



**PUBLIC NOTICE AND AGENDA OF THE WEST BRANCH CITY COUNCIL MEETING  
SCHEDULED TO CONVENE AT 7:00 P.M. MONDAY MAY 20, 2019 IN THE CITY  
COUNCIL CHAMBERS, 110 NORTH POPLAR STREET, WEST BRANCH, IOWA.**

<b>Mayor</b>	<b>Roger Laughlin</b>	<a href="mailto:mayor@westbranchiowa.org">mayor@westbranchiowa.org</a>
<b>Mayor Pro Tem</b>	<b>Colton Miller</b>	<a href="mailto:mcolton@rocketmail.com">mcolton@rocketmail.com</a>
<b>Council Member</b>	<b>Jordan Ellyson</b>	<a href="mailto:Jordanellyson@gmail.com">Jordanellyson@gmail.com</a>
<b>Council Member</b>	<b>Brian Pierce</b>	<a href="mailto:brianapierce@outlook.com">brianapierce@outlook.com</a>
<b>Council Member</b>	<b>Jodee Stoolman</b>	<a href="mailto:j.stoolmanwbcc@yahoo.com">j.stoolmanwbcc@yahoo.com</a>
<b>Council Member</b>	<b>Nick Goodweiler</b>	<a href="mailto:nickgoodweilerwbcc@gmail.com">nickgoodweilerwbcc@gmail.com</a>
<b>City Administrator</b>	<b>Redmond Jones II</b>	<a href="mailto:rjonesii@westbranchiowa.org">rjonesii@westbranchiowa.org</a>
<b>City Attorney</b>	<b>Kevin Olson</b>	<a href="mailto:kevinolsonlaw@gmail.com">kevinolsonlaw@gmail.com</a>
<b>Deputy City Clerk</b>	<b>Leslie Brick</b>	<a href="mailto:leslie@westbranchiowa.org">leslie@westbranchiowa.org</a>

**Please note:** Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

**AGENDA**

**A. Call to Order**

**B. Opening Ceremonies**

1. Pledge of Allegiance
2. Welcome

**G. Roll Call**

**D. Guest Speaker, Presentations and Proclamations**

**E. Public Comment**

*Anyone wishing to address the City Council may come forward when invited; please state your name and address for the record. Public comments are typically limited to three minutes, and written comments may be submitted to the Deputy City Clerk.*

**F. Approve Agenda / Consent Agenda / Move to Action**

*Routine items and items not anticipated to be controversial are placed on the Consent Agenda to expedite the meeting. If a Council member, staff member or member of the Public wishes to discuss any item on the Consent Agenda, they can request the item be removed from the Consent Agenda for discussion.*

1. **Motion to Approve** Meeting Minutes for City Council Meeting May 6, 2019.
2. **Motion to Approve** a Liquor License for BP Amoco dba Parkside Petroleum LLC., located at 401 Parkside Drive.

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3. **Motion to Approve** a Special Event Permit Application for Summer Festival (Event Coordinator Mike Jones).
4. **Motion to Approve** the Claims Report.

**G. Public Hearing / Non-Consent Agenda**

1. **Resolution 1799** – Approving Change Order #8 for \$5,485.75 for the Lift Rental Expense Related to Work Stoppage, Additional Installation Labor, and Material Transportation related to the Pavilion Panels.
2. **Public Hearing:** Regarding the Proposal to Vacate Certain Alleys Located in the City of West Branch.
3. **First Reading Ordinance 776** – An Ordinance Vacating Alleys Located in the City of West Branch.
4. **Discussion Item:** Evaluating / Prioritizing Wapsinonic Creek Widening Preliminary Cost and other Park related improvements.
5. **Discussion Item:** Garbage Collection Contract and Potential Switch to Automated Waste Can Service.
6. **Discussion Item:** New and Revamped Proposed Nuisance Abatement Ordinance and Process.
7. **Resolution 1810** – A Resolution Approving Change Order #1 in the Amount of \$2,822.50 in Project Savings for the College Street Bridge Project.
8. **Resolution 1811** – A Resolution Approving Partial Pay Estimate Number 1 in the Amount of \$361,163.95 to Taylor Construction Inc. for the College Street Bridge Replacement Project.
9. **Resolution 1812** – A Resolution Approving an Agreement Allowing the Use of Right-of-Way for Hauling.
10. **Resolution 1813** – A Resolution Approving Quotes in the Amount of \$62,531.50 from L.L. Pelling Company, Inc. for City Road Improvements and Trail Improvements for City Park and Hoover Nature Trails.

**H. Reports**

1. City Administrator's Report
2. City Attorney Report
3. Staff Hearsays

**I. Comments from Mayor and Council Members**

**J. Adjournment**

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*(The following is a synopsis of the minutes of the West Branch City Council meeting. A video recording is available for inspection on the City of West Branch Website at [www.westbranchiowa.org/government/council-videos](http://www.westbranchiowa.org/government/council-videos). The minutes are not approved until the next regularly scheduled City Council meeting.)*

**West Branch, Iowa  
Council Chambers**

**City Council Meeting**

**May 6, 2019  
7:00 p.m.**

Mayor Pro Tem Colton Miller called the West Branch City Council meeting to order at 7:03 p.m. Mayor Pro Tem Miller then invited the Council, Staff and members of the audience to stand and led the group in the Pledge of Allegiance. Roll call: Council members: Colton Miller, Jordan Ellyson, Jodee Stoolman, Nick Goodweiler and Brian Pierce were present. Miller welcomed the audience and the following City staff: City Administrator Redmond Jones, Deputy Clerk Leslie Brick, City Attorney Kevin Olson, City Engineer Dave Schechinger, Chief Mike Horihan, Public Works Director Matt Goodale, Park & Recreation Director Melissa Russell, Library Director Nick Shimmin and Finance Officer Gordon Edgar.

**GUEST SPEAKER, PRESENTATIONS, AND PROCLAMATIONS**

Chief Horihan said that with Officer Murdock attending the police academy for the next several weeks, it was determined that hiring another part-time officer was needed. Horihan introduced Zack Rundlett and stated that Rundlett is a certified police officer in good standing with the Iowa Law Enforcement Academy. Rundlett currently works as a part-time officer for West Liberty as well. Horihan recommended that Rundlett be sworn in as a police officer. Mayor Pro Tem Miller swore in Zack Rundlett as a part-time police officer for the City of West Branch.

**PUBLIC COMMENT**

Jerry Sexton, owner of Cedar's Edge Golf Course requested permission to burn trees and a brush pile from trees taken down at the golf course for his new housing development. Sexton said he would wait until conditions were suitable and notify Cedar County and the West Branch Fire Department prior to the burn. The City Council approved Sexton's request.

Carolyn Anderson, West Branch Community Development Group shared information of a Smithsonian exhibit touring Iowa in 2020-2021. Anderson said that it is a six week exhibit and she would be making an application to bring the exhibit to West Branch. Anderson said the cost of the exhibit is approximately \$2000 and could potentially bring a lot of visitors to West Branch if chosen. Anderson also stated that the benches in the downtown area and on Main Street would be replaced in June.

Jim Tvedte, 6 Greenview raised a concern over the Service Line Warranty Program the City endorsed in 2015. Tvedte said he has heard of recent complaints. He further stated that he had contacted Lynch's Plumbing and was told that the company would not certify them as a repair contractor for services. City Administrator Jones acknowledged that in recent weeks, the City had been notified of issues with the service. Jones said that staff has reached out to Service Line Warranty for answers.

Mary McGee, resident, requested that signage be posted at the Enlow parking lot on West Main Street as public parking to help alleviate parking concerns for downtown residents and businesses.

**APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION**

Motion to approve minutes for City Council meeting April 15, 2019.

Motion to approve a liquor license renewal for Cedar's Edge Golf Course.

Resolution 1803 – Approving a contract with Midwest Inflatables in the amount of \$11,250 for Hoover Hometown Days 2019.

Motion to approve the claims report.

April Claims and March Revenue

**EXPENDITURES**

5/6/2019

ALLIANT ENERGY  
AMY S BOELK

SERVICE-CUBBY PARK  
ZUMBA INSTRUCTION

6.91  
300.00



BROWNELLS INC	SUPPLIES	72.81
CAJ ENTERPRISES INC	ROADSTONE & SAND	430.12
CROELL, INC.	SAND	163.80
CULLIGAN WATER TECHNOLOGIES	WATER SOFTENER SERVICE	23.20
D&R PEST CONTROL	PEST CONTROL	70.00
FEHR GRAHAM	308 CONSTRUCTION SERVICE	285.00
HAWKINS INC	CHEMICALS	767.45
HD SUPPLY CONST AND INDUSTRY	TOOLS	640.93
HOLLYWOOD GRAPHICS	SUPPLIES	465.00
IOWA LAW ENFORCEMENT ACADEMY	CONSULTING	150.00
IOWA ONE CALL	LOCATION SERVICE	59.40
JOHN DEERE FINANCIAL	SUPPLIES	365.75
JOHNSON COUNTY AUDITOR	CONTRIBUTION-LCWMA	500.00
KNOCHE, REBECCA	VIDEOGRAPHY SERVICES	150.00
LIBERTY COMMUNICATIONS	LIBERTY COMMUNICATIONS	1,275.28
UNDER TIRE SERVICE INC	SERVICE CALL	389.04
LYNCH'S EXCAVATING INC	SUPPLIES	75.00
LYNCH'S PLUMBING INC	SERVICE	222.50
MATT PARROTT/STOREY KENWORTHY	RECEIPT BOOKS	377.50
MENARDS	RECREATION ACTIVITY SUPPLIES	917.91
MERCY IOWA CITY PHYSICIAN	DRUG TESTS	80.00
MERIDITH COLEMAN	BUILDING INCENTIVE PAYMENT	223.50
METROPOLITAN COMPOUNDS INC	STREET REPAIR	1,198.00
MUNICIPAL SUPPLY INC	WATER METERS	2,867.68
ORIENTAL TRADING CO. INC	ORIENTAL TRADING CO. INC.	415.53
PLAY IT AGAIN SPORTS	SUPPLIES	890.89
PLUNKETT'S PEST CONTROL INC	PEST CONTROL-CITY OFFICE	95.18
PORT 'O' JONNY INC.	SERVICE-WAPSI PARK	180.00
QC ANALYTICAL SERVICES LLC	LAB ANALYSIS	759.00
QUILL CORP	OFFICE SUPPLIES	27.38
SHIELD TECHNOLOGY CORPORATION	SOFTWARE DOWN PAYMENT	1,644.50
UNIFORM DEN INC.	UNIFORMS	484.94
UPS	SEWER-SHIPPIING	22.82
VEENSTRA & KIMM INC	I-80 WIDENING COORDINATION	817.00
VEENSTRA & KIMM INC	318 COLLEGE ST & 2ND ST IMPROVEMENTS	6,381.08
VEENSTRA & KIMM INC	WW TREATMENT PLANT FACILITY STUDY	1,904.28
VEENSTRA & KIMM INC	310 COLLEGE ST BRIDGE BID & CONST ENG	17,377.78
VEENSTRA & KIMM INC	N DOWNEY & NORTHSIDE DR SIDEWALK & H2O MAIN	1,042.40
VERIZON WIRELESS	VERIZON WIRELESS	825.72
WEST BRANCH FAMILY PRACTICE	EMPLOYMENT PHYSICAL	124.00
TOTAL		45,069.28
PAYROLL	4/19/2019	54,251.83
PAYROLL	5/3/2019	43,298.62
PAID BETWEEN MEETINGS		
CJ COOPER & ASSOCIATES	DRUG TESTING	144.80
CULLIGAN WATER TECHNOLOGIES	WATER SOFTENER SERVICE	54.12
EMERGENCY MEDICAL PRODUCTSS INC	MEDICAL SUPPLIES	117.40
FELD FIRE EQUIPMENT CO INC	REPAIR PARTS	412.00
FRONTLINE PLUS FIRE & RESCUES INC	SIREN REPAIR & MAINTENANCE	500.00
JOHNSON COUNTY AMBULANCE SERVICE	MEDICAL SUPPLIES	85.12
MOORE'S WELDING INC	EQUIPMENT REPAIR	3,153.11
DEWEYS JACK & JILL	SUPPLIES	42.63
IOWA PRISON INDUSTRIES	TRAINING UNIFORM	225.00
MEDIACOM	CABLE SERVICE	41.90
ISOLDA PAGE	TRAVEL EXPENSE	266.57
PITNEY BOWES PURCHASE POWER	POSTAGE	500.00
QUALITY ENGRAVED SIGNS	OFFICE SUPPLIES	20.00
US BANK CORPORATE CARD	TRAVEL EXPENSE, SUPPLIES	1,852.72
US BANK EQUIPMENT LEASE	COPIER LEASE	106.25
WEX BANK	VEHICLE FUEL	1,003.52
WORLD POINT ECC INC	CPR TRAINING SUPPLIES	3,029.04
UPS	SHIPPING	22.82
ROSTER'S ULTIMATE RACING	DEPOSIT	400.00
MACHINE SHED	MEALS	675.00
TOTAL		12,652.00



GRAND TOTAL EXPENDITURES

155,271.73

FUND TOTALS

001 GENERAL FUND	59,892.54
022 CIVIC CENTER	90.88
031 LIBRARY	10,970.54
110 ROAD USE TAX	10,034.97
112 TRUST AND AGENCY	17,551.84
308 PARK IMP - PEDERSEN VALLEY	285.00
310 COLLEGE STREET BRIDGE	17,377.78
318 COLLEGE ST & 2ND ST IMPROVEMNTS	6,381.08
600 WATER FUND	17,006.46
610 SEWER FUND	15,180.64
740 STORM WATER UTILITY	500.00

GRAND TOTAL 155,271.73

REVENUE-FISCAL YEAR 2019

FUND MARCH

001 GENERAL FUND	206,118.99
022 CIVIC CENTER	2,781.92
031 LIBRARY	5,657.98
036 TORT LIABILITY	7,530.98
110 ROAD USE TAX	20,449.42
112 TRUST & AGENCY	47,191.83
119 EMERGENCY TAX FUND	5,940.08
121 LOCAL OPTION SALES TAX	16,222.58
125 TIF	18,371.30
226 DEBT SERVICE	46,418.70
500 CEMETERY PERPETUAL FUND	566.92
501 KROUTH PRINCIPAL FUND	369.46
502 KROUTH INTEREST FUND	85.62
600 WATER FUND	43,462.57
610 SEWER FUND	34,073.55
740 STORM WATER UTILITY	4,894.03
TOTAL	460,135.93

Motion by Ellyson, second by Pierce to approve agenda/consent agenda items. AYES: Ellyson, Pierce, Stoolman, Miller, Goodweiler. NAYS: None. Motion carried.

**PUBLIC HEARING / NON-CONSENT AGENDA**

Resolution 1799 – Approving Change Order #8 for \$7,586.67 for the Lift Rental Expense Related to Work Stoppage, Additional Installation Labor, and Material Transportation related to the Pavilion Panels. /Move to action. Cody Buelt, Fehr Graham stated that Point Builders, the general contractor in charge of the concession stand at Cubby Park was unable to attend this evenings meeting due to an emergency. The Council discussed Change Order #8 provided by Needham Excavating with the breakdown but questioned the extensive labor charges for the services provided to correct the panel issue. The Council wanted a further explanation of the charges but with the contractor absent, decided to postpone this item until the contractor was available to attend a meeting to explain the charges in detail.

Motion by Goodweiler, second by Pierce to **postpone** Resolution 1799. AYES: Stoolman, Goodweiler, Pierce, Miller, Ellyson. NAYS: None. Motion carried.

Discussion - Bike Helmet Program (Implementation Plan)

Horihan started by thanking the Hoover Elementary 4<sup>th</sup> grade class for the suggestion of bike helmet ordinance. Horihan said that although an ordinance for this idea would be hard to enforce, the idea to promote and educate bicycle safety was important. West Branch Police Department and Main Street Sweets have partnered to offer kids under the age of fourteen observed wearing helmets when riding bikes or scooters with a coupon for a free ice cream cone. Horihan said the program has been implemented and coupons have been handed out and runs from April 1<sup>st</sup> to November 1<sup>st</sup>. Horihan said a bike rodeo was also considered but is on hold for the time being as it will take time to coordinate. He thanked Steven Grace and Main Street Sweets for their partnership. Grace said he was happy to help and give back to the community.



#### Discussion - Wapsinonoc Creek widening preliminary cost estimate

Jones reported that preliminary engineers cost estimates had been received for the potential project in the amount of \$435,000. City Engineer Schechinger explained the proposed project that would impact the area just northeast of the shelter at Beranek Park and move south easterly on adjacent property owners and would include removing a railroad berm, removal of an old bridge, removing and replacing topsoil and planting deep root native grasses. Jones said that bond proceeds from Cubby Park qualify and could be used toward this project since the creek runs through Beranek Park. He also said the storm water fund had approximately \$126,000 available for this type of project. Edgar said that \$250,000 is estimated to be left over from the Cubby Park project due to value engineering. Jones reminded the Council of other uses for the same money that will be needed to operate Cubby Park and provided quotes. Miller asked what the impact of the project would have on downtown, specifically the fire station. Schechinger said the models predicted about a six inch decrease. City Attorney Olson said that property owners would need to be contacted regarding the project in order for it to happen and said he would work with Schechinger on that to see if the project was viable.

#### Discussion - Beranek Park parking lot improvements

Jones said this item was at the request of Mayor Laughlin (who was absent). Jones explained that the parking lot is in very poor condition and could pose a safety risk to park visitors. Goodale said the project would consist of new curbs and seal coat surface. The project will provide additional parking spaces, sidewalks and handicap accessibility. He estimated the project to cost approximately \$7500 if done in-house by the Public Works staff. Goodale said the project could start in mid-late August and take approximately two weeks to complete.

#### Discussion - Grant permission to allow dirt transfer from Loethen Ridge to Cedar's Edge – Jerry Sexton proposal.

Sexton described his plan to have dirt moved from the new Loethen Ridge housing development to the Cedar's Edge Golf course via direct access on the un-developed property owned by KLM Investments. Sexton is requests to access the golf course from between 5 Greenview and 40 Greenview, then north. Sexton stated that Loethen Ridge needs to get rid of approximately 3500 truckloads of dirt and Cedar's Edge needs about 2000 loads. Sexton said this route will have less of an impact on city streets and disruption to neighbors. Goodale commented that this shortcut was more desirable then going west to Cedar-Johnson then north to the golf course as it would add extra wear and tear on the seal coat road. Goodale estimated the cost to repair any damages to Greenview Drive (for this traveled portion) to be approximately five thousand dollars versus twenty thousand dollars for Cedar-Johnson repairs. The council discussed and agreed to Sexton's proposal on the following conditions, that Sexton and/or Loethen Ridge Estates developer pay for the cost of the street repairs, that Sexton send notices to all residents of Greenview subdivision of the trucking plan, including hours of trucking and days for completion and that signage be posted in advance to warn residents of the truck traffic. A few Greenview residents were in attendance and were agreeable with the conditions. The Council directed the City Attorney to draft an agreement stating the listed conditions.

#### Resolution 1804 – Approving \$4,425 of contracts related to the Hoover Stage rental and the Eastern Iowa Brass Band performance prior and during the fireworks display. /Move to action.

This item was postponed from a prior meeting by request of the Council. Jones reported that he had been in contact with the Herbert Hoover Foundation to seek partial funding for the Hoover stage and the band that plays music for the fireworks. Jones said the Foundation declined to fund this portion of the event due to the timing of the request and that they did not have any input on the activity. Stoolman felt that \$4500 was too much for this activity and expressed her concerns with what the entire event cost the City each year which includes many hours of staff time and that some city projects suffer because of it. Ellyson suggested that next year's fireworks and Hoover stage be relocated. Motion by Goodweiler, second by Ellyson to approve Resolution 1804. AYES: Goodweiler, Ellyson, Miller, Pierce. NAYS: Stoolman. Motion carried.

#### Resolution 1805 – Adopting a disaster/event purchasing policy. / Move to action.

Jones explained that this policy comes from Cedar County Emergency Management Executive Director Tim Mallott. Jones said the purpose of the policy is to provide Cedar County EMA with a list of jurisdictional executives with financial authority for requesting resources in the event of an emergency or disaster.



Motion by Pierce, second by Goodweiler to approve Resolution 1805. AYES: Pierce, Goodweiler, Stoolman, Miller, Ellyson. NAYS: None. Motion carried.

Motion to Set a Date for a Public Hearing: for the proposal to vacate certain alleys located in West Branch. /Move to action.

Olson explained that the City had received requests for vacating certain alleys in West Branch. The first request is to correct a previous alley vacation (Ord. 631), the others are for alleys that are no longer used as such.

Motion by Stoolman, second by Goodweiler to set a date for a public hearing. AYES: Stoolman, Goodweiler, Ellyson, Miller, Pierce. NAYS: None. Motion carried.

Resolution 1806 – Approving Partial Pay Estimate # 9 in the amount of \$326,477.82 to Needham Excavating Inc. for the Cubby Park Improvement Project. / Move to action.

Cody Buelt, Fehr Graham said the original partial pay estimate submitted for \$326,477.82 has been revised due to a recent inspection of the concession stand in that several items still need to be addressed. Buelt said that Point Builders is in charge of overseeing the project with work being completed by sub-contractors. Martin Gardner inspected the concession stand on May 1<sup>st</sup> and found several items that were either incomplete or needed extra attention. Buelt stated that due to the recent inspection, the Partial Pay Estimate was reduced to \$293,821.57 and noted as 86.92 percent complete. The Council expressed their continued dissatisfaction with the project and the lack of oversight from the contractors. Buelt stated that Point Builders thought the work could be complete in two weeks. Motion by Stoolman, second by Goodweiler to amend Resolution 1806 to the reduced amount. AYES: Stoolman, Goodweiler, Ellyson, Miller, Pierce. NAYS: None. Motion carried.

Motion by Ellyson, second by Goodweiler to approve the amended Resolution 1806 as revised to \$293,821.57. AYES: Ellyson, Goodweiler, Miller, Stoolman, Pierce. NAYS: None. Motion carried.

Resolution 1807 – Approving Change Order #2 in the amount of \$10,335.40 for the College Street Bridge Project. /Move to action.

Schechinger explained that existing sanitary sewer lines in the project area were shallower than expected which resulted in the change order. This issue was uncovered while the new storm sewers were being installed. New sewer lines are required to eliminate conflict between the new and old storm sewer lines. Soil for backfilling is also not suitable and will need to be replaced.

Motion by Goodweiler, second by Stoolman to approve Resolution 1807. AYES: Goodweiler, Stoolman, Pierce, Miller, Ellyson. NAYS: None. Motion carried.

Resolution 1808 – Authorizing the transfer of funds. /Move to action.

Motion by Ellyson, second by Pierce to approve Resolution 1808. AYES: Ellyson, Pierce, Goodweiler, Miller, Stoolman. NAYS: None. Motion carried.

Resolution 1809 – Consenting to assignment of Trustee Agent Agreements; Escrow Agent Agreements; and/or Paying Agent and Registrar and Transfer Agent Agreements. /Move to action.

Edgar stated that the City's bond holding company was purchased by UMB Bank in March and that the City must consent to this change via resolution.

Motion by Pierce, second by Ellyson to approve Resolution 1809. AYES: Pierce, Ellyson, Miller, Stoolman, Goodweiler. NAYS: None. Motion carried.

## **CITY ADMINISTRATOR REPORT**

Jones stated the Baldrige waste water pilot project is fully operational. More updates will be provided as they become available.

## **CITY ATTORNEY REPORT**

No report.



**STAFF REPORTS**

Sgt. Hanna attended an emergency EMA meeting this evening and gave a brief recap of the meeting regarding the switch from analog to digital. Horihan said he received a request this week from a resident requesting that Bickford Drive be changed to a one way street to accommodate a couple graduation parties later this month. Horihan thought the safest way would be to allow parking on both sides of the street for the day. The Chief was inclined to say no, but asked for the Council's input. The Council agreed with Horihan's suggestion to allow parking on both sides of the street. Horihan said he would work with Goodale on covering signs for the day.

**COMMENTS FROM MAYOR AND COUNCIL MEMBER**

Goodweiler said he had received an email from an eighth grade class regarding the possibility of a community garden. Parks & Rec Director Russell said she and Library Director Shimmin has been discussing the same and said she would reach to the school.

**ADJOURNMENT**

Motion to adjourn by Ellyson, second by Pierce. Motion carried on a voice vote. City Council meeting adjourned at 9:18 p.m.

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Colton Miller, Mayor

ATTEST: \_\_\_\_\_  
Leslie Brick, Deputy City Clerk





## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b> May 20, 2019
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<b>AGENDA ITEM:</b>	<b>Motion to Approve</b> liquor license for BP Amoco dba Parkside Petroleum LLC, 401 Parkside Drive.
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<b>CITY GOAL:</b>	Promote quality of life including public safety, community pride events, strong citizen involvement, parks and recreation opportunities and investment.
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<b>PREPARED BY:</b>	Deputy Clerk, Leslie Brick
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<b>DATE:</b>	May 9, 2019
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### BACKGROUND:

BP Amoco has been sold and the new owners will be taking over the existing business and operating under a new name. They have requested the same license privileges and will take ownership as of May 31, 2019.

Approve Class C beer license including Class B native wine and Sunday Sales privileges for BP Amoco dba Parkside Petroleum LLC. Effective May 31, 2019 through May 30, 2020.

