

To: City Council

From: Matt Muckler, City Administrator

Date: June 3, 2015 Weekly Council Update

Hazardous Household Material Disposal: Product container labels with bold words such as **Caution, Warning, Danger, and Keep Out of Reach of Children** indicates that a product is potentially hazardous. Such materials include oil-based paint & paint products, household cleaners, automotive products, home improvement products, pesticides, fluorescent light bulbs, and garden chemicals. Many of these materials are found under the kitchen sink, in the bathroom, and out in the garage. West Branch residents are encouraged to bring their household hazardous materials to the Cedar County Transfer Station in Tipton. Attached to this week's *Update* is rate information and hours of operation (which varies by the time of the year). Residents can contact the Cedar County Transfer Station for more information by calling (563) 886-6437. More information is also available at www.safesmartolutions.org. This site has lots of useful information, including YouTube videos.

Building Incentive Program: The West Branch Building Incentive Program was approved officially on May 4, 2015. The program was developed through March and April of 2015 by a group of builders, realtors, bankers, and associated professionals who reside and work professionally within the community. The program provides discounted building permits and free water and sewer hook-ups. After the homeowner receives an occupancy permit, that homeowner is eligible to receive a 100% rebate on the City of West Branch portion of the homeowner's tax bill. The rebate is available for up to \$5,000 or five years from the date of the occupancy permit, whichever comes first. Library/IT Director Nick Shimmin has developed a building incentive brochure. Copies are available on line and at the city office. City staff has already used this brochure in order to promote the program with developers and homebuilders. The brochure is also attached to this week's Update.

Summer Reading Kick-Off: The West Branch Public Library will host the Summer Reading Kick-Off event on Friday June 5th at 6:30 p.m. with a Superhero-themed party. The event will include a bounce house, snow cones, a comic drawing station, and two special guests. Regular programming begins on Monday, the 8th at 1:30 p.m. with Snack & Stories. Following up in the week are the Teen program on Wednesday morning at 10:30 a.m., Thursday Theater at 1:30 p.m., and Preschool Storytime on Friday morning at 10:00 a.m.

Brass Transit Authority: The Music on the Green Music Series brings Brass Transit Authority and the hit songs from the 70's to the Village Green on Thursday evening June 4th at 7:00 p.m. Next week, we feature bluegrass music with Highway Home.

W. Orange and Oliphant Water Improvements Project: Beginning on June 8th, the City of West Branch will be working in conjunction with Lynch's Excavating to make water infrastructure improvements at the intersection of West Orange Street and N. Oliphant Street. This work is expected to last three weeks. The stretch of N. Oliphant Street from West Orange Street south to the entrance of Hoover Elementary School will be closed for the entirety of the project. Residents living on West Orange who access their homes through the alley located to the north of the football field are being asked to park on West Orange Street for the duration of the project. If access to your home through the alley is necessary during this time, please contact the Public Works Director to make

arrangements. Traffic on West Orange Street will be narrowed to one lane in the intersection for the first week of the project with short-term temporary full closures possible. Residents are being asked to detour on North Downey Street or Pedersen Street.

In order to make the repairs to the water system, water service to a portion of town will have to be temporarily depressurized. At this time we expect the 100 and 200 block of Northside Drive, the 200, 300 and 400 block of North Downey, the 100 and 200 block of West Orange and the 400 block of Oliphant Street to be affected by this shut down. The Public Works Department will deliver a brightly colored notice after repairs are made to those residences that were affected during the shutdown. If you do not receive notice on your door, you are not under the boil order. We anticipate the boil order may remain in effect until Thursday June 11th. Public Works will deliver a notice to the affected residences when the boil order is lifted. The West Branch Public Works Department appreciates your cooperation during this upgrade to the city water system.

For any questions or concerns regarding this repair, please contact Public Works Director Matt Goodale at (319) 325-8213 or Lead Water Operator Tim Moss at (319) 631-2950.

Workers Compensation Insurance: The City of West Branch Iowa Municipalities Workers Compensation Association (IMWCA) workers compensation renewal for FY16 has increased from \$33,000 to \$43,000. The change in premium is primarily due to the experience modification (MOD) increase from 1.36 to 1.70. The City has had several workers compensation claims in the last three/four years that are attributing to the change in the MOD. The remainder of the increased premium can be traced to increased payroll for the part-time public works employees, full-time Library employee and full-time Police Officer.

The base premium is multiplied by the additional 70% to get the total due. The experience modification (MOD) is a term used in workers' compensation insurance. It is the adjustment of annual premium based on previous loss experience. Three years of loss experience are used to determine the experience modification for a workers' compensation policy. The most recent year is not included in this calculation, as there is a one-year buffer.

When calculating workers' compensation premiums, a MOD rate serves as an adjustment factor that is made to the base premium. This adjustment factor can either lower premiums if there is a strong safety record, or increase costs if there are an elevated number of accidents or claims. This MOD is set by NCCI and the State of Iowa, not each insurance company.

IMWCA has increased the premium credit discount they are offering from 5% to 11% on the FY16 renewal due to the safety programs the City has implemented and the Fire Department physicals being completed. IMWCA and our insurance agent recommended these changes and they are very happy with the progress the City of West Branch has made in a short time. Staff is also working to develop a safety committee for all departments with training and creation of safety policies. Now that we have some of these safety measures in place, we should see a reduction in workers compensation claims and the severity of each claim. This will help lower our MOD rate in the future and help lower our workers compensation premiums in the coming years.

