

(The following is a synopsis of the minutes of the West Branch City Council meeting. The full text of the minutes is available for inspection at the City Clerk's office. The minutes are not approved until the next regularly scheduled City Council meeting.)

**West Branch, Iowa
Council Chambers**

City Council Meeting

**February 17, 2015
7:00 p.m.**

Mayor Worrell opened the West Branch City Council meeting at 7:00 p.m. by welcoming the audience and the following City staff: City Administrator Matt Muckler, Deputy City Clerk Leslie Brick, Police Chief Mike Horihan, Sergeant Kory Hanna, Library Director Nick Shimmin, and Public Works Director Matt Goodale. Council members: Colton Miller, Mary Beth Stevenson, Brian Pierce and Tim Shields. Absent: Councilperson Jordan Ellyson.

APPROVE AGENDA/CONSENT AGENDA

- a) Approve minutes from the February 2, 2015 Special City Council Meeting.
- b) Approve minutes from the February 2, 2015 City Council Work Session.
- c) Approve transfer of \$2,799.85 from general fund to fund 302 for Parkside Drive improvement capital project.
- d) Approve claims.

Motion by Pierce, second by Shields to approve agenda/consent agenda. AYES: Pierce, Shields, Stevenson, Miller. Absent: Ellyson. Motion carried.

COMMUNICATIONS/OPEN FORUM

No Comments.

PUBLIC HEARING/NON-CONSENT AGENDA

Recognition of Cargill Animal Nutrition

Mayor Worrell presented Deb Federlein of Cargill with a Business Certificate of Appreciation for 46 years in business in the West Branch community.

Wayne Deerberg, Chairperson, Cedar County Board of Supervisors and Dawn Smith, Cedar County Supervisor – Update from Cedar County.

Mayor Worrell introduced and welcomed Wayne Deerberg, Chairperson, Cedar County Board of Supervisors and Dawn Smith, Cedar County Supervisor to the meeting. Deerberg informed the Council that the Cedar County Board of Supervisors will be meeting once weekly, instead of twice. They are currently conducting an outreach program where they will visit cities and towns in the county and attend Council meetings to be available for questions and give updates. Deerberg also provided updates on their current budget process and where the County would be spending their money this fiscal year. Some items he noted were employee compensation, increase in senior dining funding (from \$13,000 to \$14,000), CEDCO (\$79,000), and Lynch's Plumbing (\$11,000) for a plumbing project and the Cedar County Courthouse. Deerberg also mentioned the bond attempt for the new County Storage Building that failed last fall. He said they would bring it back to the voters again this fall but this time provide better education on why the building was needed. Supervisor Smith then introduced herself and stated that the County is lobbying for the gas tax which in turn would increase the road use tax which everyone always has interest in. She also mentioned that Saturday meetings are something they may do in the future to allow working resident's access to them.

Gregory M. Nalley, Associate Director of the U.S. Geological Survey (USGS) Iowa Water Science Center, Daniel Christiansen, Supervisor of the Hydraulic Analysis & Modeling Unit of the USGS Iowa Water Science Center, and Superintendent Pete Swisher, Herbert Hoover National Historic Site- Partnership Opportunities between the USGS and the City of West Branch.

Superintendent Pete Swisher opened the discussion on the partnership the National Park Service has with the USGS and the opportunities of reducing storm water effects on West Branch and the Hoover National Historic Site. Swisher noted that the goal of the NPS was to provide protection for a 50 year flood event. In an effort to accomplish this goal, the NPS has engaged the USGS to install a Stream Gauge at the creek that flows through the park to gather data. NPS and the USGS have been working together since 1995 gathering data. NPS is looking into possibly building a water retention basin in their prairie. Greg Nalley provided some history and

the mission of the USGS. The mission of the USGS is to provide reliable information and accurate data and to minimize loss of property. This information is collected via Stream Flow Gauges. Nalley then presented costs on different types of gauges that were available for collecting data. Mayor Worrell and the Council agreed that the collection of data would provide necessary information to the City in planning for future flood retention structures. Muckler suggested that interested members meet with the USGS to discuss the possibility of adding stream flow gauges. Councilpersons Stevenson, Pierce and Mayor Worrell all indicated interest.

Second Reading of Ordinance 725, amending Chapter 165 “Zoning Regulations.”/Move to action.

Motion by Stevenson, second by Pierce. AYES: Stevenson, Pierce, Miller, Shields.

Absent: Ellyson. Motion carried.

Second Reading of Ordinance 726, amending Chapter 170 “Subdivision Regulations.”/Move to action.

