



**CITY COUNCIL MEETING**  
**MONDAY, NOVEMBER 20, 2023 - 7:00 P.M.**  
**CITY COUNCIL CHAMBERS**  
**110 N. POPLAR STREET, WEST BRANCH, IOWA**

<https://zoom.us/j/5814699699>

*or dial in phone number 1-312-626-6799 with Meeting ID 581 469 9699.*

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. Approve Minutes from the October 30, 2023 Special City Council meeting.
  - b. Approve Minutes from the November 6, 2023 City Council meeting.
  - c. Approve a Class C Retail Alcohol (12-month) license with Outdoor Service privileges for The Down Under, 102 W. Main Street, West Branch.
  - d. Approve the submission of the annual Street Finance Report for FY23
  - e. Claims for 11/20/2023
7. Presentations/Communications/Open Forum
8. Public Hearing/Non-Consent Agenda
  - a. **Third Reading Ordinance 810** – Amending the Code of Ordinances of the City of West Branch, as previously amended, by Changing Water Rates. / Move to action.
  - b. **Third Reading Ordinance 811** – Amending the Code of Ordinance of the City of West Branch, as previously amended, by Changing Sewer Rates. / Move to action.
  - c. **Resolution 2023-115**– Approving a Subdivider’s Agreement with Advantage Development, Inc. for The Meadows Subdivision Part Three, West Branch, Iowa. / Move to action.
  - d. **Resolution 2023-116** – Approving the Final Plat of the Meadows Subdivision, Part Three, West Branch, Iowa. / Move to action.
  - e. **Resolution 2023-117** – Approving the submission of the City of West Branch FY23 Annual Urban Renewal Report. / Move to action.
  - f. **Resolution 2023-118** – Approving the submission of the City of West Branch FY23 Annual Financial Report to the State Auditor’s Office. / Move to action.
  - g. **Resolution 2023-119** – Considering the issue of whether Acciona Windpower North America, LLC. should be rebated a portion of Tax Increment Revenues. / Move to action.
  - h. **Resolution 2023-120** - Approve Certain Annual Appropriation Payments Pursuant to various Development Agreements. / Move to action.
  - i. **Resolution 2023-121** - Directing the Finance Officer to Certify Tax Increment Financing Debt to the Cedar County Auditor. / Move to action.
  - j. **Resolution 2023-122** – Establishing a new Capital Fund. / Move to action.
  - k. **Resolution 2023-123** - Approving Pay Estimate Number 13 in the amount of \$517,877.30 to Boomerang Corp. for the Wastewater Treatment Facility Improvements Project. /Move to action.
  - l. **Resolution 2023-124** – Pledging Financial Support of Hoover’s Hometown Days 2024 in the amount of \$10,000. / Move to action.
  - m. **Resolution 2023-125** - Appointing Zachary Murdock as a Part-Time Officer and setting the salary for FY24. / Move to action.
  - n. **Resolution 2023-126** – Approving a Salary Adjustment for certain appointed officers. / Move to action.
  - o. **Resolution 2023-127** - Approving Change Order Number 4 in the amount \$23,492.43 for the Eastside Water Main Improvement Project. /Move to action.
  - p. **Resolution 2023-128** - Approve Pay Estimate Number 6 in the amount of \$177,927.45 to Lynch Excavating Inc. for the Eastside Water Main Replacement Project. / Move to action.
9. City Administrator Report
10. City Attorney Report
11. City Engineer Report
12. City Staff Reports
13. Comments from Mayor and Council Members
14. Motion to adjourn.

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**Mayor:** Roger Laughlin • **Council Members:** Colton Miller, Nick Goodweiler, Jodee Stoolman, Tom Dean, Jerry Sexton  
**City Administrator** Adam Kofoed • **City Clerk** Leslie Brick • **Finance Officer** Heidi Van Auken • **Fire Chief** Kevin Stoolman  
• **Police Chief** John Hanna • **Public Works Director** Matt Goodale • **Library Director** Becky Knoche **Parks & Rec**  
**Director** Vacant