inches or less.
 - C. "Off-road Utility Vehicle—type 3" means an Off-road Utility Vehicle with a total dry weight of more than two thousand (2,000) pounds or a width of more than sixty-five (65) inches, or both.
- 3. "Snowmobile" as defined by Iowa Code Section 321G.1 means a motorized vehicle weighing less than one thousand pounds which uses sled-type runners or skis, endless belt-type tread with a width of forty-eight inches or less, or any combination of runners, skis, or tread, and is designed for travel on snow or ice. "Snowmobile" does not include an all-terrain vehicle or off-road utility vehicle, as defined in section 321I.1, which has been altered or equipped with runners, skis, belt-type tracks, or treads.
- 4. "Roadway" as defined by Iowa Code Section 321I.1 means that portion of a highway improved, designed, or ordinarily used for vehicular travel.

75.03 GENERAL REGULATIONS, SNOWMOBILES. No person shall operate a snowmobile within the City in violation of the provisions of Chapter 321G of the Code of Iowa or rules established by the Natural Resource Commission of the Department of Natural Resources governing their registration, numbering and equipment and manner of operation.

75.04 PLACES OF OPERATION, SNOWMOBILES. The operators of snowmobiles shall comply with the following restrictions as to where snowmobiles may be operated within the City:

- 1. Roadways. Snowmobiles shall be operated only upon roadways which have not been plowed during the snow season and on such other roadways as may be designated by resolution of the Council.
- 2. Exceptions. Snowmobiles may be operated on prohibited roadways only under the following circumstances:
 - A. Emergencies. Snowmobiles may be operated on any roadway in an emergency during the period of time when and at locations where snow upon the roadway renders travel by conventional motor vehicles impractical.
 - B. Direct Crossing. Snowmobiles may make a direct crossing of a prohibited roadway provided:
 - (1) The crossing is made at an angle of approximately ninety (90) degrees to the direction of the roadway and at a place where no obstruction prevents a quick and safe crossing;
 - (2) The snowmobile is brought to a complete stop before crossing the roadway;
 - (3) The driver yields the right-of-way to all on-coming traffic which constitutes an immediate hazard; and
 - (4) In crossing a divided roadway, the crossing is made only at an intersection of such roadway with another roadway.

75.05 GENERAL REGULATIONS, ALL-TERRAIN VEHICLES AND OFF-ROAD UTILITY VEHICLES. No person shall operate an all-terrain vehicle and/or off-road utility vehicle within the City in violation of this Chapter.

75.06 OPERATION ON ROADWAYS, ALL-TERRAIN VEHICLES AND OFF-ROAD UTILITY VEHICLES. A registered All-Terrain Vehicle or Off-road Utility Vehicle may be operated on City roadways pursuant to the restrictions in this ordinance and those restrictions imposed by the Code of Iowa. A person shall not operate an All-terrain vehicle or Off-road Utility Vehicle upon roadways in the City unless,

- 1. The operator has a valid driver's license and is at least 16 years of age.
- 2. A person under 18 years of age shall be required to take and pass an Iowa Department of Natural Resources approved ATV Education Course and must carry a valid safety certificate on board as proof that the Iowa Department of Natural Resources approved ATV Education Course was successfully completed.
- 3. Operation of an All-Terrain Vehicle and/or Off-road Utility Vehicle is only permitted on the roadway or shoulder, not in the ditch.

75.07 UNLAWFUL OPERATION. A person shall not operate an All-terrain Vehicle, Off-road Utility Vehicle and/or snowmobile under any of the following conditions.

- 1. At a rate of speed in excess of the speed limit of the roadway or thirty-five (35) miles per hour, whichever is less.
- 2. In a careless, reckless or negligent manner so as to endanger any person; cause injury or damage to person or property; or create unnecessary skidding or sliding or cause any wheel or wheels, ski or skis to unnecessarily lose contact with the ground.
- 3. Without a lighted headlight and taillight.
- 4. On public land, ice or snow in violation of official signs prohibiting such operation.
- 5. In any City park, playground or upon any other City-owned property without the express permission of the City.
- 6. Any portion of a meandered stream or the bed of a non-meandered stream has been identified as a navigable stream or river by the Iowa Department of Natural Resources and which is covered by water. This provision does not apply to designated riding areas, designated riding trails, construction vehicles engaged in lawful activity and or operation on ice.
- 7. Upon an operation railroad right of way. All-terrain Vehicles, Off-road Utility Vehicles and Snowmobiles may be driven directly across a railroad right-of-way only at an established crossing.
- 8. With more persons on the vehicle than it was designed to carry.
- 9. On any riding area or trail unless the trail is designated by signs as open to All-terrain, Off-Road Utility vehicle and/or snowmobile operation.

75.08 REGISTRATION REQUIREMENT AND OTHER CONDITIONS. Individuals who operate on roadways within the City of West Branch must register the All-terrain Vehicle, Off-road Utility Vehicle and/or Snowmobile with the Iowa Department of Natural Resources. The following conditions apply:

- 1. The owner of each All-terrain Vehicle or Off-road Utility Vehicle or Snowmobile shall be required to provide proof of ownership including but not limited to bill of sale, Iowa Department of Natural Resources registration or registration from the appropriate out-of-state authority, and Proof of Liability Insurance.
- 2. All-terrain Vehicles, Off-Road Utility Vehicles or Snowmobiles registered in Iowa are required to display their current registration decal and carry their certificate on board.

3. All-terrain Vehicles, Off-Road Utility Vehicles or Snowmobiles registered in another state are required to also display a valid Iowa Department of Natural Resources User Permit in addition to displaying their current registration decal and carrying their certificate on board.
4. Registration shall not be required for All-terrain Vehicles and/or Off-Road Utility Vehicles used exclusively as farm implements or as identified by the Code of Iowa.

75.09 NEGLIGENCE. The owner and operator of an All-terrain Vehicle, Off-Road Utility Vehicle or Snowmobile are liable for any injury or damage occasioned by the negligent operation of the All-terrain Vehicle, Off-Road Utility Vehicle or Snowmobile.

75.10 ACCIDENT REPORTS. Whenever an All-terrain Vehicle, Off-Road Utility Vehicle or Snowmobile is involved in an accident resulting in injury or death to anyone or property damage amounting to two hundred (\$200.00) dollars or more, either the operator or someone acting for the operator shall immediately notify a law enforcement officer and shall file an accident report in accordance with the Code of Iowa.

75.11 PENALTIES. Violation of this chapter will be punishable as a Simple Misdemeanor subject to a fine plus applicable court surcharge costs and/or up to 30 days in jail.

1. First Offense: \$100.00 fine
2. Second Offense: \$200.00 fine
3. Third and subsequent Offense: \$300.00 fine

Section 2. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

Section 3. 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.

Section 4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

PASSED AND APPROVED THIS 1st day of November, 2021.

First Reading: October 4, 2021
Second Reading: October 18, 2021
Third Reading: November 1, 2021

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

Motion by Goodweiler, second by Stoolman to approve third reading of Ordinance 783. AYES: Goodweiler, Stoolman, Sexton, Miller. Absent: Dean. NAYS: None. Motion carried.

Resolution 2043 – Approving and accepting certain Municipal Public Improvements constructed in Loethen Ridge Estates. / Move to action.

Motion by Miller, second by Stoolman to approve Resolution 2043. AYES: Miller, Stoolman, Sexton, Goodweiler. Absent: Dean. NAYS: None. Motion carried.

Resolution 2044 – Support and financial commitment for the Main Street Program, West Branch, Iowa. /Move to action.

Laughlin asked the Council to consider increasing the West Branch Community Development Group's (CDG) annual contribution which is currently \$10,000 per year. Laughlin said the annual contribution was reduced in 2017 from \$15,500 to \$10,000 and said he felt like the group deserved more financial support from the City. Laughlin further stated that by raising the annual contribution, the group wouldn't need to solicit addition funds from the city for events such as Christmas Past. Laughlin told the Council that late last week, Brick advised him that Hotel/Motel tax dollars could be used for funding the program rather than General Fund dollars and that recently state auditors advised cities that they would begin looking into municipalities donating to Non-Profit groups such as the West Branch CDG. Brick informed the Council that the City has been receiving Hotel/ Motel tax since 2019, but none of the dollars received thus far have been budgeted for spending. The Council requested to have the resolution be amended to include "a minimum contribution of \$10,000 annually" and that they would discuss the actual future funding amount during the upcoming budget discussions.

Motion by Miller, second by Stoolman to approve Resolution 2044. AYES: Miller, Stoolman, Sexton, Goodweiler. Absent: Dean. NAYS: None. Motion carried.

Resolution 2045 – Approving a contribution to "A Christmas Past" event for the purpose of horse drawn carriage rides. / Move to action.

After discussing the West Branch Community Development Groups annual funding request, Council member Miller suggested increasing the contribution for the carriage rides to \$3000.00 to match what was given in years past. The Mayor and other council members agreed with Miller's suggestion. Laughlin advised the

Council that the funding source for the expense would be from the Community Cultural & Development line item which Van Auken informed him was only budgeted for \$5000 for FY22. Therefore, this expense will use more than half of the current budget. Van Auken said that this fund historically only gets budgeted with \$5000 and is also used for expenses related to the installation of the city's Christmas lights each year. Goodweiler noted that this is another budget line item that should be reviewed and increased appropriately.

Motion by Miller, second by Goodweiler to amend Resolution 2045. AYES: Miller, Goodweiler, Sexton, Stoolman. Absent: Dean. NAYS: None. Motion carried.

Resolution 2046 – Considering the issue of whether Acciona Windpower North America, LLC should be rebated a portion of Tax Increment Revenues. / Move to action.

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

Resolution 2047 – Accepting and approving the City Street Finance Report for FY21. / Move to action.

Van Auken presented the FY21 Street Finance Report and briefly explained that the purpose of the report is to document expenses, revenues, bonds, loans and projects associated with city roads and streets.

Motion by Miller, second by Stoolman to approve Resolution 2047. AYES: Miller, Stoolman, Sexton, Goodweiler. Absent: Dean. NAYS: None. Motion carried.

Motion to approve an Assignment Agreement with Johnson County Refuse Inc. for Residential Solid Waste Collection. / Move to action.

Laughlin said that the owner (Steve Smith) of Johnson County Refuse informed him last week of the pending sale of his business to Lakeshore Recycling Services from Chicago. Smith said the current contract with the city did not have an assignment clause in it and is requesting the city to sign the agreement. Smith promised there would be no disruption in service through the remainder of the contract and that he would stay on and manage the business.

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

STAFF REPORTS

Goodale reported on an upcoming tree removal on West Main Street and gave an update on the former Casey's parking lot site improvements. Russell reported that the City was selected for the Trees Forever Community Visioning project and said the kick off meeting will be held on Tuesday, November 2nd. City Engineer Dave Schechinger gave an update on the Herbert Hoover round-about project and said the 28E Agreement had been reviewed by Olson and himself and has been forwarded back to Johnson County for their attorney to review. He said he will be attending a meeting with Johnson County engineers on the final design for the round-about.

CITY ADMINISTRATOR REPORT – N/A

CITY ATTORNEY REPORT - NONE

COMMENTS FROM MAYOR AND COUNCIL MEMBERS

Laughlin commented on the issue of the brush pile being closed this fall and said that office staff receives daily complaints on the matter. Goodale said the brush pile gates were locked for a variety of reasons including that residents were removing the lock and leaving gates open after hours, not returning keys, dumping in the road way, and giving keys to people from outside of the community. Goodale said the city recently spent approximately \$8000 to chip the brush pile from last year's derecho and is trying to prevent non-community members from dumping at the site which increase chipping costs for the city. Goodale said that a large quantity of the mulch on the site will be used for the new waste water treatment plant, however there will be some hauling costs in the future. Laughlin suggested that the brush pile be re-opened for the month of November to allow residents to dispose of their yard waste from the summer and then close it again on December 1st for all large loads. Sexton questioned Russell regarding the lights being turned on at Cubby Park. Russell said that she had received several requests from residents who used to walk in the high school during the colder months (as part of a Park & Rec program) if the lights could be turned on in the early mornings and evenings to light the trail and pickle ball courts. Russell said she agreed with the request and decided to try the idea out and see

what kind of participation the request would receive. Russell commented that the lights are set on a timer and that she would monitor the amount of electricity generated in October and November and report back to Council.

ADJOURNMENT

Motion to adjourn the regular meeting by Miller, second by Sexton. Motion carried on a voice vote. City Council meeting adjourned at 8:00 p.m.

Roger Laughlin, Mayor

ATTEST: _____
Leslie Brick, City Clerk



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE:	November 15, 2021
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AGENDA ITEM:	Motion to approve Class C Liquor License (LC) (Commercial) with Sunday Sales privileges for The Down Under – 102 W. Main St.
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PREPARED BY:	City Clerk Leslie Brick
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DATE:	November 12, 2021
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BACKGROUND INFORMATION:

Approve Class C Liquor License (LC) (Commercial) with Sunday Sales privileges for The Down Under, 102 W. Main St.

- ✓ Renewal Application submitted
- ✓ DRAM Shop approved
- ✓ Fire Inspection

Renewal effective 12/1/2021 through 11/30/2022.

EXPENDITURES**11/15/2021**

AERO RENTAL INC	COLLEGE ST WATER MAIN EQUIP RENTAL	481.75
ALLIANT ENERGY	ALLIANT ENERGY	10,393.27
AMAZON	VARIOUS ITEMS	723.41
AT & T MOBILITY	WIRELESS SERVICE	344.44
BAKER & TAYLOR INC.	BOOKS	758.49
BRICK, LESLIE	MILEAGE REIMB FOR IMFOA CONF	143.38
BROWN'S WEST BRANCH FORD	2004 F350 REPAIR	1,698.44
CASEYS GENERAL STORES, INC	CASEY'S TIF REBATE #5	17,852.00
CEDAR COUNTY COOPERATIVE	FUEL FOR CEM MOWERS	1,607.92
CEDAR COUNTY RECORDER	RECORDING FEES	28.00
CORALVILLE PARK & REC	LARGE STAGE RENTAL FOR HHTD	525.00
CROELL, INC.	PW SHOP PARKING	2,631.50
CY'S TREE SERVICE	TREE REMOVAL	4,000.00
DEMCO	BOOK JACKET COVER	52.89
DODGE STREET TIRE & AUTO	TIRES '17 DODGE CHARGER	584.04
GOODALE, MATTHEW	MILEAGE REIMBURSEMENT	108.07
HI-LINE INC	SHOP SUPPLIES	155.18
HOLIDAY INN DES MOINES	LODGING - VAN AUKEN & BRICK	448.00
IMWCA	IMWCA	2,296.00
IOWA RURAL WATER ASSOC.	DUES 1-1-22 TO 12-31-22	275.00
JOHNSON COUNTY AUDITOR	CONTRIBUTION FOR LCWMA	500.00
JOHNSON COUNTY REFUSE INC.	GARBAGE CONTRACT	16,565.17
KANOPY	DIGITAL VIDEOS	44.00
KILER, KEVIN L OR KAY A	BLDG INCENTIVE PAYMENT	1,321.45
L. L. PELLING CO. INC	COLLEGE ST WATER MAIN	14,777.34
LINN COUNTY R.E.C.	STREET LIGHTS	213.10
LOGAN CONTRACTOR'S SUPPLY	CASEY'S LOT SUPPLIES	203.00
MID-AMERICAN SUPPLY CO	DRUG TESTS	275.27
MIDWEST FRAME & AXLE	SERVICE '16 F350 SD	1,058.13
MUNICIPAL SUPPLY INC.	WATER METERS	181.25
OLSON, KEVIN D	LEGAL SERVICES NOV 2021	1,500.00
PLUNKETT'S PEST CONTROL	PEST CONTROL	98.98
PORT 'O' JONNY INC.	SERVICE-WAPSI PARK	108.00
PREMIER PARTS TIPTON	SUPPLIES	412.37
PROTECT YOUTH SPORTS	CRIM BACKGROUND CHECK	12.00
QC ANALYTICAL SERVICES LLC	LAB ANALYSIS	889.00
QUILL CORP	OFFICE SUPPLIES	139.81
RICKERTSEN, LISA	CONSULTING SERVICES	225.00
SENSUS USA	WATER METERS SFTWARE YRLY SUPP	1,949.94
STEVEN M BERRY	BLDG INCENTIVE PAYMENT	1,099.50
UNIFORM DEN INC.	COLLAR INSIGNIA	170.71
WEST BRANCH COMM SCHOOLS	ADVERTISING	75.00
WEST BRANCH TIMES	LEGAL PUBLICATIONS	532.03
WEST LIBERTY GUN CLUB, INC	ANNUAL MEMBERSHIPS	480.00
WEX BANK	VEHICLE FUEL	1,464.83

WHITE CAP L.P.	SAFETY & SHOP SUPPLIES	1,722.19
TOTAL		91,124.85
PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS	11/12/2021	43,017.69
GRAND TOTAL EXPENDITURES		134,142.54
FUND TOTALS		
001 GENERAL FUND		51,774.34
022 CIVIC CENTER		305.44
031 LIBRARY		7,759.30
036 TORT LIABILITY		2,065.82
110 ROAD USE TAX		32,288.54
112 TRUST AND AGENCY		5,272.34
125 T I F		17,852.00
600 WATER FUND		11,681.60
610 SEWER FUND		4,615.65
740 STORM WATER UTILITY		527.51
GRAND TOTAL		134,142.54

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE OPERATION	GENERAL FUND	QUILL CORP	OFFICE SUPPLIES	94.54
		WEX BANK	VEHICLE FUEL	765.79
		UNIFORM DEN INC.	COLLAR INSIGNIA	170.71
		ALLIANT ENERGY	SERVICES	178.08
			SERVICES	13.10
		DODGE STREET TIRE & AUTO INC	TIRES '17 DODGE CHARGER	584.04
		WEST LIBERTY GUN CLUB, INC	ANNUAL MEMBERSHIPS	480.00
		AT & T MOBILITY	WIRELESS SERVICE	344.44
		MID-AMERICAN SUPPLY COMPANY	DRUG TESTS	275.27
			TOTAL:	2,905.97
FIRE OPERATION	GENERAL FUND	WEX BANK	VEHICLE FUEL	113.37
		ALLIANT ENERGY	SERVICES	534.23
			TOTAL:	647.60
STREET LIGHTING	GENERAL FUND	LINN COUNTY R.E.C. ALLIANT ENERGY	STREET LIGHTS	213.10
			SERVICES	2,384.75
			SERVICES	215.74
			TOTAL:	2,813.59
PARK & RECREATION	GENERAL FUND	AERO RENTAL INC	EQUIP TO WINTERIZE PARKS	217.75
		PORT 'O' JONNY INC.	SERVICE-WAPSI PARK	108.00
		WEX BANK	VEHICLE FUEL	97.13
		ALLIANT ENERGY	SERVICES	1,303.43
		PROTECT YOUTH SPORTS	CRIM BACKGROUND CHECK	12.00
			TOTAL:	1,738.31
CEMETERY	GENERAL FUND	CEDAR COUNTY COOPERATIVE	FUEL FOR CEM MOWERS	944.82
			TOTAL:	944.82
COMM & CULTURAL DEVEL	GENERAL FUND	CORALVILLE PARK & RECREATION DEPT ALLIANT ENERGY	LARGE STAGE RENTAL FOR HHT	525.00
			SERVICES	39.29
			TOTAL:	564.29
ECONOMIC DEVELOPMENT	GENERAL FUND	STEVEN M BERRY KILER, KEVIN L OR KAY A	BLDG INCENTIVE PAYMENT	1,099.50
			BLDG INCENTIVE PAYMENT	1,321.45
			TOTAL:	2,420.95
CLERK & TREASURER	GENERAL FUND	HOLIDAY INN DES MOINES AIRPORT	LODGING - VAN AUKEN	224.00
			LODGING - BRICK	224.00
		PLUNKETT'S PEST CONTROL INC	PEST CONTROL-CITY OFFICE	49.49
		BRICK, LESLIE	MILEAGE REIMB FOR IMFOA CO	143.38
		RICKERTSEN, LISA	CONSULTING SERVICES	225.00
		ALLIANT ENERGY	SERVICES	146.10
		AMAZON	USB HUB	11.89
			TOTAL:	1,023.86
LEGAL SERVICES	GENERAL FUND	WEST BRANCH TIMES CEDAR COUNTY RECORDER OLSON, KEVIN D	LEGAL PUBLICATIONS	532.03
			RECORDING FEES	28.00
			LEGAL SERVICES NOV 2021	1,500.00
			TOTAL:	2,060.03
SOLID WASTE	GENERAL FUND	JOHNSON COUNTY REFUSE INC.	GARBAGE STICKERS	285.00
			RECYCLING & TRASH OCT 2021	16,280.17
			TOTAL:	16,565.17