<b>STAFF RECOMMENDATION:</b> Approve the Motion – Move to Action
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<b>REVIEWED BY CITY ADMINISTRATOR:</b>
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<b>COUNCIL ACTION:</b>
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<b>MOTION BY:</b>
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<b>SECOND BY:</b>
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## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b> May 20, 2019
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<b>AGENDA ITEM:</b>	<b>Motion to Approve</b> a Special Event Permit Application for Summer Festival (Event Coordinator Mike Jones).
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<b>CITY GOAL:</b>	Establish a sound and sustainable government supported by professionalism, progressive thinking and modernizing the organization.
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<b>PREPARED BY:</b>	Redmond Jones II, City Administrator
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<b>DATE:</b>	May 15, 2019
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### BACKGROUND:

This is an annual event and would be contingent on successfully gaining state approved dram insurance and outdoor service liquor license.

<b>STAFF RECOMMENDATION:</b> Approve Claims Report – Move to Action
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<b>REVIEWED BY CITY ADMINISTRATOR:</b>
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<b>COUNCIL ACTION:</b>
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<b>MOTION BY:</b>
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<b>SECOND BY:</b>
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### Special Event Permit Application

Event Title/Name: Summer Festival

Event Organization: Downtown Business Group ?

Organization Address: 107 W Main St Tax ID #: 475578650

City: West Branch State: IA Zip Code: 52358

Event Website: None Event Email: \_\_\_\_\_

Event Coordinator Name and Title: Mike Jones - Downtown

Event Coordinator Email: Mike.Jones@wbranchia.com

Event Coordinator Cell Number: 319-530-9006

Event Coordinator Address: 107 W Main

City: West Branch State: IA Zip Code: 52358

Description of Event: Summer Festival

Requested Location(s) - All city facilities will also need to be reserved using the Facility Request Form. If there is a request to shut down a street, a traffic control plan including detour route drawing needs to be submitted.

Event set up will begin: (date, day of the week and time)	Event will begin: (date, day of the week, and time)	Event will end: (date, day of the week, and time)	Removal and clean-up will be completed: (date, day of the week, and time)
Sat 6-8-19	Sat 6-8-19	Sat 6-8 12AM	Sun - 6/9 AM

Maximum Number of Participants: 100 Maximum Number of Vehicles: none

Will there be an admission fee? NO What is the admission fee? None

Will food be sold? YES Organizers are responsible for making sure vendors have secured the appropriate permits.

Will alcohol be permitted or sold? YES Organizers are responsible for insuring all permits have been obtained and all laws and regulations are followed.

Has all approval from non-city agencies (such as NPS, Johnson County, Cedar County, WBCSD) been granted? \_\_\_\_\_

Please list other agencies involved. N/A

Traffic Control Plan (please attach diagram): N/A



June 8th Noon to 10pm



Public Notification Plan: Facebook - Downtown Business Promo

Amplified Sound/Noise Plan: None

Site Plan/Race Course Map (please attach diagram): Green Space outside

Security Plan: Fencing - 2D checker, Tent

Restoration Plan: Take Down Fencing - Tent

Trash Management Plan: Garden Can - Recycle Box

Restroom Plan: inside

Signs/Banner Plan: Pricing - Food menu

Insurance policy: Done

Signature: [Signature] Date: 5/14/19

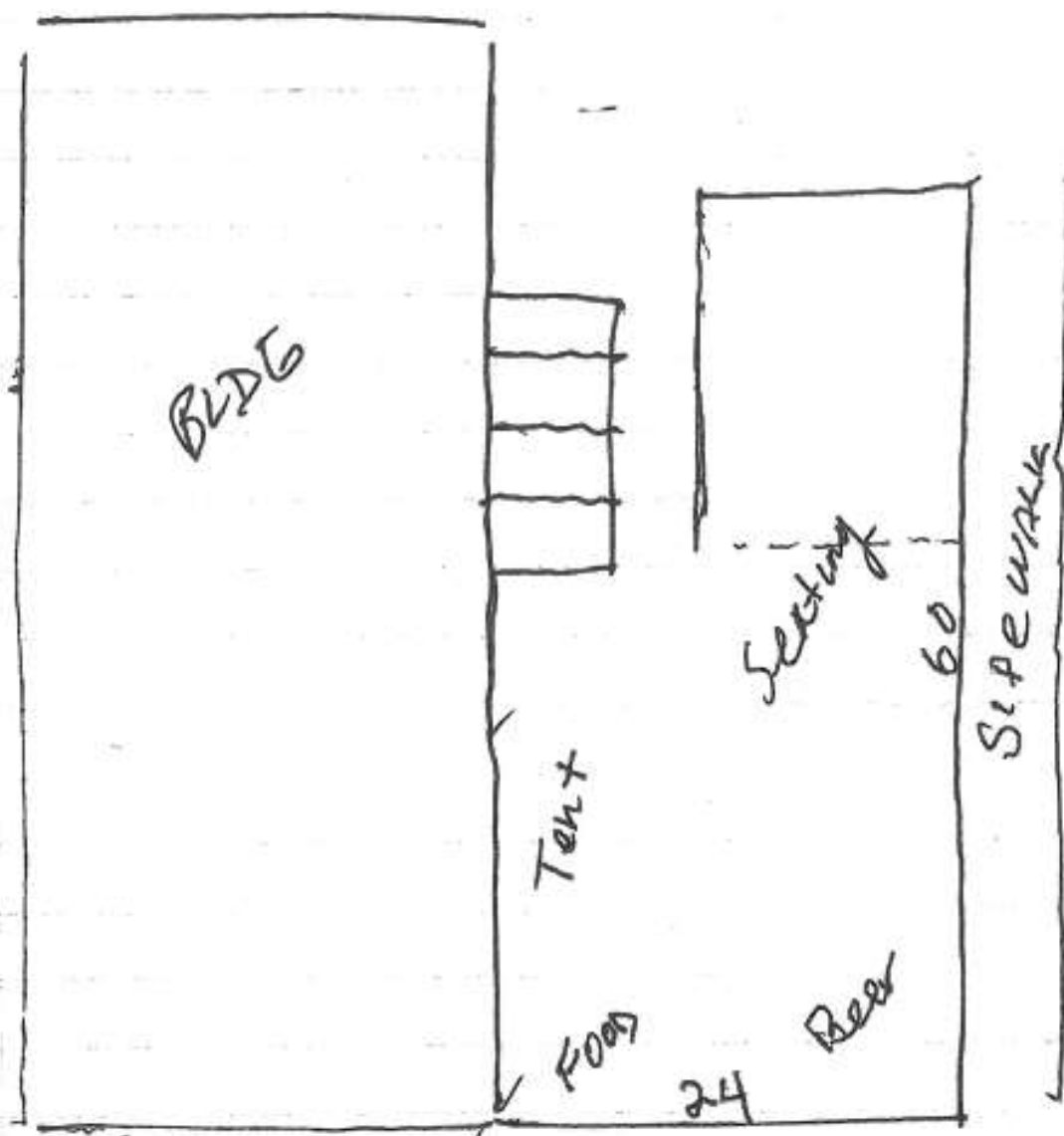
\*\*\*By signing this form, you are agreeing that you have read the attached guidelines and agree with each as stated.

Return completed form to: West Branch City Office, PO Box 218 or 110 N. Poplar St., West Branch, IA 52358.

Please contact Parks and Recreation Director Melissa Russell with any questions 319-930-0393 or [melissa@westbranchiowa.org](mailto:melissa@westbranchiowa.org).



Sat June 9th -  
Beer - Food -



Is Electrical AVAILABLE?





## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b> May 20, 2019
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<b>AGENDA ITEM:</b>	<b>Motion to Approve</b> the Claims Report.
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<b>CITY GOAL:</b>	Establish a sound and sustainable government supported by professionalism, progressive thinking and modernizing the organization.
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<b>PREPARED BY:</b>	Gordon Edgar, Finance Director
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<b>DATE:</b>	May 15, 2019
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### BACKGROUND:

These are routine expenditures that include such items as payroll, budget expenditures, and other financial items that relate to City Council approved items and/or other day to day operational disclosures.

<b>STAFF RECOMMENDATION:</b> Approve Claims Report – Move to Action
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<b>REVIEWED BY CITY ADMINISTRATOR:</b>
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<b>COUNCIL ACTION:</b>
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<b>MOTION BY:</b>
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<b>SECOND BY:</b>
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*"Turning Vision into Reality is our Business"*



## EXPENDITURES

5/20/2019

ALLIANT ENERGY	UTILITIES-CUBBY PARK	11,574.74
ALPHA GRAPHICS	SUPPLIES	72.08
AMAZON	BOOKS, OFFICE SUPPLIES	623.90
BAKER & TAYLOR INC.	BOOKS	617.37
BARRON MOTOR SUPPLY	SUPPLIES	117.77
BP AMOCO	VEHICLE FUEL	753.80
CEDAR COUNTY RECORDER	RECORDING FEES	53.00
CJ COOPER & ASSOCIATES	DRUG TESTING	134.80
CROELL, INC.	GRAVEL	414.48
DEMCO	SUPPLIES	818.22
DEWEYS JACK & JILL	SUPPLIES	41.82
EASTERN IOWA BRASS BAND	DEPOSIT	1,500.00
EBSCO INDUSTRIES, INC	SUBSCRIPTIONS	665.90
ECONO SIGNS LLC	SIGNS	3,001.86
ELDON C STUTSMAN INC	SUPPLIES	109.20
ELITE HOLDING COMPANY	SAFETY CLOTHING	542.94
FELD FIRE EQUIPMENT CO. INC	UNIFORMS/SUPPLIES	432.00
HARRY'S CUSTOM TROPHIES LTD	SOCCER MEDALS	150.00
JOHNSON CONTROLS	REPAIR SERVICE	2,122.80
JOHNSON COUNTY REFUSE INC	RECYCLING APRIL 2019	3,956.75
JOURNEYED COM INC	SOFTWARE LICENSE	139.96
KIESLER POLICE SUPPLY, INC	SUPPLIES	122.00
KIRKWOOD COMM. COLLEGE	TRAINING	475.00
L. L. PELLING CO. INC	SUPPLIES	1,829.65
LENOCH & CILEK	SUPPLIES	145.90
LINN COUNTY R.E.C.	STREET LIGHTS	152.65
MENARDS	SUPPLIES	661.64
MISCELLANEOUS VENDOR	BRIAM DRISCOLL:REFUND	45.00
NAEMT	TRAINING	160.00
NEEDHAM EXCAVATING, INC	308 PV PARK CONST	293,821.57
OASIS ELECTRIC LLC	ELECTRICAL SERVICE-EQUIPMENT	5,400.57
OFFICE OF AUDITOR OF STATE	AUDIT SERVICES	13,579.28
OVERDRIVE INC	AUDIO BOOKS	778.91
PITNEY BOWES PURCHASE POWER	LIB REPLENISH POSTAGE METER	1,003.50
PLAY IT AGAIN SPORTS	SUPPLIES	907.80
PUTNAM MUSEUM & IMAX THEATRE	LIBRARY PASSES	50.00
QUALITY ENGRAVED SIGNS	NAME PLATE	20.00
QUILL CORP	OFFICE SUPPLIES	370.47
RIVER PRODUCTS COMPANY INC	ROCK	963.49
STATE HYGIENIC LAB	LAB ANALYSIS	328.50
STATE INDUSTRIAL PRODUCTS	CHEMICALS	244.00
STEVEN M BERRY	BUILDING INCENTIVE PAYMENT	289.57
TAYLOR CONSTRUCTION INC	COLL ST BRIDGE & RELATED WORK	361,163.95
UNIFORM DEN INC.	UNIFORMS	280.90
UPS	SHIPPING	34.23
US BANK CORPORATE CARD	SUPPLIES, EQUIPMENT	4,056.58
USA BLUE BOOK	SUPPLIES	403.03



WALMART COMMUNITY/RFCSLLC	SUPPLIES	313.69
WEST BRANCH FORD	VEHICLE REPAIR	633.08
WEST BRANCH TIMES	SUBSCRIPTION	775.41
WEX BANK	VEHICLE FUEL	1,255.22
ZACK MURDOCK	MEALS	150.18
<b>TOTAL</b>		<b>718,259.16</b>
<b>PAYROLL</b>	<b>5/17/2019</b>	<b>55,749.83</b>
<b>PAID BETWEEN MEETINGS</b>		
CROY, DAKOTA	UTILITY REFUND	78.78
HILL, SHERRY	UTILITY REFUND	66.45
<b>TOTAL</b>		<b>145.23</b>
<b>GRAND TOTAL EXPENDITURES</b>		<b>774,154.22</b>
<b>FUND TOTALS</b>		
001 GENERAL FUND		53,107.03
022 CIVIC CENTER		417.20
031 LIBRARY		12,753.75
110 ROAD USE TAX		10,866.45
112 TRUST AND AGENCY		12,998.14
308 PARK IMP - PEDERSEN VALLEY		295,850.73
310 COLLEGE STREET BRIDGE		203,051.04
318 COLLEGE ST & 2ND ST IMP PROJECT		158,112.91
600 WATER FUND		11,537.23
610 SEWER FUND		15,459.74
<b>GRAND TOTAL</b>		<b>774,154.22</b>

REVENUE-FISCAL YEAR 2019	
FUND	APRIL
001 GENERAL FUND	360,553.17
022 CIVIC CENTER	4,708.93
031 LIBRARY	10,766.34
036 TORT LIABILITY	12,646.50
110 ROAD USE TAX	12,637.34
112 TRUST & AGENCY	79,248.38
119 EMERGENCY TAX FUND	9,975.10
121 LOCAL OPTION SALES TAX	16,222.62
125 TIF	174,118.56
226 DEBT SERVICE	88,824.77
500 CEMETERY PERPETUAL FUND	300.48
502 KROUTH INTEREST FUND	0.17
600 WATER FUND	41,981.05
610 SEWER FUND	36,990.72
740 STORM WATER UTILITY	4,957.89



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE OPERATION	GENERAL FUND	WEX BANK	VEHICLE FUEL	892.94
		UNIFORM DEN INC.	UNIFORMS	280.90
		ALLIANT ENERGY	SERVICES	476.65
		KIESLER POLICE SUPPLY, INC	SUPPLIES	122.00
		ZACK MURDOCK	MEALS	150.18
			TOTAL:	1,922.67
FIRE OPERATION	GENERAL FUND	BP AMOCO	FUEL	89.00
		FELD FIRE EQUIPMENT CO. INC	UNIFORMS/SUPPLIES	290.00
			UNIFORMS/SUPPLIES	142.00
		ALLIANT ENERGY	SERVICES	1,429.94
		CJ COOPER & ASSOCIATES	DRUG TESTING	134.80
		BARRON MOTOR SUPPLY	SUPPLIES	14.61
		NAEMT	TRAINING	160.00
			TOTAL:	2,260.35
STREET LIGHTING	GENERAL FUND	LINN COUNTY R.E.C.	STREET LIGHTS	152.65
		ALLIANT ENERGY	SERVICES	2,294.41
			SERVICES	172.85
			TOTAL:	2,619.91
PARK & RECREATION	GENERAL FUND	HARRY'S CUSTOM TROPHIES LTD	SOCCER MEDALS	150.00
		DEWEYS JACK & JILL	SUPPLIES	35.65
		WALMART COMMUNITY/RFCSELLC	231.44	29.52
		MENARDS	SUPPLIES	140.00
		US BANK CORPORATE CARD	SUPPLIES, EQUIPMENT	299.00
			SUPPLIES, EQUIPMENT	105.99
		PLAY IT AGAIN SPORTS	SUPPLIES	616.25
			SUPPLIES	291.55
		ALLIANT ENERGY	UTILITIES-CUBBY PARK	556.29
			LIGHTS-LIONS FIELD	26.37
			LIGHTS 219 E GREEN	13.44
			SERVICES	26.08
		ELDON C STUTSMAN INC	SUPPLIES	109.20
		JOURNEYED COM INC	SOFTWARE LICENSE	139.96
		MISCELLANEOUS V BRIAM DRISCOLL	BRIAN DRISCOLL:REFUND	15.00
		TORI HAMILTON	TORI HAMILTON:REFUND	15.00
		JASON VINCENT	JASON VINCENT:REFUND	15.00
			TOTAL:	2,584.30
CEMETERY	GENERAL FUND	BP AMOCO	FUEL	301.68
			TOTAL:	301.68
COMM & CULTURAL DEVEL	GENERAL FUND	EASTERN IOWA BRASS BAND	DEPOSIT	1,500.00
		ALLIANT ENERGY	UTILITIES-HERITAGE PARK	72.50
			TOTAL:	1,572.50
ECONOMIC DEVELOPMENT	GENERAL FUND	STEVEN M BERRY	BUILDING INCENTIVE PAYMENT	289.57
			TOTAL:	289.57
MAYOR AND COUNCIL	GENERAL FUND	US BANK CORPORATE CARD	SUPPLIES, EQUIPMENT	1,317.26
		AMAZON	BOOKS, OFFICE SUPPLIES	132.93
			TOTAL:	1,450.19
CLERK & TREASURER	GENERAL FUND	WEST BRANCH TIMES	SUBSCRIPTION	30.00
		QUILL CORP	OFFICE SUPPLIES	116.19



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MENARDS	OFFICE SUPPLIES	65.98
		QUALITY ENGRAVED SIGNS	SUPPLIES	45.93
		PITNEY BOWES PURCHASE POWER	NAME PLATE	20.00
		ALLIANT ENERGY	REFLENISH POSTAGE	167.00
		OFFICE OF AUDITOR OF STATE-STATE OF IO	SERVICES	293.87
			AUDIT SERVICES	13,579.28
			TOTAL:	14,318.25
LEGAL SERVICES	GENERAL FUND	WEST BRANCH TIMES	LEGAL NOTICES	745.41
		CEDAR COUNTY RECORDER	RECORDING FEES	53.00
			TOTAL:	798.41
SOLID WASTE	GENERAL FUND	JOHNSON COUNTY REFUSE INC.	RECYCLING APRIL 2019	3,956.75
			TOTAL:	3,956.75
LOCAL CABLE ACCESS	GENERAL FUND	ALLIANT ENERGY	SERVICES	99.99
			TOTAL:	99.99
TOWN HALL	CIVIC CENTER	ALLIANT ENERGY	SERVICES	417.20
			TOTAL:	417.20
LIBRARY	LIBRARY	OVERDRIVE INC	AUDIO BOOKS	296.96
			AUDIOBOOKS	316.97
			AUDIO BOOKS	164.98
		LENOCH & CILEK	SUPPLIES	145.90
		WALMART COMMUNITY/RECSLLC	SUPPLIES	27.93
			SUPPLIES	24.80
			231.44	231.44
		DEMCO	SUPPLIES	428.15
			SUPPLIES	390.07
		YESCO INDUSTRIES, INC	SUBSCRIPTIONS	665.90
		MENARDS	SUPPLIES	140.00
		BAKER & TAYLOR INC.	BOOKS	305.40
			BOOKS	311.97
		US BANK CORPORATE CARD	SUPPLIES, EQUIPMENT	254.29
			SUPPLIES, EQUIPMENT	33.90
			SUPPLIES, EQUIPMENT	16.98
		PITNEY BOWES PURCHASE POWER	LIB REPLENISH POSTAGE METE	503.50
		ALLIANT ENERGY	SERVICES	491.01
		ALPHA GRAPHICS	SUPPLIES	72.08
		JOHNSON CONTROLS	REPAIR SERVICE	2,122.80
		AMAZON	BOOKS, OFFICE SUPPLIES	368.48
			BOOKS, OFFICE SUPPLIES	115.50
			BOOKS, OFFICE SUPPLIES	6.89
		PUTNAM MUSEUM & IMAX THEATRE	LIBRARY PASSES	50.00
			TOTAL:	7,486.00
ROADS & STREETS	ROAD USE TAX	L. L. PELLING CO. INC	SUPPLIES	1,829.65
		RIVER PRODUCTS COMPANY INC	ROCK	963.49
		BP AMOCO	FUEL	121.04
		QUILL CORP	OFFICE SUPPLIES	94.15
		MENARDS	SUPPLIES	140.00
			SUPPLIES	195.71
		WEX BANK	VEHICLE FUEL	119.55
		CROELL, INC.	GRAVEL	414.48
		ALLIANT ENERGY	SERVICES	325.02



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		BARRON MOTOR SUPPLY	SUPPLIES	103.16
		WEST BRANCH FORD	VEHICLE REPAIR	633.08
		ECONO SIGNS LLC	SIGNS	3,001.86
			TOTAL:	7,941.19
INVALID DEPARTMENT	PARK IMP - PEDERSE	US BANK CORPORATE CARD	SUPPLIES, EQUIPMENT	2,029.16
		NEEDHAM EXCAVATING, INC.	308 PV PARK CONST	293,821.57
			TOTAL:	295,850.73
INVALID DEPARTMENT	COLLEGE STREET BRI	TAYLOR CONSTRUCTION INC	COLL ST BRIDGE & RELATED W	203,051.04
			TOTAL:	203,051.04
INVALID DEPARTMENT	COLLEGE ST & 2ND S	TAYLOR CONSTRUCTION INC	COLL ST BRIDGE & RELATED W	158,112.91
			TOTAL:	158,112.91
WATER OPERATING	WATER FUND	DEWEYS JACK & JILL	SUPPLIES	6.17
		KIRKWOOD COMM. COLLEGE	TRAINING	475.00
		STATE HYGIENIC LAB	LAB ANALYSIS	169.50
		BP AMOCO	FUEL	121.04
		QUILL CORP	OFFICE SUPPLIES	94.15
		WEX BANK	VEHICLE FUEL	119.55
		PITNEY BOWES PURCHASE POWER	REPLENISH POSTAGE	167.00
		ALLIANT ENERGY	UTILITIES-WATER TOWER	91.34
			SERVICES	2,633.50
		USA BLUE BOOK	SUPPLIES	403.03
			TOTAL:	4,280.28
SEWER OPERATING	SEWER FUND	STATE HYGIENIC LAB	LAB ANALYSIS	159.00
		OASIS ELECTRIC LLC	ELECTRICAL SERVICE-EQUIPME	5,400.57
		BP AMOCO	FUEL	121.04
		UPS	SHIPPING	11.41
			SHIPPING	22.82
		WEX BANK	VEHICLE FUEL	123.18
		PITNEY BOWES PURCHASE POWER	REPLENISH POSTAGE	166.00
		ALLIANT ENERGY	SERVICES	2,154.28
		ELITE HOLDING COMPANY	SAFETY CLOTHING	542.94
		STATE INDUSTRIAL PRODUCTS	CHEMICALS	244.00
			TOTAL:	8,945.24

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
----- FUND TOTALS -----				
001	GENERAL FUND			32,174.57
022	CIVIC CENTER			417.20
031	LIBRARY			7,486.00
110	ROAD USE TAX			7,941.19
308	PARK IMP - PEDERSEN VALLE			295,850.73
310	COLLEGE STREET BRIDGE			203,051.04
318	COLLEGE ST & 2ND ST IMPRO			158,112.91
600	WATER FUND			4,280.28
610	SEWER FUND			8,945.24
GRAND TOTAL:				718,259.16





## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b> May 20, 2019	
<b>AGENDA ITEM:</b>	<b>Resolution 1799</b> – Approving Change Order #8 for \$5,485.75 for the Lift Rental Expense Related to Work Stoppage, Additional Installation Labor and Material Transportation related to the Pavilion Panels.
<b>CITY GOAL:</b>	Develop inviting high profile visual impact projects; including gateways, establishing destination, branding and other projects that reflect tax results.
<b>PREPARED BY:</b>	Nate Kass, Fehr Graham
<b>DATE:</b>	April 30, 2019

### BACKGROUND:

This change order for work at Cubby Park is recommended in order to reflect additional payment for removal of installed polycarbonate panels on the south side of the Pavilion, transporting panels to and from the city shop for application of the decal film, and additional lift rental required for completing this work.

The exhibit included with the change order is a Change Order Request provided by Needham Excavating Inc.

