



CITY COUNCIL MEETING
MONDAY, NOVEMBER 18, 2024 - 6:00 P.M.
CITY COUNCIL CHAMBERS
110 N. POPLAR ST., WEST BRANCH, IOWA
<https://zoom.us/j/5814699699>

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

SPECIAL MEETING – 6:00 P.M.

1. Call to order
2. Roll Call
3. Mickey Shields, Iowa League of Cities – City Council training
4. Adjourn special meeting.

REGULAR MEETING – 7:00 P.M.

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 November 4, 2024 City Council meeting.
 - b. Approve a Class C Retail Alcohol (12-month) license with Outdoor Service privileges for The Down Under, 102 W. Main Street, West Branch.
 - c. Approve the submission of the annual Street Finance Report for FY24.
 - d. Approve the September Financial Report.
 - e. Approve Claims for November 18, 2024.
 - f. Accept the resignation of Evie White from the Parks & Recreation Commission, effective immediately.
7. Presentations/Communications/Open Forum
8. Public Hearing/Non-Consent Agenda
 - a. **Third Reading Ordinance 818** - Providing that General Property Taxes Levied and Collected on Certain Lots in The Meadows Part 4A and Part 4B and Pedersen Valley, Part One 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.
 - b. **Third Reading Ordinance 819** - Providing that General Property Taxes Levied and Collected on Certain Lots in Heritage Hill Subdivision 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.

Mayor: Roger Laughlin • **Council Members:** Jodee Stoolman, Tom Dean, Jerry Sexton, Mike Horihan, Colton Miller
City Administrator Adam Kofoed • **City Clerk** Leslie Brick • **Finance Officer** Heidi Van Auken • **Police Chief** Greg Hall •
Fire Chief Kevin Stoolman • **Public Works Director** Matt Goodale • **Library Director** Jessica Schafer
Parks & Recreation Director Erin Laughlin

- c. **First Reading Ordinance 820** – Amending Chapter 47 – Municipal Park Policies and Regulations. /Move to action.
 - d. **Resolution 2024-122** – Amending that certain Development Agreement with BBCO, LLC. / Move to action.
 - e. **Resolution 2024-123** –Approving the submission of the City of West Branch FY24 Annual Urban Renewal Report. / Move to action.
 - f. **Resolution 2024-124** – Approving the submission of the City of West Branch FY24 Annual Financial Report to the State Auditor’s Office. / Move to action.
 - g. **Resolution 2024-125** – Considering the issue of whether Acciona Windpower North America, LLC. should be rebated a portion of Tax Increment Revenues. / Move to action.
 - h. **Resolution 2024-126**– Approve Certain Annual Appropriation Payments Pursuant to various Development Agreements. / Move to action.
 - i. **Resolution 2024-127** - Directing the Finance Officer to Certify Tax Increment Financing Debt to the Cedar County Auditor. / Move to action.
 - j. **Resolution 2024-128** - Approve invoice #13-35694 in the amount of \$592.55 to Eocene (formerly known as Impact7G) for the Wapsi Creek Widening SRF Sponsored Project. / Move to action.
- 9. Discussion – Heritage Hill trail and drainage update from the City Engineer
 - 10. City Administrator Report
 - 11. City Attorney Report
 - 12. City Engineer Report
 - 13. City Staff Reports
 - 14. Comments from Mayor and Council Members
 - 15. Motion to adjourn.

Mayor: Roger Laughlin • **Council Members:** Jodee Stoolman, Tom Dean, Jerry Sexton, Mike Horihan, Colton Miller
City Administrator Adam Kofoed • **City Clerk** Leslie Brick • **Finance Officer** Heidi Van Auken • **Police Chief** Greg Hall •
Fire Chief Kevin Stoolman • **Public Works Director** Matt Goodale • **Library Director** Jessica Schafer
Parks & Recreation Director Erin Laughlin