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
LOCAL CABLE ACCESS	GENERAL FUND	ALLIANT ENERGY	SERVICES	100.00
			TOTAL:	100.00
TOWN HALL	CIVIC CENTER	PLUNKETT'S PEST CONTROL INC	PEST CONTROL-TOWN HALL	49.49
		ALLIANT ENERGY	SERVICES	255.95
			TOTAL:	305.44
LIBRARY	LIBRARY	DEMCO	BOOK JACKET COVER	52.89
		WEST BRANCH COMMUNITY SCHOOLS	ADVERTISING	75.00
		QUILL CORP	OFFICE SUPPLIES	10.78
			OFFICE SUPPLIES	34.49
		BAKER & TAYLOR INC.	BOOKS	504.84
			BOOKS	253.65
		ALLIANT ENERGY	SERVICES	587.31
		AMAZON	VARIOUS ITEMS	484.64
			VARIOUS ITEMS	152.77
			VARIOUS ITEMS	74.11
		KANOPY	DIGITAL VIDEOS	44.00
			TOTAL:	2,274.48
POLICE OPERATIONS	TORT LIABILITY	IMWCA	WORK COMP - POLICE	418.26
			TOTAL:	418.26
FIRE OPERATION	TORT LIABILITY	IMWCA	WORK COMP - FIRE	811.68
			TOTAL:	811.68
BUILDING INSPECTIONS	TORT LIABILITY	IMWCA	WORK COMP - BLDG INSPECT	23.03
			TOTAL:	23.03
ROADS & STREETS	TORT LIABILITY	IMWCA	WORK COMP - STREETS	431.54
			TOTAL:	431.54
LIBRARY	TORT LIABILITY	IMWCA	WORK COMP - LIBRARY	44.13
			TOTAL:	44.13
PARK & RECREATION	TORT LIABILITY	IMWCA	WORK COMP - PARK & REC	242.60
			TOTAL:	242.60
CEMETERY	TORT LIABILITY	IMWCA	WORK COMP - CEMETERY	68.34
			TOTAL:	68.34
CLERK & TREASURER	TORT LIABILITY	IMWCA	WORK COMP - ADMIN	26.24
			TOTAL:	26.24
ROADS & STREETS	ROAD USE TAX	L. L. PELLING CO. INC	COLLEGE ST WATER MAIN	14,777.34
		AERO RENTAL INC	COLLGE ST WATER MAIN EQUIP	264.00
		CEDAR COUNTY COOPERATIVE	DIESEL FOR SHOP	663.10
		WEX BANK	VEHICLE FUEL	162.83
		CROELL, INC.	PW SHOP PARKING	2,631.50
		CY'S TREE SERVICE	TREE REMOVAL	4,000.00
		ALLIANT ENERGY	SERVICES	80.21
		HI-LINE INC	SHOP SUPPLIES	108.45
		GOODALE, MATTHEW	MILEAGE REIMBURSEMENT	108.07
		MIDWEST FRAME & AXLE	SERVICE '16 F350 SD	1,058.13
		LOGAN CONTRACTOR'S SUPPLY INC	CASYES LOT SUPPLIES	203.00
		WHITE CAP L.P.	SAFETY SUPPLIES	127.03

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SHOP SUPPLIES	1,595.16
		PREMIER PARTS TIPTON	55 GAL WASHER	230.00
			BAR PUMP	51.40
			CORE DEPOSIT	25.00
			BATTERY	105.97
			TOTAL:	26,191.19
TIF DEBT SERVICE	T I F	CASEYS GENERAL STORES, INC.	CASEY'S TIF REBATE #5	17,852.00
			TOTAL:	17,852.00
WATER OPERATING	WATER FUND	MUNICIPAL SUPPLY INC.	WATER METERS	181.25
		SENSUS USA	WATER METERS SFTWARE YRLY	1,949.94
		IOWA RURAL WATER ASSOC.	DUES 1-1-22 TO 12-31-22	275.00
		IMWCA	WORK COMP - WATER	162.06
		WEX BANK	VEHICLE FUEL	162.83
		ALLIANT ENERGY	SERVICES	3,362.21
			SERVICES	90.52
		BROWN'S WEST BRANCH FORD LLC	2004 F350 REPAIR	1,698.44
			TOTAL:	7,882.25
SEWER OPERATING	SEWER FUND	QC ANALYTICAL SERVICES LLC	LAB ANALYSIS	889.00
		IMWCA	WORK COMP - SEWER	68.12
		WEX BANK	VEHICLE FUEL	162.88
		ALLIANT ENERGY	SERVICES	1,102.35
		HI-LINE INC	SAFETY SUPPLIES	46.73
			TOTAL:	2,269.08
STORM WATER UTILITY	STORM WATER UTILIT	JOHNSON COUNTY AUDITOR	CONTRIBUTION FOR LCWMA	500.00
			TOTAL:	500.00

===== FUND TOTALS =====

001	GENERAL FUND	31,784.59
022	CIVIC CENTER	305.44
031	LIBRARY	2,274.48
036	TORT LIABILITY	2,065.82
110	ROAD USE TAX	26,191.19
125	T I F	17,852.00
600	WATER FUND	7,882.25
610	SEWER FUND	2,269.08
740	STORM WATER UTILITY	500.00

 GRAND TOTAL: 91,124.85

Prepared by: Kevin D. Olson, West Branch City Attorney, PO Box 5640, Coralville, Iowa 52241 (319)351-2277
Return to: City of West Branch, 110 N. Poplar Street, P.O. Box 218, West Branch, Iowa 52358 (319)643-5888

ORDINANCE NO. 784

AN ORDINANCE RE-ZONING CERTAIN PROPERTY GENERALLY LOCATED NORTH OF EAST MAIN STREET AND WEST OF AND ADJACENT TO 4TH STREET FROM INDUSTRIAL DISTRICT TO PUD – PLANNED UNIT DEVELOPMENT DISTRICT.

WHEREAS, the City initiated a rezoning application of the property described below , said parcel being legally described as:

The real property in the Retracement Plat of Survey filed for record on October 8, 2018 in Book K at Page 110, Records of the Cedar County Recorder; and

Lots 1-5 in Block 3, in West Branch, Iowa and the abandoned railroad right-of-way located west of said Lots 1-5; and

Lots 1 and 2 in Tract 1 located in the abandoned railroad in the SE $\frac{1}{4}$ of Section 5, Township 79 North, Range 4 West of the 5th P.M., West Branch, Cedar County, Iowa, as shown in Plat Book E on page 117 in the Cedar County Recorder's Office; and

A tract of land in the SW $\frac{1}{4}$ of Section 5, Township 79 North, Range 4 West in the Town of West Branch, and more particularly described as follows: Beginning at a point on the south line of College Street, said point being 50 feet easterly of as measured radially from the centerline of the Chicago, Rock Island and Pacific Railroad's main track; thence S 14°34'45" East, 2.91 feet; thence southerly 72.62 feet, more or less, along a line curved to the left, parallel with and 50 feet easterly of said centerline; said line having a chord length of 72.62 feet; thence N 74°10'55" East 199.78 feet to a point on the easterly line of said Railroad Company's station grounds; thence northerly along the easterly line of said station grounds 145 feet, more or less, to the centerline of College Street; thence S 62°05'00" West along said centerline 205.64 feet to a line 50 feet easterly of and parallel with the centerline of said Railroad Company's main tract; thence southerly along last said parallel line 20 feet, more or less, to the point of beginning; and

Commencing at an iron pin located on the east right-of-way line of Fourth Street, 33.00 feet north of the centerline of East Main Street; all located in Section 5, Township 79 North, Range 4 West of the 5th P.M. in the City of West Branch, Cedar County, Iowa; thence westerly 58.42 feet along the north right-of-way line of said East Main Street to the point of beginning; thence northerly 64.30 feet along the easterly line of a building fronting on Fourth Street and East Main Street to the SE corner of the partition wall between said building and adjacent building to the north; thence westerly 58.30 feet along the south side of said partition wall to a point 0.70 feet east of the SW corner of said wall; thence southerly 64.35 feet on a line parallel to the westerly wall of said building to an "X" cut in the concrete sidewalk and the north right-of-way line of East Main Street; thence easterly 58.30 feet along said right-of-way line to the point of beginning; and

Beginning at a point 37 feet 1 inch north of and 58 feet 5 inches west of the SE corner of the SW ¼ of Section 5, Township 79 North, Range 4 West of the 5th P.M. in the Town of West Branch, Cedar County, Iowa; thence north 60 feet 1.25 inches; thence west 2 feet 1.75 inches; thence south 60 feet 1.25 inches; thence east 1 foot 7 inches to the place of beginning; and commencing 33 feet north and 60 feet west of the SE corner of Section 5, Township 79 North, Range 4 West of the 5th P.M. in the Town of West Branch, Cedar County, Iowa; thence running north 120 feet along the west side of Fourth Street in said town; thence west 60 feet; thence south 120 feet to the north side of East Main Street; thence east 60 feet to the point of beginning

(the “Property”); and

WHEREAS, the City has requested that the Parcel be rezoned to be located in a PUD – Planned Unit Development District in place of an Industrial District; and

WHEREAS, the West Branch Planning and Zoning Commission has recommended the City Council approve said rezoning request; and

WHEREAS, a public hearing has been held on said request pursuant to published notice thereof.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of West Branch, Iowa :

Section 1. That the zoning map for the City of West Branch is hereby amended to show the Parcel being located in a PUD – Planned Unit Development District in place of Industrial District.

Section 2. This ordinance shall be in full force and effect from and after its publication as by law provided.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. 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 this ordinance as a whole or any part, section, or provision thereof not adjudged invalid or unconstitutional.

Passed and approved this 15th day of November, 2021.

First Reading:	October 18, 2021
Second Reading:	November 1, 2021
Third Reading:	November 15, 2021

Roger Laughlin, Mayor

ATTEST: _____
Leslie Brick, City Clerk

ORDINANCE NO. 785

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED ON CERTAIN LOTS IN THE MEADOWS, PART 4A, WEST BRANCH, IOWA, IN THE CITY OF WEST BRANCH, COUNTY OF CEDAR, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF WEST BRANCH, COUNTY OF CEDAR, WEST BRANCH COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY SAID CITY IN CONNECTION WITH SAID WEST BRANCH URBAN RENEWAL AREA.

WHEREAS, The Meadows Development, Inc. and the City of West Branch entered into that certain development agreement for the construction of a project located in the Meadows Subdivision, Parts 4A, West Branch, Iowa; and

WHEREAS, the following properties are located in the West Branch Urban Renewal Area:

- a. Lot 8, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- b. Lot 9, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- c. Lot 11, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- d. Lot 17, Unit A, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- e. Lot 17, Unit B, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- f. Lot 18, Unit A, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- g. Lot 18, Unit B, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- h. Lot 19, Unit A, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- i. Lot 19, Unit B, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- j. Lot 21, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- k. Lot 26, The Meadows Subdivision, Part 4A, West Branch, Iowa

(collectively the “Properties”); and

WHEREAS, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the West Branch Urban Renewal Area, and the continuing needs of redevelopment of the Property within the West Branch Urban Renewal Area are such as to require the continued application of the incremental tax resources of the West Branch Urban Renewal Area; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST BRANCH, IOWA, THAT:

Section 1: The taxes levied against the Properties by and for the benefit of the State of Iowa, City of West Branch, County of Cedar, West Branch Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2: As to the Properties, that portion of the taxes which would be produced by the rate at which the tax is levied each year by and for each of the taxing districts taxing the Property in the West Branch Urban Renewal Area upon the total sum of the assessed value of Property, being the first day of

the calendar year preceding the effective date of this Ordinance, that date being January 1, 2020, shall be allocated to and when collected be paid into a fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. The taxes so determined may be referred to herein as the "base period taxes."

Section 3: That portion of the taxes each year in excess of base period taxes for the Properties shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of West Branch to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of West Branch, Iowa to finance or refinance, in whole or in part, urban renewal projects undertaken within the West Branch Urban Renewal Area pursuant to the Urban Renewal Plan, as amended.

Section 4: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of West Branch referred to in Section 3 hereof have been paid, or the City has provided for the division of taxes for a total of twenty (20) fiscal years, whichever is sooner, all monies thereafter received from taxes upon the Property shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 5: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the West Branch Urban Renewal Area and the territory contained therein.

Section 6: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this ____ day of December, 2021.

1st Reading: November 15, 2021
2nd Reading: December 6, 2021
3rd Reading: December 20, 2021

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

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 NO. 2048

RESOLUTION APPROVING THE FINAL PLAT OF PARKSIDE HILLS, WEST BRANCH, IOWA.

WHEREAS, the developer did file with the City Clerk of West Branch, a final plat for Parkside Hills, 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 West Branch, Iowa, that the final platting of Parkside Hills, West Branch, Iowa, be and the same is 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.

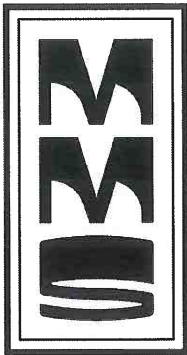
* * * * *

Passed and approved this 15th day of November, 2021.

Colton Miller, Mayor Pro Tem

ATTEST:

Leslie Brick, City Clerk



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
09-01-2021	REVISED PER RLA - RLW
09-01-2021	PER RRN REVIEW - RLW
10-06-2021	PER CITY ENGINEER REVIEW - RLW
10-12-2021	CHESTNUT DRIVE ADDED - RLW

FINAL PLAT

PARKSIDE HILLS

A PORTION OF LOT D OF
THE NORTHWEST
QUARTER OF SECTION 8,
TOWNSHIP 79 NORTH,
RANGE 4 WEST, OF THE
FIFTH PRINCIPAL
MERIDIAN

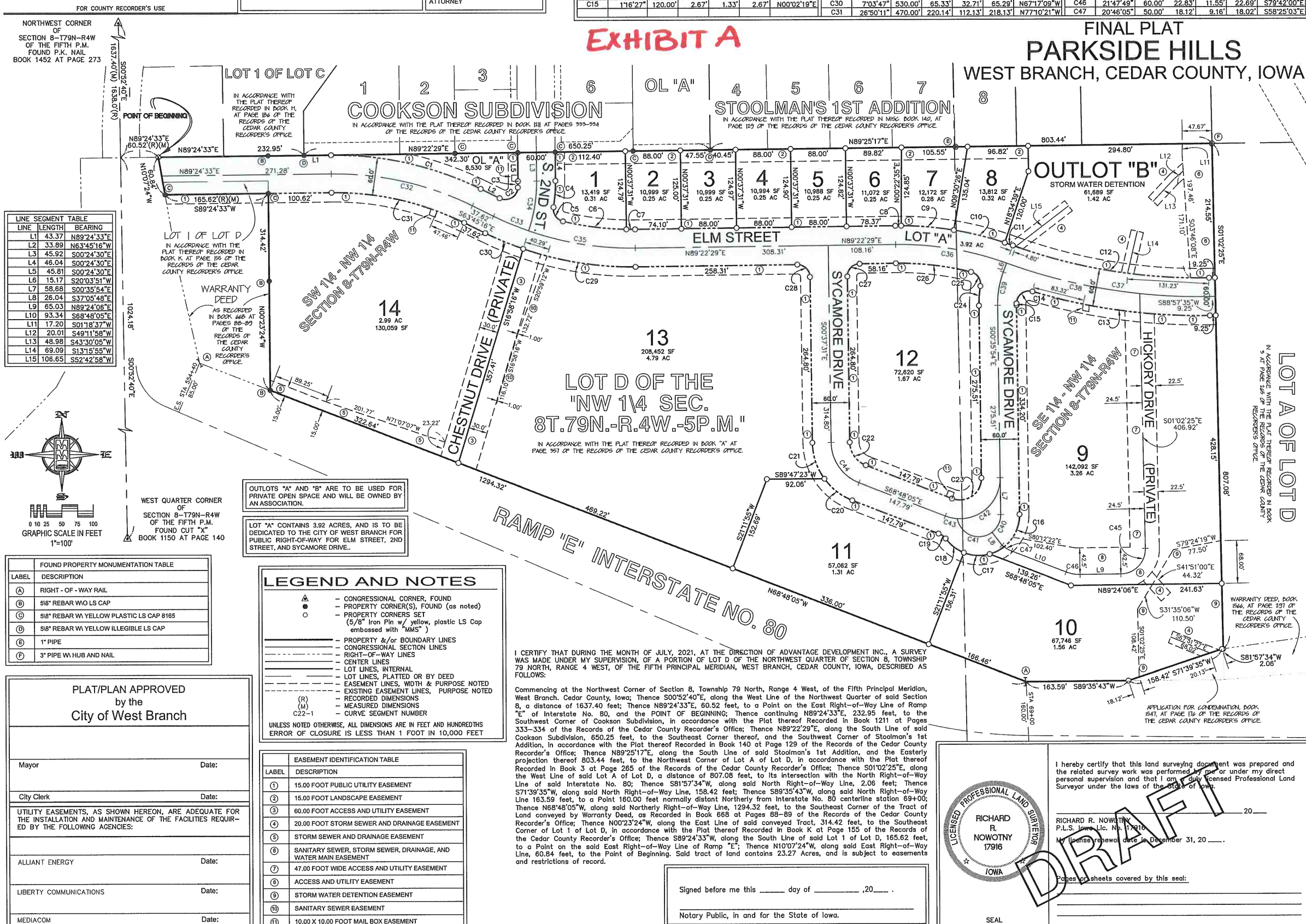
WEST BRANCH
CEDAR COUNTY
IOWA
MMS CONSULTANTS, INC.