*This Change Order request has been amended to reflect a \$2,100.92 reduction which was adjusted by the contractor. Thus, amending the previous change order request of \$7,586.67 to the current request of \$5,485.75*

<b>STAFF RECOMMENDATION:</b> Seek Direction from City Council
<b>REVIEWED BY CITY ADMINISTRATOR:</b>
<b>COUNCIL ACTION:</b>
<b>MOTION BY:</b>
<b>SECOND BY:</b>

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# ALTORFER RENTS



Construction : Power Systems : Ag Machinery : Lift Truck : Compact Construction : Packaging : Rental Services

TERMS:  
RENTALS: PAYABLE IN ADVANCE  
EQUIPMENT SALES: NET 10 DAYS

EQUIPMENT/RENTAL  
INVOICE

SOLD TO MARV'S GLASS SPECIALTIES  
122 LAFAYETTE ST  
PO BOX 967  
IOWA CITY IA 52244-0967

SHIP TO DELIVER SAME PLACE AS LAST TIME  
IOWA CITY, *CUBBY*

INVOICE NUMBER	INVOICE DATE	CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	STORE	DIV.	SALESMAN	TERMS	PAGE
Y3525701	12-13-18	667422		17	B	115	2	1
PSO/NO NUMBER	DOC. DATE	PC	LC	MC	SHIP VIA		INV. SEQ. NUMBER	
Y35257	11-30-18			10	INTERNAL TRANSPORT		522520	
MAKE	MODEL	SERIAL NUMBER	EQUIPMENT NUMBER	METER READING	MACH. I.D. NUMBER			
GN	S45 D G	S4512-16843		4757.50	1218R142			
QUANTITY	ITEM	NIR	DESCRIPTION	UNIT PRICE	EXTENSION			

CUSTOMER CONTACT: ROB MILLER

1.0 EQUIPMENT RENTAL FROM 12/03/18 THRU 12/11/18  
ID NO: 1218R1425 SERIAL NO: S4512-16843 1335.00  
STRAIGHT BOOM LIFT 45' - S45 D G

HRS OUT: 4741.9 CURRENT SMU: 4757.5 Total: 15.6

\*\*\*\* RENTAL RETURN OF EQUIPMENT

\*

\*\*\*\* TERMS: NET DUE UPON RECEIPT OF INVOICE

\*

\*\*\* THANKS FOR DOING BUSINESS WITH ALTORFER RENTS

1.0 ENVIRONMENTL FEE 12.00  
15.0 FUEL CHARGE 75.00  
1.0 DELIVERY CHARGE 125.00  
1.0 PICK-UP CHARGE 125.00

IOWA SALES TAX 66.75

1% CITY TAX 13.35

ADD'L 1% SALES TAX 13.35

*GL - Rm 12/17/18*

Inquiries should be directed to: Altorfer Rents  
P.O. Box 1347  
Cedar Rapids, IA 52406-1347  
Ph 319-365-0551 Fax 319-365-5639

USD



PAY THIS AMOUNT	1765.45
AMOUNT CREDITED	

PLEASE REMIT TO:

ALTORFER RENTS  
P.O. BOX 1347  
CEDAR RAPIDS, IA 52406-1347

A SERVICE CHARGE OF 1% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 12% APPLICABLE TO ALL PAST DUE ACCOUNTS.

It is understood and agreed that title to and right of possession of above item(s) shall remain vested in the lessor until any indebtedness and all sums due or to become due from the purchaser whether evidenced by note, book account, judgment or otherwise, shall have been fully paid at which time ownership shall pass to purchaser.

ORIGINAL INVOICE



Expense Break-down Summary  
prepared by Fehr Graham

Name	Date	Hours	Cost
<u>Marvs Glass</u>			
Remove panels		20	\$1,800 *
Noah	11/8/2018	3.5	\$315
Cody	11/8/2018	3.5	\$315
Travis	12/3/2018	3.5	\$315
Cody	12/3/2018	3.5	\$315
Labor Total:			\$3,060
Lift rental	1 week		\$1,765 *
Marvs Glass Total:			<u>\$4,825</u>
<u>Point Builders</u>			
Gabe Kennicker	10/10/2018	2	\$170
Gabe Kennicker	10/12/2018	2	\$170
Gabe Kennicker	11/7/2018	2	\$170
Gabe Kennicker	11/8/2018	2	\$170
Justin Stanley	11/8/2018	2	\$150
Gabe Kennicker	11/21/2018	2	\$170
Justin Stanley	12/3/2018	2	\$150
Molly Claypool	?	?	\$165 *
Point Builders Total:			<u>\$1,315</u>
<u>Selberg Construction</u>			
Panel Cleaning		6	\$360 *
Selberg Construction Total:			<u>\$360</u>
Total:			<u>\$6,500</u>

\* staff time and/or dates not explicitly listed

Point Builders Administration and Insurance:	11.16%	\$725.4	\$7,225.40
Needham Excavating Administration:	5.00%	\$361.27	<u>\$7,586.67</u>

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**Cubby Park Improvements – Change Order Request**

Date: February 4, 2019

To: City of West Branch

**Change Order Request**

- Marv's glass started to install the polycarbonate panels on the south side of the building and was told to stop and take them down. The price has 3 days of work and lift cost that was there for a week. We also needed to move the panels to a city building then take them back to the job site where they were cleaned again. NO FILM INCLUDED IN THIS COST

**Total amount of Change Order Request - \$5,485.75**

Respectfully Submitted,  
Nick Needham



17470 70<sup>th</sup> Avenue  
Walcott, Iowa 52773  
Office (563) 529-5840  
Fax (563) 284-5036

**POINT BUILDERS, LLC**

4900 BOWLING ST SW, STE 100  
CEDAR RAPIDS, IA 52404  
Ph : 319-364-5053

***Change Request***

**To:** NEEDHAM EXCAVATING INC  
137 NORTH MAIN STREET  
WALCOTT, IA 52773  
Ph: 563-529-5840 Fax: (563)284-6178

**Number:** 4  
**Date:** 10/11/18  
**Job:** 735 CUBBY PARK PAVILION  
**Phone:**

**Description:** Polycarbonated work that was stopped

We are pleased to offer the following specifications and pricing to make the following changes:

Marv's glass started to install the polycarbonate panels on the south side of the building and was told to stop and take them down. The price has 3 days of work and a lift cost that was there for a week. We also needed to move the panels to a city building then take them back to the job site where they were cleaned again. NO FILM INCLUDED IN THIS COST.

Description				Price
PROJECT MANAGER				\$850.00
POLYCARBONATE PANELS				\$4,825.00
SUPERINTENDENT				\$300.00
PROJECT COORDINATOR				\$165.00
CLEANING OF THE PANEL				\$360.00
			Subtotal:	\$6,500.00
	Percent	\$6,500.00	10.00%	\$650.00
	Insurance	\$6,500.00	1.16%	\$75.40
			Total:	\$7,225.40

If you have any questions, please contact me at .

Submitted by: Point Builders

Approved by: \_\_\_\_\_  
Date: \_\_\_\_\_





# Point Builders, LLC

## GENERAL CONTRACTORS

EMPLOYEE NAME Gabe SeckmanWEEK ENDING 10/13/18

JOB #	COST CODE	JOB NAME	SUN	MON	TUES	WED	THUR	FRI	SAT	TOTAL	WORK DESCRIPTION
Overhead		Cedar Rapids Overhead								0	
734		Strip Mall		2	2	2	2			8	
752		Lureck Label		2	2	2		2		8	
735		Cubby Park				2			2	4	
757		Blairs Fairy Dental		2	2		2			6	
M386		Art Building				2		2		4	
751		Camp Tanagers Fall 2018					2	2		4	
747		Dexter Laundry (Shell)		2	2		2			6	
748		Dexter Laundry (Build-out)								0	
PTO											
		TOTAL HOURS		10	8	6	6	6	6	40	



# Point Builders, LLC

## GENERAL CONTRACTORS

EMPLOYEE NAME Gabe KrenackerWEEK ENDING 11/10/18

JOB #	COST CODE	JOB NAME	SUN	MON	TUES	WED	THUR	FRI	SAT	TOTAL	WORK DESCRIPTION
Overhead		Cedar Rapids Overhead							8	8	
754		Strip Mall			1	1	1			3	
M404		Vision 4 Less								0	
752		Lureck Label			2	2	1	2		7	
735		Cubby Park					2	2		4	
757		Blairs Fairy Dental								0	
M386		Art Building								0	
751		Camp Tanagers Fall 2018			1	1	1	2		5	
747		Dexter Laundry (Shell)			2	2	1			5	
748		Dexter Laundry (Build-out)			2	2	2	2		8	
PTO											
		TOTAL HOURS		0	6	6	5	5	0	40	





# Point Builders, LLC

## GENERAL CONTRACTORS

EMPLOYEE NAME: Cuba Ramirez

WEEK ENDING: 11/24/18

JOB #	COST CODE	JOB NAME	SUN	MON	TUES	WED	THUR	FRI	SAT	TOTAL	WORK DESCRIPTION
		Overhead				2				2	
754		Stop Mail		3		3				6	
M-01		Visit 4 Less								0	
732		Lock Label		3		2				5	
736		Cubby Park			2					2	
737		Reese Ferry Center								0	
M-06		Art Building				1				1	
731		Camp Managers Fall 2018								0	
747		Dealer Laundry (Shell)		2	4					6	
748		Dealer Laundry (Build-out)			2					2	
PTO											
		Holiday						8	8		
		TOTAL HOURS	0	8	8	8	8	8	8	40	

# POINT BUILDERS

## BUILDING INNOVATIVE SOLUTIONS

EMPLOYEE NAME: Justin Starkey

WEEK ENDING: 11/19/2018

JOB #	COST CODE	JOB NAME	SUN	MON	TUES	WED	THURS	FRI	SAT	TOTAL	WORK DESCRIPTION
OH0		OVERHEAD POINT BUILDERS			4					4	
	01-006	Stone Biz								0	
	01-006	ESP North Office Remodel								0	
7	01-006	Pioneer Toledo								0	
	01-006	JM Swank								0	
	01-006	African American Museum								0	
	01-006	Freddy's DAV								0	
724	01-006	Ruan		4.00		2			4	10	
738	01-006	Brenny's Motorcycle Clinic		4	4	6	6	4		24	
737	01-006	Deport								0	
EO35	01-006	JB HUNT Parking Lot Pricing								0	
OH0	01-006	PB Meetings								0	
736	01-006	Cubby Park					2			2	
726	01-006	Canoe Vision warranty								0	
OH0	01-006	Networking								0	
OH0	01-006	Oshe 10 Safety training								0	
	01-006									0	
HOL DAY		Holiday								0	
PTO		PTO								0	
										0	
		TOTAL HOURS		8	8	8	8	8		40	



# POINT BUILDERS

BUILDING INNOVATIVE SOLUTIONS

EMPLOYEE NAME Justin Stanley

WEEK ENDING 12/9/2018

JOB #	COST CODE	JOB NAME	SUN	MON	TUES	WED	THURS	FRI	SAT	TOTAL	WORK DESCRIPTION
OHD		OVERHEAD POINT BUILDERS								0	
	01-006	Store R2								0	
	01-006	ESP North Office Remodel								0	
7	01-006	Pioneer Toledo								0	
	01-006	JM Swank								0	
	01-006	African American Museum								0	
	01-000	River Church		4	4	4	4	4		20	
724	01-006	Ruan								0	
728	01-006	Brent's Motorcycle Clinic		2	4	6	4	4		18	
707	01-006	Depot								0	
EO38	01-006	JB HUNT Parking Lot Pricing								0	
OHD	01-006	PB Meetings								0	
735	01-006	Cubby Park		2						2	
726	01-006	Danica Vision warranty								0	
OHD	01-006	Networking								0	
OHD	01-006	Onsite 10/ Safety training								0	
	01-006									0	
HOLIDAY		Holiday								0	
PTO		PTO								0	
										0	
		TOTAL HOURS		8	8	8	8	8		40	

# POINT BUILDERS

BUILDING INNOVATIVE SOLUTIONS

EMPLOYEE NAME Molly Claypool

WEEK ENDING 12/15/2018

JOB #	COST CODE	JOB NAME	SUN	MON	TUES	WED	THURS	FRI	SAT	TOTAL	WORK DESCRIPTION
OHD		OVERHEAD POINT BUILDERS								0	
										0	
		FNG								0	
		Superintendent binder booklet								0	
OHD		Misc - Reading, Filing, etc.		2	2	3	2	1.5		10.5	
		All Employee Meeting & prep & cleaning for								0	
		Accounting duties								0	
		Running checks for jobs								0	
		Meetings/training								0	
		Insurance/Subcontractor Compliance								0	
		PM Assistant		6	8	5	4	4		25	
										0	
754	1-30-15	Marion Strip Mail contracts					2	2.5		4.5	
748	1-30-15	Dexter Laundry Build out								0	
746	1-30-15	MidAmerican revising SOV								0	
751	1-30-15	Camp Manager								0	
										0	
HOLIDAY										0	
PTO										0	
										0	
		TOTAL HOURS		8	8	8	8	8		40	

OHD- 10.5  
PC- 29.5  
40

OHD- 17.5  
PTO- 8  
PC- 54.5

(80)

PC:  
754- 4.5  
752- 3  
751- 3.5  
750- 5  
749- 2.5  
748- 3  
747- 3  
746- 13  
744- 5  
738- 2.5

735- 3.5  
730- 6  
54.5



# POINT BUILDERS

BUILDING INNOVATIVE SOLUTIONS

EMPLOYEE NAME Molly Claypool

WEEK ENDING 12/8/2018

JOB #	COST CODE	JOB NAME	SUN	MON	TUES	WED	THURS	FRI	SAT	TOTAL	WORK DESCRIPTION
OHD		OVERHEAD POINT BUILDERS								0	
										0	
		FNG								0	
		Superintendent binder booklet								0	
OHD		Misc - Reading, Filing, etc.		1	1	2	2			6	
		All Employee Meeting & prep & cleaning for								0	
		Accounting duties								0	
		Running checks for jobs								0	
		Meetings/training								0	
OHD		Insurance/Subcontractor Compliance			1					1	
		PM Assistant		7	6	6	6			25	
										0	
730	1-30-15	JB Hunt reviewing CTC								0	
748	1-30-15	Dexter Laundry Build out								0	
748	1-30-15	MidAmerican revising SOV								0	
751	1-30-15	Camp Tanager								0	
										0	
HOLIDAY										0	
PTO								8		8	
										0	
TOTAL HOURS				8	8	8	8	8		40	

OHD- 7  
PC- 25  
PTO- 8  


---

40





Invoice No : 1007  
Date : 11/9/2018  
Customer ID : Selberg

### Cubby Park

Salesperson	Job	Payment Terms	Due Date
		Due upon receipt	

[illegible]

Make all checks payable to [Your Company Name]  
THANK YOU FOR YOUR BUSINESS!



MGSI  
122 Lafayette St  
Iowa City, Iowa 52240  
P: 319-351-2261  
F: 319-354-9044  
Attn: Rob Miller

Point Builders  
Cubby Park  
Additional work  
12/17/18  
Change Order # 4

Pick up panels at Cubby Park and deliver to West Branch municipal building on 11/08/2018.

Noah 7:00 am -10:30 am 3.5 man hours \$ 315.00  
Cody 7:00 am -10:30 am 3.5 man hours \$ 315.00

Pick up panels from West Branch municipal build, bring back to our shop to wash dirt out of panels and re-deliver to Cubby Park.

12/03/2018

Travis 7:00 am – 10:30 am 3.5 man hours \$315.00  
Cody 7:00 am – 10:30 am 3.5 man hours \$ 315.00

Rent lift for addition week: \$ 1,765.00

Total for additional due to redesign request from City of West Branch.

Thank you, Rob Miller



CHANGE ORDER 8

(Revised)

No.: 8

Date of Issuance: March 11, 2019 Effective Date: March 19, 2019

Owner: City of West Branch, Iowa

Contractor: Needham Excavating, Inc.

Contract: Joseph D. Needham, President

Project: Cubby Park Improvements

Owners Contract No.: N/A Engineer's Project No.: 16-072

Engineer: Fehr Graham - Nathan P. Kass, PE, PLS

You are directed to make the following changes in the Contract Documents:

**Description:**

Additional payment for removal of installed polycarbonate panels on the south side of the Pavilion, transporting panels to and from the city shop for application of the decal film, and additional lift rental required for completing this work.

**Reason for Change Order:**

Installation of the polycarbonate panels to allow for natural light into the Pavilion was deemed to be too transparent and city staff and/or elected officials directed the removal of the materials installed. The council chose to have a decal film applied to the interior of the panels prior to installation. Because the installation had already commenced, there was additional labor required to remove the panels already installed. Due to weather conditions and the requirement of the film application to have the materials above freezing and in dry conditions, the panels were transported by the contractor to the city shop and back to the project site after the film was applied.

**Attachments: (List documents supporting change):**

See attached Change Order Request provided by Needham Excavating Inc.



**CHANGE IN CONTRACT PRICE:**

Original Contract Price

\$ 2,945,427.39

Previous Change Orders No.

1 To No. 7\$ 36,785.55 Decrease

Contract Price prior to this Change Order

\$ 2,908,641.84

Net Increase (Decrease) of this Change Order

\$ 5,485.75 Increase

Contract Price with all approved Change Orders

\$ 2,914,127.59**CHANGE IN CONTRACT TIMES:**

Original Contract Times

By November 2, 2018 days or dates

Net change from previous Change Orders

Convert to days  
working

Contract Time prior to this Change Order

34 working days

Net Increase (Decrease) of this Change Order

0 days days or date

Contract Time with all approved Change Orders

34 days; 5/1/19 days or date

RECOMMENDED: Fehr Graham

APPROVED: City of West Branch

ACCEPTED: Needham  
Excavating, Inc.Nathan P. Kass, PE, PLS  
ENGINEERRoger Laughlin, Mayor  
OWNERJoseph D. Needham, President  
CONTRACTOR

By:

(Signature)

By:

(Signature)

By:

(Signature)DateDateDate**END SECTION.**



**RESOLUTION 1799**

**RESOLUTION APPROVING CHANGE ORDER #8 FOR \$5,485.75 FOR THE LIFT RENTAL EXPENSE RELATED TO WORK STOPPAGE, ADDITIONAL INSTALLATION LABOR AND MATERIAL TRANSPORTATION RELATED TO THE PAVILION PANELS.**

**WHEREAS**, the installation of the polycarbonate panels to allow for natural light into the Pavilion was deemed to be too transparent and the city directed the removal of the materials installed; and

**WHEREAS**, the City Council chose to have a decal film applied to the interior of the panels prior to installation; and

**WHEREAS**, as a result that installation had already commenced when this preference was discovered, there was additional expenses incurred; and

**WHEREAS**, due to weather conditions and the requirement of the film application to have the materials applied above freezing and in dry conditions, the panels were transported by the contractor to the city shop and back to the project site after the film was applied; and

**WHEREAS**, Needham Excavating Inc. is requesting payment for the removal of installed polycarbonate panels, transporting panels to and from the city shop for application of the decal film, and additional lift rental required for completing this work.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of West Branch, Iowa approves the change order #8 for \$5,485.75 relating to the terms and explanations of this resolution.

\* \* \* \* \*

**Passed and approved this 20th day of May, 2019.**

---

Roger Laughlin, Mayor

ATTEST:

---

Redmond Jones II, City Administrator/Clerk





## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b>	May 20, 2019
<b>AGENDA ITEM:</b>	<b>Public Hearing:</b> Regarding the Proposal to Vacate Certain Alleys Located in the City of West Branch.
<b>CITY GOAL:</b>	Establish a sound and sustainable government supported by professionalism, progressive thinking and modernizing the organization.
<b>PREPARED BY:</b>	Leslie Brick, Deputy Clerk
<b>DATE:</b>	April 9, 2019

### BACKGROUND:

Public Hearing on the matter of vacating the following alleys

1. That certain 16-foot alley located to the **north** of Lot 19 and the **south** of Lot 20 in In Townsend's and Gue's Addition to West Branch, Cedar County, Iowa; and

(Ordinance 631, passed on June 18, 2007 was incorrect, this corrects that alley vacation.)

2. That certain alley located between Lots B and C in Block 47 in Joseph Steer's Plat , West Branch, Cedar County, Iowa

(By request of Chris Kofoed. Ordinance 179 vacated an adjacent alley 1956, but this portion was missed.)

3. That certain alley located adjacent to and south of Lot 49 in Block 6 in the town of Cameron, now City of West Branch, Iowa.

(By request of Bonnie Willoughby, property owner of 630 E. Main St., would like to build a garage in the rear of her property.)

<b>STAFF RECOMMENDATION:</b>	Open Public Hearing / Close Public Hearing
<b>REVIEWED BY CITY ADMINISTRATOR:</b>	
<b>COUNCIL ACTION:</b>	
<b>MOTION BY:</b>	
<b>SECOND BY:</b>	

*"Turning Vision into Reality is our Business"*



## NOTICE OF PUBLIC HEARING

### NOTICE OF PUBLIC HEARING ON PROPOSAL TO VACATE CERTAIN ALLEYS LOCATED IN THE CITY OF WEST BRANCH, IOWA.

YOU ARE HEREBY NOTIFIED that a public hearing will be held by the City Council of the City of West Branch in the Council Chambers at 110 Poplar Street, at 7:00 o'clock P.M., on Monday, May 20<sup>th</sup>, 2019. Said public hearing shall be to consider the proposal of vacating the following described alleys via ordinance:

1. That certain 16-foot alley located to the north of Lot 19 and the south of Lot 20 in In Townsend's and Gue's Addition to West Branch, Cedar County, Iowa; and
2. That certain alley located between Lots B and C in Block 47 in Joseph Steer's Plat No. 2, West Branch, Cedar County, Iowa; and
3. That certain alley located adjacent to and south of Lot 49 in Block 6 in the town of Cameron, now City of West Branch, Iowa.

All interested persons make appear at this meeting to make comment on the proposed ordinance to vacate the aforementioned alleys in the City of West Branch, Iowa.

Redmond Jones II, City Clerk,  
by Direction of the City Council





Parcel Number: 0500-13-05-353-011-0  
 Deed Holder: CARRILLO JOSE & LINDA  
 Property Address: 320 N 4TH ST  
 WEST BRANCH, IA 52358-000 [MAP THIS ADDRESS](#)  
 Class: RESIDENTIAL  
 Map Area: WEST BRANCH  
 Tax District: 500  
 Plat Map: 342  
 Legal Description: WEST BRANCH(TOWNSEND'S) LOTS 20 & 21 IN BLOCK 12  
 (NOT TO BE USED ON LEGAL DOCUMENTS)  
 Property Report: [PROPERTY REPORT \(PDF FILE\)](#)



Tax Information: [TAX INFORMATION](#)



1 / 1



Current Value as of January 1, 2018; Taxes payable fall 2019 & spring 2020.

Land Value	Dwelling Value	Improvement Value	Total Value
\$23,840	\$76,200	\$0	\$100,040

[Get Current Year Tax Estimate](#)

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2018	\$23,840	\$76,200	\$0	\$100,040
2017	\$23,840	\$76,200	\$0	\$100,040

[More Years...](#)

Land Front Foot Information

Lot	Front	Rear	Side 1	Side 2	Eff Frontage
Main Lot	78.00	78.00	127.00	127.00	75.66
Total SF 9,906					
Total Acres 0.227					

Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
Single-Family / Owner Occupied	1 Story Frame	1899	1,310



1/25/2019

Cedar County


 Hosted by  
 Vantage360.com, Inc.

Parcel Number: 0500-13-05-353-012-0  
 Deed Holder: TIDRICK ROONEY L & RICHARDS  
 Property Address: 310 N 4TH ST  
 WEST BRANCH, IA 52358-0000 [MAP THIS ADDRESS](#)  
 Class: RESIDENTIAL  
 Map Area: WEST BRANCH  
 Tax District: 500  
 Plat Map: 342  
 Legal Description: WEST BRANCH(TOWNSEND) LOTS 18 & 19 IN BLOCK 12  
 (NOT TO BE USED ON LEGAL DOCUMENTS)  
 Property Report: [PROPERTY REPORT \(PDF FILE\)](#)


 Tax Information: [TAX INFORMATION](#)


1 / 1



Current Value as of January 1, 2018; Taxes payable fall 2019 &amp; spring 2020.

<b>Land Value</b>	<b>Dwelling Value</b>	<b>Improvement Value</b>	<b>Total Value</b>
\$20,390	\$74,280	\$0	\$94,670

[Get Current Year Tax Estimate](#)

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2018	\$20,390	\$74,280	\$0	\$94,670
2017	\$20,390	\$74,280	\$0	\$94,670
<a href="#">More Years...</a>				

Land Front Foot Information

Lot	Front	Rear	Side 1	Side 2	Eff Frontage
Main Lot	78.00	78.00	90.00	90.00	64.74
Total SF 7,020					
Total Acres 0.161					

 Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
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PLAT  
Filed:  
January 4, 1970  
Book E, Page 438

Downey Street

Block 36

Block 24

Colledge

St.

First Street

Second Street

~~Block~~  
23

Block 35

Block 25

Green

St.

Block 34

Block 26

Block 22

$$\begin{array}{cc} 6 & 5 \\ & \times \\ 7 & 8 \end{array}$$
Section  
Corners

## MAIN

S T R E E T

60

Fourth Street

Green E

Page 13

Colledge

Orange St.

Depot Grounds  
Railroad

Danah's Streak

24	23	3130
1516	19	1513
Block		12
2021	22	2232

**Block 12**

Entry\_ 12 \_ \_

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TIPTON TITLE CORPORATION, Tipton, Iowa.



Townsend Lots 20 & 21 Block 12

# Cedar County, IA



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Road
  - all other roads
  - Interstate
  - US Highway
  - State Numbered Highway
- Railroad
- Address Point
- Parcel
- Parcel Number/Acre
- Leased Land
- Corporate Limit Line
- Land Hook
- Original Lot
- Original Block
- Park
- Section
- County Boundary

Notes

18 foot alleys





Book 849 Page 338

Document 2007 2475 Pages 1

Date 6/22/2007 Time 12:43:46PM

Rec Amt \$7.00

pd

CHARLINE L THUMM, RECORDER  
CEDAR COUNTY IOWA

Prepared By Bruce D. Goddard, Attorney at Law, 103 E. College St., #311, Iowa City, IA 52240, (319) 338-0304  
ORDINANCE NO. 631

### AN ORDINANCE VACATING ALLEYS

1. BE IT ENACTED by the Council of the City of West Branch, Iowa, that the following alleys within the corporate limits are hereby vacated:

The 16' alley located to the <sup>north</sup> of Lot 19, and to the <sup>south</sup> of Lot 20 in Townsend and Gue's Addition to, West Branch, Cedar County, Iowa.

The Mayor and the City Clerk are hereby authorized and directed to sign a quitclaim deed conveying said alley to the adjacent owners.

