



**CITY COUNCIL MEETING
MONDAY, DECEMBER 2, 2024 - 6:30 P.M.
CITY COUNCIL CHAMBERS
110 N. POPLAR ST., WEST BRANCH, IOWA**

SPECIAL MEETING – 6:30 P.M.

1. Call to order
2. Roll Call
3. Motion to adjourn to closed session to discuss the purchase of particular real estate only where premature disclosure could reasonably be expected to increase the price the governmental body would have to pay for that property pursuant to Section 21.5(j) of the Code of Iowa. /Move to action.
4. Adjourn from closed session.

REGULAR MEETING – 7:00 P.M.

<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 November 18, 2024 City Council meeting.
 - b. Approve a Class C Retail Alcohol license for Hazelhasky LLC dba Herb & Lou's, 105 N. Downey Street, effective January 1, 2025 through December 31, 2025.
 - c. Approve the October Monthly Financial Report.
 - d. Approve Claims for December 2, 2024.
7. Presentations/Communications/Open Forum
Brian Shay – presentation of proposed Site Plan for Lot 9, Parkside Hills
8. Public Hearing/Non-Consent Agenda
 - a. **Public Hearing** – on the proposed amendment to Chapter 165 – Zoning Regulations.
 - b. **First Reading Ordinance 821** – Amending Chapter 165 – Zoning Regulations. / Move to action.
 - c. **Second Reading Ordinance 820** – Amending Chapter 47 – Municipal Park Policies and Regulations. /Move to action.
 - d. **Resolution 2024-130** - Approve the Annual Agreement in the amount of \$10,540 with the U.S. Geological Survey for the ongoing operation and maintenance of the stream flow gaging located on the Wapsinonoc Creek at College Street. / Move to action.
 - e. **Resolution 2024-131** – Approve the Bedrock Industrial – Part 1 Final Plat. / Move to action.
 - f. **Resolution 2024-132** –Waiving the right to a formal review of an extra-territorial jurisdiction subdivision within two miles of the corporate limits of West Branch (Slach-Vikel Subdivision). / 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.

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