Date:	07-22-2021
Designed by:	RLA
Field Book No:	1239
Drawn by:	RLW
Scale:	1"=100'
Checked by:	RRN
Sheet No:	1
Project No:	IOWA CITY
6992-287	of: 1

CURVE SEGMENT TABLE							CURVE SEGMENT TABLE							CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	26°50'11"	530.00'	248.44'	126.44'	245.98'	N77°10'21"W	C16	75°24'35"	65.00'	65.55'	50.25'	79.51'	N37°06'23"E	C32	26°50'11"	500.00'	234.19'	119.28'	232.06'	S77°10'21"E
C2	113°51'35"	20.00'	39.74'	30.71'	33.52'	N59°18'57"E	C17	37°08'53"	65.00'	42.14'	21.84'	41.41'	N86°36'53"W	C33	8°55'50"	500.00'	60.48'	30.28'	60.44'	S87°13'11"E
C3	2°47'39"	204.54'	9.98'	4.99'	9.97'	N00°59'20"E	C18	32°39'46"	65.00'	37.05'	19.05'	38.56'	N51°42'33"W	C34	19°43'24"	234.54'	80.74'	40.77'	80.34'	S08°27'12"W
C4	9°08'17"	264.54'	42.19'	21.14'	42.15'	N04°59'28"E	C19	34°38'18"	20.00'	12.08'	6.23'	11.90'	N52°40'49"W	C35	19°56'25"	500.00'	174.01'	87.90'	173.14'	S80°39'18"E
C5	85°10'26"	470.00'	102.43'	51.42'	102.22'	N82°41'15"W	C20	32°48'32"	100.00'	57.28'	29.44'	56.48'	N52°23'49"W	C36	20°41'22"	500.00'	180.55'	91.27'	179.57'	S80°16'50"E
C6	12°29'11"	470.00'	102.43'	51.42'	102.22'	N82°41'15"W	C21	35°22'02"	100.00'	61.73'	31.88'	60.75'	N18°18'32"W	C37	21°06'16"	900.00'	331.51'	167.65'	329.63'	S80°29'17"E
C7	1°41'40"	470.00'	13.90'	6.95'	13.90'	N89°46'41"W	C22	68°10'34"	40.00'	47.60'	27.07'	44.84'	N34°42'48"W	C38	13°57'03"	900.00'	219.14'	110.11'	218.60'	S76°54'41"E
C8	1°00'06"	530.00'	8.27'	4.63'	9.27'	N89°52'32"E	C23	11°47'49"	34.50'	67.32'	50.95'	57.14'	N55°18'00"E	C39	20°39'45"	150.00'	54.09'	27.34'	53.80'	S09°43'58"W
C9	9°07'51"	530.00'	84.46'	42.32'	84.37'	N85°03'29"W	C24	9°55'54"	180.00'	31.20'	15.64'	31.16'	N04°22'03"E	C40	53°30'06"	35.00'	32.68'	17.64'	31.51'	S26°09'09"W
C10	9°04'13"	530.00'	83.90'	42.04'	83.81'	N75°57'28"W	C25	85°12'03"	20.00'	29.74'	18.39'	27.08'	N33°16'01"W	C41	11°15'29"	35.00'	71.63'	57.40'	59.77'	S68°28'03"E
C11	1°29'12"	530.00'	13.75'	6.88'	13.75'	N70°40'45"W	C26	14°45'28"	470.00'	121.06'	60.87'	120.72'	N83°14'47"W	C42	94°29'13"	64.50'	106.37'	69.76'	94.72'	S46°38'42"W
C12	21°06'16"	870.00'	320.46'	162.06'	318.65'	N80°29'17"W	C27	90°00'00"	20.00'	31.42'	20.00'	28.28'	N44°22'29"E	C43	17°18'36"	64.50'	19.49'	9.82'	19.41'	S77°27'23"E
C13	17°44'41"	930.00'	288.03'	145.18'	286.88'	N82°10'04"W	C28	90°00'00"	20.00'	31.42'	20.00'	28.28'	N45°37'31"W	C44	68°10'34"	70.00'	83.29'	47.37'	78.47'	S34°42'48"E
C14	106°01'44"	20.00'	37.01'	26.55'	31.95'	N53°41'25"E	C29	19°48'28"	530.00'	183.23'	92.54'	182.32'	N80°43'17"W	C45	90°26'31"	40.00'	63.14'	40.31'	56.78'	S44°10'51"W
C15	1°16'27"	120.00'	2.67'	1.33'	2.67'	N00°02'19"E	C30	7°03'47"	530.00'	65.33'	32.71'	65.29'	N67°17'09"W	C46	21°47'49"	60.00'	22.83'	11.55'	22.69'	S79°42'00"E
							C31	26°50'11"	470.00'	220.14'	112.13'	218.13'	N77°10'21"W	C47	20°46'05"	50.00'	18.12'	9.16'	18.02'	S58°25'03"E

EXHIBIT A

FINAL PLAT PARKSIDE HILLS WEST BRANCH, CEDAR COUNTY, IOWA



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 2049

RESOLUTION APPROVING A SUBDIVIDER'S AGREEMENT WITH ADVANTAGE DEVELOPMENT, INC. FOR PARKSIDE HILLS, WEST BRANCH, IOWA.

WHEREAS, Advantage Development, Inc. (the "Developer") has submitted the final plat for Parkside Hills, West Branch, Iowa (the "Development"); and

WHEREAS, as part of said Development, the Developer is required to construct certain municipal improvements; and

WHEREAS, to that end, the City Attorney has drafted a Subdivider's Agreement for said Development; and

WHEREAS, it is now necessary to approve said Subdivider's Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Branch, Iowa, that the aforementioned Subdivider's Agreement be and the same is hereby approved. Further, the Mayor and City Clerk are directed to execute this Agreement on behalf of the City.

Passed and approved this 15th day of November, 2021.

Colton Miller, Mayor Pro Tem

ATTEST:

Leslie Brick, City Clerk

SUBDIVIDER'S AGREEMENT

PARKSIDE HILLS SUBDIVISION, WEST BRANCH, IOWA

This Agreement is made by and between Advantage Development, Inc., an Iowa corporation, 760 Liberty Way, North Liberty, Iowa 52317, hereinafter referred to as the "Subdivider", and the City of West Branch, Iowa, an Iowa municipal corporation, 110 N. Poplar Street, West Branch, Iowa 52358, hereinafter referred to as the "City".

SECTION 1. MUNICIPAL IMPROVEMENTS; CONSTRUCTION AND INSTALLATION OF MUNICIPAL IMPROVEMENTS.

In consideration of the City approving the Final Plat and subdivision of real estate known and designated as Parkside Hills, West Branch, Cedar County, Iowa, (legally described on Exhibit "A" attached hereto) and prior to Subdivider's installation and construction of the required municipal improvements, Subdivider shall make escrow provisions as provided herein. Municipal improvements shall include a 31-foot PCC street known as Elm Street; a 29-foot PCC street which encompasses Lot 12 known as Sycamore Drive and a 29-foot PCC street known as S. 2nd Street, located north of Elm Street; required ADA ramps on panels on streets in the subdivision, sanitary sewers, water mains, storm sewers, sump-pump line, storm water detention basin, mail box clusters, street lighting and erosion control/seeding on the private areas of the subdivision. Said municipal improvements shall be constructed and installed in accordance with construction plans and specifications approved by the City Engineer of the City who shall have the right to make or authorize occasional inspections of the work in progress. Said inspections shall not relieve or release the Subdivider from the responsibility to construct the municipal improvements in accordance with the approved plans and specifications.

SECTION 2. SIDEWALKS.

The Subdivider agrees that no later than five (5) years from the date of the City's Resolution approving the Final Plat of Parkside Hills, West Branch, Cedar County, Iowa, or upon seventy-five percent (75%) of the development of the lots therein, whichever occurs first, to install sidewalks abutting each residential lot which shall be at least five (5) feet wide and constructed according to the plans and specifications as approved by the City Engineer. The escrow provision need not include the sidewalk installation, however, the same shall remain a lien against each lot until accepted and released by the City. Subdivider expressly agrees that as part of the Municipal Improvements, the Subdivider shall be responsible for constructing the sidewalk on the west side of S. 2nd Street adjacent to Outlot A and then westerly along to the north right-of-way line of Elm Street to its intersection with Parkside Drive and along the north side of Elm Street adjacent to Outlot B since both of these lots will not be buildable lots.

SECTION 3. ESCROW MONIES

In the event that the Subdivider desires to record the Final Plat before the time that the Municipal Improvements are constructed, the Subdivider shall deposit with the City Clerk in escrow an amount equal to the estimated cost of constructing the municipal improvements plus 10% thereof as determined by the City Engineer and said deposit shall be referred to as "Municipal Improvements Escrow". The escrow deposit shall be in the form of cash, bank check that will be cashed, bond or irrevocable letter of credit, all as approved by the City Attorney.

SECTION 4. USE OF ESCROW MONIES

If after one year from the date of the City's resolution approving the Final Plat of the Subdivision, the municipal improvements have not been constructed and installed for the Subdivision, then City may use and/or make demand upon the municipal improvements escrow to construct and install said municipal improvements. The City shall release any bond or letter of credit or refund to the Subdivider any portions of or any excess escrow monies not used by the City after construction, installation and acceptance of all of the municipal improvements. Any cash or check held in escrow shall be released as needed for payment of the costs of the improvements.

SECTION 5. WAIVER

In the event the Subdivider shall sell or convey or make application for a building permit on any lot or lots in the subdivision without having first constructed and installed all the municipal improvements for the Subdivision, then the City shall have the right to proceed therewith as provided in Section 4 above.

SECTION 6. LIEN

The costs of the construction and installation of the municipal improvements shall be a lien and charged against all lots in said Subdivision and need not meet the requirements of notice, benefit or value as provided for by the Code of Iowa for assessing said municipal improvements which may exceed the municipal improvements escrow.

SECTION 7. RELEASE

The City agrees that when all municipal improvements have been constructed and installed for the Subdivision to the satisfaction of the City and upon acceptance by

resolution, to furnish the Subdivider a good and sufficient Release for filing in the office of the County Recorder so that this Agreement will not constitute a cloud upon the title of the Lots of the subdivision.

SECTION 8. PUBLIC SERVICES.

Subdivider agrees that public services including, street maintenance, snow plowing, water and sanitary sewer service, will not be provided in the Subdivision until the municipal improvements have been constructed, installed and accepted by the City. Subdivider expressly agrees that street maintenance and snow plowing on the Private Streets (outlined in Section 11 below) shall be the responsibility of the Subdivider or Homeowners' Association. In addition, any water and sewer lines installed upon or adjacent to any private street shall remain private sewer and/or water lines to be maintained by the Subdivider or Homeowners' Association.

SECTION 9. PAYMENT OF SANITARY SEWER CONNECTION FEE.

Prior to the issuance of a building permit for any structure on any Lot, the Subdivider shall pay to the City the sum of \$268.30 per residential unit constructed on the Lots in said Subdivision. .

Upon subsequent approval of the Site Plans for Lots 9 through 14, the Subdivider shall pay the Sanitary Sewer Connection Fee of \$268.30 per residential unit for townhome/zero-lot homes and \$83.71 per bedroom in each residential unit for all other multi-family developments, or the commercial rate calculation for commercial development. Payment shall due prior to issuance of a building permit for any structure on each of Lots 9 through 14.

Payment of said Sanitary Sewer Connection Fee shall remain a lien against each lot in said subdivision until payment in full and release by the City.

SECTION 10. STORM WATER EROSION CONTROL AND TOPSOIL REQUIREMENTS.

Subdivider or its assigns or successors in interest shall be responsible for the maintenance of appropriate erosion control measures during construction of the infrastructure and during building of any structures in the Subdivision. In addition, the Subdivider shall be responsible for the placement of 4-inches of topsoil or allowed substitute upon each lot after the structures have been constructed prior to the issuance of any occupancy permit for said structure.

SECTION 11. PRIVATE STREETS.

Other than Elm Street, Sycamore Drive and that portion of E. 2nd Street located north of Elm Street, all other streets in said subdivision shall be private streets which shall be maintained by a Homeowners' Association created by the Subdivider.

SECTION 12. OUTLOTS A AND B.

Ownership of Outlots A and B shall be retained by the Subdivider and the Subdivider shall maintain both Outlots. Outlot B shall be maintained as a storm water detention basin in strict compliance with the construction plans. Subdivider may transfer ownership of said Outlots A and B to a Homeowners' Association for maintenance. By the execution of this Agreement, the Subdivider gives the City the right to access both Outlots A and B for inspection. In the event that the City determined that repairs and/or maintenance must be performed, the City shall give written notice to Subdivider or the Homeowners' Association, whichever the case may be, and give said entity thirty (30) days to make said repairs unless the repairs constitute an emergency. In the event that the repairs and/or maintenance is not completed, or repairs are needed in an emergency, the City may enter upon said Outlots and perform said repairs and/or maintenance and invoice the Subdivider or Homeowners' Association for the same for payment within fourteen (14) days. In the event that the costs of said repair and/or maintenance are not paid, or if the Homeowners' Association is no longer in existence, the Subdivider expressly authorizes the City to assess the costs of repair and/or maintenance upon each residential unit in said Subdivision equally and the Subdivider hereby waives any requirements for notice, benefit or value for assessing the repair costs against the property in said Subdivision.

Ownership and maintenance of the storm water detention basin located on Lot 10 shall be private owned and maintained as outlined in this Section 12 above.

SECTION 13. Intentionally Deleted.

SECTION 14. EASEMENTS.

Prior to the approval of the Final Plat of Parkside Hills, Subdivider shall furnish to the City for recording with the final plat the following easements:


1. 60-foot Access and Utility easement agreement;
2. 37 foot Off-site utility easement agreement;
3. Storm water detention easement agreement; and
4. 15-foot Utility easement agreement
5. 15-foot Drainage and Storm Water easement agreement

Advantage Development, Inc.:

By: 

Chad A. Keune, President

City of West Branch:



Roger Laughlin, Mayor

ATTEST:

~~Redmond Jones II, City Administrator/Clerk~~


Leslie Brick, City Clerk

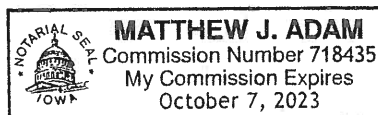
STATE OF IOWA, COUNTY OF CEDAR, ss:

This instrument was acknowledged before me on this ____ day of _____, 2021, 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 Johnson, ss:

This instrument was acknowledged before me on the 29 day of October, 2021, by Chad A. Keune, as President of Advantage Development, Inc.





Notary Public

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 2050

RESOLUTION APPROVING AND ACCEPTING CERTAIN MUNICIPAL IMPROVEMENTS CONSTRUCTED IN PARKSIDE HILLS, WEST BRANCH, IOWA.

WHEREAS, the City of West Branch by Resolution approved the Final Plat of Parkside Hills, West Branch, Iowa; and

WHEREAS, as part of the subdivision approval, the City and Advantage Development, Inc. (“Advantage”), entered into a Subdivider’s Agreement which required Advantage to construct certain municipal improvements; and

WHEREAS, said municipal improvements have been reviewed by the City Engineer and found to meet City standards and specifications.

WHEREAS, Advantage has deposited an escrow amount of \$43,808, which will be used to complete the punch-list for items required to be constructed in said Subdivider’s Agreement; and

WHEREAS, it is now necessary for the City Council to release Advantage from its requirements under said Subdivider’s Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Branch, Iowa, that the above-listed improvements be and the same are hereby approved and accepted by the City.

BE IT FURTHER RESOLVED that all of the internal municipal improvements required to be constructed by the developer for Parkside Hills, West Branch, Iowa, under the terms of the aforementioned Subdivider’s agreement, **excepting and excluding sidewalks**, be and the same are hereby accepted. Accordingly, the developer is hereby released from the requirements under the above-referenced Subdivider’s agreement **except for the construction of sidewalks, which will be released on a lot-by-lot basis**. Finally, the City Clerk is hereby authorized and directed to certify a copy of this Resolution to the Cedar County Recorder's Office so that it may serve as a formal Release for the municipal improvements accepted herein.

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Passed and approved this 15th day of November, 2021.

Colton Miller, Mayor Pro Tem

ATTEST:

Leslie Brick, City Clerk

COST ESTIMATE FOR ESCROW

PREPARED FOR: Chad Keune	BY: RLA	DATE: 11/9/2021
PROJECT NAME: Parkside Hills		PROJ NO: 6992-287

Item Description	Unit	Unit Price	Estimated Quantity	Extended Amount
Add tar to intake box joint	Each	\$100.00	8	\$800
Grout subdrain pipe entering intake box	Each	\$75.00	3	\$225
Install rodent guard to subdrain entry to intakes	Each	\$25.00	3	\$75
Grout gap between intake support beam and intake top	Each	\$100.00	1	\$100
Install top to beehive intake	Each	\$250.00	2	\$500
Plumb valve box	Each	\$50.00	1	\$50
Adjust elevation of valve box	Each	\$50.00	5	\$250
Clean out valve box	Each	\$100.00	1	\$100
Install rip rap at flared end sections	Ton	\$38.00	81	\$3,078
Remove form boards from intake	Each	\$50.00	1	\$50
Install tracer wire box on fire hydrant	Each	\$40.00	1	\$40
Clean out sanitary manhole	Each	\$100.00	2	\$200
Recenter sanitary manhole lid	Each	\$150.00	1	\$150
Rotate fire hydrant	Each	\$50.00	1	\$50
Clean Streets	LS	\$500.00	1	\$500
Clean debris out of intake	Each	\$100.00	1	\$100
Install SI-182 Barricade	Each	\$300.00	1	\$300
Install silt fence	LF	\$2.00	2,500	\$5,000
Install sidewalk	SY	\$40.00	506	\$20,240
Install detetable warning panel	SF	\$75.00	160	\$12,000

EXTENDED AMOUNT	\$43,808
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RESOLUTION 2051

RESOLUTION APPROVING THE SITE PLAN FOR LOT 11, PARKSIDE HILLS, WEST BRANCH, IOWA.

WHEREAS, Advantage Development, Inc. (“Advantage”), is the owner of Lot 11, Parkside Hills, West Branch, Iowa (the “Property”); and

WHEREAS, Advantage has submitted a proposed Site Plan for the Property; and

WHEREAS, the Planning and Zoning Commission has reviewed said Site Plan and recommended approval of the same; and

WHEREAS, said Site Plan complies with the requirements of Chapter 173 of the Code of Ordinances of the City of West Branch.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Cedar County, Iowa, that the site plan of Advantage for Lot 11, Parkside Hills, West Branch, Iowa, is hereby approved.

Passed and approved this 15th day of November, 2021.

Colton Miller, Mayor Pro Tem

ATTEST:

Leslie Brick, City Clerk



City of West Branch
110 N. Poplar Street
West Branch, IA 52358

SITE PLAN REVIEW CHECKLIST

Project Name	<u>Parkside Hills Lot 11</u>
Engineer	<u>MMS Consultants</u>
Reviewer	<u>DRS, LB, TG, KS</u>
Reviewed Date	<u>10/5/2021</u>

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 22nd Avenue, Suite 4
Coralville, Iowa 52241
319-466-1000



City of West Branch
110 N. Poplar Street
West Branch, IA 52358

SITE PLAN:

1. Prepared by a licensed Engineer or Land Surveyor ☒ YES ☐ NO
2. Date of preparation, North point and scale no smaller than 1"=100'.
Comments: ☒ YES ☐ NO
3. Legal description and address of the property to be developed.
Comments: ☒ YES ☐ NO
4. Name and address of the record property owner, the applicant, and the person or firm preparing the site plan
Comments: ☒ YES ☐ NO
5. The existing topography with a maximum of two (2) foot contour intervals. Where existing ground is on a slope of less than two percent (2%), either one (1) foot contours or spot elevations where necessary but not more than fifty (50) feet apart in both directions, shall be indicated on site plan.
Comments: ☒ YES ☐ NO
6. Existing and proposed utility lines and easements in accordance with Iowa Statewide Urban Design and Specifications (SUDAS) and City of West Branch Subdivision Regulations.
Comments: ☒ YES ☐ NO
7. Structure Information:
 - a. Total number and type of dwelling units proposed ☒ YES ☐ NO
 - b. Proposed uses for all buildings ☒ YES ☐ NO
 - c. Total floor area of each building ☒ YES ☐ 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. ☒ YES ☐ NO
8. Location, shape, and all exterior elevation views of all proposed buildings, for the purpose of understanding the structures and building materials to be used, the location of windows, doors, overhangs, projection height, etc. and the grade relationship to floor elevation, and the number of stories of each existing building to be retained and of each proposed building. ☒ YES ☐ NO
9. Property lines and all required yard setbacks. ☒ YES ☐ NO
10. Location, grade and dimensions of all existing and proposed paved surfaces and all abutting streets. ☒ YES ☐ NO

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

11. Complete traffic circulation and parking plan, showing the location and dimensions of all existing and proposed parking stalls, loading areas, entrance and exit drives, sidewalks, dividers, planters, and other similar permanent improvements. ☒ YES ☐ NO
12. Location and type of existing or proposed signs and of any existing or proposed lighting on the property which illuminates any part of any required yard. ☒ YES ☐ NO
13. Location of existing trees six (6) inches or larger in diameter, landslide areas, springs and streams and other bodies of water, and any area subject to flooding by a one hundred (100) year storm on site and downstream off site. ☒ YES ☐ NO
14. Location, amount and type of any proposed landscaping. Location of proposed plantings, fences, walls, or other screening as required by the zoning regulations and the design standards set forth in Section 173.03. ☒ YES ☐ NO
15. A vicinity map at a scale of 1" = 500' or larger, showing the general location of the property, and the adjoining land uses and zoning. ☒ YES ☐ NO
16. Soil tests and similar information, if deemed necessary by the City Engineer, to determine the feasibility of the proposed development in relation to the design standards set forth in Section 173.03. ☐ YES ☐ NO N/A
17. Where possible ownership or boundary problems exist, as determined by the Zoning Administrator, a property survey by a licensed land surveyor may be required. ☐ YES ☐ NO N/A
18. Stormwater Pollution Prevention Plan. ☒ YES ☐ NO
19. Stormwater Management Plan. ☒ YES ☐ NO
20. Pre-Application Conference. ☒ YES ☐ NO
21. Provide 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. ☒ YES ☐ 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. ☒ YES ☐ NO
22. Landscaping 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.) ☒ YES ☐ NO
 - b. Minimum requirements at the time of planting - 6 shrubs, or 1 shrub per 1,000 square feet of open space, whichever is greater. ☒ YES ☐ NO

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. ☒ YES ☐ NO
- b. All Industrial Districts that abut any other district shall provide a buffer as required by this section. ☒ YES ☐ NO
- 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 ☒ YES ☐ NO