Said quitclaim deed shall include a provision stating that the conveyance is subject to an easement for the purpose of the installation and maintenance of utilities.

Passed and approved this 18<sup>th</sup> day of June, 2007.

Read First Time: May 7, 2007

Read Second Time: June 4, 2007

Read Third Time: June 18, 2007

  
  
SANDY HATFIELD, MAYOR

ATTEST:

  
DEB FIDERLEIN, DEPUTY CITY CLERK

RETURN TO: CITY OF WEST BRANCH, PO BOX 218, WEST BRANCH, IOWA 52358

BOOK 849 PAGE 338



# Memo

**To:** City Council  
**From:** Ty Doermann, City Administrator  
**CC:** Mayor Hatfield  
**Date:** 5/3/2007  
**Re:** Vacating Alley

---

## Background

West Branch City Council approved vacating several City alleys and deeding them over to the adjacent property owners late this past fall. The City discussed leaving one east to west alley open for the winter to see if the north south alley could be maintained to a passable condition.

## Status

Brian felt the Public Works Department was able to keep that alley in good condition. The City only received one complaint this past winter and it was more on the line of other peoples vehicles being parked in the alley, not a complaint of the alley being snow or ice covered. The Council has asked to have this item placed on the agenda for discussion.

## Fiscal Impact

None.

## Recommendations

Yes vote: The City Administrator will place the second reading on the agenda at the next meeting.

No vote: The City Administrator will await further direction from the City Council.

Amend: The Council can make changes to any plan.

(I recommend **YES** on this issue because it has been proven that the City can maintain this alley adequately).



1/25/2018

Cedar County


 Made by  
 Mapquest Appointments, Inc.

**Parcel Number:** 0500-13-07-226-004-0  
**Deed Holder:** KKS GS TRUST  
**Deed Holder 2:** CJK GS TRUST  
**Deed Holder 3:** LAD GS TRUST  
**Deed Holder 4:** KOFOED AUDREY R & CHRIS J CO-TRUSTEES  
**Property Address:** 216 W MAIN ST  
 WEST BRANCH, IA 52358-0000 [MAP THIS ADDRESS](#)  
**Class:** RESIDENTIAL  
**Map Area:** WEST BRANCH  
**Tax District:** 500  
**Plat Map:** 346  
**Legal Description:** STEER'S 2ND ADDITION LOT C BLOCK 47 & W 1/2 OF S 1/2 ALLEY BETWEEN LOTS B & C BLOCK 47  
 (NOT TO BE USED ON LEGAL DOCUMENTS)  
**Property Report:** [PROPERTY REPORT \(PDF FILE\)](#)



Tax Information:

TAX INFORMATION



1/1



Current Value as of January 1, 2018; Taxes payable fall 2018 &amp; spring 2020.

Land Value	Dwelling Value	Improvement Value	Total Value
\$13,220	\$0	\$0	\$13,220

[Get Current Year Tax Estimate](#)

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2018	\$13,220	\$0	\$0	\$13,220
2017	\$13,220	\$0	\$0	\$13,220
<a href="#">More Years...</a>				

Land Front Foot Information

Lot	Front	Rear	Side 1	Side 2	Eff Frontage
Main Lot	40.00	40.00	150.00	150.00	40.80
Sub Lot 2	6.00	6.00	75.00	75.00	1.74
<b>Total SF 6,450</b>					
<b>Total Acres 0.148</b>					

Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.





104.2 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyance or the establishment of property boundaries.

1 in. = 52 ft

**Legend**

- call area status
- Waterway
- US Highway
- State-Managed Highway
- Railroad
- Address Point
- Parcel
- Parcel Number/Acres
- Leased Land
- Corporate Limit Line
- Land Hook
- Park
- Section
- County Boundary

## Notes

210 W Main (3 parties)  
212 W Main (2 parties)



ORDINANCE NO. 179

AN ORDINANCE VACATING AN UNNAMED STREET LOCATED SOUTH OF LOTS A, B, C, D, E, AND UNIDENTIFIED STRIP OF LAND TWELVE (12) FEET IN WIDTH LYING BETWEEN THE SAID LOTS B AND C, AND LYING NORTH OF LOTS G AND F, ALL IN JOSEPH STEERS PLAT NO. 2 TO THE TOWN OF WEST BRANCH, CEDAR COUNTY, IOWA

WHEREAS, the Town of West Branch, Cedar County, Iowa, is the owner of an unnamed public street in West Branch, Iowa located south of lots A, B, C, D, E, and unidentified strip of land twelve (12) feet in width lying between the said lots B and C, and lying north of lots G and F, all in Joseph Steers Plat no. 2; and

WHEREAS, said street is not suitable nor necessary, and no longer used for public travel; and

WHEREAS, it would be advantageous to the Town of West Branch, Iowa and to the public to vacate said street:

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF WEST BRANCH, IOWA:

Section 1. That the unnamed street located south of lots A, B, C, D, E, and unidentified strip of land twelve (12) feet in width lying between the said lots B and C, and lying north of lots G and F, all in Joseph Steers Plat no. 2 in the Town of West Branch, Cedar County, Iowa, should be and is hereby vacated.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall become effective from and after its passage and publication as by law provided.

Introduced by Councilman Quincy

Seconded by Councilman Jensen

Passed and approved this 3 day of January, 1956.

James Edwards  
MAYOR

Attest: J. J. Hazlett  
Town Clerk





**Parcel Number:** 0500-13-08-127-011-0  
**Deed Holder:** WILLOUGHBY BONNIE S  
**Property Address:** 630 E MAIN ST  
 WEST BRANCH, IA 52358-0000 [MAP THIS ADDRESS](#)  
**Class:** RESIDENTIAL  
**Map Area:** WEST BRANCH  
**Tax District:** 500  
**Plot Map:** 348  
**Legal Description:** WEST BRANCH LOT 49 BLOCK 6  
 (NOT TO BE USED ON LEGAL DOCUMENTS)  
**Property Report:** [PROPERTY REPORT \(PDF FILE\)](#)



**Tax Information:** [TAX INFORMATION](#)



1 / 2



Current Value as of January 1, 2018; Taxes payable fall 2019 & spring 2020.

Land Value	Dwelling Value	Improvement Value	Total Value
\$20,390	\$128,960	\$0	\$149,350

[Get Current Year Tax Estimate](#)

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2018	\$23,360	\$93,940	\$0	\$117,300
2017	\$23,360	\$93,940	\$0	\$117,300

[More Years...](#)

Land Front Foot Information

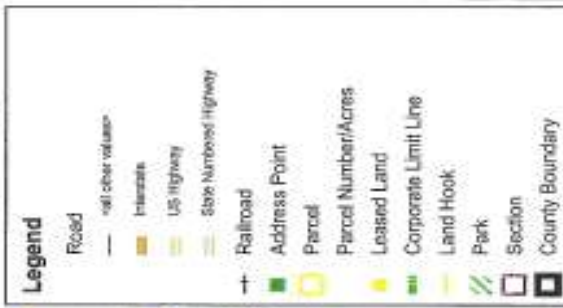
Lot	Front	Rear	Side 1	Side 2	Eff Frontage
Main Lot	72.00	72.00	153.00	153.00	74.16
Total SF 11,016					
Total Acres 0.253					

Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
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Notes

132.7	0	66.35	132.7 Feet
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## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b>	May 20, 2019
<b>AGENDA ITEM:</b>	<b>First Reading Ordinance 766</b> – An Ordinance Vacating Alleys Located in the City of West Branch.
<b>CITY GOAL:</b>	Establish a sound and sustainable government supported by professionalism, progressive thinking and modernizing the organization.
<b>PREPARED BY:</b>	Redmond Jones II, City Administrator
<b>DATE:</b>	May 15, 2019

### BACKGROUND:

Public Hearing on the matter of vacating the following alleys

1. That certain 16-foot alley located to the **north** of Lot 19 and the **south** of Lot 20 in In Townsend's and Gue's Addition to West Branch, Cedar County, Iowa; and

(Ordinance 631, passed on June 18, 2007 was incorrect, this corrects that alley vacation.)

2. That certain alley located between Lots B and C in Block 47 in Joseph Steer's Plat , West Branch, Cedar County, Iowa

(By request of Chris Kofoed. Ordinance 179 vacated an adjacent alley 1956, but this portion was missed.)

3. That certain alley located adjacent to and south of Lot 49 in Block 6 in the town of Cameron, now City of West Branch, Iowa.

(By request of Bonnie Willoughby, property owner of 630 E. Main St., would like to build a garage in the rear of her property.)

<b>STAFF RECOMMENDATION:</b>	Approve First Reading – Move to Action
<b>REVIEWED BY CITY ADMINISTRATOR:</b>	
<b>COUNCIL ACTION:</b>	
<b>MOTION BY:</b>	
<b>SECOND BY:</b>	

*"Turning Vision into Reality is our Business"*



Prepared by: Kevin D. Olson, West Branch City Attorney, PO Box 5640, Coralville, Iowa 52241 (319)351-2277  
Return to: City of West Branch, 110 N. Poplar Street, P.O. Box 218, West Branch, Iowa 52358 (319)643-5888

ORDINANCE NO. 766

AN ORDINANCE VACATING ALLEYS

1. BE IT ENACTED by the Council of the City of West Branch, Iowa, that the following alleys within the corporate limits are hereby vacated:

1. That certain 16' alley located to the north of Lot 19, and to the south of Lot 20 in Townsend and Gue's Addition, to West Branch, Cedar County, Iowa,
2. That certain alley located between Lots B and C in Block 47 in Joseph Steer's Plat No. 2, West Branch, Cedar County, Iowa; and
3. That certain alley located adjacent to and south of Lot 49 in Block 6 in the town of Cameron, now City of West Branch, Iowa

The Mayor and the City Clerk are hereby authorized and directed to sign a quitclaim deed conveying said alley to the adjacent owners.

Said quitclaim deed shall include a provision stating that the conveyance is subject to an easement for the purpose of the installation and maintenance of utilities.

Passed and approved this 24<sup>th</sup> day of June, 2019.

Read First Time: May 20, 2019

Read Second Time: June 3, 2019

Read Third Time: June 24, 2019

---

Roger Laughlin, Mayor

ATTEST:

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Redmond Jones II, City Administrator/Clerk



**REQUEST FOR COUNCIL CONSIDERATION**

<b>MEETING DATE:</b> May 20, 2019	
<b>AGENDA ITEM:</b>	<b>Discussion Item:</b> Evaluating / Prioritizing Wapsinonic Creek Widening Preliminary Cost and Other Park Related Improvements.
<b>CITY GOAL:</b>	Promote quality of life including public safety, community pride events, strong citizen involvement, parks and recreation opportunities and investment.
<b>PREPARED BY:</b>	Redmond Jones II, City Administrator
<b>DATE:</b>	April 30, 2019

**BACKGROUND:**

It has been a Top City Objective for the past two years. However, the capital expense has been difficult to fund. With the Cubby Park Value Engineering and Project Contingency funding, the City has the opportunity to direct remaining park funding to any other parks capital project. After review with the City's Bond Counsel it was acknowledged that the City could use remaining Cubby funds for the Wapsi Creek Widening.

Remaining Contingency Estimate: \$144,077.70

Value Engineering: \$126,000.00

Currently, the City has \$126,000.00 in the Storm Water Fund which could be used on this project or a project similar in nature.

\$396,077.77 = approximate (without pending change order) funds available

<b>STAFF RECOMMENDATION:</b> Seek City Council Direction
<b>REVIEWED BY CITY ADMINISTRATOR:</b>
<b>COUNCIL ACTION:</b>
<b>MOTION BY:</b>
<b>SECOND BY:</b>

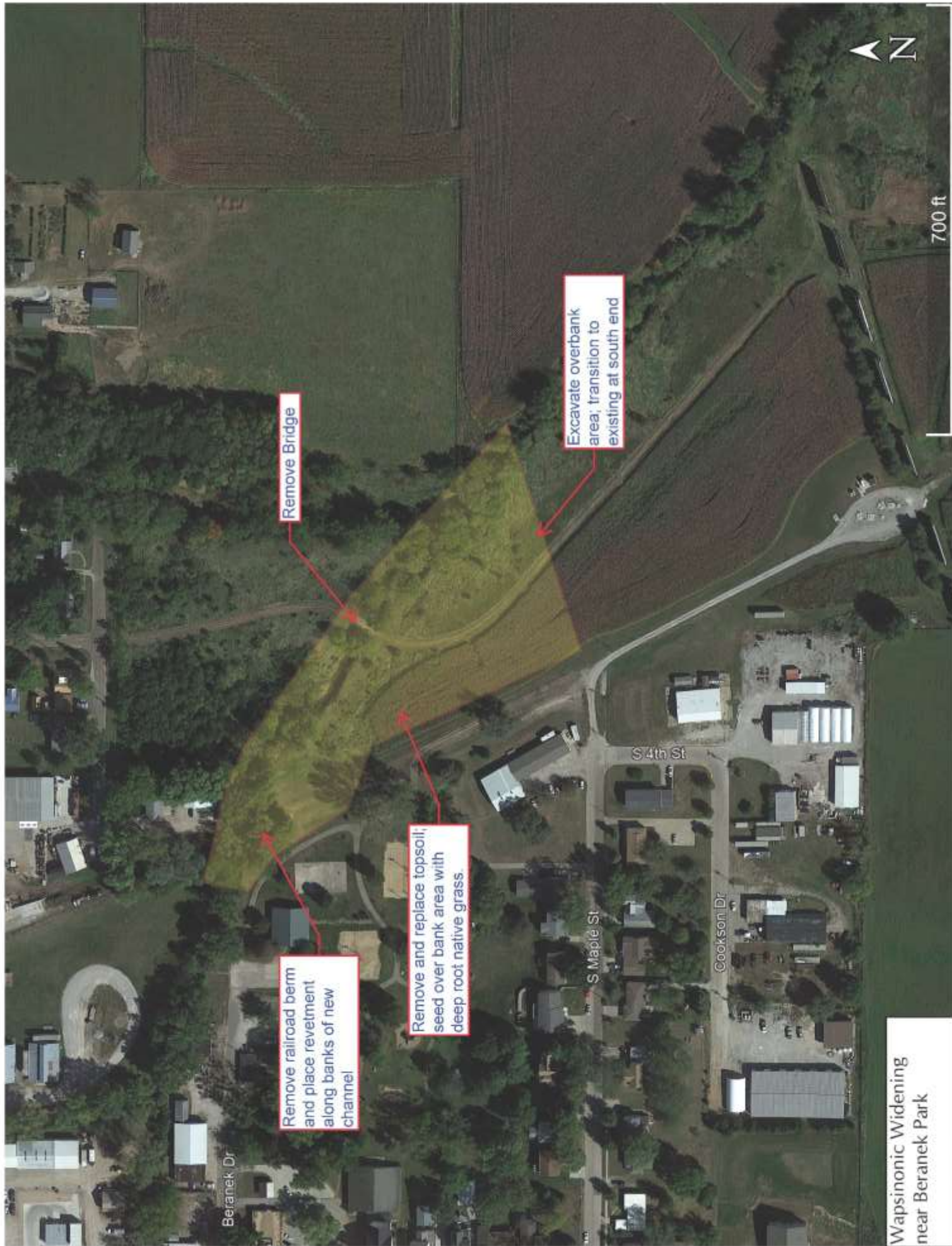
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West Branch, Iowa  
Wapsinonic Creek Widening  
Beranek Park/Gaskill Area  
April 26, 2019

	Description	Units	Quantity	Unit Price	Extended Price
1	Mobilization	LS	1	\$ 10,000	\$ 10,000
2	Construction Survey	LS	1	\$ 2,500	\$ 2,500
3	Erosion Control	LS	1	\$ 5,000	\$ 5,000
4	Clearing & Grubbing	LS	1	\$ 7,500	\$ 7,500
5	Bridge Removal	LS	1	\$ 10,000	\$ 10,000
6	Topsoil Removal	CY	3,850	\$ 4	\$ 15,400
7	Earthwork (Excavate & Haul Out)	CY	12,000	\$ 15	\$ 180,000
8	Topsoil Respread	CY	3,850	\$ 4	\$ 15,400
9	Seeding	AC	5	\$ 5,000	\$ 25,000
				Subtotal	\$ 270,800
	Contingency		15%		\$ 40,700
	Property Acquisition	AC	4	\$ 20,000	\$ 80,000
	Legal	LS		\$ 5,000	\$ 5,000
	Appraisal	LS		\$ 3,500	\$ 3,500
	Engineering	LS			\$ 35,000
				Project Total	\$ 435,000





Wapsinonic Widening  
near Beranek Park



## Other Project Proposals / Priorities

**CUSTOM ICE INC.**  
*Rink Design Build*

[Home](#)[About](#)[Ice Rinks](#)[Ice Rink Products](#)[Planning Design](#)[Articles](#)[Contact](#)[Jobs](#)

### Splash Pad in the summer / Ice Rink in the winter

With the growing demand for multipurpose winter and summer facilities, Custom Ice has developed our own line of ice rink and splash pad combination products. These facilities use the same floor to operate as an ice rink in the winter and splash pad in the summer. With our splash pad system, the water lines and ice rink piping is built right in so seasonal changeover is easy. And, the dual use creates double the fun at a fraction of the cost and space of two separate facilities.

In the past, the close rink pipe spacing made large splash pad water drains impossible so ice rink splash pad combinations were difficult. Now using patented Custom Ice high flow rink water drains the rink pipes pass straight through the drains to make it possible to construct any splash pad on any ice rink.

At Custom Ice, we construct both the ice rink and splash pad components so installation is easy and efficient. No need to coordinate multiple trades. Our splash pad/ice rink combinations can incorporate in ground water jets, and above ground water fixtures including: daisies, candy canes, spirals, bucket dumps, water guns, palm trees, bollards and activators.

Call or email us today for more information.

[All](#)[Splashed Ice](#)

Cone Park  
*Winter 50'x110'*



Cone Park  
*Summer 50'x110'*



Sherbourne Park  
*Winter*



Sherbourne Park  
*Summer*



Lancaster Park  
*Winter*



Lancaster Park  
*Summer*



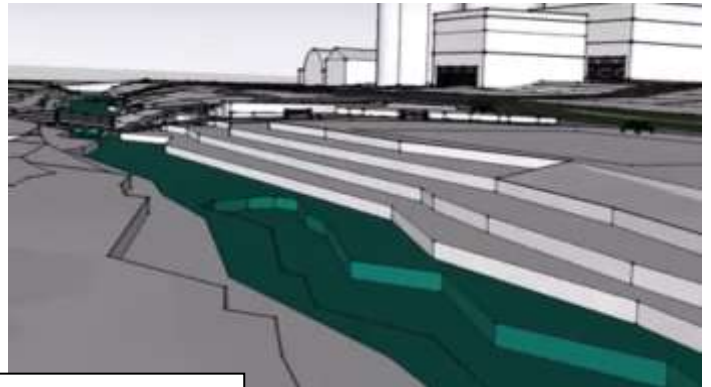
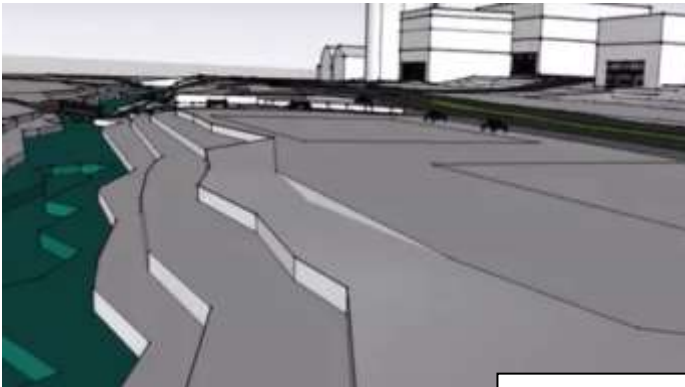
Rainbow Park  
*Winter*



Rainbow Park  
*Summer*



## Wapsi / Basin / Amphitheater



Impact 7G renderings



## Amphitheater / Basin



Wapsi Creek



Cubby Park Equipment	Price	Further information
Toro Infield Groomer(Sand Pro)	\$ 17,000.00	Waiting on quote
Cub Cadet Pro Z 960 with clamshell bagger	\$ 12,859.00	Quote included
Weed Trimmer	\$ 400.00	
Push Mower	\$ 400.00	
Dumpster Enclosure	\$ 6,000.00	Verbal quote from Fehr Graham
Trellis Extension at Cubby Park Pavilion	\$ 18,694.07	Quote Included
Parking lot east of Scott Drive	\$ 73,000.00	Original bid price
Baseline Extension to accommodate 70 foot bases(12USSSA)per field	\$ 16,103.45	Estimate included
Fence near Crestview	\$ 12,000.00	Estimate from Gordon
Beranek Park Parking Lot	\$ 7,500.00	
Splash Pad	\$ 150,000.00	
Creek widening at Beranek Park		
Seal coat on the trails	\$ 15,000.00	

Per Field Cost to Add 70 Ft. Bases				
Item	Quantity	Unit	Unit Cost	Total
Class 13 Excavation	110	CY	\$6.10	\$671.00
Sand Base	90	Ton	\$26.70	\$2,403.00
Infield Surface	115	Ton	\$79.70	\$9,165.50
Bases (set)	1	LS	\$400.00	\$400.00
Irrigation Modifications	1	LS	\$2,000.00	\$2,000.00
Subtotal				\$14,639.50
Contingency	10%			\$1,463.95
<b>TOTAL</b>				<b>\$16,103.45</b>



Infield Maintenance Equipment



110 N Columbus St  
West Liberty, IA 52776  
319-627-2011

102 Cedar St  
Tipton, IA 52720  
563-886-6175

4179 Naples Ave  
Iowa City, IA 52240  
319-354-6220

3/21/2019

New Cub Cadet Pro Z 960 L- Air Seat with lumbar support, 72 inch deck, Electric Clutch, 7 gauge deck with  $\frac{3}{4}$  inch wear guard, 35 HP Kawasaki Engine, two 7.5 gallon fuel tanks, 15x6x6 smooth run flat tires- Front, 26x12x12 Turf Tires – Rear. 3 Year No Hour Limit Warranty.

List Price \$11,699

Municipal Discount \$ 2,340

Your Price \$ 9,359

59A30047 PRO-X Power Assist Triple Bagger	List Price	\$3,199
	Your Price	\$2,850
59A30051 Pro-X Power Assist Clam Shell Bagger	List Price	\$3,899
	Your Price	\$3,500



# POWER-ASSIST TRIPLE BAGGER

59A30047150



Fits Pro Z 500, 700, 900 L and  
S Series

15 cubic foot capacity (12  
bushels)

# PRO-X POWER ASSIST CLAM SHELL BAGGER

59A30051150



Fits Pro Z 500, 700, 900

12 cubic foot capacity

Dump Hopper from operator  
position



## Trellis Extension at the Pavilion

### POINT BUILDERS, LLC

4900 BOWLING ST SW, STE 100  
CEDAR RAPIDS, IA 52404  
Ph : 319-364-5053

## Change Request

To: City of West Branch

Number: 2

Date: 9/11/18

Job: 735 CUBBY PARK PAVILION

Phone:

Description: Trellis Framing

We are pleased to offer the following specifications and pricing to make the following changes:

Framing of the trellis

Work performed by subcontractors:

Description	Subcontractor	Price
SUPERINTENDENT		\$375.00
PROJECT MANAGER		\$850.00
PROJECT COORDINATOR		\$165.00
ROUGH CARPENTRY		\$7,200.00
Wood Material		\$6,366.07
STRUCTURAL STEEL MATERIAL		\$500.00
Lift		\$1,500.00
Subtotal:		\$16,956.07
Subtotal:		\$16,956.07
Percent	\$16,956.07	10.00%
Insurance	\$16,956.07	0.25%
Total:		\$18,694.07

If you have any questions, please contact me at .

Submitted by: Point Builders

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_





## MEMORANDUM

Cost Estimate for Beranek Park Parking lot Improvements  
\$6,200-\$7,500

This project includes removing 3 trees in front of the shelter, adding 13 foot of parking for the width of the existing parking lot, adding a 6 foot wide ADA compliant sidewalk for the width of the existing parking lot that connects to the shelter and adding a turn-around for the south parking stalls. The entire surface of the parking lot would be patched and seal coat applied for the finish. The majority of this work would be completed in house by Public Works with the seal coat completed by LL Pelling when they came to town for the other seal coat work.

This project would significantly affect the usability of the parking area as well as make a cleaner safer look for Beranek Park as a whole. This would allow for at least one handicap accessible stall and 20 regular parking stalls

Thanks  
Matt G

Matt Goodale  
Public Works Director



PO Box 218  
110 N Poplar St  
(319) 325 8213 cell  
(319) 643 5888 office  
[mgoodale@westbranchiowa.org](mailto:mgoodale@westbranchiowa.org)

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## MEMORANDUM

**MEETING DATE:** May 20, 2019

**AGENDA ITEM:** Cubby Park Expenses

**CITY GOAL:** Establish a sound and sustainable government supported by professionalism, progressive thinking and modernizing the organization.

**PREPARED BY:** Melissa Russell, Parks and Recreation Director

**DATE:** May 17, 2019

### BACKGROUND:

It is recommended the following order for additional funding for a total of **\$83,456**.