The information provided is one-way communication and should not be discussed among you as this would be a violation of the open meeting law.

Cedar County

Satellite facility of Clinton County Area Regional Collection (RCC)

Clinton County RCC accepts household hazardous materials from Cedar County year round

Location:

1202 240th St.

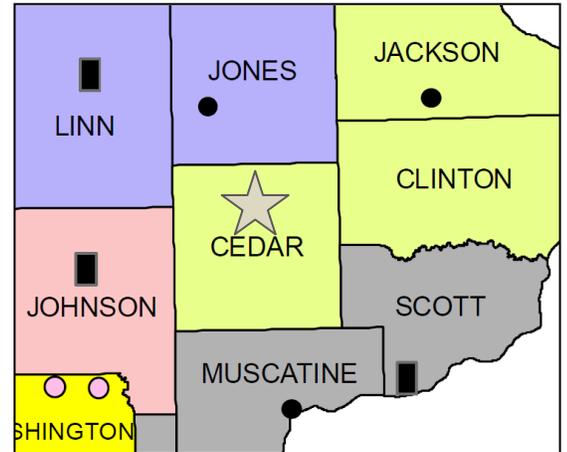
Tipton, IA 52772 (see map below)

Contact:

Gary Crook

Phone: ~~800-674-0782~~

563-886-6437



Hours of Operation

Call for an appointment

Monday to Wednesday and Friday 9 am - 4 pm

Thursday 12 pm - 4 pm

Saturday 8 am to 2 pm

Open first and third Saturday of the month from April through November

Open first Saturday of the month from December through March

Accepted materials include but not limited to...

- Kitchen and bathroom cleaners
- Drain openers
- Floor and furniture polishes
- Oil-based paint, artist paints, stains, varnish and adhesives
- Gasoline, brake fluid, automotive cleaners, car wax, body putty
- Animal or insect repellants, weed killers, moth balls, mouse poison and garden products
- Pool chemicals, photo chemicals
- Fluorescent tubes and bulbs

Cedar County Satellite facility
1202 240th St.
Tipton, IA 52772



Cedar County Transfer Station 1202 240th St.
 Tipton, Iowa 52772 563-886-6437

Rates All rates are for Cedar County residents & businesses. Out of county waste will not be accepted

Appliances: \$10.00 each.

Metal: \$3.00 / yard

Gas Tanks: \$1.00 and up depending on size

Oil Filters: No charge to residents. \$30.00 per 55 gallon drum for businesses.

Anti-freeze: No charge

Car Batteries: No Charge

Electronics: \$5.00 per unit

Tires:	car / light truck off rim	\$4.00
	Car / light truck on rim	\$6.00
	Semi / wagon	\$10.00
	Semi / wagon on rim	\$12.00
	Tractor rear / combine	\$20.00 – \$80.00
	Off road	\$60.00 - \$100.00+

Landfill	\$14.50 / cubic yard	
	Minimum	\$5.00
	Small truck	\$10.00
	Full size pickup	\$15.00
	Large pickup	\$20.00

There is no charge to residents for chemicals, paints and cleaners. Businesses call for disposal options.

Hours:	Mon. Tue. Wed. Fri.	9:00 – 4:00
	Thur.	12.00 – 4:00
	Sat.	8:00 – 2:00

Open 1st Sat. of each month December – March

Open 1st & 3rd Sat. of each month April - November

CONTACT

For questions on the Building Incentive Program, feel free to direct questions to the City office at (319)643-5888.

For specific inquiries, use the following contact information.

Program Questions

Paul Stagg

Zoning Administrator

(319)631-0716



City of West Branch
110 N Poplar St.
PO Box 218
West Branch, IA 52358

Ph: (319)643-5888
Fax: (319)643-2305

BUILDING

INCENTIVE

PROGRAM

City of
West Branch





PROGRAM DETAILS

With the receipt of the occupancy permit of your residence, you are eligible to receive a 100% rebate on the City of West Branch's general fund tax levy (this does not include property taxes for other taxable entities). The rebate will be payable semi-annually when the owner provides a receipt to the city office verifying property tax payment.

The rebate will be available for five calendar years from the date of the occupancy permit. The total allowable rebate may not exceed \$5,000.

The building permit on a residential property eligible for this program shall be a flat fee of \$500.

ABOUT THE PROGRAM

The West Branch Building Incentive Program was approved officially on May 4, 2015. The program was developed through March and April of 2015 by a group of builders, realtors, bankers, and associated professionals who reside and work professionally within the community.

With this program, the aforementioned group as well as the city council of West Branch wish to provide added incentive for you, as a prospective resident, builder, and/or community member, to choose our community over the other towns found in the Iowa City and Cedar Rapids area.

We are confident that with this program, the many areas for development, as well as the quality of schools, quality of life, historic community, and proximity to the many attractions in Iowa City and Cedar Rapids, that you will be joining us soon as proud residents of West Branch, Iowa.

Sewer and Water connection fees for each property eligible for this program will be waived, though the equipment, including water meter must be paid for by the owner.

(The rebate and other incentives are transferable to the new owner of an eligible property)