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 low-maintenance wall shall be designed by an architect or engineer for both structural adequacy and aesthetic quality. ☐ YES ☐ NO **N/A - Landscaped**
- 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. ☒ YES ☐ NO

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. ☒ YES ☐ NO
- b. Portland Cement Concrete shall have a minimum thickness of five (5) inches. ☒ YES ☐ NO
- c. Asphaltic Cement Concrete shall have a minimum thickness of six (6) inches. ☐ YES ☐ NO
- 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. ☒ YES ☐ NO

26. Landscaping, Screening and Open Space Requirements.

- a. All parking areas be aesthetically improved to reduce obtrusive characteristics that are inherent to their use. ☒ YES ☐ NO
- 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 landscaped within parking islands. ☒ YES ☐ NO

27. Off-Street Parking Access to Public Streets and Internal Traffic Circulation.

- a. forward movement of the vehicle. ☒ YES ☐ NO
- b. Driveway approach returns shall not extend beyond the side lot line as extended. ☒ YES ☐ NO
- c. The number of ingress/egress access points to public streets from offstreet parking areas located to limit vehicular conflicts, preserve proper traffic safety. ☒ YES ☐ NO

28. Handicap Accessible Parking Requirements - comply with the parking space minimum requirements.

☒ YES ☐ NO

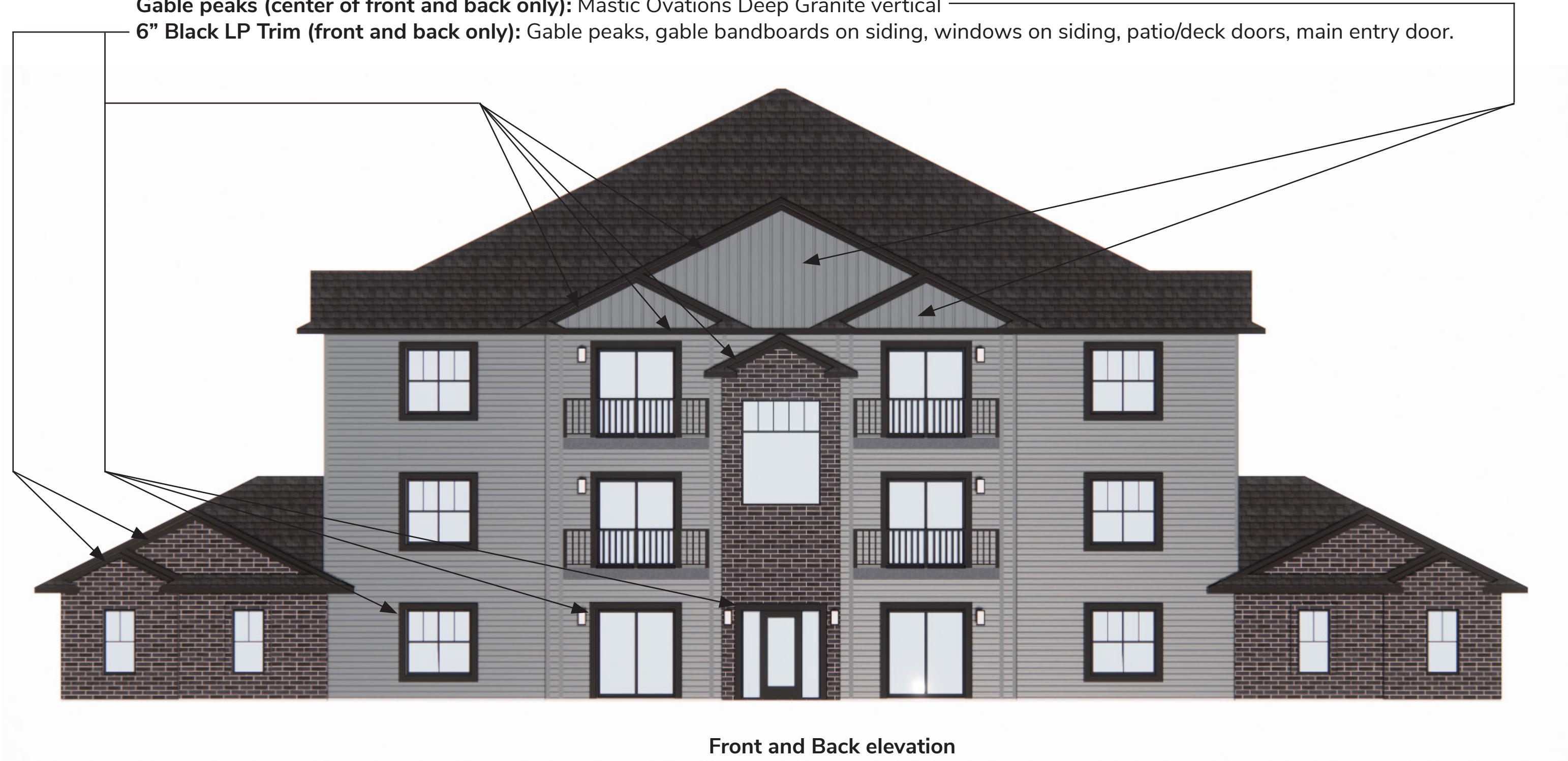
29. Traffic Analysis Requirements. Any project which contains 100 dwelling units or 1,000 average day trips.

N/A - SD Agreement
☐ YES ☐ NO

30. Architectural Standards - architectural plans for buildings shall be submitted for review and approval.

☒ YES ☐ NO

- Roof:** Timberline Natural Shadows - Charcoal
- Soffit, fascia:** Black
- Front, back, and sides:** Mastic Ovations Deep Granite horizontal
- Gable peaks (center of front and back only):** Mastic Ovations Deep Granite vertical
- 6" Black LP Trim (front and back only):** Gable peaks, gable bandboards on siding, windows on siding, patio/deck doors, main entry door.



Roof: Timberline Natural Shadows - Charcoal

Soffit, fascia: Black

Front, back, and sides: Mastic Ovations Deep Granite horizontal

Gable peaks (center of front and back only): Mastic Ovations Deep Granite vertical

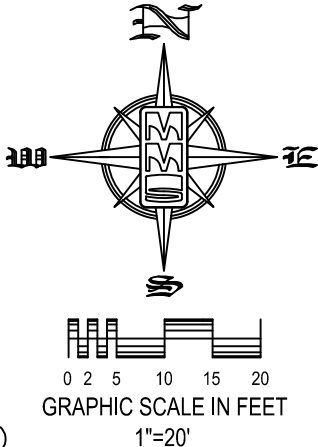
6" Black LP Trim (front and back only): Gable peaks, gable bandboards on siding, windows on siding, patio/deck doors, main entry door.



Side elevation

KEYNOTES		
NUMBER	KEYNOTE	DETAIL
1	INSTALL DRIVE AND PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL)	
2	INSTALL STANDARD 6" CURB AND GUTTER	
3	INSTALL THICKENED EDGE SIDEWALK	
4	INSTALL 4" PCC SIDEWALK	
5	REMOVE EXISTING CURB AND GUTTER SECTION AND CONNECT TO EXISTING PCC PAVING W/ 'B1'-5' JOINT	
6	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)	
7	HANDICAP PARKING STRIPING AND SIGNAGE PER DETAIL SHEET 6	
8	INSTALL ADA RAMP	
9	INSTALL 3" ROLL CURB AND GUTTER	
10	TRANSITION TO 6" CURB	
11	TRANSITION TO 3" ROLL CURB	
12	MATCH EXISTING CURB AND GUTTER	
13	INSTALL DUMPSTER ENCLOSURE	
14	RESIDENTIAL 12-PLEX (3 STORY) BUILDING 4 UNITS EACH FLOOR	
15	ATTACHED GARAGE(3 STALLS EACH)	

LEGAL:		
PARKSIDE HILLS -LOT 11 IN WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, CONTAINING 1.31 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.		
SITE DEVELOPMENT SUMMARY:		
ZONING: PUD		
SQUARE FOOTAGE:	57,062 SF	COMMERCIAL
PROPOSED USE:		RESIDENTIAL
DEVELOPMENT CHARACTERISTICS:		
PARKSIDE HILLS -LOT 11 ON SYCAMORE DRIVE IS TO BE A 1.31 ACRE. THE PLAN WILL CONSIST OF 2 (TWO) PROPOSED RESIDENTIAL 12-PLEX BUILDINGS.		
DEVELOPMENT SCHEDULE:		
APPLICANT PLANS TO BEGIN CONSTRUCTION ON FALL 2021, WITH AN ESTIMATED COMPLETION DATE IN FALL 2022.		
SITE COVERAGES:		
TOTAL LOT AREA	57,062 S.F. (100%)	
PROPOSED BUILDING AREA	14,117 S.F. (24.7%)	
PROPOSED PAVING AREA	24,568 S.F. (56.4%)	
TOTAL IMPERVIOUS AREA	38,685 S.F. (67.8%)	
TOTAL OPEN AREA	18,377 S.F. (32.2%)	
LOT REQUIREMENTS:		
FRONT YARD SETBACK	(ELM STREET) 15 FEET	
	(SYCAMORE DRIVE) 20 FEET	
SIDE YARD SETBACK	15 FEET	
REAR YARD SETBACK	20 FEET	
PARKING REQUIREMENTS:		
2 SPACES PER UNIT/ 12 UNITS (TWO BEDROOM EACH) PER BUILDING/ 2 BUILDINGS		
2*(12+12) = 48 SPACES		
TOTAL PARKING REQUIRED = 48 SPACES		
TOTAL PARKING PROVIDED = 48 SPACES (24 PARKING SPACES (2 ADA)+24 GARAGE STALLS)		
SITE LIGHTING SHALL BE PROVIDED ON THE SIDES OF THE BUILDING.		



SITE PLAN

PARKSIDE HILLS -LOT 11

WEST BRANCH, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
ADVANTAGE DEVELOPMENT
CO/CHAD KEUNE
760 LIBERTY WAY
NORTH LIBERTY, IA 52317

SUBDIVIDER'S ATTORNEY
MATTHEW J. ADAM
1150 5TH STREET, SUITE 170
CORALVILLE, IA 52241

SHEET INDEX
C120 SITE LAYOUT AND DIMENSION PLAN
C140 GRADING AND EROSION CONTROL PLAN
C141 DETAILED GRADING PLAN: WEST HALF
C142 DETAILED GRADING PLAN: EAST HALF
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN

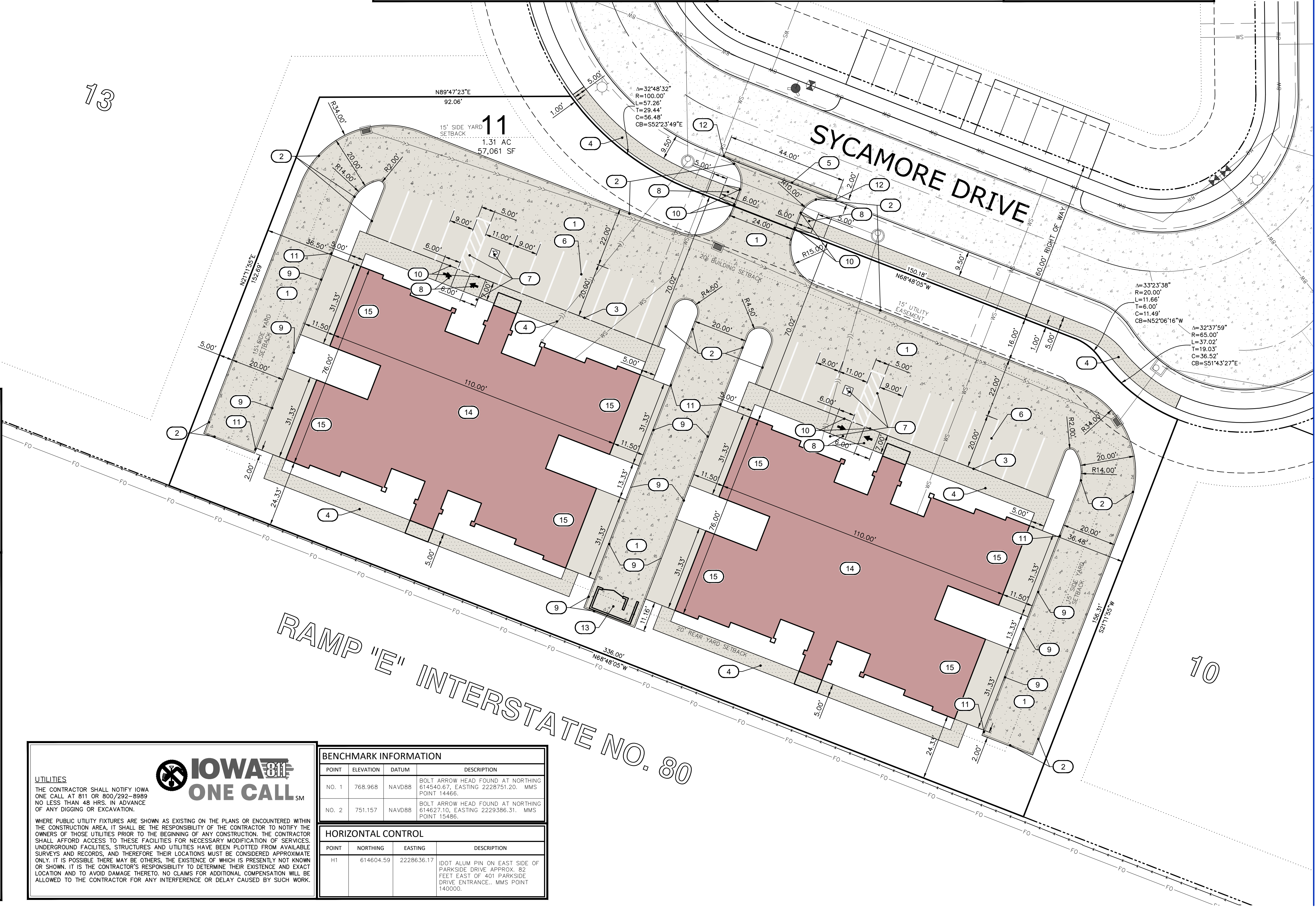
PAVING CONSTRUCTION NOTES		
1. PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION SECTION 2301.		
2. I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.		
3. PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PY-101.		
4. SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES, UNLESS NOTED OTHERWISE.		
5. ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.		

PAVEMENT LEGEND	MATERIAL	TOTAL*
	7" PCC	1,612 SY
	6" PCC	831 SY
	4" PCC	470 SY

*TOTALS INCLUDE ALL SF OF MATERIAL, INCLUDING OUTSIDE OF PROPERTY LINE

STANDARD LEGEND AND NOTES	
	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	EXISTING RIGHT-OF-WAY LINES
	CENTER LINES
	EXISTING CENTER LINES
	LOT LINES, INTERNAL
	LOT LINES, PLATTED OR BY DEED
	PROPOSED EASEMENT LINES
	EXISTING EASEMENT LINES
	BENCHMARK
	RECORDED DIMENSIONS
	CURVE SEGMENT NUMBER
	POWER POLE
	POWER POLE W/DRIP
	POWER POLE W/TRANS
	POWER POLE W/LIGHT
	GUY POLE
	LIGHT POLE
	SANITARY MANHOLE
	FIRE HYDRANT
	WATER VALVE
	DRAINAGE MANHOLE
	CURB INLET
	FENCE LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	CONTOUR LINES (1' INTERVAL)
	PROPOSED GROUND
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE & SHRUB
	EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



	I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.	
	RONALD L. AMELON,	20 P.E. Iowa Lic. No. 14201
	My license renewal date is December 31, 20 ____.	
	Pages or sheets covered by this seal:	



UTILITIES THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.	
WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.	
BENCHMARK INFORMATION	
POINT	ELEVATION DATUM DESCRIPTION
NO. 1	768.968 NAVD88 BOLT ARROW HEAD FOUND AT NORTHING 614540.67, EASTING 2228751.20. MMS POINT 14466.
NO. 2	751.157 NAVD88 BOLT ARROW HEAD FOUND AT NORTHING 614627.10, EASTING 2229386.31. MMS POINT 15486.
HORIZONTAL CONTROL	
POINT	NORTHING EASTING DESCRIPTION
H1	614604.59 2228636.17 IDOT ALUM PIN ON EAST SIDE OF PARKSIDE DRIVE APPROX. 82 FEET EAST OF 401 PARKSIDE DRIVE ENTRANCE.. MMS POINT 140000.

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Date	Revision
10/07/21	PER CITY REVIEW TAVIRLA

SITE LAYOUT AND DIMENSION PLAN

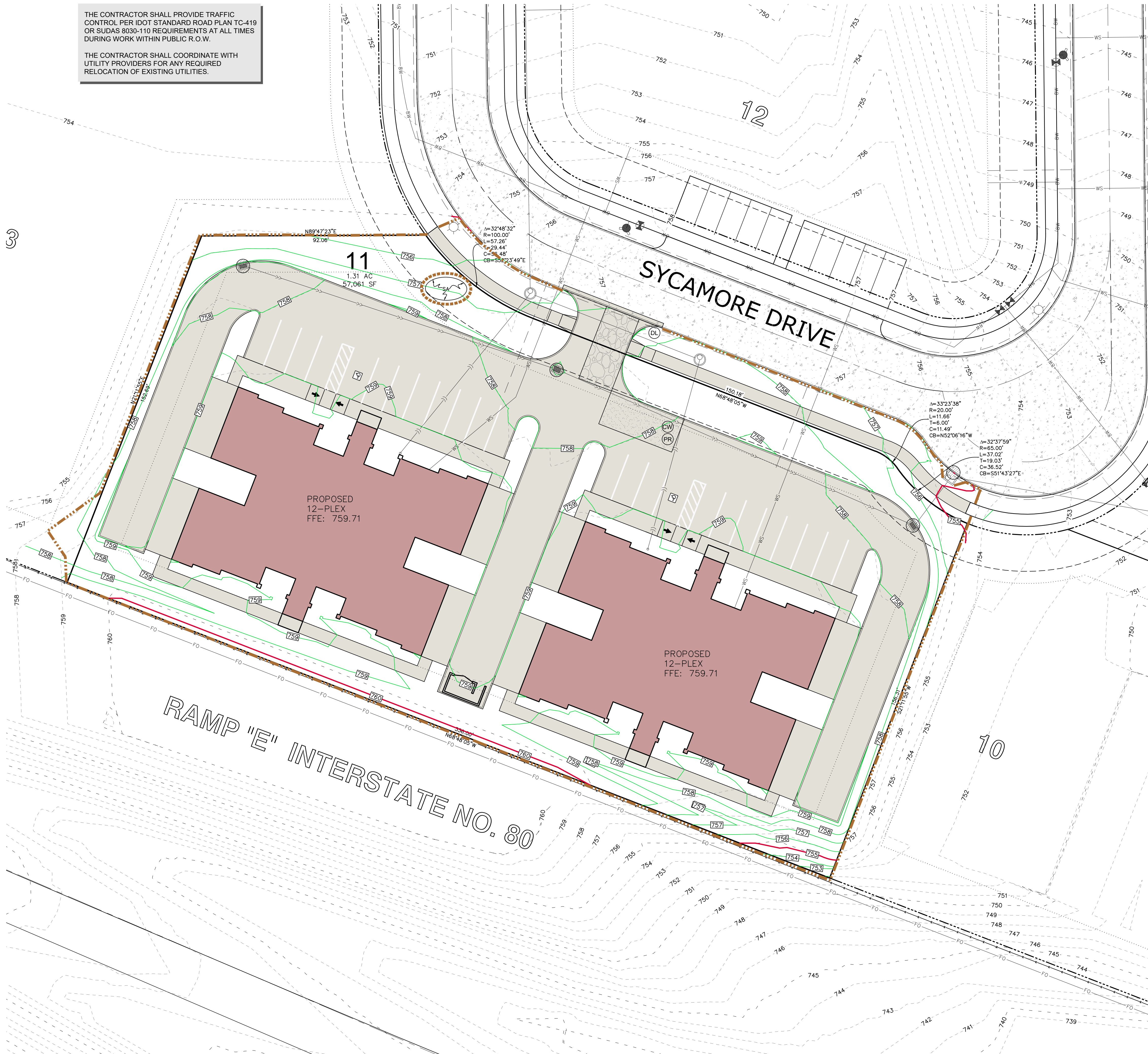
LOT 11
PARKSIDE HILLS
WEST BRANCH,
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.	
Date:	09-17-21
Designed by:	Field Book No. 1273 pg. 47
Drawn by:	Scale: 1"=20'
Checked by:	Sheet No. C120
Project No:	6992-360
	of:

3

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-419 OR SUDAS 8030-110 REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.