1) Items required but not included in the bid:

Dumpster Enclosure	\$6000
Crestview Fence	\$12000
<b>Total</b>	<b>\$18000</b>

2) Field/Park Maintenance recommended but not included in bid:

Cub Cadet Pro Z	\$12859
Field Groomer	\$17000
Weed Trimmer	\$400
Push Mower	\$400
<b>Total</b>	<b>\$30659</b>

3) Additional suggested amenities but not funded:

Trellis Extension	\$18694
Baseline Extension	\$16103
<b>Total</b>	<b>\$34797</b>

The Cubby Park parking lot was cut as part of the value engineering process. This parking lot will most likely need to be added at some point as the popularity of Cubby Park grows. The need for the additional parking lot will be reevaluated in a year.

Seal coat on the Hoover Trail and Beranek Park trails was planned for FY19, however the funding is no longer available.

Beranek Parking lot could potentially be funded from the FY2019 budget.

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## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b>	May 20, 2019
<b>AGENDA ITEM:</b>	<b>Discussion Item:</b> Garbage Collection Contract and Potential Switch to Automated Waste Can Service.
<b>CITY GOAL:</b>	Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.
<b>PREPARED BY:</b>	Colton Miller, Mayor Pro Tem / City Council
<b>DATE:</b>	May 15, 2019

### BACKGROUND:

Our current contract with Johnson County Refuse, Inc. will expire in June 30, 2020. We anticipate that prices will increase with the current vendor. Based on an informal unsolicited proposal from Johnson County Refuse the average user will experience \$2.75 a month increase for a 35 gallon weekly garbage disposal service. This would require every resident to have at a minimum a grand total of \$17.50 a month (this includes a mandatory \$4.75 recycling fee). Currently, as proposed there would be there would options for resident to get larger garbage containers that would result in higher monthly bill.

We have also been approached by ABC Disposal Systems who have expressed interest in presenting a proposal to the city.

#### Pros

- Consistent Service (familiar with new residence)
- Popular with Residence
- Disincentive for illegal dumping / garbage disposal
- Loss Recycle Bins
- Less City Administrative Time (Selling tags with no mark-up)

#### Cons

- Increase Garbage Disposal Fees (in general)
- Could have adverse effect on fixed income residents
- Residents Adjustment to Change
- Business Owners who are also Residents may find that they will pay for garbage disposal for both residency fee and business expense. We have had some residence say they dispose of their garbage at their business or job.

<b>STAFF RECOMMENDATION:</b> Informational / Seek Further Direction
<b>REVIEWED BY CITY ADMINISTRATOR:</b>
<b>COUNCIL ACTION:</b>
<b>MOTION BY:</b>
<b>SECOND BY:</b>

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RESOLUTION NO. 1307

RESOLUTION APPROVING AN AMENDMENT TO THAT CERTAIN TRASH REMOVAL AND RECYCLING AGREEMENT WITH JOHNSON COUNTY REFUSE, INC.


WHEREAS, the City of West Branch previously entered into an agreement with Johnson County Refuse to provide its residents with trash removal and recycling services; and

WHEREAS, the City Council believes that Johnson County Refuse is providing excellent, affordable services for its citizens, and therefore, desires to amend the current agreement; and

WHEREAS, the City Attorney has drafted an amendment which requires approval by the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Iowa, that the aforementioned amendment is hereby approved. Further, the Mayor and City Clerk are hereby directed to execute this Amendment on behalf of the City.

Passed and approved this 1<sup>st</sup> day of June, 2015.

  
Colton Miller, Mayor Pro Tem

ATTEST:

  
Matt Muckler, City Administrator/Clerk



AMENDMENT TO THAT CERTAIN TRASH REMOVAL AND RECYCLING  
AGREEMENT BY AND BETWEEN THE CITY OF WEST BRANCH, IOWA AND  
JOHNSON COUNTY REFUSE, INC.

REFERENCE IS HEREBY MADE to that certain Trash Removal and Recycling Agreement (the "Agreement") dated as of the 1<sup>st</sup> day of May, 2010, by and between the City of West Branch, Iowa (the "City") and Johnson County Refuse, Inc. (the "Contractor").

THE AGREEMENT IS HEREBY AMENDED as follows:

1. That paragraph 2 is hereby amended to reflect the start date of this Amendment being July 1, 2015 and hereby terminating June 30, 2020.
2. That the agreement is hereby amended by adding and incorporating these additional terms:
  - a. That the Contractor will provide a semi-annual "Clean-Up Day" to be held on the 1<sup>st</sup> Saturday of May and 1<sup>st</sup> Saturday of November from 7 am to 11 am in the Water Street Parking Lot. Contractor will invoice the City for the tipping fees for these "Clean-Up Days."
  - b. That the Contractor will make recycling services available to commercial businesses and multi-family residential buildings that are not offered said service pursuant to the West Branch City Code. Any fees/rates to be charged will be negotiated directly with the commercial entity desiring the service.
3. IN ALL OTHER ASPECTS NO MODIFIED ABOVE, THE AGREEMENT REMAINS IN FULL FORCE AND EFFECT.

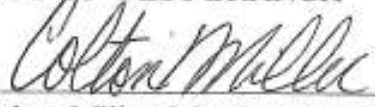
Dated this 1 day of June, 2015.

JOHNSON COUNTY REFUSE, INC.

By: 

Its: \_\_\_\_\_

CITY OF WEST BRANCH

  
Colton Miller, Mayor Pro Tem

ATTEST:

  
Matt Muckler, City Administrator/Clerk



## TRASH REMOVAL AND RECYCLING AGREEMENT

THIS AGREEMENT made and entered into this 1<sup>st</sup> day of May, 2010 (hereinafter referred to as "agreement") between JOHNSON COUNTY REFUSE, INC. of Oxford, Johnson County, Iowa (hereinafter referred to as "Contractor"), and City of West Branch, Iowa (hereinafter referred to as "City") agree as follows:

1. The City hereby agrees that the contractor will be the authorized collector of garbage, rubbish, and recyclables within the City limits for residential service and commercial currently being serviced.
2. This agreement voids all other previous agreements between the two parties and shall commence May 1, 2010, and terminate June 30, 2015. Contractor and City shall have an annual meeting to discuss the progress of the program and any alternatives and/or modifications.
3. The recyclables are to be picked up as per the current recycling guidelines established by City and Contractor.
4. The City agrees to pay the Contractor Four and 75/100 dollars (\$4.75) per month per residential dwelling unit base rate for the first year of the contract and agrees to discuss increases in price based on the increase of the cost doing business (based on the City Council's approval). For each residential dwelling currently being billed by the City: said number of water meters shall be determined by the City Clerk. Payment by the City shall be made on the 1<sup>st</sup> day of the next month service is performed. An adjustment shall be made by the City where more than one family is being served through one meter, by paying to the contractor the rate specified above per month per family. The rates for residential trash under the sticker system shall be as follows and shall be the revenue of the contractor to cover expenses related to disposal:  
One and 25/100 dollars (\$1.25) per 20 gallon trash bag  
Anything 21-35 gallons requires 2 one and 25/100 dollar (\$1.25) stickers  
The rates for individual sticker price may also be adjusted annually to cover additional costs related to trash pickup and using the same cost of living factor as previously stated. Increases at Cedar County Disposal Facility will subject these rates to change upon 30 days notice to cover the additional fees (based on City Council approval).
5. The Contractor agrees to pick up and collect all garbage and trash which is bagged or placed in not to exceed 35 gallon aluminum or plastic garbage cans or bags and placed on parking next to the curb with proper sticker on such collection days as Contractor shall establish. Said pickup shall be at least once per week for each residential building during existence of this contract unless prevented by fire, flood, strikes, riots, acts of God, or circumstances beyond his control.
6. The contractor will not be responsible for large household appliances and furnishings. Appliances, furniture, volume trash, materials from household construction or renovation, and/or volume trash from people moving in or out of a dwelling will be billed extra before pickup at the dwelling.
7. Contractor shall carry insurance in a sufficient amount to cover any and all liability which he may incur in the performance of said services, and hold the City harmless for any damage.
8. This agreement may be altered, modified, changed or voided by the written agreement executed by and between the parties hereto and not otherwise. This agreement shall be binding upon the parties and all heirs, successors and legal representatives of the parties hereto. In the event Johnson County Refuse, Inc. servicing West Branch is sold, the City of West Branch shall have the right to void this contract if they do not wish to accept the successor or assignee.
9. Said Contractor shall perform all services in conformity with all laws of the State of Iowa, Cedar County and the City of West Branch, Iowa, as they pertain to such services and reserves the right to file charges for violations of such.
10. For non-compliance with the terms of this contract the City or Contractor shall have the right to give 30-day written notice of the intent to terminate the contract.

IN WITNESS WHEREOF, the undersigned have executed this agreement on the date first written above.

  
Johnson County Refuse, Inc.

\_\_\_\_\_  
Mayor of West Branch

\_\_\_\_\_  
City Clerk





## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b>	May 20, 2019
<b>AGENDA ITEM:</b>	<b>Discussion Item:</b> New and Revamped Proposed Nuisance Abatement Ordinance and Process.
<b>CITY GOAL:</b>	Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.
<b>PREPARED BY:</b>	Redmond Jones, City Administrator
<b>DATE:</b>	May 15, 2019

### BACKGROUND:

As identified in our FY 2018-2019 Goal Setting Process, revamping our nuisance process has been an important priority, particularly as the city continues to grow and maintaining property values are critical for residential lending and real-estate marketing. Nuisance abatement can have a major impact on the viability of neighborhood and be a drain on local government resources. Containing blighting influences can become overwhelming and result in disinvestment in areas of the city, and create a weak link in the overall development of a growing community.

This item is a draft ordinance that will provide a greater ability to increase enforcement, speed up resolution of violations, and clearly communicate property maintenance expectations. The Mayor and several key staff members have attended the 2019 Nuisance Abatement Conference presented by the Iowa League of Cities regarding this matter. We expect to start the discussion and over the next three City Council meetings review, amend, and approve a version of the draft ordinance (Chapter 50) that is attached to this item.

<b>STAFF RECOMMENDATION:</b>	Seek City Council Direction – How to Proceed Forward
<b>REVIEWED BY CITY ADMINISTRATOR:</b>	
<b>COUNCIL ACTION:</b>	
<b>MOTION BY:</b>	
<b>SECOND BY:</b>	

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# CITYSCAPE

IOWA LEAGUE OF CITIES | FEBRUARY 2019



## Clinton steps up

By Mickey Shields | Iowa League of Cities

*Photo by City of Clinton: Clinton saw a jump in nuisance property violations, prompting city officials to take action to improve their community.*

### Clinton

**Population:** 26,885

**Location:** Clinton County, eastern Iowa

**Did you know:** Located on the Mississippi River, Clinton is home to the Showboat Theatre, a city-owned former tug boat that pushed barges on the Ohio River before being remodeled into a theatre.

### Around the State

Progress is not always linear, and in some work there may never be a finish line. Perhaps no other issue in municipal government quite reflects that way of thinking like nuisance abatement.

For most communities, dealing with nuisance properties presents a significant challenge both in identifying violations and then completing abatement work. As soon as a few properties are cleaned up, several more pop up the next month.

Despite the difficulty that can come from nuisance abatement work it remains a critical aspect in creating and maintaining vibrant communities. Clinton leaders are demonstrating the importance of dealing with nuisance issues to turn around dormant properties.



## City of Clinton

### Problems mount (563) 242-2144

Like so many other communities, the amount of nuisance properties in Clinton accelerated in recent years as more and more fell out of code compliance or were completely abandoned. Jeff Chapman, Clinton's battalion chief and building and neighborhood services supervisor, said the situation almost became epidemic as nearly 200 properties reached vacant and abandoned status.

"This spike in vacant and abandoned properties has spurred a broken windows-like issue in that we have seen an increase in residents not maintaining their properties," Chapman said, pointing to increases in more typical nuisance violations such as overgrown grass and weeds, garbage and debris accumulation, and snow removal issues.

As is often the case, some property owners noticed the rising number of vacant and abandoned properties and lowered the level of care to their own property. Together, the issues put a strain on city services as staff had a hard time keeping up.

### City officials take action

Knowing that direct city involvement was needed to begin making improvements, the city council added a staff member to assist with code enforcement and rental inspections during winter months. Chapman said positive results followed as the city was better able to enforce violations. "These efforts have allowed us to finally start to see some progress in troubled neighborhoods as we begin to see people taking some pride and keeping their properties maintained," he explained.

The city has also been more active in pursuing vacant and abandoned properties, including using methods to acquire such properties to spur redevelopment. One process includes the utilization of Section 657A.10A of the *Code of Iowa*, which permits cities to acquire title to abandoned property after successfully petitioning the court. Another avenue that has been used is local tax sales whereby the city has claimed tax sale certificates to properties delinquent on property taxes.

Through these mechanisms the city has been able to protect abandoned properties from getting into the hands of owners that have no plans of redevelopment, and instead has enabled the city to thoughtfully find partners that wish to take an active use in the properties.

### Learn more at the Nuisance Abatement Conference!

Join us at the 2019 Nuisance Abatement Conference, May 15 in Coralville, for our annual training event that offers guidance and best practices for working through all sorts of nuisance property issues. From the basic unmowed lawn to the abandoned and derelict building, the conference will help your community improve on its nuisance abatement processes.

This has largely been done in two ways. Non-conforming properties with non-buildable lots have been offered to adjacent non-conforming lot owners to expand their property into a conforming use. Conforming lots are made available for sale via competitive bid, with the council being able to select whom it feels will do the best job with the property. Over time the city hopes their investment will help return these abandoned properties to active status on the property tax roll.

### Don't stop now

While progress and improvement can already be seen, Clinton officials are pushing for more. According to Chapman, a big step is adopting the latest edition of the International Property Maintenance Code to give the city a better enforcement tool with nuisance properties. The city is working with its Neighborhood Improvement Committee on this project to get broad support from the community. "I believe we would have the teeth to finally be proactive in requiring property owners to maintain their properties to a level that would prevent dilapidation," he said.

It is not easy to work on a problem that rarely has a simple solution, and with no clear end in sight. It's all part of the job for city government officials, who nonetheless work diligently to improve their community.

*Mickey Shields is the assistant director of membership services and can be reached at (515) 244-7282 or [mickeyshields@iowaleague.org](mailto:mickeyshields@iowaleague.org).*



CHAPTER 50

NUISANCE ABATEMENT PROCEDURE

50.01 Definition of Nuisance	50.11 Abatement in Emergency
50.02 Nuisances Enumerated	50.12 Abatement by City
50.03 Other Conditions	50.13 Collection of Cost
50.04 Nuisances Prohibited	50.14 Installment Payment of Cost of Abatement
50.05 Right of Entry for Inspection	50.15 Failure to Abate
50.06 Warrants	50.16 Interference
50.07 Nuisance Abatement	50.17 Liability
50.08 Notice to abate, contents	50.18 Foreclosure / Rental Property
50.09 Method of service	50.19 Abandoned Property
50.10 Request for hearing	50.20 International Property Maintenance Code
	50.99 Penalty

**50.01 DEFINITION OF NUISANCE.** (A) Whatever is injurious to health, indecent, or unreasonably offensive to the senses, or an obstruction to the free use of property so as essentially to interfere unreasonably with the comfortable enjoyment of life or property is a nuisance. (B) The provisions of this chapter shall apply to all residential and non-residential properties and structures located within the corporate limits of the city.

*(Code of Iowa, Sec. 657.1)*

**50.02 NUISANCE ENUMERATED.** The following subsections include, but not limit, the conditions which are deemed to be nuisances in the City:

1. Offensive smells. Erecting, continuing or using any building or other place for the exercise of any trade, employment or manufacture, which, by occasioning noxious exhalations, unreasonably offensive smells, or other annoyances, becomes injurious and dangerous to the health, comfort or property of individuals or the public.
2. Filth or noisome substance. Causing or suffering any offal, filth or noisome substance to be collected or to remain in any place to the prejudice of others.
  - A. *Sanitation.* All exterior, and any interior portion of the premises of any property shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior or interior portion of the premises which such occupant controls, in a clean, safe, and sanitary condition so as to protect the life, health and safety of any occupants or of the public.
  - B. *Containment Systems.* In any event where a sewage spill or overflow occurs from any sewer, septic system, portable toilet, holding tank, sewage or septic transfer vessel, or any other container or containment system where sewage, human, or animal waste is deposited upon or within a structure or upon a property located within the corporate limits of the city, upon verification by the Building Official and/or Code Enforcement Official(s) as designated by the City Administrator,



such a spill or overflow shall be deemed a nuisance and shall be subject to the provision in this chapter in §§ 50.05, 50.06, 50.09, and 105.03. All sanitation issues involving sewage spills and/or overflows shall be considered an emergency and be subject to immediate action by the city in accordance with § 50.09 of this chapter. Additionally, the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in sanitary condition. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads. In any instance wherein a structure appears to be found in disrepair or structurally unsound by the Building Official and/or Code Enforcement Official(s) as designated by the City Administrator, shall be the responsibility of the property owner to submit a report stating that the structure is sound and capable of carrying the imposed load, and such report must be signed by either an architect, structural engineer, or a registered, licensed contractor that meets the qualifications set forth by the Building Official and/or Code Enforcement Official(s) as designated by the City Administrator.

3. Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. For the purpose of this chapter, RUBBISH shall be defined as any material thrown away as worthless: trash or debris that has been discarded or is broken, in state of disrepair, has the potential to cause a fire hazard, or any instance where there is not a safe, continuous and unobstructed path of travel provided from any point in a building or structure to the public way. Means of egress shall comply with the current adopted Fire Prevention Code of the city.
4. Impeding passage of navigable or natural water ways. Obstructing or impeding without legal authority the passage of any navigable river, harbor, natural drainage way, storm water drainage way, stream, creek, any retention/detention ponds or drainage areas, or collection of water. All storm water drainage issues between developed properties must be resolved by the use of an approved drainage system that either collects, directs or re-directs stormwater to a natural, or, a man-made drainage area. Storm water conducted from roofs or other impervious areas shall be dispersed entirely upon the grounds of the owner of the contributing property or it shall be drained or conducted into ditches, storm drains or gutters where available on public property or easements legally usable for that purpose, or into public streams. The depositing of storm water, either permanently or temporarily, onto an abutting property, city right of way, or upon any city street, road or alley is prohibited unless a storm water management plan has been submitted, reviewed and approved by the office of the City Engineer.
5. Water pollution. Corrupting or rendering unwholesome or impure the water of any river, stream or pond, or unlawfully diverting the same from its natural course or state, to the injury or prejudice of others.



6. Blocking public and private ways. Obstructing or encumbering, by fences, buildings or otherwise, the public roads, private ways, streets, alleys, commons, landing places or burying grounds.
7. Billboards. Billboards, signboards and advertising signs, whether erected and constructed on public or private property, which so obstruct and impair the view of any portion or part of a public street, avenue, highway, boulevard or alley or of a railroad or street railway track as to render dangerous the use thereof. Any billboard, signboard and advertising signs that are dilapidated, broken, abandoned or in a general state of disrepair, or, that advertise for a business that is no longer operating as advertised.
8. Storing of flammable junk. Depositing or storing of flammable junk, such as old rags, rope cordage, rubber, bones and paper, by dealers in such articles within the fire limits of the city, unless in a building of fireproof construction, or within the confines of an area similarly protected by a sprinkler system, fire protection equipment or device, fire brigade or private fire department, or that is regulated and conforms to the 2006 Life Safety Code.
9. Air pollution. Emission of dense smoke, noxious fumes or fly ash without a permit and/or City Council permission (see Chapter 105.05).
10. Weeds, brush. Grass over 6 inches in height and any and all obnoxious / unsightly weeds or dense growth of vines, brush or other vegetation in the City so as to constitute a health, safety or fire hazard or render the streets or highways of the City unsafe for the public travel or interfere with the proper construction or repair of said streets or highways.
11. Dead or diseased trees. Any tree in such a state of deterioration that any part of the tree is likely to fall and damage property or cause injury to persons. A dead tree or limb which overhangs a sidewalk, parkway, city street or alley is a nuisance per se. In the case of a portion of a tree that is dead, diseased, broken, dangling, or dangerous, only that portion that is dead, diseased, broken, dangling, or dangerous shall be required to be removed and made safe (See also Chapter 151).
12. Airport air space. Any object or structure hereafter erected within 1,000 feet of the limits of any municipal or regularly established airport or landing place, which may endanger or obstruct aerial navigation including take-off and landing, unless such object or structure constitutes a proper use or enjoyment of the land on which the same is located.
13. Houses of ill fame. Houses of ill fame, kept for the purpose of prostitution and lewdness; gambling houses; places resorted to by persons participating in criminal gang activity prohibited by Iowa Code Chapter 723A or places resorted to by persons using controlled substances, or any activity that is in violation of Iowa Code § 124.101, or houses where drunkenness, quarreling, fighting or breaches of the peace are carried on or permitted to the disturbance of others. Any building or structure may be determined to be a house of ill fame, whether by intention, or, by the absence of, or lack of, proper management or maintenance.



14. Swimming pools, spas and hot tubs. Swimming pools, spas and hot tubs shall be maintained in a clean and sanitary condition, and in good repair, and be fitted with appropriate security fencing as required by AG105.2 in the 2006 International Residential Code as adopted by the city. Any swimming pool, spa or hot tub that is kept in an unclean or unsanitary condition shall be subject to the provisions for penalty and abatement as described in §§ 50.07, 50.08 and 50.11.

15. Unsafe Structures and Equipment

- A. *Condemnation.* Any structure or equipment that is found by the Building Official and/or Code Enforcement Official(s) as designated by the City Administrator, to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, the structure shall be condemned pursuant to the provisions of this chapter and/or Chapter 157 of this code of ordinances. This section shall cover any structure or equipment upon a residential, commercial or an industrial property with the corporate limits of the city, and shall include but are not limited to, fences, porches, decks, ramps, additions, loading docks, storage lots, or portions of a structure or equipment.
- B. *Unsafe structure.* An unsafe structure is one that is found by the Building Official and/or Code Enforcement Official(s) as designated by the City Administrator to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing the minimum standards found in Chapter 150 and Chapter 155 of this code of ordinances.
- C. *Unsafe equipment.* Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that the equipment is hazardous to life, health, property or safety of the public or occupants of the premises or structure.
- D. *Structure unfit for human occupancy.* A structure is unfit for human occupancy whenever the Building Official and/or Code Enforcement Official(s) as designated by the City Administrator finds that the structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this section, and/or Chapter 157 of this code of ordinances.
- E. *Closing of vacant structures.* If the structure is vacant and unfit for human occupancy, and is not in danger of structural collapse, the Building Official and/or Code Enforcement Official(s) as designated by the City Administrator is authorized to post a placard of condemnation on the premises and order the structure closed up so far as to not be an attractive nuisance. Upon failure of the owner to comply with this section, the provisions of this chapter shall be utilized



to perform any and all necessary work to secure the structure from being a danger or a hazard to the public or to occupants as stated in § 50.12.

16. Snow and ice accumulations on sidewalks. If sidewalks are not cleared 24 hours after the end of a snow or ice event it shall be considered a nuisance and open to abatement as prescribed in Chapter 136.03 in this code of ordinances.

**50.03 OTHER CONDITIONS.** The following chapters of this code of ordinances contain regulations prohibiting or restricting other conditions which are deemed to be nuisances:

1. Junk and Junk Vehicles (See Chapter 51)
2. Drug Paraphernalia (See Chapter 52)
3. Storage and Disposal of Solid Waste (See Chapter 105)
4. Trees (See Chapter 151)
5. Uniform Code for Abatement of Dangerous Buildings (See Chapter 157)
6. Removal of Snow, Ice and Accumulations (See Chapter 136.03)

**50.04 NUISANCES PROHIBITED.** The creation or maintenance of a nuisance is prohibited, and a nuisance, public or private, may be abated in the manner provided for in this chapter or state law.

*(Code of Iowa, Sec. 657.3)*

**50.05 RIGHT OF ENTRY FOR INSPECTION.** Whenever necessary to make an inspection to enforce any ordinance or whenever there is reasonable cause to believe there exists an ordinance violation in any building or upon any premises or real estate within the jurisdiction of the city, any authorized official of the city, or his or her designee, upon presentation of proper credentials, may enter the building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the official by this code of ordinances. Except in emergency situations or when consent of the owner and/or occupant to the inspection has otherwise been obtained, the city official shall give the owner and/or occupant, if they can be located after reasonable effort, 24-hours' written notice of the official's intention to inspect.

**50.06 WARRANTS.** If consent to enter upon or inspect any building, structure or property pursuant to a municipal ordinance is withheld by any person having the lawful right to exclude, the city officer, designee or employee having the duty to enter upon or conduct the inspection may apply to the Iowa District Court in and for the county, pursuant to Iowa Code § 808.14, for an administrative search warrant. No owner, operator or occupant or any other person having charge, care or control of any dwelling, unit, rooming unit, structure, building or premises shall fail or neglect, after presentation of a search warrant, to permit entry therein by the municipal officer, designee or employee.

**50.07 NUISANCE ABATEMENT.** A) Whenever the Building Official and/or Code Enforcement Official(s) as designated by the City Administrator, finds that a nuisance exists, such officer shall cause to be served upon the property owner a written notice to abate the



nuisance within a reasonable time after notice. (B) In cases where a property owner or a tenant has had a nuisance violation notice served to them for a nuisance at that specific property location or address that they own or lease within the corporate limits of the city within the last year (365 days), a citation may be issued immediately for the creation of a nuisance as stated in § 50.04, at the time of the inspection, and/or, at the time of notification of a violation; thus foregoing any warning / grace period. (C) With regard grass nuisance citations as prescribed in §50.02[2B10], property owners found in violation will receive one warning / grace period a season. Hence after notice the city has the right to abate the violation immediately. The abatement expense shall be billed and accompanied with photos showing before and after the abatement. (D) With regard to snow and ice nuisance citations as prescribed in §136.03, property owners found in violation will receive one warning / grace period a season. Hence after notice the city has the right to abate the violation immediately. The abatement expense will be billed and accompanied with photos showing before and after the abatement.