Motion by Shields, second by Stevenson. AYES: Shields, Stevenson, Miller, Pierce.

Absent: Ellyson. Motion carried.

Resolution 1269, to fix a date of meeting for a public hearing on amending the current budget for the fiscal years ending June 30, 2015./Move to action.

Motion by Stevenson, second by Shields to approve Resolution 1269. AYES: Stevenson, Shields, Miller, Pierce. Absent: Ellyson. Motion carried.

Resolution 1270, adopting final proposed fiscal year 2015-2016 budget and order notice of hearing March 2, 2015./Move to action.

Motion by Pierce, second by Shields to approve Resolution 1270. AYES: Pierce, Shields, Stevenson, Miller.

Absent: Ellyson. Motion carried.

Resolution 1271, approving outreach program confirmation and conditions of agreement with Niabi Zoo in the amount of \$550.00./Move to action.

Motion by Shields, second by Stevenson to approve Resolution 1271. AYES: Shields, Stevenson, Miller, Pierce.

Absent: Ellyson. Motion carried.

Resolution 1272, approving engagement contract with Mariachi Azteca in the amount of \$1,200./Move to action.

Motion by Stevenson, second by Miller to approve Resolution 1272. AYES: Stevenson, Miller, Pierce, Shields.

Absent: Ellyson. Motion carried.

Resolution 1273, approving a commercial services agreement with TruGreen Commercial in the amount of \$2,432./Move to action.

Motion by Pierce, second by Miller to approve Resolution 1273. AYES: Pierce, Miller, Shields, Stevenson.

Absent: Ellyson. Motion carried.

Resolution 1274, approving an agreement for collection services with Financial Adjustment Bureau, Inc./Move to action.

Councilperson Shields raised his concerns with the rates charged by this provider and felt that there may be other companies that could provide this service at a more reasonable fee schedule. Council agreed to postpone this issue while more information was gathered from other vendors.

Motion by Shields, second by Pierce to approve postpone vote on Resolution 1274. AYES: Shields, Pierce, Miller, Stevenson. Absent: Ellyson. Motion carried.

Resolution 1275, approving a professional services agreement with HBK Engineering, LLC for park design./Move to action.

Motion by Shields, second by Stevenson to approve Resolution 1275. AYES: Miller, Pierce, Shields, Stevenson.

Absent: Ellyson. Motion carried.

CITY STAFF REPORTS

Deputy City Clerk Dawn Brandt – Ordinance Codification Services Options with Iowa Codification, Inc.

This item was moved to the March 16, 2015 City Council meeting due to Deputy City Clerk Dawn Brandt’s absence.

City Attorney Kevin Olson – Iowa Card Consortium – US Bank.

This item was moved to the March 2, 2015 City Council meeting due to City Attorney Kevin Olsen’s absence.

City Engineer Dave Schechinger – Update of Casey’s Project and Site Plan.

Schechinger stated that Casey’s has submitted their plans to the DOT and that they are awaiting approval from the DOT. He also stated that once approval is granted by the DOT, the process is anticipated to move quickly from there. Muckler also commented that a draft agreement has been started and will need Council approval for setting a public hearing to enter into an agreement with Casey’s. Councilperson Shields questioned if the old Casey’s would stay in business at its current location. Schechinger indicated that was the current intent on Casey’s part. Stevenson raised her concern that if Casey’s changed its mind and closed the store, they (Casey’s) would either need to sell or repurpose the building or not leave an abandoned building in its location. Muckler commented that if Casey’s ended up closing the store, these concerns raised are items that could be added to the Casey’s agreement.

COMMENTS FROM MAYOR AND COUNCIL MEMBERS

Mayor Worrell mentioned that a Developer’s Committee Meeting took place today which consisted of himself, Roger Laughlin, Jerry Sexton, Colton Miller and John Heirsmann. This committee was formed after a recent Developer’s meeting was held at the end of January. The purpose of this meeting was to generate ideas on how to attract new residents to West Branch. Some of the ideas the committee will investigate are reducing or waiving building permit fees, waiving or reducing hook-up fees, finance packages for developers as an incentive to build here and even the idea of constructing a Parade of Homes home to generate traffic to the City. Council was supportive of the ideas of the committee and a few offered a few ideas of their own. Muckler advised that a plan would be needed to move forward and asked Council to think of suggestions of what the City would like to offer as incentives for both short and long term.

ADJOURNMENT

Motion to adjourn meeting by Pierce, second by Shields. Motion carried on a voice vote. City Council meeting adjourned at 8:34 p.m.

Mark Worrell, Mayor

ATTEST: _____

Leslie Brick, Deputy City Clerk