SHEET INDEX
C120 SITE LAYOUT AND DIMENSION PLAN
C140 GRADING AND EROSION CONTROL PLAN
C141 DETAILED GRADING PLAN: WEST HALF
C142 DETAILED GRADING PLAN: EAST HALF
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 1.31 ACRES
TOTAL AREA TO BE DISTURBED: 1.31 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.

FOLLOWING INSTALLATION OF PERMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET INTAKE ADJACENT TO THE SITE.

NOTES:

- TEMPORARY STABILIZATION IS REQUIRED ON DISTURBED AREAS AFTER THE 14TH DAY OF INACTIVITY.
- FINAL STABILIZATION SHALL BE IMPLEMENTED WITHIN 14 DAYS OF FINAL GRADING COMPLETION.

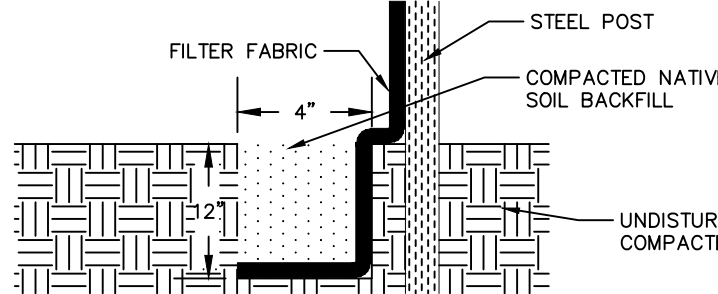
UTILITIES

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SILT FENCE DETAIL

R.T.S.



INSTALLATION

- POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
- SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4198.01.A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS. FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
- THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

MAINTENANCE

- SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
- SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

GRADING NOTES

- MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL.
- NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
- COMPACTION TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.
- ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
- PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
- STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
- SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
- ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH SUDAS DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

EROSION CONTROL LEGEND

FINAL FILTER SOCK	PERIMETER SILT FENCE
SILT FENCE	EROSION CONTROL MATING
FILTER SOCK	TEMPORARY SOIL STOCKPILE AREA
TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT	DIRECTION OF OVERLAND FLOW
TEMPORARY PARKING AND STORAGE	DUMPSTER FOR CONSTRUCTION WASTE
CONCRETE TRUCK/EQUIPMENT WASHOUT	RIP RAP OUTLET PROTECTION
PORTABLE RESTROOM	OTHER MEASURE: _____
DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)	OTHER MEASURE: _____
FILTER SOCK INLET PROTECTION	OTHER MEASURE: _____
FILTER SOCK BEHIND CURB AT CURB RAMP	

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.

STANDARD LEGEND AND NOTES

PROPERTY &/or BOUNDARY LINES	POWER POLE
CONGRESSIONAL SECTION LINES	POWER POLE W/DRIP
RIGHT-OF-WAY LINES	POWER POLE W/TRANS
EXISTING RIGHT-OF-WAY LINES	POWER POLE W/LIGHT
CENTER LINES	LIGHT POLE
EXISTING CENTER LINES	GUY POLE
LOT LINES, INTERNAL	WATER VALVE
LOT LINES, PLATTED OR BY DEED	SANITARY MANHOLE
PROPOSED EASEMENT LINES	FIRE HYDRANT
EXISTING EASEMENT LINES	DRAINAGE MANHOLE
BENCHMARK	CURB INLET
RECORDED DIMENSIONS	EXISTING SANITARY SEWER
CURVE SEGMENT NUMBER	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	PROPOSED GROUND
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE & SHRUB
	EXISTING EVERGREEN TREES & SHRUBS

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Date	Revision
10/07/21	PER CITY REVIEW TAVIRLA

GRADING AND EROSION CONTROL PLAN & SWPPP

LOT 11
PARKSIDE HILLS
WEST BRANCH,
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 09-17-21

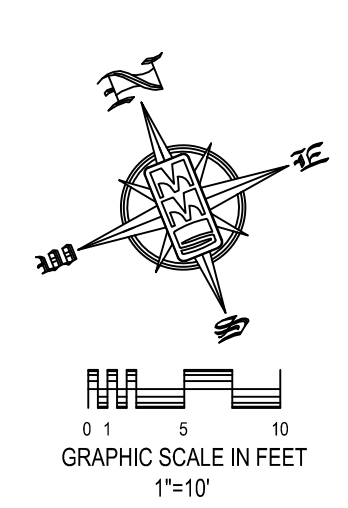
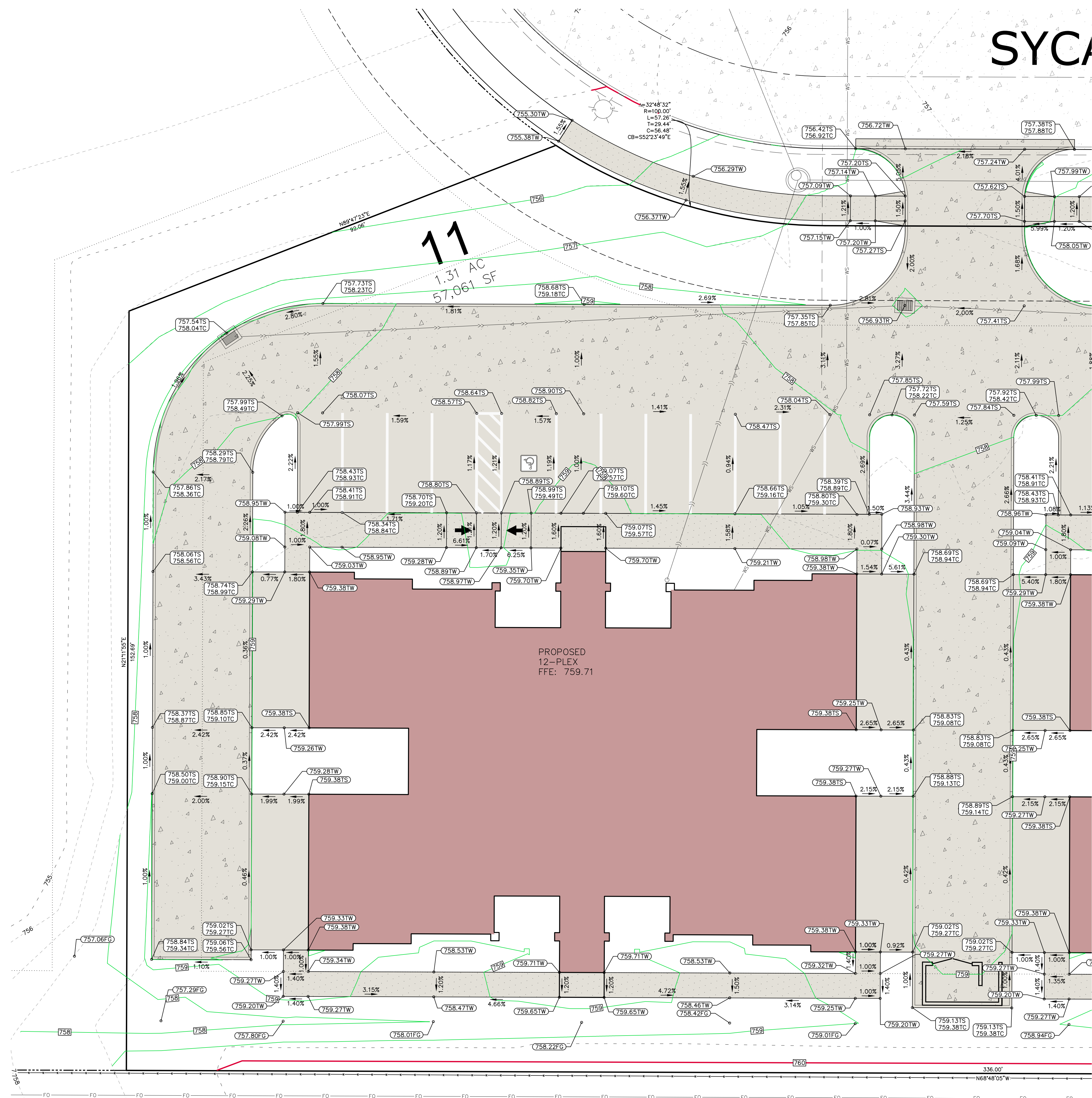
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Drawn by: BJC/TAV Scale: 1"=20'

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Project No: C140

6992-360 of:



STANDARD LEGEND AND NOTES	
	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	EXISTING RIGHT-OF-WAY LINES
	CENTER LINES
	EXISTING CENTER LINES
	LOT LINES, INTERNAL
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	EXISTING EASEMENT LINES
	BENCHMARK
	RECORDED DIMENSIONS
	CURVE SEGMENT NUMBER
	EXIST- POWER POLE
	PRO- POWER POLE W/DROP
	POWER POLE W/TRANS
	POWER POLE W/LIGHT
	GUY POLE
	LIGHT POLE
	SANITARY MANHOLE
	FIRE HYDRANT
	WATER VALVE
	DRAINAGE MANHOLE
	CURB INLET
	FENCE LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	WATER LINES
	ELECTRICAL LINES
	TELEPHONE LINES
	GAS LINES
	CONTOUR LINES (1' INTERVAL)
	PROPOSED GROUND
	EXISTING TREE LINE
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GRADING LEGEND	
	EXISTING GRADE
	FINISHED GRADE
	TOP CURB
	TOP SLAB
	TOP WALK
	TOP RIM
	BOTTOM WALL*
	TOP WALL*
*REPRESENT GROUND ELEVATION AT WALL	

SHEET INDEX

- C120 SITE LAYOUT AND DIMENSION PLAN
- C140 GRADING AND EROSION CONTROL PLAN
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DETAILED GRADING PLAN: WEST HALF

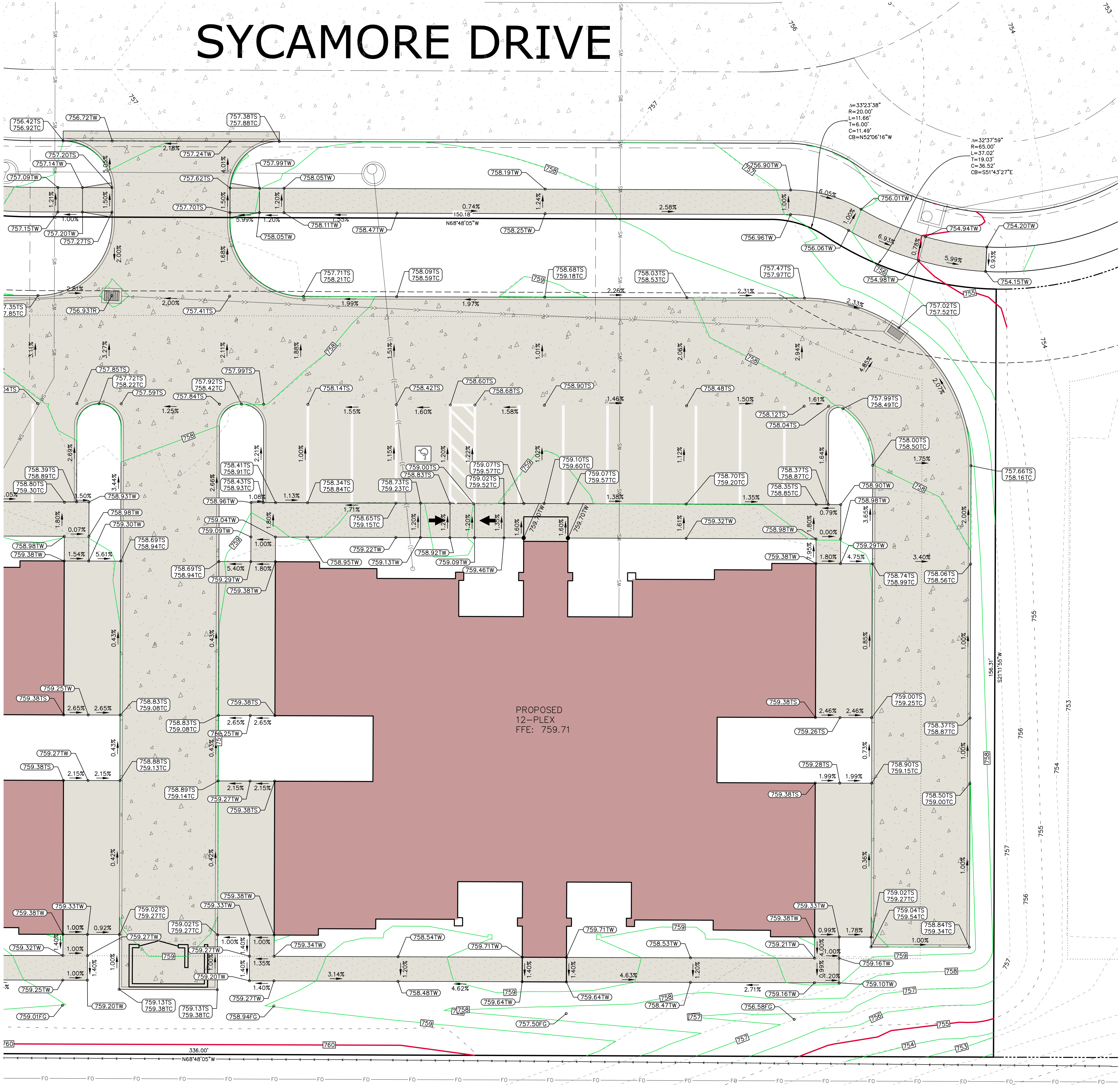
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WEST BRANCH,
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IOWA**

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Drawn by:	BJC/TAV
Checked by:	RLA
Project No:	6992-360
Field Book No:	1273 pg. 47
Scale:	1"=10'
Sheet No:	C141

of:

SYCAMORE DRIVE



STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

EXISTING

- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
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- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

PROPOSED

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THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

SHEET INDEX

- C120 SITE LAYOUT AND DIMENSION PLAN
- C140 GRADING AND EROSION CONTROL PLAN
- C141 DETAILED GRADING PLAN: WEST HALF
- C142 DETAILED GRADING PLAN: EAST HALF
- C160 UTILITY PLAN
- C500 GENERAL NOTES AND DETAILS
- L100 LANDSCAPE PLAN

GRADING LEGEND

- 0000.00EG - EXISTING GRADE
- 0000.00FG - FINISHED GRADE
- 0000.00TC - TOP CURB
- 0000.00TS - TOP SLAB
- 0000.00TW - TOP WALK
- 0000.00TR - TOP RIM
- 0000.00WB - BOTTOM WALL*
- 0000.00WT - TOP WALL*

*REPRESENT GROUND ELEVATION AT WALL

UTILITIES

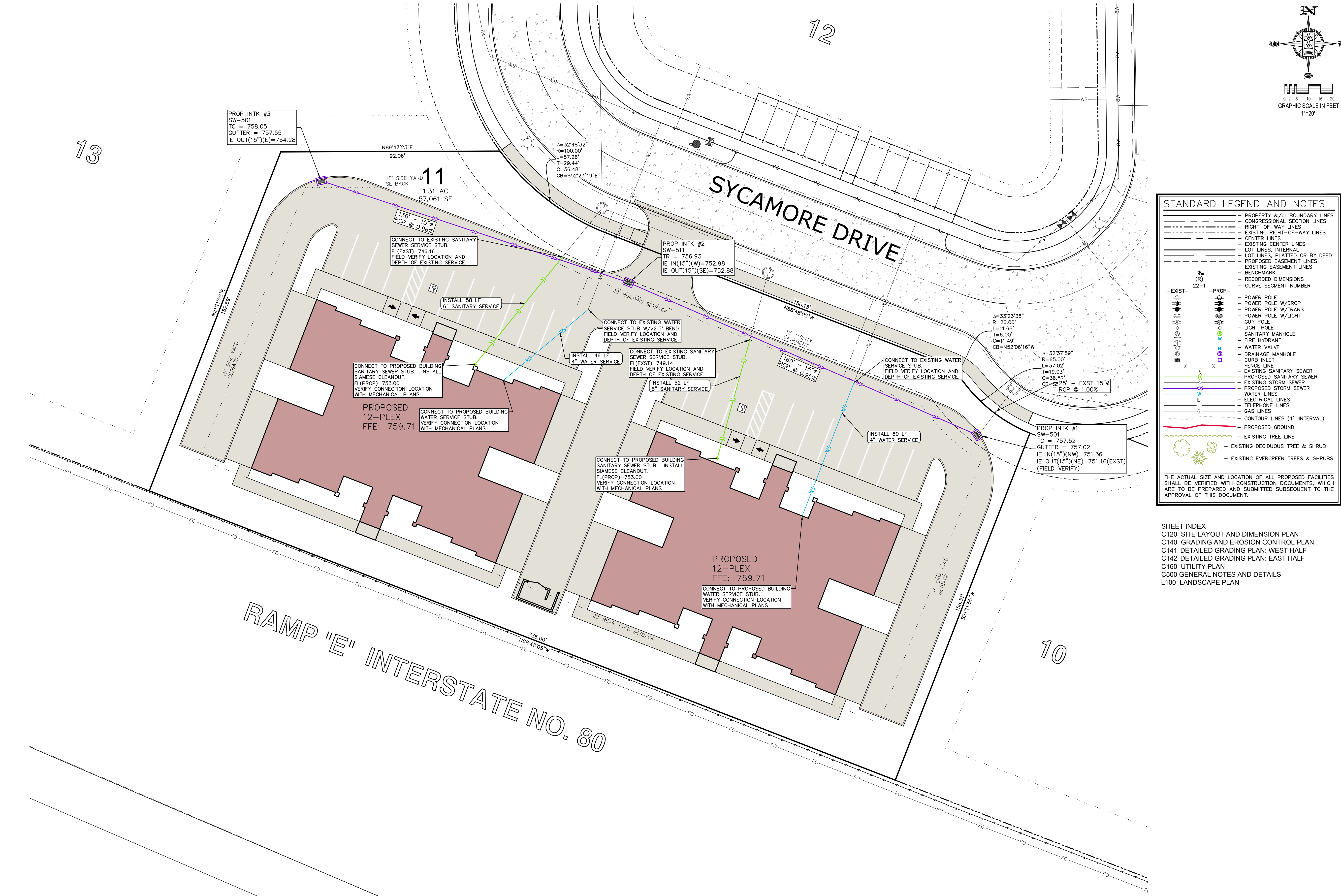
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION SHALL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

IOWA ONE CALL

DETAILED GRADING PLAN: EAST HALF

LOT 11
PARKSIDE HILLS
WEST BRANCH,
CEDAR COUNTY,
IOWA



UTILITIES

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IOWA ONE CALL

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
10/07/21	PER CITY REVIEW TAVIRLA

SITE UTILITY PLAN

LOT 11
PARKSIDE HILLS
WEST BRANCH,
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 09-17-21

Designed by: RLA Field Book No: 1273 pg. 47

Drawn by: BJC/TAV Scale: 1"=20'

Checked by: RLA Sheet No:

Project No: C160

6992-360 of:

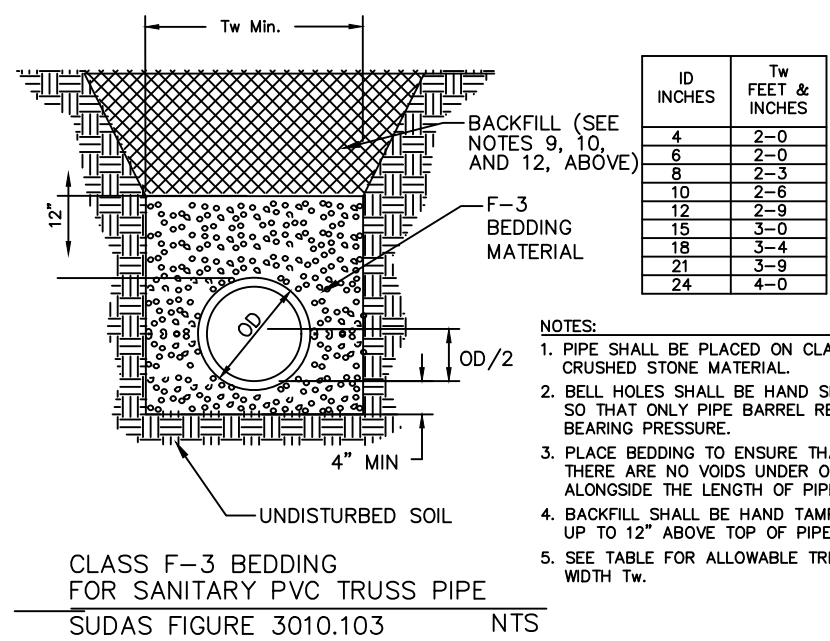
SANITARY SEWER AND WATERMAIN NOTES

- 1) SANITARY SEWER & WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SPECIFICATIONS (2016) AS AMENDED.
- 2) SANITARY SEWERS SHALL BE PVC TRUSS PIPE (SUDAS 4010.01E), CONTECH A-2000, OR CITY ENGINEER APPROVED EQUAL, AS NOTED ON THE PLANS. SANITARY SEWER SERVICE LINES SHALL BE PVC SDR-23.5 WITH GASKETED JOINTS.
- 3) WATER MAINS SHALL BE DIP CLASS 52 WITH NITRILE GASKETS.
- 4) CONTRACTOR TO PROVIDE FERNCO STRONG BACK RC 1000 SERIES COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
- 5) GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- 6) ALL SANITARY SEWERS SHADED ON THE PROFILE VIEW AND ALL SANITARY SEWERS AND WATER MAINS UNDER PAVING OR WITHIN 5 FEET OF PAVEMENT SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL.
- 7) ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- 8) CONTRACTOR SHALL PROVIDE SUDAS CLASS F-3 BEDDING FOR ALL PVC TRUSS SANITARY SEWERS UNLESS OTHERWISE NOTED.
- 9) ENTRY INTO EXISTING CITY MANHOLE TO BE BY CORE DRILL AND SEAL BY "LINK-SEAL" PENETRATION SEAL OR CITY ENGINEER APPROVED EQUAL.
- 10) ALL MANHOLES TO BE TURNED OVER TO CITY SHALL:
1) WILL NOT SHOW STEPS.
2) WILL HAVE EXTERNAL CHIMNEY SEAL BY INFILSHIELD UNIBAND, CRETEX, OR APPROVED EQUAL.
3) WILL HAVE MANHOLE FRAME AND LID TO BE NEENAH R-1642 SELF-SEALING WITH CITY LOGO.
4) WILL HAVE RISERS RINGS OF CRETEX PRO-RING, AMERICAN HIGHWAY PRODUCTS RUBBER ADJUSTMENT RING OR STANDARD PCC. IF PCC RINGS ARE USED, SHIMS TO LEVEL MANHOLE FRAME MADE OF MATERIALS OTHER THAN PCC OR THE RING MATERIAL DISCUSSED ABOVE WILL NOT BE ALLOWED, IE: WOOD, BRICK, ROCKS, ETC.
5) WILL USE LINK-SEALS PENETRATION SEALS FOR PIPE PENETRATIONS.

- ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED :
9) TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.
10) TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.
11) THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2 x 4 PAINTED GREEN.
12) ALL SANITARY SEWER MANHOLES IN PAVING AREAS OR AREAS SUBJECT TO WATER INUNDATION SHALL BE PROVIDED WITH CRETEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL. ALL SANITARY MANHOLES IN PAVING SHALL HAVE 3-PIECE FLOATING CASTING.

AIR TESTING

- 13) ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST:
NOTE: CITY REPRESENTATIVE MUST BE PRESENT DURING TESTING.
A. PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL.
B. PLACE PNEUMATIC PLUGS: (1) SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER, (2) CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT EXTERNAL BRACING OR BLOCKING.
C. INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE OF 5 psi & MAINTAIN FOR A MINIMUM OF 5 MINUTES.
D. LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG.
E. ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.
F. MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT:
G. IN AREAS WHERE GROUND WATER IS KNOWN TO EXIST, THE HEIGHT OF WATER ABOVE THE TOP OF THE PIPE BEING TESTED, IN FEET, SHALL BE DETERMINED AND THAT HEIGHT DIVIDED BY 2.5 TO ESTABLISH THE PRESSURE THAT WILL BE ADDED TO ALL READINGS ABOVE. ALTERNATIVELY, THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE INFILTRATION INTO THE SEWER BY USING A V-NOTCH WEIR OR OTHER SUITABLE DEVICE.
H. LOCATE, REPAIR AND RETEST LEAKS.
I. AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.
ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:
A) DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
B) DEFLECTION TEST TO BE CONDUCTED USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES ALLOWED.
C) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.



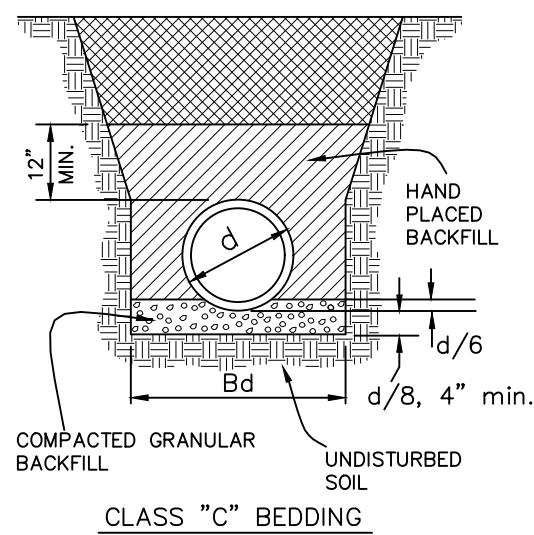
- THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED :
14) WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.
15) WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.
16) VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY SEWER SHOULD BE A MINIMUM OF 18-INCHES, MEASURED OUTSIDE TO OUTSIDE FROM THE CLOSEST EDGE OF EACH PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION, THE WATER MAIN SHALL NOT BE PLACED CLOSER THAN 6-INCHES ABOVE A SEWER OR 18-INCHES BELOW A SEWER. THE SEPARATION DISTANCE SHALL BE THE MAXIMUM FEASIBLE IN ALL CASES.
17) WHERE THE WATER MAIN CROSSES SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. THE WATER AND SEWER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATER TIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10-FEET OF THE POINT OF CROSSING.
18) NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE.
19) EXISTING OR PROPOSED VALVE BOXES THAT FALL WITHIN PAVEMENT MUST HAVE A SLIP-TYPE VALVE BOX.
20) THE ENTIRE WATERMAIN SYSTEM, INCLUDING SERVICES TAPS IF APPLICABLE, SHALL BE PRESSURE TESTED PER AWWA C600. THE TEST SHALL BE PERFORMED AT A MINIMUM OF 150 psi FOR 2 HOURS WITH A MAXIMUM LOSS OF 5 psi.
21) WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SPECIFICATIONS.
22) FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURIAN 250 OR APPROVED CITY EQUAL THAT OPEN RIGHT.
23) BED WATER MAIN ON NATIVE MATERIAL, DIG IN BELLS, AND BACKFILL WITH SUITABLE MATERIAL.
24) ALL CONCRETE SANITARY MANHOLES SHALL HAVE CONSHIELD ANTI-MICROBIALADDITIVE INCORPORATED IN THE CONCRETE MIX.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

STORM SEWER NOTES

- 1) STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT. CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- 2) ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
- 3) AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
- 4) ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "C" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.
- 5) STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- 6) GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- 7) ALL STORM SEWERS SHALL HAVE CONFINED "O" RING GASKETS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS, STORM SEWERS LARGER THAN 36" MAY HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.
- 8) ALL PIPE SHALL BE CERTIFIED.
- 9) ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
- 10) LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- 11) PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

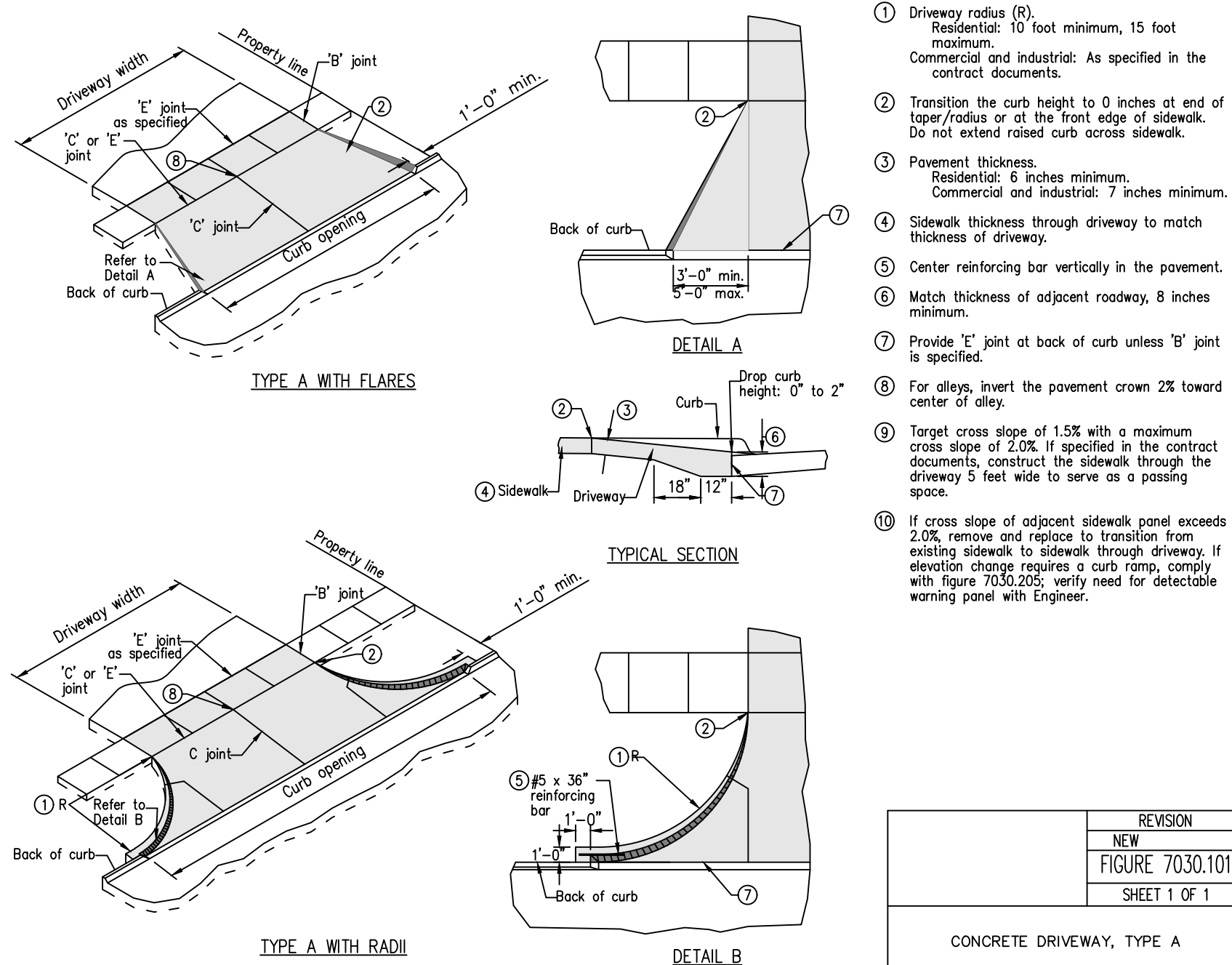
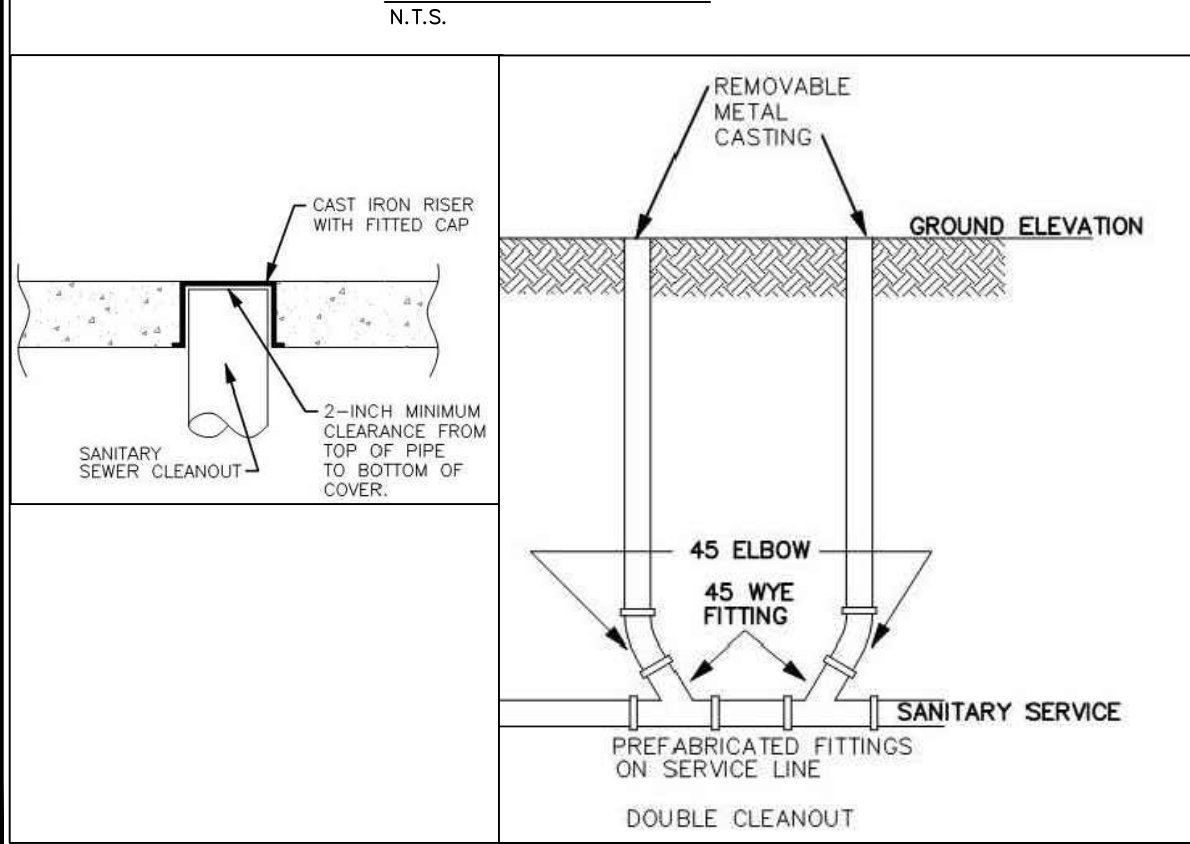
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- NOTES:
1. PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
2. BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES BEARING PRESSURE.
3. PLACE BEDDING TO ENSURE THAT THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.
4. BACKFILL SHALL BE HAND TAMPED UP TO 12" ABOVE TOP OF PIPE.
5. SEE TABLE FOR ALLOWABLE TRENCH WIDTH Bg.

ID INCHES	Bd FEET & INCHES
12	2-3
15	2-9
18	3-0
21	3-3
24	3-6
27	4-0
30	4-3
36	4-9
42	5-6
48	6-3

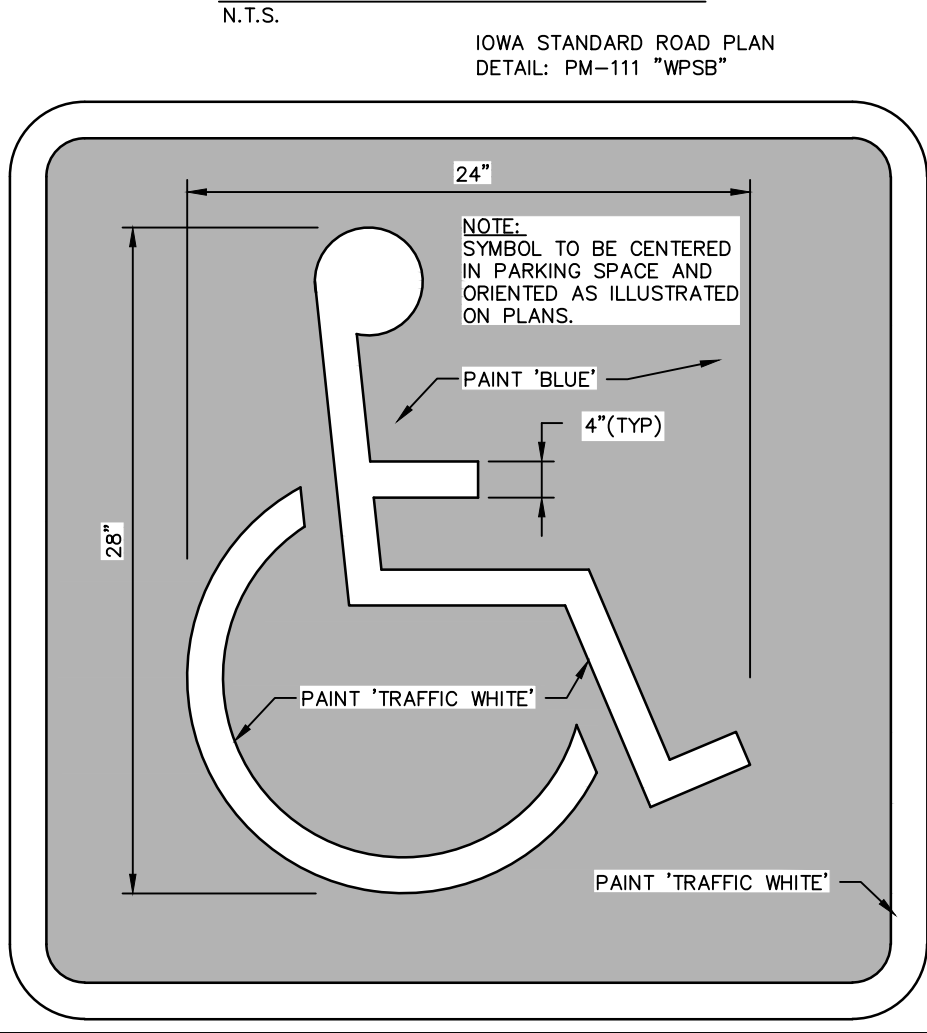
SIAMESE DETAIL



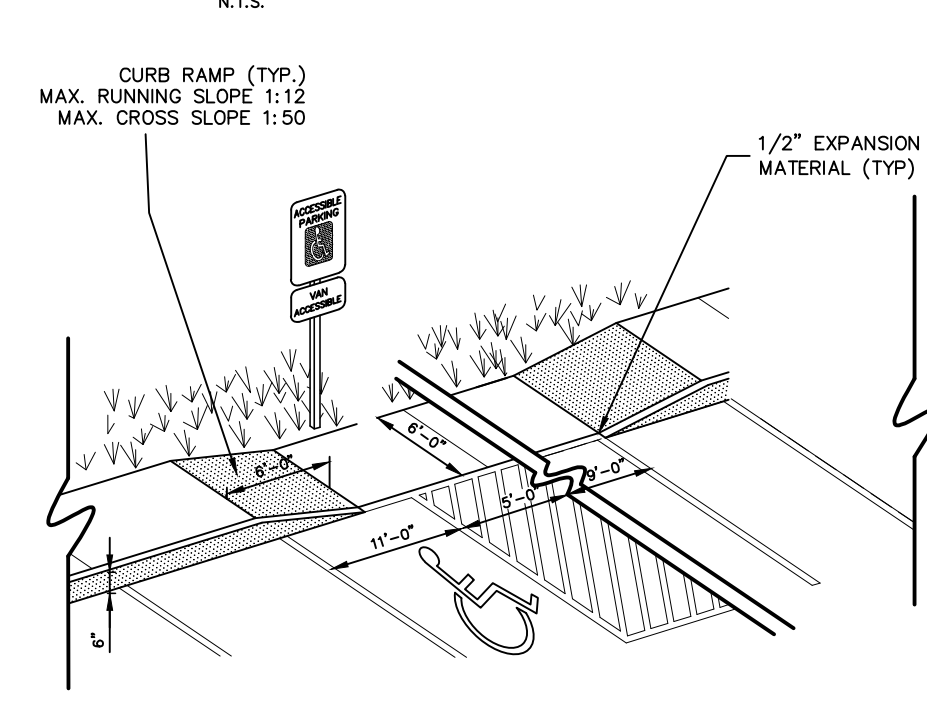
REVISION
NEW
FIGURE 7030.101
SHEET 1 OF 1