**50.08 NOTICE TO ABATE; CONTENTS.** The notice to abate shall contain: (A) Description of nuisance with photos. A description of what constitutes the nuisance supplemented with citations of code(s). (B) Location of nuisance. The location of the nuisance. (C) Acts necessary to abate. A statement of the act or acts necessary to abate the nuisance. (D) Reasonable time. A reasonable time within which to complete the abatement. A nuisance notification shall require seven days to abate the nuisance after receipt of notification. If the nuisance is not abated within the seven-day period, then the property will be placarded as a nuisance and a posting of the nuisance notification shall be affixed to a structure, or a conspicuous place upon the property. The nuisance posting shall require two days for abatement after the posting occurs. If the nuisance is not abated within this two-day period then the city will cause the nuisance to be abated under the provisions of § 50.12. (E) Assessment of city costs. A statement that if the nuisance or condition is not abated as directed and no request for hearing is made within the time prescribed, the city will abate it and assess the costs against such person.

**50.09 METHOD OF SERVICE.** The notice may be in the form of this adopted ordinance and/or sent by certified mail to the property as per Iowa Code § 364.12[3h]. It is not necessary to do both, but is desired. If service is made by certified mail the reasonable time for abatement shall not be deemed to have started until such time as the certified mail is either collected by the property owner, tenant, or their agent or the certified mail is returned by the post office to the city after expiration of time for retrieval. The use of ordinance or certified mail does not prohibit the use of any other manner of service as allowed under the Iowa Rules of Civil Procedure. If the property owner does not accept certified mail or any other permissible attempt at notification, or perform necessary action required under this subsection within a reasonable time after notice, a city may perform the required action and assess the costs against the property for collection in the same manner as a property tax. Notice may be in the form of an ordinance or by certified mail to the property owner as shown by the records of the county auditor, and shall state the time within which action is required. However, in an emergency a city may perform any action which may be required under this section without prior notice, and assess the costs as provided in this subsection, after notice to the property owner and hearing.



**50.10 REQUEST FOR HEARING.** Any person ordered to abate a nuisance may have a hearing with the Nuisance Hearing Committee as to whether a nuisance exists. A request for a hearing must be made in writing and delivered to the City Administrator's Office responsible for ordering the abatement within the time stated in the notice, or it will be conclusively presumed that a nuisance exists and it must be abated as ordered. At the conclusion of the hearing, the hearing committee shall render a written and/or recorded decision as to whether a nuisance exists. If the hearing committee finds that a nuisance exists, the Building Official or designee of the City Administrator must order it abated within a time, which must be reasonable under the circumstances. If the hearing committee does not find that a nuisance exist that matter will be considered closed. At the hearing, code enforcement designee or employee and the person to whom the notice of abatement was issued are parties to the hearing and each may testify, call witnesses and offer evidence and argument relevant to the issues described by or contained within the notice of abatement. The findings of the hearing committee shall be conclusive and, if a nuisance is found to exist, it shall be ordered abated within a reasonable time under the circumstances. Any further appeal or appeal of the hearing committee's decision may be had by filing a claim with the district court.

**50.11 ABATEMENT IN EMERGENCY.** (A) If it is determined that an emergency exists by reason of the continuing maintenance of the nuisance or condition, the city may perform any action which may be required under this chapter without prior notice. The Building Official and/or Code Enforcement Official(s) as designated by the City Administrator shall make a determination as to whether or not an emergency exists based upon: (1) Inability to contact the property owner by normal efforts; (2) The seriousness of the violation due to health hazards or physical hazards to a private individual or to the public as determined by the Building and Neighborhood Services Official. (3) Frequency of violations of a property owner or a tenant when the property owner or a tenant has received more than two nuisance violation notifications within one calendar year. This determination is in effect for one calendar year beginning on the date of the most recent nuisance violation notification. (B) The city shall assess the costs as provided in § 50.13 after notice to the property owner under the applicable provisions of §§ 50.07, 50.08 and 50.09 and hearing as provided in § 50.08. (C) In the event that § 50.15 is determined to be an emergency by Building Official and/or Code Enforcement Official(s) as designated by the City Administrator, or the Public Health Official of Cedar County and/or Johnson County of Iowa, Building Official and/or Code Enforcement Official(s) as designated by the City Administrator is authorized to placard the structure as a dangerous building according to Chapter 157, and to order vacation of the building and securing of all equipment and structures so as not to constitute an attractive nuisance. This section applies to all structures residential and non-residential.

**50.12 ABATEMENT BY CITY.** If the person notified to abate a nuisance or condition neglects or fails to abate as directed, the city may perform, or cause to be performed, the required action to abate, keeping an accurate account of the expense incurred. The itemized expense account shall be filed with the Clerk who shall pay such expenses on behalf of the city.



**50.13 COLLECTION OF COSTS.** The Clerk shall send a statement of the total expense incurred by regular mail to the property owner who has failed to abide by the notice to abate, and if the amount shown by the statement has not been paid within one month, the Clerk shall certify the costs to the County Treasurer and such costs shall then be collected with, and in the same manner, as general property taxes.

**50.14 INSTALLMENT PAYMENT OF COST OF ABATEMENT.** If the amount expended to abate the nuisance or condition exceeds \$100, the city may permit the assessment to be paid in up to ten annual installments, to be paid in the same manner and with the same interest rates provided for assessments against benefited property under state law.

**50.15 FAILURE TO ABATE.** Any person causing or maintaining a nuisance who shall fail or refuse to abate or remove the same within the reasonable time required and specified in the notice to abate is in violation of this code of ordinances.

**50.16 INTERFERENCE.** Interference with the lawful removal or abatement of a nuisance by the city or its agents is prohibited and any person who violates this section is guilty of a simple misdemeanor and may be fined and or imprisoned as law allows.

**50.17 LIABILITY.** The owners, agents, contract buyers, tenants, or lessees of all residential dwellings, commercial establishments, and/or real estate upon which a violation of this article is found shall be jointly and severally responsible for compliance with this article and jointly and severally liable for any damages or costs incurred and awarded under this chapter.

**50.18 FORECLOSED / RENTAL PROPERTY.** Any real property which is subject to foreclosure, forcible entry and detainer, eviction, or on which possession is otherwise transferred through legal process or court action, shall be in full compliance with the code of ordinances within 48 hours of the transfer of possession. Failure to comply with the provisions of this section shall be deemed an emergency. The city is authorized to proceed in a manner consistent with the emergency provision set forth in this chapter. Any person, firm partnership, corporation, or other legal entity, including the property owner and, if applicable, a landlord, violating this section is guilty of a misdemeanor. Any violation of this chapter may be pursued as a municipal infraction according to the terms of §§ 50.99(B) and (C) below in lieu of criminal prosecution. Each calendar day a violation is allowed to continue shall constitute a separate and distinct violation.

**50.19 ABANDONED PROPERTY.** The following subsection outline the process in which the city may gain title to abandoned or unsafe buildings:

1. In lieu of the procedures in sections 657A.2 through 657A.10 of the Iowa State Code, abandoned buildings located in the City of West Branch may be petitioned to the court to enter judgment awarding title to the abandoned property to the city. A petition filed under



this section shall include the legal description of the abandoned property. If more than one abandoned building is located on a parcel of real estate, the city may combine the actions into one petition. The owner of the building and grounds, mortgagees of record, lienholders of record, or other known persons who hold an interest in the property shall be named as respondents on the petition.

2. The petition shall be filed in the district court of the county in which the property is located. Service on the owner and any other named respondents shall be by personal service or certified mail or, if service cannot be made by either method, by posting the notice in a conspicuous place on the building and by publication in a newspaper of general circulation in the city. The action shall be in equity.
  - A. Not sooner than sixty days after the filing of the petition, the city may request a hearing on the petition.
  - B. In determining whether a property has been abandoned, the court shall consider the following for each building that is located on the property and named in the petition and the building grounds:
    - 1) Whether any property taxes or special assessments on the property were delinquent at the time the petition was filed.
    - 2) Whether any utilities are currently being provided to the property.
    - 3) Whether the building is unoccupied by the owner or lessees or licensees of the owner.
    - 4) Whether the building meets the city's housing code as being fit for human habitation, occupancy, or use.
    - 5) Whether the building meets the city's building code as being fit for occupancy or use.
    - 6) Whether the building is exposed to the elements such that deterioration of the building is occurring.
    - 7) Whether the building is boarded up or otherwise secured from unauthorized entry.
    - 8) Past efforts to rehabilitate the building and grounds.
    - 9) Whether those claiming an interest in the property have, prior to the filing of the petition, demonstrated a good-faith effort to restore the property to productive use.
    - 10) The presence of vermin, accumulation of debris, and uncut vegetation.
    - 11) The effort expended by the petitioning city to maintain the building and grounds.
    - 12) Past and current compliance with orders of the local housing or building code official.
    - 13) Any other evidence the court deems relevant.
  - C. In lieu of the considerations in subsection 50.19[2B1-10].
  - D. If the city can establish to the court's satisfaction that all parties with an interest in the property have received proper notice and either consented to the entry of an order awarding title to the property to the city or did not make a good-faith effort to comply with the order of the local housing or building code official within sixty



days after the filing of the petition, the court shall enter judgment against the respondents granting the city title to the property.

- E. If the court determines that the property has been abandoned or that subsection 4 applies, the court shall enter judgment and order awarding title to the city. The title awarded to the city shall be free and clear of any claims, liens, or encumbrances held by the respondents.
- F. If a city files a petition under subsection 1, naming the holder of a tax sale certificate of purchase for the property as a respondent, the city shall also file the petition, along with a verified statement declaring that the property identified in the petition contains an abandoned building, with the county treasurer. Upon receiving the petition and verified statement, the county treasurer shall make an entry in the county system canceling the sale of the property and shall refund the purchase money to the tax sale certificate holder.

*(Code of Iowa, Sec. 657A.2 through 657A.10)*

**50.20 INTERNATIONAL PROPERTY MAINTENANCE CODE.** Internationally, code officials recognize the need for a modern, up-to-date property maintenance code governing the maintenance of existing buildings. The City of West Branch hereby recognize chapter 3 of the 2012 edition of the International Property Maintenance Code as an additional standard to the city nuisance abatement procedure. The provisions of this subsection shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

- 1. **General Requirements.** The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this code.
  - A. **Vacant Structures and Land.** All vacant structures and premises thereof or vacant land shall be maintained in clean, safe, secure and sanitary condition as provided herein so as not to cause a blight or adversely affect the public health or safety.
- 2. **Exterior Property Areas**
  - A. **Sanitation**
  - B. **Grading and drainage.** All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. *Except where approved retention areas and reservoirs exist.*
  - C. **Sidewalks and driveways.** All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
  - D. **Weeds**



- E. Rodent Harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
  - F. Exhaust vents. Pipe, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors, or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
  - G. Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
  - H. Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on an premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.
  - I. Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved stat of maintenance and repair.
3. Swimming Pool, Spas and Hot Tubs
- A. Swimming Pools.
  - B. Enclosures.
4. Exterior Structure
- A. Unsafe Conditions
  - B. Protective Treatment
  - C. Premises Identification
  - D. Structural members
  - E. Foundation walls
  - F. Roof and drainage. The roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
  - G. Decorative features
  - H. Overhang extensions



- I. Stairways, decks, porches and balconies
- J. Chimneys and towers
- K. Handrails and guards
- L. Windows, skylight, and door frames.
  - i. Glazing
  - ii. Openable windows
- M. Insert Screens
- N. Doors
- O. Basement hatchways
- P. Guards for basement windows
- Q. Building Security
  - i. Doors
  - ii. Windows
  - iii. Basement hatchways
- R. Gates

5. Interior Structure

- A. Unsafe Conditions
- B. Structural members
- C. Interior surfaces
- D. Stairs and walking surfaces
- E. Handrails and guards
- F. Interior Doors

6. Component Serviceability

- A. General.
- B. Unsafe Conditions.

7. Handrails and Guardrails. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade below shall have guards. Handrails shall not be less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

8. Rubbish and Garbage

9. Pest Elimination

- A. Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent infestation



- B. Owner. The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.
- C. Single occupant. The occupant of a one-family dwelling or a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.
- D. Multiple occupancy. The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.
- E. Occupant. The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure. An exception will be made where the infestation(s) are caused by defects in the structure, the owner shall be responsible for pest eliminate.





## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b> May 20, 2019	
<b>AGENDA ITEM:</b>	<b>Resolution 1810</b> – A Resolution Approving Change Order #1 in the Amount of \$2,822.50 in Project Savings for the College Street Bridge Project.
<b>CITY GOAL:</b>	Develop inviting high profile visual impact projects; including gateways, establishing destination, branding and other projects that reflect tax results.
<b>PREPARED BY:</b>	Dave Schechinger, Veenstra & Kimm, Inc.
<b>DATE:</b>	May 15, 2019

### BACKGROUND:

This change order adjust the contract amount due to modifications to the project. Due to the conditions of the existing manholes, it was not necessary to replace the entire structures and manhole adjustment majors were constructed. Due to field conditions and location, the water main required re-alignment. This new alignment added 32lf of DIP and a DI sleeve to the project.

<b>STAFF RECOMMENDATION:</b> Approve the Resolution – Move to Action
<b>REVIEWED BY CITY ADMINISTRATOR:</b>
<b>COUNCIL ACTION:</b>
<b>MOTION BY:</b>
<b>SECOND BY:</b>

*"Turning Vision into Reality is our Business"*





**CHANGE ORDER**  
For Local Public Agency Projects

No.: 1

Non-Substantial: ☒

Substantial: ☐

Administering Office  
Concurrence Date

Accounting ID No. (5-digit number): 35554

Project Number: BROS-8252(605)--8J-16

Contract Work Type: Bridge Replacement - CCS

Local Public Agency: City of West Branch

Contractor: Taylor Construction, Inc.

Date Prepared: April 1, 2019

You are hereby authorized to make the following changes to the contract documents.

**A - Description of change to be made:**

- 0250 Change Decrease item "Manhole, Sanitary Sewer, SW-303, 48-inch" - Division 1.
- 0450 Change Decrease item "Removal of Intakes and Utility Accesses" - Division 1.
- 1050 Change Delete item "Manhole, Sanitary Sewer, SW-303, 48-inch" - Division 3.
- 1160 Change Decrease item "Removal of Intakes and Utility Accesses" - Division 3.
- 8001 Change Add an item for "Manhole Adjustment Major" - 2.0 Each Division 1; 1.0 Each Division 3.
- 8002 Change Add an item for "Fittings by Count, Ductile Iron, Sleeve, 12-inch" - Division 2.
- 8003 Change Add item for "Water Main, Trenched, Ductile Iron Pipe (DIP), 12-inch" - Division 2

**B - Reason for change:**

0250, 0450, 1050, 1160, 8001 The existing manhole bases were found to be in good condition. Constructing Manhole Adjustment Major instead of replacing the entire structure is a cost benefit.

8002, 8003 The 12" water main located near the bridge was discovered to have a faulty gate valve. The valve will be removed and replaced using Item 0820 (Valve, Gate, DIP, 12"), and due to field conditions and location, the water main required re-alignment. Since the quantity of 12" water main increased significantly compared to the 5 LF bid for Item 0690, the contractor agreed to perform the extra work at a lower unit price.

**C - Settlement for cost(s) of change as follows with items addressed in Sections F and/or G:**

- 0250 Contract Unit Price
- 0450 Contract Unit Price
- 1050 Contract Unit Price
- 1160 Contract Unit Price
- 8001 Agreed Unit Price
- 8002 Agreed Unit Price
- 8003 Agreed Unit Price

**D - Justification for cost(s) (See I.M. 3.805, Attachment D, Chapter 2.36, for acceptable justification):**

- 8001 The unit price is between the average (\$2,417.63/Each) and high (\$5,000.00/Each) bid prices shown in April 2018 through March 2019 IDOT Summary of Awarded Contract Prices. The higher than average price is considered reasonable based upon the small quantity of work to be performed and the more substantial type of adjustment necessary. The unit price includes 10% prime contractor markup in accordance with Standard Specification 1109.03.B.3.
- 8002 The unit price is less than the average (\$1,151.20/Each) bid price shown in the April 2018 through March 2019 IDOT Summary of Awarded Contract Prices. The unit price includes 10% prime contractor markup in accordance with Standard Specification 1109.03.B.3.
- 8003 The unit price is between the average (\$79.79/LF) and high (\$340.00/LF) prices shown in the April 2018 through March 2019 IDOT Summary of Awarded Contract Prices. The unit price includes 10% prime contractor markup in accordance with Standard Specification 1109.03.B.3.



Accounting ID No.(5-digit number): 35554

E - Contract time adjustment:

☒ No Working Days added

☐ Working Days added:            ☐ Change Order No. 1

Justification for selection:

The extra work does not impact the controlling item of work.



## F - Items included in contract:

Participating				For deductions enter as "-x.xx"		
Federal-aid	State-aid	Line Number	Item Description	Unit Price .xx	Quantity .xxx	Amount .xx
x		0250	Manhole, Sanitary Sewer, SW-303, 48-inch	\$7,250.00	-2.000	-\$14,500.00
x		0450	Removal of Intakes and Utility Accesses	\$425.00	-2.000	-\$850.00
		1050	Manhole, Sanitary Sewer, SW-303, 48-inch	\$7,500.00	-1.000	-\$7,500.00
		1160	Removal of Intakes and Utility Accesses	\$350.00	-1.000	-\$350.00
				Add Row	Delete Row	TOTAL
						-\$23,200.00

## G - Items not included in contract:

Participating					For deductions enter as "-x.xxx"		
Federal-aid	State-aid	Change Number	Item Number	Item Description	Unit Price .xx	Quantity .xxx	Amount .xx
x		8001	2435-0600020	Manhole Adjustment Major	\$5,280.00	2.000	\$10,560.00
		8001	2435-0600020	Manhole Adjustment Major	\$5,280.00	1.000	\$5,280.00
		8002	2554-0202200	Fittings by Count, Ductile Iron, Sleeve, 12"	\$1,017.50	1.000	\$1,017.50
		8003	2554-0112012	Water Main, Trenched, Ductile Iron Pipe (DIP), 12"	\$110.00	32.000	\$3,520.00
				20,377.5			
				20,377.5			
			Add Row	Delete Row	TOTAL		\$20,377.50



H. Signatures

Accounting ID No.(5-digit number):35554

Agreed: \_\_\_\_\_  
Contractor \_\_\_\_\_ Date \_\_\_\_\_

Change Order No.:1

Recommended: \_\_\_\_\_  
Project Engineer \_\_\_\_\_ Date \_\_\_\_\_

Approved: \_\_\_\_\_  
Person in Responsible Charge \_\_\_\_\_ Date \_\_\_\_\_ Other (optional) \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_ Other (optional) \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_  
Iowa DOT Administering Office

Approval is contingent upon funds being available under the existing project agreement or upon additional Federal-aid funds being made available by a modified project agreement.

FHWA Concurrence: \_\_\_\_\_  
Federal Highway Division Administration \_\_\_\_\_ Date \_\_\_\_\_  
(if required)

DISTRIBUTION (after fully executed on LPA projects): Original - Finance; Copies - Contractor, Project Engineer, Contracting Authority, Administering Office.

Date distributed: \_\_\_\_\_ Initials: \_\_\_\_\_



**RESOLUTION 1810**

**A RESOLUTION APPROVING CHANGE ORDER #1 IN THE AMOUNT OF \$2,822.50  
IN PROJECT SAVINGS FOR THE COLLEGE STREET BRIDGE PROJECT**

**WHEREAS**, the College Street Bridge Project is critical to the flow of transportation in the West Branch Community; and

**WHEREAS**, this project exist in an area with older infrastructure; and

**WHEREAS**, this change order adjusts the contract amount due to modifications to the project that ultimately resulted spending less than initially budgeted; and

**WHEREAS**, positive adjustment for manholes that were not necessary to replace the entire structures allowed for \$23,200 of savings that could pay for other unforeseen adjustments due to the field conditions that required the water main in that area to be re-align; and

**WHEREAS**, said re-alignment added 32 feet of Ductile Iron Pipe (DIP) and Ductile Iron sleeve which resulted in additional expenses of \$20,377.50 to the project

**WHEREAS**, the project savings of \$23,200.00 and the unforeseen project expenses of \$20,377.50 off set each other and result in an overall project saving \$2,822.50.

**WHEREAS**, it is now necessary to approve change order #1 in the amount of \$2,822.50 for the College Street Bridge Project.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of West Branch, that Change Order #1 in the amount of \$2,822.50 in project savings to the College Street Bridge Project fund is approved.

\* \* \* \* \*

**Passed and approved this 20<sup>th</sup> day of May, 2019.**

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Roger Laughlin, Mayor

ATTEST:

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Redmond Jones II, City Administrator/Clerk





## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b>	May 20, 2019
<b>AGENDA ITEM:</b>	<b>Resolution 1811</b> – A Resolution Approving Partial Pay Estimate Number 1 in the Amount of \$361,163.95 to Taylor Construction Inc. for the College Street Bridge Replacement Project.
<b>CITY GOAL:</b>	Develop inviting high profile visual impact projects; including gateways, establishing destination, branding and other projects that reflect tax results.
<b>PREPARED BY:</b>	Dave Schechinger – Veenstra & Kimm, Inc.
<b>DATE:</b>	May 13, 2019

### BACKGROUND:

This is pay estimate number 1 in the amount of \$361,163.95 to cover work completed under the contract between the City of West Branch and Taylor Construction, Inc. for the College Street Bridge Replacement project.

<b>STAFF RECOMMENDATION:</b>	Approve Resolution – Move to Action
<b>REVIEWED BY CITY ADMINISTRATOR:</b>	
<b>COUNCIL ACTION:</b>	
<b>MOTION BY:</b>	
<b>SECOND BY:</b>	

*"Turning Vision into Reality is our Business"*





# VEENSTRA & KIMM, INC.

860 22nd Avenue, Suite 4 • Coraville, Iowa 52241-1565  
319-466-1000 • 319-466-1000(FAX) • 888-241-8001(WATS)

May 13, 2019

Taylor Construction, Inc.  
7314 Columbus Street; P.O. Box 110  
New Vienna, IA 52065

PAY ESTIMATE NO. 1

COLLEGE STREET BRIDGE REPLACEMENT  
WEST BRANCH, IOWA  
BROS-8252(605)-8J-16

Contract Amount \$1,666,025.10

Contract Date February 14, 2019

Pay Period March 25, 2019 - April 19, 2019

Contract ID: 16-8252-605

Account ID: 35554

## BID ITEMS - DIVISION I

	Item Code	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1	2101-0850002	Clearing and Grubbing	Unit	130	\$ 10.00	\$ 1,300.00	159	\$ 1,590.00
2	2102-2710070	Excavation, CI 10, Roadway & Borrow	CY	495	\$ 10.50	\$ 5,197.50		\$ -
3	2102-2710090	Excavation, CI 10, Waste	CY	1,630	\$ 7.25	\$ 11,817.50		\$ -
4	2102-2713090	Excavation, CI 13, Waste	CY	359	\$ 12.00	\$ 4,308.00		\$ -
5	2104-2710020	Excavation, CI 10, Channel	CY	1,125	\$ 11.00	\$ 12,375.00	666	\$ 7,326.00
6	2105-8425005	Topsoil, Furnish and Spread	CY	130	\$ 38.00	\$ 4,940.00		\$ -
7	2115-0100000	Modified Subbase	CY	400	\$ 32.00	\$ 12,800.00		\$ -
8	2213-7100400	Relocation of Mail Boxes	Ea.		\$ 620.00	\$ -		\$ -
9	2214-5145150	Pavement Scarification	SY	1,532	\$ 7.00	\$ 10,724.00		\$ -
10	2301-0685550	Bridge Approach Pvm't, as per plan	SY	502.8	\$ 80.00	\$ 40,224.00		\$ -
11	2301-1033070	Standard or Slip Form PCC Pvm't, CI C, CI 3 Durability, 7"	SY	1,748	\$ 38.50	\$ 67,298.00		\$ -
12	2315-8275025	Surfacing, Driveway, CI A Crushed Stone	Ton	155	\$ 23.50	\$ 3,642.50		\$ -
13	2401-6745625	Removal of Existing Bridge	LS	1	\$ 15,000.00	\$ 15,000.00	0.8	\$ 12,000.00
14	2401-6745650	Removal of Existing Structures	LS	1	\$ 800.00	\$ 800.00	1	\$ 800.00
15	2402-2720000	Excavation, Class 20	CY	210	\$ 50.00	\$ 10,500.00	105	\$ 5,250.00
16	2402-2721000	Excavation, Class 21	CY	150	\$ 150.00	\$ 22,500.00	80	\$ 12,000.00
17	2403-0100010	Structural Concrete (Bridge)	CY	371.4	\$ 600.00	\$ 222,840.00	63.1	\$ 37,860.00
18	2404-7775000	Reinforcing Steel	LB	8,794	\$ 1.05	\$ 9,233.70	3054	\$ 3,206.70
19	2404-7775005	Reinforcing Steel, Epoxy Coated	LB	57,113	\$ 1.10	\$ 62,824.30	2652	\$ 2,917.20
20	2414-6424119	Concrete Barrier Railing, Aesthetic	LF	174	\$ 215.00	\$ 37,410.00		\$ -
21	2414-6445100	Structural Steel Pedestrian Hand Railing, 10 In. Height	LF	51.3	\$ 130.00	\$ 6,669.00		\$ -
22	2414-6445100	Structural Steel Pedestrian Hand Railing, 4'-6 Height	LF	75.3	\$ 225.00	\$ 16,942.50		\$ -
23	2416-0100015	Aprons, Concrete, 15 In. Dia.	Ea.		\$ 1,200.00	\$ -		\$ -
24	2416-0100024	Aprons, Concrete, 24 In. Dia.	Ea.	1	\$ 1,450.00	\$ 1,450.00		\$ -
25	2435-0130348	Manhole, San Sewer, SW-303, 48 In.	Ea.	2	\$ 7,250.00	\$ 14,500.00		\$ -
26	2435-0140148	Manhole, St Sewer, SW-401, 48 In.	Ea.	1	\$ 3,850.00	\$ 3,850.00		\$ -
27	2435-0250100	Intake, SW-501	Ea.	3	\$ 2,500.00	\$ 7,500.00		\$ -
28	2435-0250300	Intake, SW-503	Ea.	1	\$ 5,000.00	\$ 5,000.00		\$ -
29	2435-0250400	Intake, SW-504	Ea.	2	\$ 5,850.00	\$ 11,700.00		\$ -
30	2435-0251224	Intake, SW-512, 24 In.	Ea.		\$ 1,500.00	\$ -		\$ -
31	2435-0251300	Intake, SW-513	Ea.	1	\$ 2,750.00	\$ 2,750.00		\$ -
32	2435-0600010	Manhole Adjustment, Minor	Ea.	1	\$ 650.00	\$ 650.00		\$ -
33	2501-0201042	Piles, Steel, HP 10 X 42	LF	2,100	\$ 45.00	\$ 94,500.00	1050	\$ 47,250.00
34	2502-8212036	Subdrain, Longitudinal, (Shoulder) 6 In.	LF	923	\$ 15.00	\$ 13,845.00		\$ -
35	2502-8221303	Subdrain Outlet, DR-303	Ea.	9	\$ 75.00	\$ 675.00		\$ -
36	2503-0114212	Storm Sewer Gravity Main, Trenched, RCP, 2000D (Class III), 12 In.	LF	21	\$ 56.50	\$ 1,186.50		\$ -
37	2503-0114215	Storm Sewer Gravity Main, Trenched, RCP, 2000D (Class III), 15 In.	LF	207	\$ 60.00	\$ 12,420.00		\$ -
38	2503-0114218	Storm Sewer Gravity Main, Trenched, RCP, 2000D (Class III), 18 In.	LF		\$ 60.00	\$ -		\$ -
39	2503-0114224	Storm Sewer Gravity Main, Trenched, RCP, 2000D (Class III), 24 In.	LF	471	\$ 72.50	\$ 34,147.50		\$ -
40	2503-0200036	Remove Storm Sewer Pipe Less Than or Equal to 36 In.	LF	940	\$ 20.00	\$ 18,800.00	79	\$ 1,580.00



	Item Code	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
41	2507-2638650	Bridge Wing Armoring - Erosion Stone	SY	50	\$ 50.00	\$ 2,500.00		\$ -
42	2507-3250005	Engineering Fabric	SY	660	\$ 2.00	\$ 1,320.00	110	\$ 220.00
43	2507-6800061	Revetment, Class E	Ton	841	\$ 42.25	\$ 35,532.25	134.23	\$ 5,671.22
44	2510-6745850	Removal of Pavement	SY	144	\$ 12.00	\$ 1,728.00		\$ -
45	2510-6750600	Removal of Intakes and Utility Accesses	Ea.	8	\$ 425.00	\$ 3,400.00	1	\$ 425.00
46	2511-6745900	Removal of Sidewalk	SY	308	\$ 6.50	\$ 2,002.00	102	\$ 663.00
47	2511-7526004	Sidewalk, P.C. Concrete, 4 In.	SY	191	\$ 36.75	\$ 7,019.25		\$ -
48	2511-7526006	Sidewalk, P.C. Concrete, 6 In.	SY	229	\$ 46.00	\$ 10,534.00		\$ -
49	2511-7528101	Detectable Warnings	SF	52	\$ 30.00	\$ 1,560.00		\$ -
50	2515-2475006	Driveway, P.C. Concrete, 6 In.	SY	134	\$ 44.50	\$ 5,963.00		\$ -
51	2515-2475008	Driveway, P.C. Concrete, 8 In.	SY	142	\$ 52.50	\$ 7,455.00		\$ -
52	2515-2475095	Driveway, P.C. Concrete, 9.5 In.	SY	362	\$ 63.50	\$ 22,987.00		\$ -
53	2515-6745600	Removal of Paved Driveway	SY	64	\$ 12.50	\$ 800.00		\$ -
54	2518-6910000	Safety Closure	Ea.	2	\$ 125.00	\$ 250.00	2	\$ 250.00
55	2519-3300600	Fence, Safety	LF	1,040	\$ 5.00	\$ 5,200.00	299	\$ 1,495.00
56	2519-4200020	Remvl & Reinstall of Fence, Chain Link	LF	140	\$ 65.54	\$ 9,175.60		\$ -
57	2523-0000100	Lighting Poles	Ea.	2	\$ 3,900.00	\$ 7,800.00		\$ -
58	2523-0000200	Electrical Circuits	LF	600	\$ 15.00	\$ 9,000.00		\$ -
59	2523-0000310	Handholes and Junction Boxes	Ea.	3	\$ 1,400.00	\$ 4,200.00		\$ -
60	2524-6765010	Remove and Reinstall Sign as per plan	Ea.	4	\$ 150.00	\$ 600.00	2	\$ 300.00
61	2524-6765110	Removal of Type A Sign	Ea.	4	\$ 25.00	\$ 100.00		\$ -
62	2526-8285000	Construction Survey	LS	0.75	\$ 20,000.00	\$ 15,000.00	0.2	\$ 4,000.00
63	2528-8445110	Traffic Control	LS	0.50	\$ 4,350.00	\$ 2,175.00	0.375	\$ 1,631.25
64	2533-4980005	Mobilization	LS	0.75	\$ 165,000.00	\$ 123,750.00	0.25	\$ 41,250.00
65	2549-0006320	Urethane Chimney Seal	Ea.	4	\$ 725.00	\$ 2,900.00		\$ -
66	2554-0112004	Water Main, Trenched, DIP, 4 In.	LF		\$ 150.00	\$ -		\$ -
67	2554-0112006	Water Main, Trenched, DIP, 6 In.	LF		\$ 92.50	\$ -		\$ -
68	2554-0112008	Water Main, Trenched, DIP, 8 In.	LF		\$ 65.00	\$ -		\$ -
69	2554-0112012	Water Main, Trenched, DIP, 12 In.	LF		\$ 225.00	\$ -		\$ -
70	2554-0202200	Fittings By Count, DI, 11.25" Bend, 8 In.	Ea.		\$ 600.00	\$ -		\$ -
71	2554-0202200	Fittings By Count, DI, 22.5" Bend, 8 In.	Ea.		\$ 725.00	\$ -		\$ -
72	2554-0202200	Fittings By Count, DI, 45" Bend, 8 In.	Ea.		\$ 625.00	\$ -		\$ -
73	2554-0202200	Fittings By Count, DI, Cross, 12 In. X 8 In.	Ea.		\$ 1,375.00	\$ -		\$ -
74	2554-0202200	Fittings By Count, DI, Reducer, 8 In. X 6 In.	Ea.		\$ 375.00	\$ -		\$ -
75	2554-0202200	Fittings By Count, DI, Tee, 12 In. X 8 In.	Ea.		\$ 1,250.00	\$ -		\$ -
76	2554-0202200	Fittings By Count, DI, Tee, 6 In. X 4 In.	Ea.		\$ 585.00	\$ -		\$ -
77	2554-0202200	Fittings By Count, DI, Tee, 8 In. X 6 In.	Ea.		\$ 750.00	\$ -		\$ -
78	2554-0202200	Fittings By Count, DI, Tee, 8 In. X 8 In.	Ea.		\$ 850.00	\$ -		\$ -
79	2554-0204110	Water Service Stub, Copper, 1 In.	Ea.		\$ 1,725.00	\$ -		\$ -
80	2554-0207006	Valve, Gate, DIP, 6 In.	Ea.		\$ 1,250.00	\$ -		\$ -
81	2554-0207008	Valve, Gate, DIP, 8 In.	Ea.		\$ 1,650.00	\$ -		\$ -
82	2554-0207012	Valve, Gate, DIP, 12 In.	Ea.		\$ 2,800.00	\$ -		\$ -
83	2554-0210201	Fire Hydrant Assembly, WM-201	Ea.		\$ 5,250.00	\$ -		\$ -
84	2599-9999005	Removal of Hydrant Assembly	Ea.		\$ 800.00	\$ -		\$ -
85	2601-2634100	Mulching	Acre	0.50	\$ 2,500.00	\$ 1,250.00		\$ -
86	2601-2636044	Seeding and Fertilizing (Urban)	Acre	0.50	\$ 2,500.00	\$ 1,250.00		\$ -
87	2601-2642120	Stabil Crop-Seeding & Fertilizing (Urban)	Acre	0.50	\$ 1,500.00	\$ 750.00		\$ -
88	2601-2643110	Watering for Sod, Special Ditch Control, or Slope Protection	Mgal	0.07	\$ 60.00	\$ 4.20		\$ -
89	2601-2643300	Mobilization for Watering	Ea.	4	\$ 350.00	\$ 1,400.00		\$ -
90	2602-0000020	Silt Fence	LF	715	\$ 2.00	\$ 1,430.00		\$ -
91	2602-0000101	Maintenance of Silt Fence or Silt Fence for Ditch Check	LF	715	\$ 0.50	\$ 357.50		\$ -
92	2602-0000309	Perimeter and Slope Sediment Control Device, 9 In. Dia.	LF	80	\$ 7.00	\$ 560.00	20	\$ 140.00
93	2602-0000500	Open-Throat Curb Intake Sediment Filter	LF	60	\$ 20.00	\$ 1,200.00		\$ -
94	2602-0010010	Mobilizations, Erosion Control	Ea.	1	\$ 500.00	\$ 500.00	1	\$ 500.00
95	2602-0010020	Mobilizations, Emergency Erosion Control	Ea.	1	\$ 1,000.00	\$ 1,000.00		\$ -
Division I Price:						\$1,094,972.80		\$ 188,325.37



BID ITEMS - DIVISION II								
	Item Code	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1	2101-0850002	Clearing and Grubbing	Unit		\$ 10.00	\$ -		\$ -
2	2102-2710070	Excavation, CI 10, Roadway & Borrow	CY	70	\$ 10.50	\$ 735.00		\$ -
3	2102-2710090	Excavation, CI 10, Waste	CY	1,170	\$ 7.25	\$ 8,482.50		\$ -
4	2102-2713090	Excavation, CI 13, Waste	CY	233	\$ 12.00	\$ 2,796.00		\$ -
5	2104-2710020	Excavation, CI 10, Channel	CY		\$ 11.00	\$ -		\$ -
6	2105-8425005	Topsoil, Furnish and Spread	CY	50	\$ 38.00	\$ 1,900.00		\$ -
7	2115-0100000	Modified Subbase	CY	345	\$ 32.00	\$ 11,040.00		\$ -
8	2213-7100400	Relocation of Mail Boxes	Ea.	2	\$ 620.00	\$ 1,240.00		\$ -
9	2214-5145150	Pavement Scarification	SY	1,246	\$ 7.00	\$ 8,722.00		\$ -
10	2301-0685550	Bridge Approach Pvm't, as per plan	SY		\$ 80.00	\$ -		\$ -
11	2301-1033070	Standard or Slip Form PCC Pvm't, CI C, CI 3 Durability, 7"	SY	1,624	\$ 38.50	\$ 62,524.00		\$ -
12	2315-8275025	Surfacing, Driveway, CI A Crushed Stone	Ton	4	\$ 23.50	\$ 94.00		\$ -
13	2401-6745625	Removal of Existing Bridge	LS		\$ 15,000.00	\$ -		\$ -
14	2401-6745650	Removal of Existing Structures	LS		\$ 800.00	\$ -		\$ -
15	2402-2720000	Excavation, Class 20	CY		\$ 50.00	\$ -		\$ -
16	2402-2721000	Excavation, Class 21	CY		\$ 150.00	\$ -		\$ -
17	2403-0100010	Structural Concrete (Bridge)	CY		\$ 600.00	\$ -		\$ -
18	2404-7775000	Reinforcing Steel	LB		\$ 1.05	\$ -		\$ -
19	2404-7775005	Reinforcing Steel, Epoxy Coated	LB		\$ 1.10	\$ -		\$ -
20	2414-6424119	Concrete Barrier Railing, Aesthetic	LF		\$ 215.00	\$ -		\$ -
21	2414-6445100	Structural Steel Pedestrian Hand Railing, 10 In. Height	LF		\$ 130.00	\$ -		\$ -
22	2414-6445100	Structural Steel Pedestrian Hand Railing, 4'-6 Height	LF		\$ 225.00	\$ -		\$ -
23	2416-0100015	Aprons, Concrete, 15 In. Dia.	Ea.	1	\$ 1,200.00	\$ 1,200.00		\$ -
24	2416-0100024	Aprons, Concrete, 24 In. Dia.	Ea.	1	\$ 1,450.00	\$ 1,450.00	1	\$ 1,450.00
25	2435-0130348	Manhole, San Sewer, SW-303, 48 In.	Ea.	1	\$ 7,250.00	\$ 7,250.00		\$ -
26	2435-0140148	Manhole, St Sewer, SW-401, 48 In.	Ea.		\$ 3,850.00	\$ -		\$ -
27	2435-0250100	Intake, SW-501	Ea.	4	\$ 2,500.00	\$ 10,000.00		\$ -
28	2435-0250300	Intake, SW-503	Ea.		\$ 5,000.00	\$ -		\$ -
29	2435-0250400	Intake, SW-504	Ea.	2	\$ 5,850.00	\$ 11,700.00		\$ -
30	2435-0251224	Intake, SW-512, 24 In.	Ea.	1	\$ 1,500.00	\$ 1,500.00		\$ -
31	2435-0251300	Intake, SW-513	Ea.	1	\$ 2,750.00	\$ 2,750.00		\$ -
32	2435-0600010	Manhole Adjustment, Minor	Ea.		\$ 650.00	\$ -		\$ -
33	2501-0201042	Piles, Steel, HP 10 X 42	LF		\$ 45.00	\$ -		\$ -
34	2502-8212036	Subdrain, Longitudinal, (Shoulder) 6 In.	LF	349	\$ 15.00	\$ 5,235.00		\$ -
35	2502-8221303	Subdrain Outlet, DR-303	Ea.	4	\$ 75.00	\$ 300.00		\$ -
36	2503-0114212	Storm Sewer Gravity Main, Trenched, RCP, 2000D (Class III), 12 In.	LF	50	\$ 56.50	\$ 2,825.00		\$ -
37	2503-0114215	Storm Sewer Gravity Main, Trenched, RCP, 2000D (Class III), 15 In.	LF	227	\$ 60.00	\$ 13,620.00		\$ -
38	2503-0114218	Storm Sewer Gravity Main, Trenched, RCP, 2000D (Class III), 18 In.	LF	170	\$ 60.00	\$ 10,200.00		\$ -
39	2503-0114224	Storm Sewer Gravity Main, Trenched, RCP, 2000D (Class III), 24 In.	LF	185	\$ 72.50	\$ 13,412.50	178.5	\$ 12,941.25
40	2503-0200036	Remove Storm Sewer Pipe Less Than or Equal to 36 In.	LF	223	\$ 20.00	\$ 4,460.00	46	\$ 920.00
41	2507-2638650	Bridge Wing Armoring - Erosion Stone	SY		\$ 50.00	\$ -		\$ -
42	2507-3250005	Engineering Fabric	SY		\$ 2.00	\$ -		\$ -
43	2507-6800061	Revetment, Class E	Ton		\$ 42.25	\$ -		\$ -
44	2510-6745850	Removal of Pavement	SY	73	\$ 12.00	\$ 876.00		\$ -
45	2510-6750600	Removal of Intakes and Utility Accesses	Ea.	2	\$ 425.00	\$ 850.00		\$ -
46	2511-6745900	Removal of Sidewalk	SY	235	\$ 6.50	\$ 1,527.50		\$ -
47	2511-7526004	Sidewalk, P.C. Concrete, 4 In.	SY	116	\$ 36.75	\$ 4,263.00		\$ -
48	2511-7526006	Sidewalk, P.C. Concrete, 6 In.	SY	185	\$ 46.00	\$ 8,510.00		\$ -



	Item Code	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
49	2511-7528101	Detectable Warnings	SF	10	\$ 30.00	\$ 300.00		\$ -
50	2515-2475006	Driveway, P.C. Concrete, 6 In.	SY	202	\$ 44.50	\$ 8,989.00		\$ -
51	2515-2475008	Driveway, P.C. Concrete, 8 In.	SY		\$ 52.50	\$ -		\$ -
52	2515-2475095	Driveway, P.C. Concrete, 9.5 In.	SY		\$ 63.50	\$ -		\$ -
53	2515-6745600	Removal of Paved Driveway	SY	16	\$ 12.50	\$ 200.00		\$ -
54	2518-6910000	Safety Closure	Ea.	2	\$ 125.00	\$ 250.00	2	\$ 250.00
55	2519-3300600	Fence, Safety	LF	260	\$ 5.00	\$ 1,300.00	260	\$ 1,300.00
56	2519-4200020	Removal & Reinstall of Fence, Chain Link	LF		\$ 65.54	\$ -		\$ -
57	2523-0000100	Lighting Poles	Ea.		\$ 3,900.00	\$ -		\$ -
58	2523-0000200	Electrical Circuits	LF		\$ 15.00	\$ -		\$ -
59	2523-0000310	Handholes and Junction Boxes	Ea.		\$ 1,400.00	\$ -		\$ -
60	2524-6765010	Remove and Reinstall Sign as per plan	Ea.	1	\$ 150.00	\$ 150.00	0.5	\$ 75.00
61	2524-6765110	Removal of Type A Sign	Ea.	2	\$ 25.00	\$ 50.00		\$ -
62	2526-8285000	Construction Survey	LS	0.25	\$ 20,000.00	\$ 5,000.00	0.2	\$ 4,000.00
63	2528-8445110	Traffic Control	LS	0.50	\$ 4,350.00	\$ 2,175.00	0.375	\$ 1,631.25
64	2533-4980005	Mobilization	LS	0.25	\$ 165,000.00	\$ 41,250.00	0.25	\$ 41,250.00
65	2549-0006320	Urethane Chimney Seal	Ea.	1	\$ 725.00	\$ 725.00		\$ -
66	2554-0112004	Water Main, Trenched, DIP, 4 In.	LF	5	\$ 150.00	\$ 750.00		\$ -
67	2554-0112006	Water Main, Trenched, DIP, 6 In.	LF	30	\$ 92.50	\$ 2,775.00		\$ -
68	2554-0112008	Water Main, Trenched, DIP, 8 In.	LF	1,395	\$ 65.00	\$ 90,675.00	924.5	\$ 60,092.50
69	2554-0112012	Water Main, Trenched, DIP, 12 In.	LF	5	\$ 225.00	\$ 1,125.00	5	\$ 1,125.00
70	2554-0202200	Fittings By Count, DI, 11.25" Bend, 8 In.	Ea.	3	\$ 600.00	\$ 1,800.00	3	\$ 1,800.00
71	2554-0202200	Fittings By Count, DI, 22.5" Bend, 8 In.	Ea.	2	\$ 725.00	\$ 1,450.00	2	\$ 1,450.00
72	2554-0202200	Fittings By Count, DI, 45" Bend, 8 In.	Ea.	1	\$ 625.00	\$ 625.00	4	\$ 2,500.00
73	2554-0202200	Fittings By Count, DI, Cross, 12 In. X 8 In.	Ea.	1	\$ 1,375.00	\$ 1,375.00	1	\$ 1,375.00
74	2554-0202200	Fittings By Count, DI, Reducer, 8 In. X 6 In.	Ea.	2	\$ 375.00	\$ 750.00	1	\$ 375.00
75	2554-0202200	Fittings By Count, DI, Tee, 12 In. X 8 In.	Ea.	2	\$ 1,250.00	\$ 2,500.00	2	\$ 2,500.00
76	2554-0202200	Fittings By Count, DI, Tee, 6 In. X 4 In.	Ea.	1	\$ 585.00	\$ 585.00		\$ -
77	2554-0202200	Fittings By Count, DI, Tee, 8 In. X 6 In.	Ea.	1	\$ 750.00	\$ 750.00		\$ -
78	2554-0202200	Fittings By Count, DI, Tee, 8 In. X 8 In.	Ea.	1	\$ 850.00	\$ 850.00	1	\$ 850.00
79	2554-0204110	Water Service Stub, Copper, 1 In.	Ea.	10	\$ 1,725.00	\$ 17,250.00		\$ -
80	2554-0207006	Valve, Gate, DIP, 6 In.	Ea.	2	\$ 1,250.00	\$ 2,500.00		\$ -
81	2554-0207008	Valve, Gate, DIP, 8 In.	Ea.	8	\$ 1,650.00	\$ 13,200.00	5	\$ 8,250.00
82	2554-0207012	Valve, Gate, DIP, 12 In.	Ea.	1	\$ 2,800.00	\$ 2,800.00	1	\$ 2,800.00
83	2554-0210201	Fire Hydrant Assembly, WM-201	Ea.	3	\$ 5,250.00	\$ 15,750.00	2	\$ 10,500.00
84	2599-9999005	Removal of Hydrant Assembly	Ea.	3	\$ 800.00	\$ 2,400.00		\$ -
85	2601-2634100	Mulching	Acre	0.50	\$ 2,500.00	\$ 1,250.00		\$ -
86	2601-2636044	Seeding and Fertilizing (Urban)	Acre	0.50	\$ 2,500.00	\$ 1,250.00		\$ -
87	2601-2642120	Stabil Crop-Seeding & Fertilizing (Urban)	Acre	0.50	\$ 1,500.00	\$ 750.00		\$ -
88	2601-2643110	Watering for Sod, Special Ditch Control, or Slope Protection	Mgal	0.05	\$ 60.00	\$ 3.00		\$ -
89	2601-2643300	Mobilization for Watering	Ea.	4	\$ 350.00	\$ 1,400.00		\$ -
90	2602-0000020	Silt Fence	LF	165	\$ 2.00	\$ 330.00		\$ -
91	2602-0000101	Maintenance of Silt Fence or Silt Fence for Ditch Check	LF	165	\$ 0.50	\$ 82.50		\$ -
92	2602-0000309	Perimeter and Slope Sediment Control Device, 9 In. Dia.	LF		\$ 7.00	\$ -		\$ -
93	2602-0000500	Open-Throat Curb Intake Sediment Filter	LF	10	\$ 20.00	\$ 200.00		\$ -
94	2602-0010010	Mobilizations, Erosion Control	Ea.	1	\$ 500.00	\$ 500.00		\$ -
95	2602-0010020	Mobilizations, Emergency Erosion Control	Ea.	1	\$ 1,000.00	\$ 1,000.00		\$ -
Division II Price:						\$ 426,527.00		\$ 157,435.00