CONCRETE DRIVEWAY, TYPE A

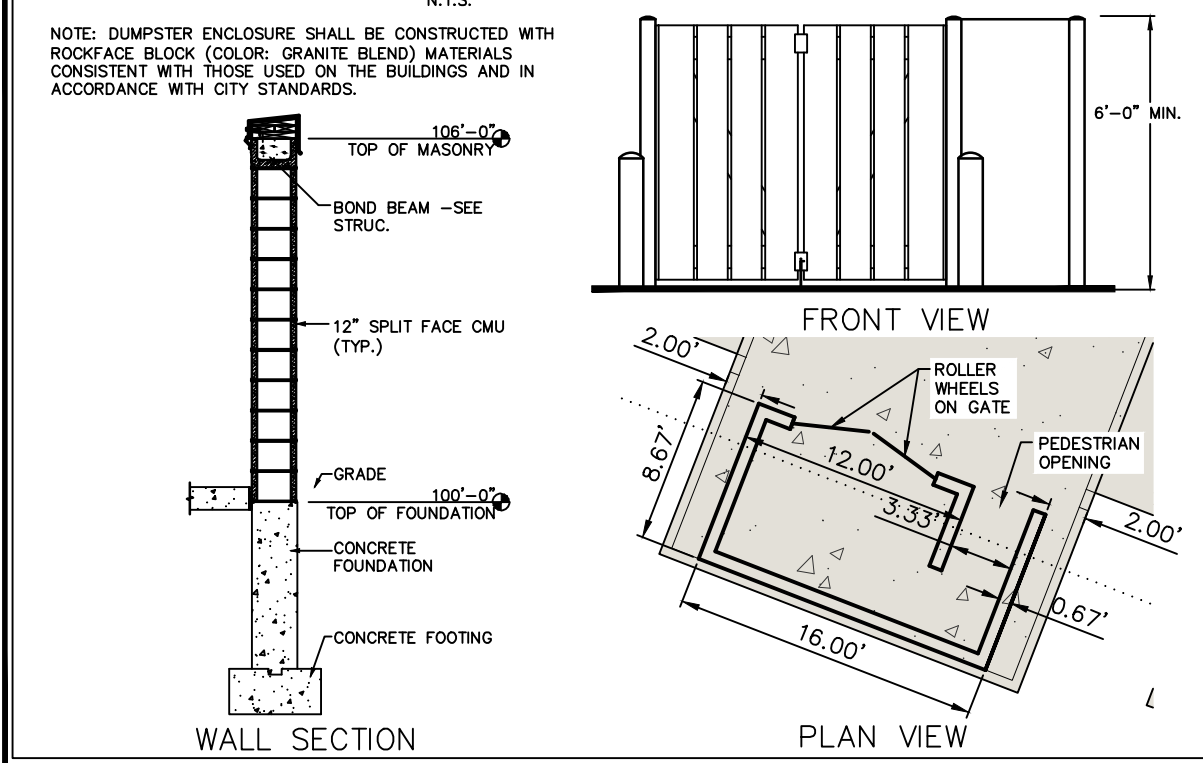
ACCESSIBLE PARKING SYMBOL



ACCESSIBLE PARKING DETAIL

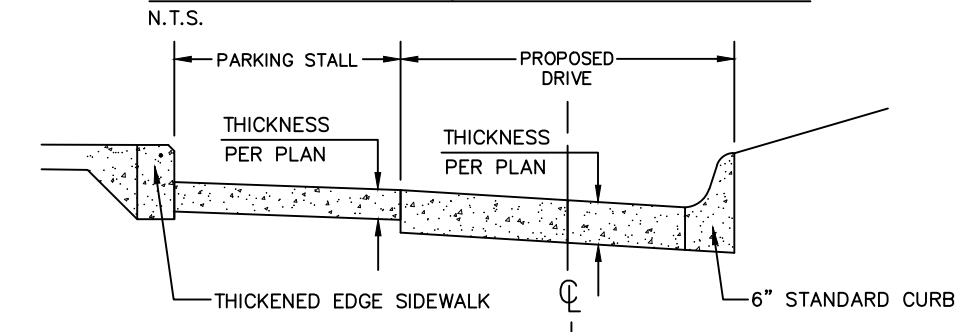


TRASH ENCLOSURE DETAIL

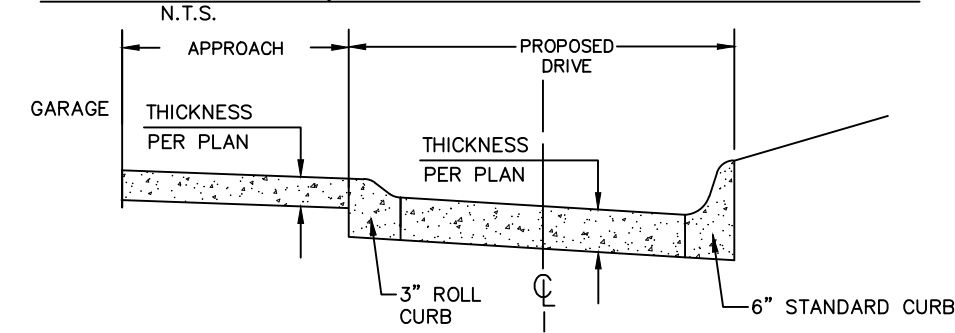


- SHEET INDEX
C120 SITE LAYOUT AND DIMENSION PLAN
C140 GRADING AND EROSION CONTROL PLAN
C141 DETAILED GRADING PLAN: WEST HALF
C142 DETAILED GRADING PLAN: EAST HALF
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN

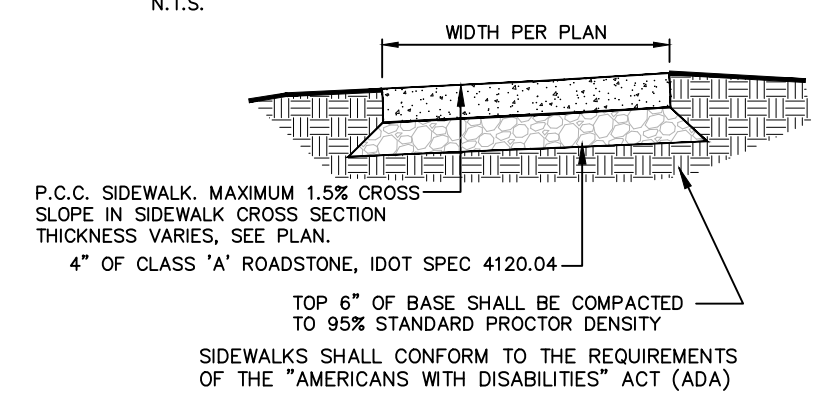
TYPICAL DRIVE / PARKING SECTION



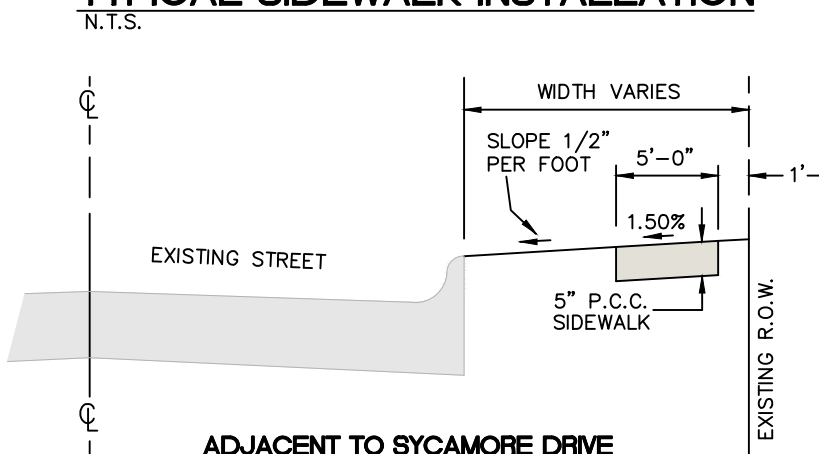
TYPICAL DRIVE/GARAGE APPROACH SECTION



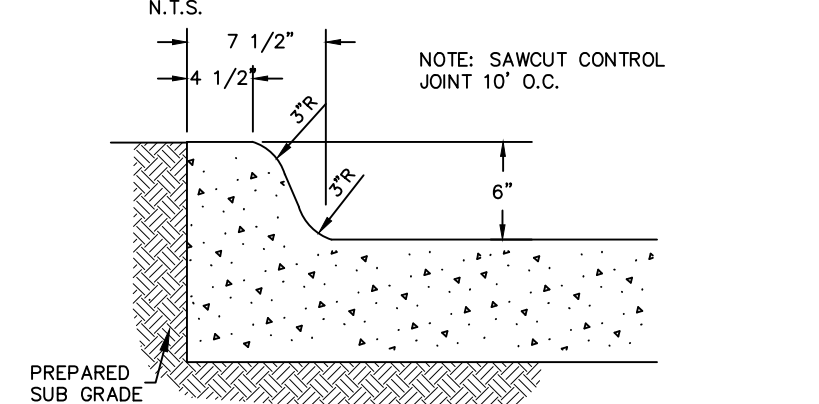
TYPICAL SIDEWALK DETAIL



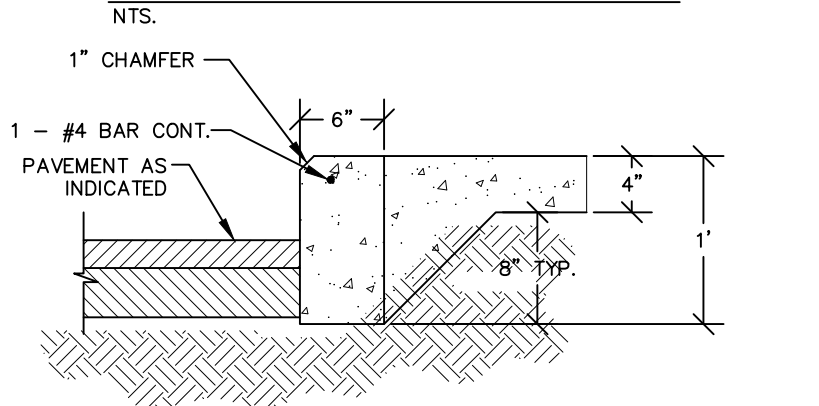
TYPICAL SIDEWALK INSTALLATION



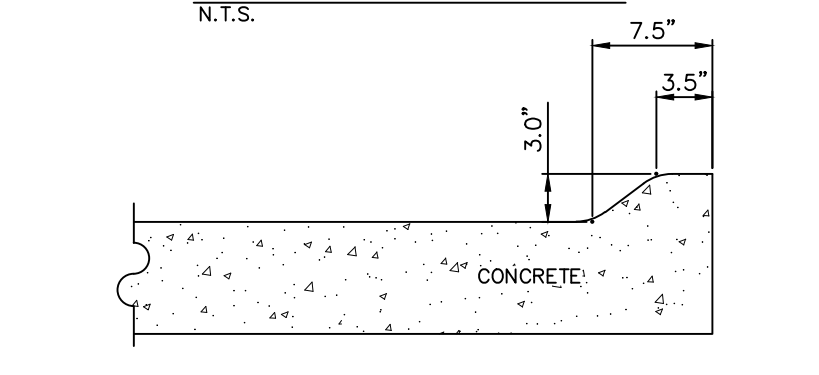
6" STANDARD CURB DETAIL



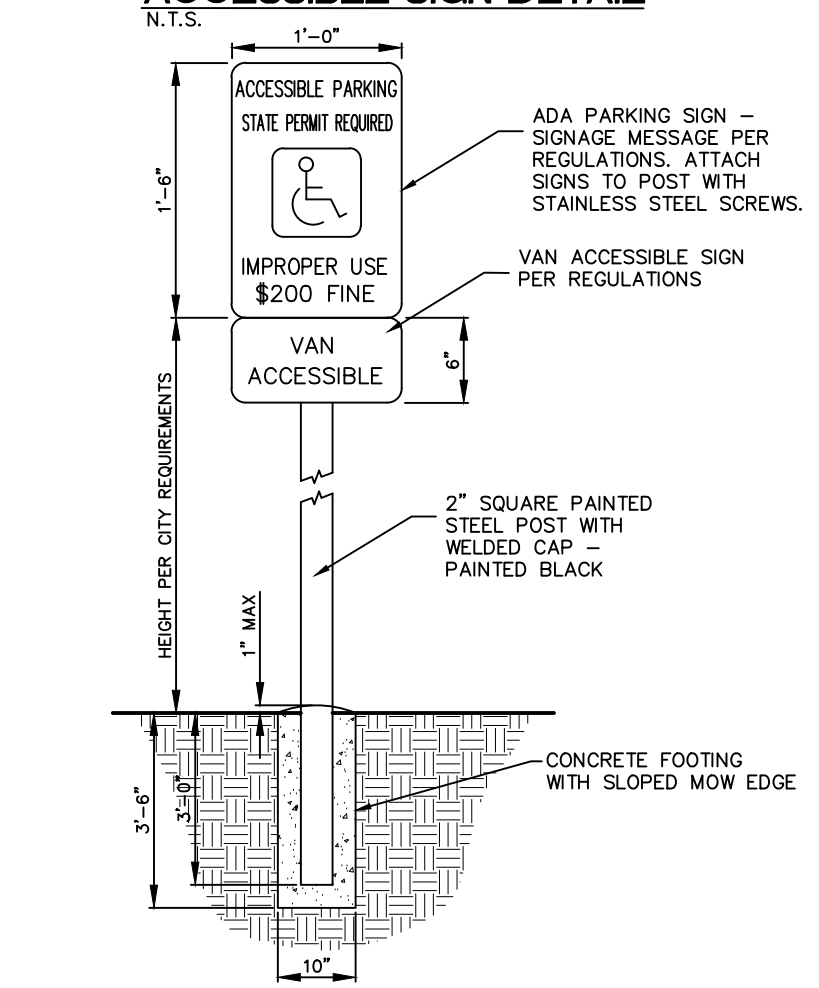
SIDEWALK THICKENED EDGE



3" ROLL CURB DETAIL



ACCESSIBLE SIGN DETAIL



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
10/07/21	PER CITY REVIEW TAVIRLA

LOT 11
PARKSIDE HILLS
WEST BRANCH,
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 09-17-21
Designed by: RLA Field Book No: 1273 gq. 47
Drawn by: BJC/TAV Scale:
Checked by: RLA Sheet No:
Project No: C500
6992-360 of:

Diagram illustrating the components and specifications for a tree staking and mulching system:

- PRUNE BROKEN BRANCHES AS NECESSARY, MAX. 1/3**
- NARROW BRANCH UNION ANGLE WITH EVIDENCE OF INCLUDED BARK AND/OR BRANCH/TRUNK DIAMETER RATIO GREATER THAN 2/3 SHALL BE REJECTED.**
- WOVEN NYLON TREE STRAPS, SIZE TO ALLOW 1.5" OF TRUNK GROWTH, PLACE AT 1/3 HEIGHT OF FIRST BRANCHING.**
- GALVANIZED AIRCRAFT-GRADE 16 GAUGE CABLES, ONLY TIGHT ENOUGH TO PREVENT SLIPPING; ALLOW SOME TREE MOVEMENT**
- 2" - 6" STEEL "T" POST, STAKE PER STAKING ORIENTATION PLAN. REMOVE AFTER TWO GROWING SEASONS**
- EDGE OF MULCH AREA MIN. 3' RADIUS**
- TURF**
- 5" DEEP VERTICAL SLICE OUT EDGE**
- STRIP 500 FROM UNDER MULCHED AREA**
- FERTILIZER TABLETS (3) PER TREE SPACED EVENLY AROUND ROOTBALL**
- PLANT WITH BASE OF TREE A MIN. 1" ABOVE ADJACENT GRADE**
- ENSURE ROOT FLARE IS VISIBLE**
- REMOVE ALL TWINE AND STRAPS OR CUT AND FOLD WIRE BASKET IN AND CUT BURGLAP FROM TOP 1/2 OF ROOTBALL**
- 3" MINIMUM DEPTH SHREDDED HARDWOOD BARK MULCH, ENSURE ROOT FLARE IS VISIBLE**
- 3" WATER RETENTION SOIL RING**
- EXISTING UNDISTURBED SUBGRADE**
- PLANTING MIX/NATIVE SOIL BACKFILL**
- TREE PIT TO BE MINIMUM OF 2.5 X FOOT BALL DIAMETER SLANT AND ROUGHEN SIDES; INCREASE PIT DIAMETER IN HEAVY CLAY SOILS**
- SIDEWALK/PAVEMENT**

STAKING ORIENTATION PLAN

The plan shows a top-down view of the tree's base. A North arrow points towards the top of the page. A "TREE POST" is indicated by a dot. A "CABLE STRAP" is shown as a line connecting two points on the tree's trunk. Angles of 90° and 180° are marked relative to the North arrow.

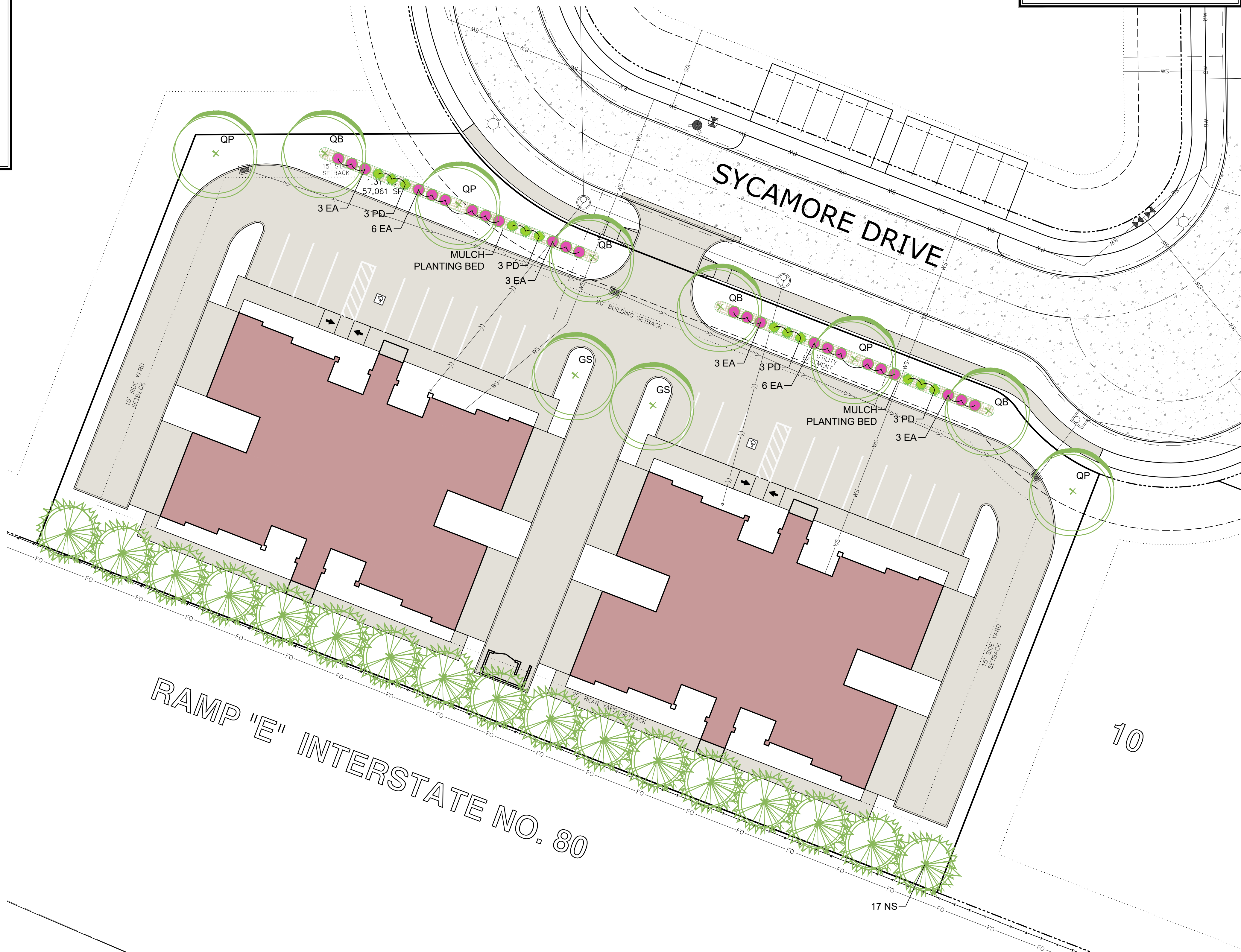
Diagram illustrating the installation of a tree pit, showing the following components and dimensions:

- ROOTBALL (CONTAINER GROWN):** REMOVE ENTIRE CONTAINER BEFORE INSTALLATION.
- EDGE OF SIDEWALK OR CURB:** Indicated by a vertical line.
- 4" MINIMUM DEPTH SHREDDED HARDWOOD BARK MULCH BED:** Indicated by a layer of mulch.
- PLANTING HOLE SHALL BE 2x DIAMETER OF ROOTBALL AND 6" MINIMUM DEEPER:** Indicated by a vertical dimension line.
- 1 1/2 x MATURE DIAMETER OF SHRUB:** Indicated by a horizontal dimension line.
- ON-CENTER SPACING (SEE PLAN OR PLANT LIST FOR SPACING):** Indicated by a horizontal dimension line.
- ROOT BALL (BALL AND BURLAP):** CUT TWINE AND BURLAP FROM TOP 1/2 OF ROOTBALL AND REMOVE BEFORE INSTALLATION.
- PLANTING TOSPOIL FOR BACKFILLING:** Indicated by a layer of soil.
- 5" DEEP VERTICAL SPADE CUT EDGE:** Indicated by a vertical dimension line.
- FERTILIZER TABLETS (3) PER SHRUB SPACED EVENLY AROUND ROOTBALL:** Indicated by small circles.
- EXISTING UNDISTURBED SUBGRADE:** Indicated by a horizontal line at the bottom.

WHERE PUBLIC UTILITIES PIPES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS, RECORDS, SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL SUCH DAMAGED CLAIMS. NO ADDITIONAL CHARGES SHALL BE INCURRED OR ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

1 SHRUBS PER 1,000 SF OF OPEN SPACE = 14 SHRUBS
- 36 PROVIDED

PLANT LIST - TREES							
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	NATURE SIZE	PLAN
1	06	OLESTHA FRAGRANTIS 'KINGCOTE'	SKYLINE HONEYLOCUST	2" CAL.	D & D	48" X 96"	
17	05	PICEA MARES	NORWAY SPRUCE	3'-4" HT.	D & D	76" X 26"	
4	06	QUERCUS PALMISTUS	PIN OAK	2" CAL.	D & D	46" X 46"	
4	06	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	D & D	76" X 56"	



THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

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Date	Revision
10/07/21	PER CITY REVIEW TAV/RLA

LOT 11
PARKSIDE HILLS
WEST BRANCH,
CEDAR COUNTY,
OWA

6002 360

6992-360

RESOLUTION 2053

**RESOLUTION APPROVING THE SUBMISSION OF THE CITY OF WEST BRANCH
FY21 ANNUAL URBAN RENEWAL REPORT**

BE IT RESOLVED by the City Council of the City of West Branch, Cedar County, Iowa, that the fiscal year 2021 Annual Urban Renewal Report be approved and forwarded to the Iowa Department of Management.

Passed and approved this 15th day of November, 2021.

Colton Miller, Mayor Pro Tem

ATTEST:

Leslie Brick, City Clerk

Annual Urban Renewal Report, Fiscal Year 2020 - 2021

Levy Authority Summary

Local Government Name: WEST BRANCH
Local Government Number: 16G142

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEST BRANCH URBAN RENEWAL	16006	7

TIF Debt Outstanding: 3,961,101

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020:	106,977	0	Amount of 07-01-2020 Cash Balance Restricted for LMI
---	----------------	----------	---

TIF Revenue:	479,106
TIF Sp. Revenue Fund Interest:	2,614
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	481,720

Rebate Expenditures:	0
Non-Rebate Expenditures:	452,339
Returned to County Treasurer:	0
Total Expenditures:	452,339

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021:	136,358	0	Amount of 06-30-2021 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 3,372,404

Urban Renewal Area Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL
 UR Area Number: 16006

UR Area Creation Date: 11/1989

UR Area Purpose: The City Council of West Branch, Iowa believes that the designation of an area of the City as an economic development/urban renewal area will enhance its attractiveness as a potential site for new and expanding businesses.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SPRINGDALE TWP/WEST BRANCH SCH/W BR (ORIG 1988)UR TIF INCREM	160093	160094	0
WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF INCREM	160103	160104	0
WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF INCREM	160105	160106	0
WEST BRANCH CITY/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF INCREM	160107	160108	2,476,689
WEST BRANCH CITY/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF INCREM	160109	160110	2,385,264
WEST BRANCH CITY/WEST BRANCH SCH/W BR UR TIF INCREM	160147	160148	11,839,878
WEST BRANCH CITY/WEST BRANCH SCH/CASEY/TIF INCREM	160195	160196	1,252,610

Urban Renewal Area Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	152,920	13,734,590	65,343,400	12,756,700	0	-7,408	93,527,182	0	93,527,182
Taxable	124,604	7,564,232	58,809,060	11,481,030	0	-7,408	79,073,741	0	79,073,741
Homestead Credits									50

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020: 106,977 0 **Amount of 07-01-2020 Cash Balance Restricted for LMI**

TIF Revenue: 479,106
 TIF Sp. Revenue Fund Interest: 2,614
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 481,720

Rebate Expenditures: 0
 Non-Rebate Expenditures: 452,339
 Returned to County Treasurer: 0
Total Expenditures: 452,339

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021: 136,358 0 **Amount of 06-30-2021 Cash Balance Restricted for LMI**

Projects For WEST BRANCH URBAN RENEWAL

Water Tower #2

Description:	Water System Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Casey's Marketing Co

Description:	TIF Rebate Agreement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Acciona

Description:	Legal Fees and Administrative Costs
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Downtown East Redevelopment Project

Description:	Downtown Redevelopment Project
	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

Cubby Park Improvement

Description:	Park Improvement Project
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

College St & 2nd St Improvement Project

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

15 City's match to College St Bridge & non-participating costs of project (not to exceed \$1,000,000)

Description:	Bridge & street improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

16 Water Main Upgrades on ROW included in Urban Renewal Plan (not to exceed \$1,000,000)

Description:	Water Main Improvements
Classification:	Roads, Bridges & Utilities

Physically Complete:	No
Payments Complete:	No

17 Development agreement with Meadows Development for \$395,000.

Description:	TIF Rebate Agreement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

18 Little Lights development agreement for \$150,000

Description:	TIF Rebate Agreement
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WEST BRANCH URBAN RENEWAL

Water Tower #2

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	113,961
Interest:	0
Total:	113,961
Annual Appropriation?:	No
Date Incurred:	06/02/2005
FY of Last Payment:	2023

Casey's Marketing Co

Debt/Obligation Type:	Rebates
Principal:	552,820
Interest:	0
Total:	552,820
Annual Appropriation?:	Yes
Date Incurred:	05/18/2015
FY of Last Payment:	2038

Acciona- Judgement Settlement

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	297,000
Interest:	19,305
Total:	316,305
Annual Appropriation?:	No
Date Incurred:	05/04/2014
FY of Last Payment:	2023

Downtown Reinvestment 2016B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	310,000
Interest:	25,675
Total:	335,675
Annual Appropriation?:	No
Date Incurred:	06/27/2016
FY of Last Payment:	2026

Park Improvement 2016A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	201,150
Interest:	17,460
Total:	218,610
Annual Appropriation?:	No
Date Incurred:	06/27/2016
FY of Last Payment:	2028

Cubby Park Imp Series 2017

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,485,000
Interest:	311,730

Total:	1,796,730
Annual Appropriation?:	No
Date Incurred:	12/05/2017
FY of Last Payment:	2032

318 College St & 2nd St Improvements

Debt/Obligation Type:	Internal Loans
Principal:	82,000
Interest:	0
Total:	82,000
Annual Appropriation?:	No
Date Incurred:	11/05/2018
FY of Last Payment:	2021

17 Little Lights developer agreement

Debt/Obligation Type:	Rebates
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	Yes
Date Incurred:	04/01/2019
FY of Last Payment:	2031

18 KLM developer agreement

Debt/Obligation Type:	Rebates
Principal:	395,000
Interest:	0
Total:	395,000
Annual Appropriation?:	Yes
Date Incurred:	10/01/2018
FY of Last Payment:	2036

Non-Rebates For WEST BRANCH URBAN RENEWAL

TIF Expenditure Amount:	37,987
Tied To Debt:	Water Tower #2
Tied To Project:	Water Tower #2
TIF Expenditure Amount:	108,653
Tied To Debt:	Acciona- Judgement Settlement
Tied To Project:	Acciona
TIF Expenditure Amount:	75,000
Tied To Debt:	318 College St & 2nd St Improvements
Tied To Project:	College St & 2nd St Improvement Project
TIF Expenditure Amount:	26,596
Tied To Debt:	Park Improvement 2016A
Tied To Project:	Cubby Park Improvement
TIF Expenditure Amount:	57,350
Tied To Debt:	Downtown Reinvestment 2016B
Tied To Project:	Downtown East Redevelopment Project
TIF Expenditure Amount:	146,753
Tied To Debt:	Cubby Park Imp Series 2017
Tied To Project:	Cubby Park Improvement

Rebates For WEST BRANCH URBAN RENEWAL

615 SO DOWNEY ST

TIF Expenditure Amount:	0
Rebate Paid To:	CASEY'S GENERAL STORES
Tied To Debt:	Casey's Marketing Co
Tied To Project:	Casey's Marketing Co
Projected Final FY of Rebate:	2038

Jobs For WEST BRANCH URBAN RENEWAL

Project:	Water Tower #2
Company Name:	Acciona Windpower North America LLC
Date Agreement Began:	07/02/2007
Date Agreement Ends:	06/30/2017
Number of Jobs Created or Retained:	110
Total Annual Wages of Required Jobs:	3,333,616
Total Estimated Private Capital Investment:	11,000,000
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2020 - 2021

Abatement Percentages: P&G Phase 1, FY12-45%, FY13-30%, FY14-15%; P&G Phase 2, FY13-95%, FY14-85%, FY15-75%, FY16-65%, FY17-55%, FY18-45%, FY19-35%, FY20-25%; P&G Phase 3, FY12-95%, FY13-85%, FY14-75%, FY15-65%, FY16-55%, FY17-45%, FY18-35%, FY19-25%;

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2021

TIF Taxing District Data Collection

Local Government Name:	WEST BRANCH (16G142)
Urban Renewal Area:	WEST BRANCH URBAN RENEWAL (16006)
TIF Taxing District Name:	SPRINGDALE TWP/WEST BRANCH SCH/W BR (ORIG 1988)UR TIF INCREM
TIF Taxing District Inc. Number:	160094
TIF Taxing District Base Year:	1988
FY TIF Revenue First Received:	1997
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	12/1989

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	91,030	0	1,863,470	189,500	0	0	2,144,000	0	2,144,000
Taxable	74,174	0	1,677,123	170,550	0	0	1,921,847	0	1,921,847
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	566,189	1,577,811	0	1,577,811	32,358

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST BRANCH (16G142)
Urban Renewal Area:	WEST BRANCH URBAN RENEWAL (16006)
TIF Taxing District Name:	WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF INCREM
TIF Taxing District Inc. Number:	160104
TIF Taxing District Base Year:	1988
FY TIF Revenue First Received:	1997
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	12/1989

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	61,890	0	0	0	0	0	61,890	0	61,890
Taxable	50,430	0	0	0	0	0	50,430	0	50,430
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	96,406	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST BRANCH (16G142)
Urban Renewal Area:	WEST BRANCH URBAN RENEWAL (16006)
TIF Taxing District Name:	WEST BRANCH CITY AG/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF INCREM
TIF Taxing District Inc. Number:	160106
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1997
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	08/1994

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	9,215	0	0	0	0

FY 2021 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST BRANCH (16G142)
Urban Renewal Area:	WEST BRANCH URBAN RENEWAL (16006)
TIF Taxing District Name:	WEST BRANCH CITY/WEST BRANCH SCH/W BR (ORIG 1988) UR TIF INCREM
TIF Taxing District Inc. Number:	160108
TIF Taxing District Base Year:	1988
FY TIF Revenue First Received:	1997
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	12/1989

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	10,162,650	3,334,030	0	0	13,496,680	0	13,496,680
Taxable	0	0	9,146,385	3,000,627	0	0	12,147,012	0	12,147,012
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	2,423,638	11,073,042	2,476,689	8,596,353	235,358

FY 2021 TIF Revenue Received: 64,763

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY/WEST BRANCH SCH/W BR (AMEND 1993) UR TIF INCREM
 TIF Taxing District Inc. Number: 160110
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1994

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	13,734,590	1,093,840	1,134,210	0	-7,408	17,502,212	0	17,502,212
Taxable	0	7,564,232	984,456	1,020,789	0	-7,408	10,664,292	0	10,664,292
Homestead Credits									50

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	2,761,105	10,664,292	2,385,264	8,279,028	226,670

FY 2021 TIF Revenue Received: 60,598

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY/WEST BRANCH SCH/W BR UR TIF INCREM
 TIF Taxing District Inc. Number: 160148
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2002

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	50,717,670	8,098,960	0	0	58,816,630	0	58,816,630
Taxable	0	0	45,645,903	7,289,064	0	0	52,934,967	0	52,934,967
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	43,410	52,934,967	11,839,878	41,095,089	1,125,133

FY 2021 TIF Revenue Received: 320,421

TIF Taxing District Data Collection

Local Government Name: WEST BRANCH (16G142)
 Urban Renewal Area: WEST BRANCH URBAN RENEWAL (16006)
 TIF Taxing District Name: WEST BRANCH CITY/WEST BRANCH SCH/CASEY/TIF INCREM
 TIF Taxing District Inc. Number: 160196
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,505,770	0	0	0	1,505,770	0	1,505,770
Taxable	0	0	1,355,193	0	0	0	1,355,193	0	1,355,193
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	253,160	1,252,610	1,252,610	0	0

FY 2021 TIF Revenue Received: 33,324

RESOLUTION 2054

A RESOLUTION TO APPROVE CERTAIN ANNUAL APPROPRIATION PAYMENTS PURSUANT TO VARIOUS DEVELOPMENT AGREEMENTS.

WHEREAS, the City and Casey’s Marketing Company entered into a Development Agreement that was recorded in Book 1271 at page 12, Records of the Cedar County Recorder’s Office (the “Casey’s Agreement”); and

WHEREAS, pursuant to the Casey’s Agreement, the City agreed, subject to annual appropriation of the City Council, to rebate 100% of incremental tax payments received by the City; and

WHEREAS, the City and EMV Holdings, LLC, entered into a Development Agreement that was recorded in Book 1471 at Page 13, Records of the Cedar County Recorder’s Office (the “EMV Agreement”); and

WHEREAS, pursuant to the EMV Agreement, the City agreed, subject to annual appropriation of the City Council, to rebate the lesser of seventy percent (70%) of the incremental taxes received for Lot 26, Cedar’s Edge, West Branch, Iowa, or \$15,000.00 annually for a maximum cumulative payment of \$150,000.00; and

WHEREAS, the City and Meadows Development, Inc. entered into a Development Agreement that was recorded in Book 1452 at Page 259, Records of the Cedar County Recorder’s Office (the “Meadows Agreement”); and

WHEREAS, pursuant to the Meadows Agreement, the City agreed, subject to annual appropriation of the City Council, to rebate seventy percent (70%) of the incremental taxes received for the Meadows Subdivision, Part Four, West Branch, Iowa, for a maximum cumulative payment of \$395,000.00; and

WHEREAS, “[p]rior to December 1st of each year during the term” of the Casey’s Agreement, the EMV Agreement and the Meadows Agreement (the agreements collectively, referred to as the “Rebate Agreements”), “the City Council shall consider the issue of obligating for appropriation to the funding of the payments due in the following fiscal year, an amount of tax increment revenues to be collected in the following fiscal year;” and

WHEREAS, the City Council is preparing to submit its annual certification “under Iowa Code section 403.19 to the Cedar County Auditor . . . the amount of taxes to be paid over the City and the amount,” if any, will be obligated to the payment of rebates under the Rebate Agreements.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Iowa that the Council has considered the issue of whether appropriations should be made under the Rebate Agreements and the City Council has agreed to appropriate the following amounts to the Rebate Agreements:

1. Casey’s Agreement – appropriation of 100% of incremental tax revenues collected
2. EMV Agreement – appropriation of the lesser of 70% of the incremental tax revenues received by the City, up to a maximum amount of \$15,000.00 per year.
3. Meadows Agreement – appropriation of 70% of incremental tax revenues received by City.

* * * *

Passed and approved this 15th day of November, 2021.

Colton Miller, Mayor Pro Tem

ATTEST:

Leslie Brick, City Clerk

RESOLUTION 2055

RESOLUTION AUTHORIZING AN INTERNAL ADVANCE PAYABLE FROM TAX INCREMENT REVENUE FUND FOR URBAN RENEWAL PROJECT COSTS

WHEREAS, the City has established the West Branch Urban Renewal Area; and

WHEREAS, the City is undertaking certain Urban Renewal Project in said Urban Renewal Area, namely engineering and design for the East Side Water Main Projects and the Cedar-Johnson Road Projects (the “Projects”); and

WHEREAS, it has been proposed that the City facilitate an internal advance of funds in the aggregate amount of \$90,000.00 (the “Advance”) to pay for the costs of said Projects and the City desires to make said Advance eligible to be repaid from future incremental tax revenues derived from said Urban Renewal Area.

NOW, THEREFORE, It Is Resolved by the Council of the City of West Branch, Iowa, that it is hereby directed that an Advance in the amount of Ninety Thousand Dollars (\$90,000.00) be advanced for the payment of Project costs and that the Tax Increment Revenue Fund shall repay the Advance at an annual interest rate of 0%, calculated from January 1, 2022. It is intended that said Advance be repaid in two (2) installments, \$45,000.00 on December 1, 2022 and \$45,000 on June 1, 2023, out of the Tax Increment Revenue Fund.

Passed and approved this 15th day of November, 2021.

Colton Miller, Mayor Pro Tem

ATTEST:

Leslie Brick, City Clerk

RESOLUTION 2056

RESOLUTION DIRECTING THE FINANCE OFFICER TO CERTIFY TAX INCREMENT FINANCING DEBT TO THE CEDAR COUNTY AUDITOR.

WHEREAS, pursuant to applicable state law, the City is required to certify its tax increment financing debt to be collected to the Cedar County Auditor no later than December 1st of each calendar year to be collected; and

WHEREAS, the City and its financial advisor have prepared said certification of tax increment financing debt to be collected in Fiscal Year 2023, said amounts are shown on Exhibit "A" attached hereto; and

WHEREAS, it is now necessary for the City Council to certify said tax increment financing debt to the Cedar County Auditor.

NOW, THEREFORE, It Is Resolved by the Council of the City of West Branch, Iowa, that Exhibit "A" attached to this Resolution constitutes the tax increment financing debt to be certified for collection by the Cedar County Auditor for Fiscal Year 2023. Further, the Finance Officer is hereby directed file a copy of this Resolution, along with the tax increment financing debt to the Cedar County Auditor, as required by law.

Passed and approved this 15th day of November, 2021.

Colton Miller, Mayor Pro Tem

ATTEST:

Leslie Brick, City Clerk

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: West Branch County: Cedar

Urban Renewal Area Name: West Branch Urban Renewal

Urban Renewal Area Number: 16006 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 90,000

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Certifying a new interfund loan

Dated this _____ day of _____, _____

Signature of Authorized Official

Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: West Branch County: CedarUrban Renewal Area Name: West Branch Urban RenewalUrban Renewal Area Number: 16006 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Interfund Loan Engineering for Cedar-Johnson Rd and Water Main Replacement projects	11-15-2021	90,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 90,000

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR
CERTIFICATION TO COUNTY AUDITOR**

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: West Branch County: Cedar

Urban Renewal Area Name: West Branch Urban Renewal

Urban Renewal Area Number: 16006 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
The City requests the following FY 2023 TIF Revenues:	
GO 2013 Bonds	37,987
GO 2016A Bonds	27,159
GO Bonds 2016B	54,950
GO 2017 Settlement Bonds	102,218
GO 2017 Bonds	147,328
Intefund Loan (2021)	90,000
Casey's Rebate Agreement	36,000
EMV Holdings Rebate Agreement	All Available
The Meadows, Part 4 Rebate Agreement	All Available

Dated this _____ day of _____, _____

Signature of Authorized Official

Telephone