BID ITEMS - DIVISION III								
	Item Code	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
96	2102-2710070	Excavation, CI 10, Roadway & Borrow	CY	50	\$ 8.00	\$ 400.00		\$ -
97	2102-2710090	Excavation, CI 10, Waste	CY	763	\$ 12.25	\$ 9,346.75		\$ -
98	2102-2713090	Excavation, CI 13, Waste	CY	143	\$ 8.25	\$ 1,179.75		\$ -
99	2105-8425005	Topsoil, Furnish and Spread	CY	90	\$ 38.50	\$ 3,465.00		\$ -
100	2115-0100000	Modified Subbase	CY	170	\$ 38.25	\$ 6,502.50		\$ -
101	2214-5145150	Pavement Scarification	SY	810	\$ 0.25	\$ 202.50		\$ -
102	2301-1033070	Standard or Slip Form PCC Pvm't, CI C, CI 3 Durability, 7"	SY	847	\$ 38.50	\$ 32,609.50		\$ -
103	2303-0000100	HMA Mixture, Com Mix (Binder) per pla	Ton	120	\$ 126.30	\$ 15,156.00		\$ -
104	2416-0100012	Aprons, Concrete, 12 In. Dia.	Ea.	2	\$ 1,050.00	\$ 2,100.00		\$ -
105	2435-0130348	Manhole, San Sewer, SW-303, 48 In.	Ea.	1	\$ 7,500.00	\$ 7,500.00		\$ -
106	2435-0140148	Manhole, St Sewer, SW-401, 48 In.	Ea.	1	\$ 2,750.00	\$ 2,750.00		\$ -
107	2435-0250100	Intake, SW-501	Ea.	1	\$ 2,500.00	\$ 2,500.00		\$ -
108	2435-0250400	Intake, SW-504	Ea.	1	\$ 5,750.00	\$ 5,750.00		\$ -
109	2435-0251100	Intake, SW-511	Ea.	2	\$ 2,200.00	\$ 4,400.00		\$ -
110	2502-8212036	Subdrain, Longitudinal, (Shoulder) 6 In.	LF	499	\$ 15.00	\$ 7,485.00		\$ -
111	2502-8221303	Subdrain Outlet, DR-303	Ea.	6	\$ 75.00	\$ 450.00		\$ -
112	2503-0114212	Storm Sewer Gravity Main, Trenched, RCP, 2000D (Class III), 12 In.	LF	111	\$ 50.00	\$ 5,550.00		\$ -
113	2503-0114218	Storm Sewer Gravity Main, Trenched, RCP, 2000D (Class III), 18 In.	LF	31	\$ 52.50	\$ 1,627.50		\$ -
114	2503-0200036	Remove Storm Sewer Pipe Less Than or Equal to 36 In.	LF	115	\$ 10.00	\$ 1,150.00		\$ -
115	2510-6745850	Removal of Pavement	SY	105	\$ 10.50	\$ 1,102.50	66	\$ 693.00
116	2510-6750600	Removal of Intakes and Utility Accesses	Ea.	2	\$ 350.00	\$ 700.00		\$ -
117	2511-6745900	Removal of Sidewalk	SY	72	\$ 7.50	\$ 540.00		\$ -
118	2511-7526004	Sidewalk, P.C. Concrete, 4 In.	SY	158	\$ 36.75	\$ 5,806.50		\$ -
119	2511-7526006	Sidewalk, P.C. Concrete, 6 In.	SY	20	\$ 46.00	\$ 920.00		\$ -
120	2511-7528101	Detectable Warnings	SF	40	\$ 30.00	\$ 1,200.00		\$ -
121	2518-6910000	Safety Closure	Ea.	3	\$ 125.00	\$ 375.00	3	\$ 375.00
122	2526-8285000	Construction Survey	LS	1	\$ 7,000.00	\$ 7,000.00	0.25	\$ 1,750.00
123	2528-8445110	Traffic Control	LS	1	\$ 500.00	\$ 500.00	0.5	\$ 250.00
124	2533-4980005	Mobilization	LS	1	\$ 5,000.00	\$ 5,000.00	0.5	\$ 2,500.00
125	2549-0006320	Urethane Chimney Seal	Ea.	1	\$ 725.00	\$ 725.00		\$ -
126	2554-0112024	Water Main, Trenched, DIP, 24 In.	LF	20	\$ 150.00	\$ 3,000.00		\$ -
127	2599-9999005	Removal of Hydrant Assembly	Ea.	1	\$ 1,250.00	\$ 1,250.00		\$ -
128	2601-2634100	Mulching	Acre	0.20	\$ 3,000.00	\$ 600.00		\$ -
129	2601-2636044	Seeding and Fertilizing (Urban)	Acre	0.20	\$ 3,000.00	\$ 600.00		\$ -
130	2601-2642120	Stabil Crop-Seeding & Fertilizing (Urban)	Acre	0.20	\$ 2,000.00	\$ 400.00		\$ -
131	2601-2643110	Watering for Sod, Special Ditch Control, or Slope Protection	Mgal	0.03	\$ 60.00	\$ 1.80		\$ -
132	2601-2643300	Mobilization for Watering	Ea.	4	\$ 350.00	\$ 1,400.00		\$ -
133	2602-0000020	Silt Fence	LF	120	\$ 5.00	\$ 600.00		\$ -
134	2602-0000101	Maintenance of Silt Fence or Silt Fence for Ditch Check	LF	120	\$ 1.00	\$ 120.00		\$ -
135	2602-0000309	Perimeter and Slope Sediment Control Device, 9 In. Dia.	LF	40	\$ 14.00	\$ 560.00		\$ -
136	2602-0000500	Open-Throat Curb Intake Sediment Filter	LF	20	\$ 25.00	\$ 500.00		\$ -
137	2602-0010010	Mobilizations, Erosion Control	Ea.	1	\$ 500.00	\$ 500.00		\$ -
138	2602-0010020	Mobilizations, Emergency Erosion Contr	Ea.	1	\$ 1,000.00	\$ 1,000.00		\$ -
Division III Price:						\$ 144,525.30		\$ 5,568.00



MATERIALS STORED SUMMARY				
	Description	# of Units	Unit Price	Extended Cost
	Skyline - H-Pile HP 10x42	1085	\$ 19.36	\$ 21,005.60
<b>Total</b>				\$ 21,005.60

SUMMARY				
		Total Approved	Total Completed	
Contract Price		\$ 1,666,025.10	\$ 351,328.37	
Approved Change Order (list each)	Change Order No. 1	\$ (2,822.50)		
	Change Order No. 2	\$ 9,981.79		
	Revised Contract Price	\$ 1,673,184.39	\$ 351,328.37	

Stored \$ 21,005.60

Total Earned \$ 372,333.97

Retainage (3%) \$ 11,170.02

Total Earned Less Retainage \$ 361,163.95

Total Previously Approved (list each)			

Total Previously Approved \$ -

Percent Complete 21%

**Amount Due This Request \$ 361,163.95**

The amount \$361,163.95 is recommended for approval for payment in accordance with the terms of the contract.

Prepared By:  
Taylor Construction, Inc.

Recommended By:  
Veenstra & Kimm, Inc.

Approved By:  
West Branch, Iowa

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
Name: Leland Belding  
Title: Engineer  
Date: May 13, 2019

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



## **RESOLUTION 1811**

### **A RESOLUTION APPROVING PARTIAL PAY ESTIMATE NUMBER 1 IN THE AMOUNT OF \$361,163.95 TO TAYLOR CONSTRUCTION INC. FOR THE COLLEGE STREET BRIDGE REPLACEMENT PROJECT.**

**WHEREAS**, Taylor Construction Inc. of New Vienna, Iowa was awarded the construction contract for the College Street Bridge Replacement project (the “Project”) by the West Branch City Council through the passage of Resolution 1777 on February 4, 2019 in the amount of \$1,666,025.10; and

**WHEREAS**, Taylor Construction has declared that said project has started and work has been rendered in accordance with drawings and specifications on the Project, based on observations West Branch project managers and the project managers of Veenstra & Kimm, Inc. who are contracted with the City of West Branch to oversee the construction process; and

**WHEREAS**, the City Council of West Branch, is requested to approved a Partial Pay Estimate Number One (1) in the amount of \$361,163.95 to Taylor Construction Inc. of New Vienna, Iowa to date; and

**WHEREAS**, it is now necessary to for the City Council to accept and approve the Pay Estimate Number One (1) in the amount of \$361,163.95 and the project is now approximately 21% complete.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of West Branch, that Partial Pay Estimate Number One in the amount of \$361,163.95 to Taylor Construction Inc. of New Vienna, IA is approved.

\* \* \* \* \*

**Passed and approved this 20<sup>th</sup> day of May, 2019.**

---

Roger Laughlin, Mayor

ATTEST:

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Redmond Jones II, City Administrator / City Clerk





## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b>	May 20, 2019
<b>AGENDA ITEM:</b>	<b>Resolution 1812</b> – A Resolution Approving an Agreement Allowing the Use of Right-of-Way for Hauling.
<b>CITY GOAL:</b>	Establish a sound and sustainable government supported by professionalism, progressive thinking and modernizing the organization.
<b>PREPARED BY:</b>	Gordon Edgar, Finance Director
<b>DATE:</b>	May 16, 2019

### BACKGROUND:

The proposal is intended to disrupt less residential area, have low wear and tear on public roadways. This proposal could also be more economical with regard to trucking expense.



<b>STAFF RECOMMENDATION:</b>	Approve the Resolution – Move to Action
<b>REVIEWED BY CITY ADMINISTRATOR:</b>	
<b>COUNCIL ACTION:</b>	
<b>MOTION BY:</b>	
<b>SECOND BY:</b>	

*"Turning Vision into Reality is our Business"*



## **AGREEMENT FOR USE OF RIGHT-OF-WAY FOR HAULING**

THIS AGREEMENT entered into by and between the City of West Branch, Iowa (hereafter the "City"); and Cedar's Edge, LLC (hereafter the "Developer").

WHEREAS, the Developer has requested the City approve the hauling of soil with large trucks across the Greenview Drive right-of-way as shown on Exhibit "A" attached hereto (the "Project"); and

THEREFORE, the City Council has agreed to allow the Project to be completed as requested, subject to the terms and conditions below.

1. The Developer is granted permission to perform the Project as shown on Exhibit "A."
2. Prior to commencing the Project, the Developer shall perform the following acts:
  - a. Place a stop sign at the entrance to the right-of-way to assure that trucks will stop before entering the right-of-way.
  - b. The Developer shall place appropriate warning signs and devices, as directed by the City and City Engineer and maintain the same during the term of the Project.
  - c. The Developer shall on a daily basis, remove any dirt and debris left on the right-of-way by the Project.
  - d. Submit a certificate of insurance to the City naming the City as an additional insured on the Developer's general liability policy in an amount of not less than \$1 million.
3. The Developer shall indemnify, defend and hold the City harmless from any and all claims that are filed against the City as a result of this Project.
4. At the completion of the Project, the Developer shall perform any repairs or maintenance on the right-of-way to return the right-of-way (public road way) to the condition it was prior to the commencement of the Project.

IN WITNESS WHEREOF, this instrument is executed this 20th day of May, 2019.

DEVELOPER:

CITY:

By: \_\_\_\_\_  
Jerry Sexton, Manager

\_\_\_\_\_  
Roger Laughlin, Mayor

ATTEST:

\_\_\_\_\_  
Redmond Jones II, City Adm./Clerk



**RESOLUTION 1812**

**A RESOLUTION APPROVING AN AGREEMENT ALLOWING THE USE OF  
RIGHT-OF-WAY FOR HAULING**

**WHEREAS**, this agreement entered into by and between the City of West Branch and Cedar's Edge, LLC is designed to disrupt least number of residents and residential area; and

**WHEREAS**, this agreement is also intended to have low wear and tear on public right of ways / roadways; and

**WHEREAS**, this agreement is a public / private collaboration that could also be more economical with regard to trucking expense; and

**WHEREAS**, this agreement spell out the terms for which at the completion of the project, Cedar's Edge, LLC shall perform any repairs or maintenance on the right-of-way to return the right-of-way to the condition it was prior to the commencement of the project.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of West Branch, approves aforementioned agreement with Cedar's Edge LLC., and authorize the Mayor to execute said agreement.

\* \* \* \* \*

**Passed and approved this 20<sup>th</sup> day of May, 2019.**

\_\_\_\_\_  
Roger Laughlin, Mayor

ATTEST:

\_\_\_\_\_  
Redmond Jones II, City Administrator / City Clerk





## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b>	May 20, 2019
<b>AGENDA ITEM:</b>	<b>Resolution 1813</b> – A Resolution Approving Proposals in the Amount of \$62,531.50 from L.L. Pelling Company, Inc. for City Road Improvements and Trail Improvements for City Park And Hoover Nature Trails
<b>CITY GOAL:</b>	Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.
<b>PREPARED BY:</b>	Gordon Edgar, Finance Director / John Danos, City Bond Counsel
<b>DATE:</b>	May 17, 2019

### BACKGROUND:

Sealcoat quotes for streets and trails are included. The street work is in various areas throughout town. The quote is higher than we had anticipated and will require cuts to some other project or a budget amendment to make everything possible. I would recommend reevaluating the other projects that were planned for the next budget and cut a portion of them in order to pay for the sealcoat work. Crack sealing, shoulders on West Main Street or the North Maple Street Project are all projects that could be completely or partially cut. This is scheduled to be completed in July of 2019 after the new budget begins.

The trail quotes are for Beranek Park and The Hoover Trail. It was anticipated that this would come from Road Use Tax but we recently discovered that is not possible. This portion will need to be held off for council approval in the following budget to be completed July of 2020.

<b>STAFF RECOMMENDATION:</b>	Approve the Resolution – Move to Action
<b>REVIEWED BY CITY ADMINISTRATOR:</b>	
<b>COUNCIL ACTION:</b>	
<b>MOTION BY:</b>	
<b>SECOND BY:</b>	

*"Turning Vision into Reality is our Business"*



# PROPOSAL

City of West Branch  
City Clerk  
P.O. Box 218  
West Branch, IA. 52358



WWW.LLPELLING.COM

1425 W. Penn Street P.O. Box 230 North Liberty, Iowa 52317

(319) 626-4600 FAX (319) 626-4605

WE PROPOSE TO DO THE FOLLOWING WORK AND/OR FURNISH THE MATERIALS AT THE UNIT PRICE QUOTED BELOW:

Page 1

## RE: 2019 Sealcoat Work

### Description of Work:

#### Type A Work

- A. Base repair and single seal coat consisting of:
  - Scarify and pulverize existing street surface
  - Furnish water as required for compaction, reshape and recompact.
  - Furnish and apply single seal coat of MC-3000 asphalt
  - Furnish, spread and roll pea rock.

#### Type B Work

- B. Single seal coat consisting of:
  - Power broom streets
  - Furnish and apply single seal coat of MC-3000 asphalt
  - Furnish, spread and roll pea rock.

### NOTES:

1. Billing on final units completed.
2. Cold Mix Patching amount is an *estimated* quantity. Invoice will be on actual tons placed.

\*Is this project tax exempt? Yes ☐ No ☒. If you checked yes, please send the Iowa Construction Sales Tax Form with your signed proposal.

Authorized  
Signature

Darrin Tippie

Note: This proposal may be withdrawn if not accepted within 30 days.

All work & materials will be according to specifications submitted or per standard practices. Any alteration or deviation from the above specifications involving extra cost will become an extra charge over and above the estimate. Items bid per Unit of Measure are based on estimated quantities, and payment will be based on actual quantities placed. Payment is due upon receipt of invoice. 1 3/4% Service Fee will be charged on all past due accounts (21% per annum). Any expense incurred to collect past due accounts, including attorney fees, will be reimbursed by owner.

**Acceptance of Proposal** The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be due upon receipt of invoice. I will retain the white copy for my records and return the yellow copy for authorization to schedule work.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**"Committed to Excellence since 1948"**



# PROPOSAL

City of West Branch  
City Clerk  
P.O. Box 218  
West Branch, IA. 52358

Matt 319-325-8213



WWW.LLPELLING.COM

1425 W. Penn Street P.O. Box 230 North Liberty, Iowa 52317

(319) 626-4600 FAX (319) 626-4605

WE PROPOSE TO DO THE FOLLOWING WORK AND/OR FURNISH THE MATERIALS AT THE UNIT PRICE QUOTED BELOW:

Page 2		TYPE OF WORK (SY)						
Street	From	To	L (ft)	W (ft)	Type A	Type B	Total	
Green St	N Fifth St	No Parking Sign	A		-		\$ -	
			B	140	20		311	\$ 730.85
East College St	N Fifth St	N Fourth St	A		-		\$ -	
			B	370	24		987	\$ 2,319.45
Orange St	Lancaster Lane	N Fifth St	A		-		\$ -	
			B	230	22		562	\$ 1,320.70
	N Fifth St (Southside Rd)	Driveway Yellow House	A		-		\$ -	
			B	265	10		294	\$ 690.90
Lemon St	N Sixth St	Brick Driveway	A		-		\$ -	
			B	175	14		272	\$ 639.20
N. Fourth St	Area Going Down Hill		A	160	24	427	\$ 1,473.15	
			B	305	24		813	\$ 1,910.55
	Area Going Up Hill	Stop Sign	A		-		\$ -	
			B	910	24		2,427	\$ 5,703.45
280th St	Gravel Rd	Yellow Pipe Line Sign	A		-		\$ -	
			B	653	24		1,741	\$ 4,091.35
Maple St	Orange St	#417 Driveway	A		-		\$ -	
			B	202	24		539	\$ 1,266.65

Date: 4/2/2019

Authorized  
Signature

Darrin Tippin

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**Acceptance of Proposal** The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be due upon receipt of invoice. I will retain the white copy for my records and return the yellow copy for authorization to schedule work.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**"Committed to Excellence since 1948"**



# PROPOSAL

City of West Branch  
City Clerk  
P.O. Box 218  
West Branch, IA. 52358



WWW.LLPELLING.COM

1425 W. Penn Street P.O. Box 230 North Liberty, Iowa 52317

(319) 626-4600 FAX (319) 626-4605

WE PROPOSE TO DO THE FOLLOWING WORK AND/OR FURNISH THE MATERIALS AT THE UNIT PRICE QUOTED BELOW:

Page 3

Street	From	To	L (ft)	W (ft)	TYPE OF WORK (SY)		Total
					Type A	Type B	
Maple St	#417 Driveway	Northside Dr	A		-		\$ -
			B	270 18		540	\$ 1,269.00
#417 Driveway	Area To Concrete		A	32 16	57		\$ 196.65
			B	32 16		57	\$ 133.95
Driveway To Apartments	Area		A	14 26	40		\$ 138.00
			B	14 26		40	\$ 94.00
Johnson Cedar Rd	Herbert Hoover Hwy Intersection		A		-		\$ -
			B	75 90		750	\$ 1,762.50
	Area Top Hill	Eastside Rd	A		-		\$ -
			B	120 12		160	\$ 376.00
	Area Bottom Hill		A		-		\$ -
			B	80 24		213	\$ 500.55
	Area Front #3539		A		-		\$ -
			B	244 24		651	\$ 1,529.85
	Area Front Yellow House	Dirt Rd Westside Rd	A		-		\$ -
			B	210 6		140	\$ 329.00
350th St	Area Front Bickford Dr		A	165 24	440		\$ 1,518.00
			B	165 24		440	\$ 1,034.00

Date: 4/2/2019

Authorized  
Signature

Darrin Tippie

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WE PROPOSE TO DO THE FOLLOWING WORK AND/OR FURNISH THE MATERIALS AT THE UNIT PRICE QUOTED BELOW:

Page 4

Street	From	To	L (ft)	W (ft)	TYPE OF WORK (SY)		Total
					Type A	Type B	
Green View Dr	Front #5		A		-		\$ -
			B	185 22		452	\$ 1,062.20
	#36	#35	A		-		\$ -
			B	200 21		467	\$ 1,097.45
	#34	#32 Southside Rd	A		-		\$ -
			B	200 10		222	\$ 521.70
Green View Circle	#28 Middle Rd Before Cul de sac		A		-		\$ -
			B	20 10		22	\$ 51.70
Green View Dr	Green View Circle	#19	A		-		\$ -
			B	150 22		367	\$ 862.45
	#12	Green View Ct	A		-		\$ -
			B	230 20		511	\$ 1,200.85
Green View Ct	#11	#7 Southside Rd	A		-		\$ -
			B	105 10		117	\$ 274.95
	Westside Cul de sac		A		-		\$ -
			B	75 20		167	\$ 392.45
			A		-		\$ -
			B			-	\$ -

Summary of Work	Unit of Measure	Quantity	Unit Cost	Total
Type A Work	Square Yd	964	\$ 3.45	\$ 3,325.80
Type B Work	Square Yd	13,262	\$ 2.35	\$ 31,165.70
Cold Mix Patching	per ton	50.00	\$ 200.00	\$ 10,000.00
3/4" Road Stone Base Material	per ton	160.00	\$ 22.00	\$ 3,520.00
NOTES: Billing on final units completed.				\$ 48,011.50

Date: 4/2/2019

Authorized Signature

Darrin Tippie

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# PROPOSAL

City of West Branch  
City Clerk  
P. O. Box 218  
West Branch, IA. 52358



WWW.LLPELLING.COM

1425 W. Penn Street P.O. Box 230 North Liberty, Iowa 52317

(319) 626-4600 FAX (319) 626-4605

WE PROPOSE TO DO THE FOLLOWING WORK AND/OR FURNISH THE MATERIALS AT THE UNIT PRICE QUOTED BELOW:

Page 1

## RE: 2019 Sealcoat Work (City Park Trail)

### Description of Work:

#### Type B Work

- B. Single seal coat consisting of:
- Power broom streets
  - Furnish and apply single seal coat of MC-3000 asphalt
  - Furnish, spread and roll pea gravel.

### NOTES:

1. Billing on final units completed.
2. Cold Mix Patching amount is an *estimated* quantity. Invoice will be on actual tons placed.

\*Is this project tax exempt? Yes ☐ No ☒. If you checked yes, please send the Iowa Construction Sales Tax Form with your signed proposal.

Authorized  
Signature

Darrin Tippie

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Signature \_\_\_\_\_ Date \_\_\_\_\_

**"Committed to Excellence since 1948"**



# PROPOSAL

City of West Branch  
City Clerk  
P. O. Box 218  
West Branch, IA. 52358

Matt 319-325-8213



WWW.LLPELLING.COM

1425 W. Penn Street P.O. Box 230 North Liberty, Iowa 52317

(319) 626-4600 FAX (319) 626-4605

WE PROPOSE TO DO THE FOLLOWING WORK AND/OR FURNISH THE MATERIALS AT THE UNIT PRICE QUOTED BELOW:

Page 2		TYPE OF WORK (SY)						
Street	From	To	L (ft)	W (ft)	Type A	Type B	Total	
City Park Trail	Area		A	1270	10	-		\$ -
			B			1,411	\$ 3,315.85	
			A			-		\$ -
			B			-	\$ -	
			A			-		\$ -
			B			-	\$ -	
			A			-		\$ -
			B			-	\$ -	
			A			-		\$ -
			B			-	\$ -	
			A			-		\$ -
			B			-	\$ -	
			A			-		\$ -
			B			-	\$ -	
			A			-		\$ -
			B			-	\$ -	
			A			-		\$ -
			B			-	\$ -	

Summary of Work	Unit of Measure	Quantity	Unit Cost	Total
Type B Work	Square Yd	1,411	\$ 2.35	\$ 3,315.85
Cold Mix Patching	per ton	8.00	\$ 195.00	\$ 1,560.00
NOTES: Billing on final units completed.				\$ 4,875.85

Date: 4/2/2019

Authorized  
Signature

*Darrin Tippie*

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# PROPOSAL

City of West Branch  
City Clerk  
P. O. Box 218  
West Branch, IA. 52358



WWW.LLPELLING.COM

1425 W. Penn Street P.O. Box 230 North Liberty, Iowa 52317

(319) 626-4600 FAX (319) 626-4605

WE PROPOSE TO DO THE FOLLOWING WORK AND/OR FURNISH THE MATERIALS AT THE UNIT PRICE QUOTED BELOW:

Page 1

## RE: 2019 Sealcoat Work (Hoover Nature Trail)

### Description of Work:

#### Type B Work

#### B. Single seal coat consisting of:

Power broom streets

Furnish and apply single seal coat of MC-3000 asphalt

Furnish, spread and roll pea gravel.

### NOTES:

1. Billing on final units completed.

2. Cold Mix Patching amount is an *estimated* quantity. Invoice will be on actual tons placed.

\*Is this project tax exempt? Yes ☐ No ☐. If you checked yes, please send the Iowa Construction Sales Tax Form with your signed proposal.

Authorized  
Signature

Darrin Tippie

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WE PROPOSE TO DO THE FOLLOWING WORK AND/OR FURNISH THE MATERIALS AT THE UNIT PRICE QUOTED BELOW:

Page 2

Street	From	To	L (ft)	W (ft)	TYPE OF WORK (SY)		Total
					Type A	Type B	
Hoover Nature Trail	East College St	Baker Ave	A	3320	10	-	\$ -
						3,689	\$ 8,669.15
			A			-	\$ -
			B			-	\$ -
			A			-	\$ -
			B			-	\$ -
			A			-	\$ -
			B			-	\$ -
			A			-	\$ -
			B			-	\$ -
			A			-	\$ -
			B			-	\$ -
			A			-	\$ -
			B			-	\$ -
			A			-	\$ -
			B			-	\$ -
			A			-	\$ -
			B			-	\$ -

Summary of Work	Unit of Measure	Quantity	Unit Cost	Total
Type B Work	Square Yd	3,689	\$ 2.35	\$ 8,669.15
Cold Mix Patching	per ton	5.00	\$ 195.00	\$ 975.00
NOTES: Billing on final units completed.				\$ 9,644.15

Date: 4/2/2019

Authorized Signature Darrin Tippie  
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Signature \_\_\_\_\_ Date \_\_\_\_\_

**"Committed to Excellence since 1948"**



**RESOLUTION 1813**

**A RESOLUTION APPROVING PROPOSALS IN THE AMOUNT OF  
\$62,531.50 FROM LL PELLING COMPANY, INC. FOR CITY ROAD  
IMPROVEMENTS AND TRAIL IMPROVEMENTS FOR CITY PARK  
AND HOOVER NATURE TRAILS**

**WHEREAS**, L.L. Pelling Company, Inc. of North Liberty, Iowa has successful completed projects for the City of West Branch such as the Parkside Road Improvement; and

**WHEREAS**, L.L. Pelling Company, Inc. has a good track record of working with the City of West Branch and conducting quality work; and

**WHEREAS**, the proposal submitted at the City's request is considered fair in value and quality; and

**WHEREAS**, it is now necessary for the City Council to accept the aforementioned Proposals in order to commence the work and service described therein; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of West Branch that the quotes in the amount of \$62,531.50 from L.L. Pelling Company Inc. of North Liberty, Iowa is approved.

\* \* \* \* \*

**PASSED AND APPROVED** this 20th day of May, 2019

\_\_\_\_\_  
Roger Laughlin, Mayor

Attest:

\_\_\_\_\_  
Redmond Jones II, City Administrator / City Clerk