



CITY COUNCIL MEETING NOTICE
MONDAY, OCTOBER 18, 2021 - 7:00 P.M.
CITY COUNCIL CHAMBERS
110 N. POPLAR STREET, WEST BRANCH, IOWA

<https://zoom.us/j/5322527574>

or dial in phone number 1-312-626-6799 with Meeting ID 532 252 7574.

AGENDA

1. Call to order
2. Pledge of Allegiance
3. Roll call
4. Welcome
5. Approve Agenda. /Move to action.
6. Approve Consent Agenda/Move to action.
 - a. Minutes from the October 4, 2021 City Council regular meeting.
 - b. Claims
7. Communications/Open Forum
8. Public Hearing/Non-Consent Agenda
 - a. Public Hearing – On the matter of rezoning certain properties north of East Main Street and west of North 4th St. from I-2 (Industrial) to PUD (Planned Unit Development).
 - b. First Reading Ordinance 784 – Rezoning certain property generally located north of East Main Street and west of and adjacent to North 4th Street from Industrial District to PUD – Planned Unit Development District. /Move to action.
 - c. Second Reading Ordinance 783 – Amending Title “All-Terrain Vehicles and Snowmobiles” Chapter 75. / Move to action.
 - d. Resolution 2042 – Approve a quote not to exceed \$3868.00 from Nutri-Ject Systems for sludge judging at the City of West Branch lagoons. / Move to action.
9. Discussion – Capital Improvements Plan (preliminary draft)
10. City Staff Reports
11. Comments from Mayor and Council Members
12. Motion to adjourn.

Mayor: Roger Laughlin · **Council Members:** Colton Miller, Nick Goodweiler, Jodee Stoolman, Tom Dean, Jerry Sexton
City Administrator (Vacant) · **City Clerk** Leslie Brick · **Fire Chief** Kevin Stoolman · **Library Director** Nick Shimmin
Parks & Rec Director Melissa Russell · **Police Chief** John Hanna · **Public Works Director** Matt Goodale

(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 westbranchiowa.org/city-of-west-branch/mayor-city-council/meetings/. The minutes are not approved until the next regularly scheduled City Council meeting.)

**West Branch, Iowa
Council Chambers**

**City Council
Regular Meeting**

**October 4, 2021
7:00 p.m.**

Mayor Roger Laughlin called the West Branch City Council regular meeting to order at 7:00 p.m. Roll call: Council members: Colton Miller, Jerry Sexton, Tom Dean, Jodee Stoolman and Nick Goodweiler was present. City Staff present: City Clerk Leslie Brick, City Attorney Kevin Olson, City Engineer Dave Schechinger and Fire Chief Kevin Stoolman. City Staff attending via Zoom: Finance Officer Heidi Van Auken, Public Works Director Matt Goodale. Library/IT Director Nick Shimmin, Police Chief John Hanna, Officer Cathy Steen and City Engineer Dave Schechinger.

APPROVE THE AGENDA

Motion by Miller, second by Sexton to approve the Agenda. AYES: Miller, Sexton, Stoolman, Dean, Goodweiler. NAYS: None. Motion carried.

APPROVE CONSENT AGENDA

Minutes from the September 20, 2021 City Council Meeting

Minutes from the September 27, 2021 City Council Work Session/Closed meeting.

Motion to approve accepting the resignation of part-time Officer Greg Hall.

Motion to approve Pay Estimate #1 for the I-80 Water Main Relocation Project.

Claims

July monthly financial reports

EXPENDITURES	10/4/2021	
AMAZON	VARIOUS ITEMS	533.73
ARSL	MEMBERSHIP RENEWAL	49.00
BAKER & TAYLOR INC.	BOOKS	1,033.67
BETHANY & SOLOMON HAHN	BLDG INCENTIVE PAYMENT	1,812.83
BOWERS CUSTOM SERVICES LLC	HAULED 6 IN SPECIAL TO SHOP	180.00
CHERYL HOLLICH	BLDG INCENTIVE PAYMENT	1,549.23
CROELL, INC.	SEPT 7 SERVICE	7,829.89
D&R PEST CONTROL	PEST CONTROL SERVICE LIBRARY	95.00
HEIDI VAN AUKEN	MILEAGE FOR TRAINING	22.58
HENNINGSEN DANIEL	BLDG INCENTIVE PAYMENT	1,094.03
HI-LINE INC	SUPPLIES	3,236.58
HINKHOUSE GLENN OR PAMELA	BLDG INCENTIVE PAYMENT	257.00
ILLINOIS LIBRARY ASSOCIATION	LIBRARY ITEMS	106.06
IOWA ASSN. MUN. UTILITIES	EIASSO SEPT-DEC MEMBERSHP DUES	864.41
IOWA DEPT OF NATURAL RESOURCES	AMENDMENT FEE PERMIT 1694001	180.00
KANOPI	VIDEO SERVICE	25.00
LIBERTY COMMUNICATIONS	LIBERTY COMMUNICATIONS	1,572.47
MARK D & AMBER KLEVEN	BLDG INCENTIVE PAYMENT	4.97
MCELFRESH, SARA	BLDG INCENTIVE PAYMENT	1,207.19
MENARDS	SUPPLIES	145.34
MERIDITH COLEMAN	BLDG INCENTIVE PAYMENT	1,018.53
MUNICIPAL SUPPLY INC.	WATER METER SUPPLIES	14,653.00
NATIVE GROWERS, LLC	GROWING MIX BAG	14.75
OLSON, KEVIN D	LEGAL SERVICE OCT 2021	1,500.00
OVERDRIVE INC	EBOOKS	1,745.29
PETERSON, ADAM D OR LINDSEY	BLDG INCENTIVE PAYMENT	890.70
PITNEY BOWES INC	POSTAGE METER RENTAL -ADMIN	236.52
PLASTIC RECYCLING OF IOWA	4X12" ROUND	319.28
PLUNKETT'S PEST CONTROL	PEST CONTROL - ADMIN	95.18
PORT 'O' JONNY INC.	SERVICE-CEMETERY	95.00
QUILL CORP	SUPPLIES	407.78
RAINMASTER IRRIGATION	CUBBY PARK IRRIGATION	2,250.00
SAM & FRYAUF PERKINS	BLDG INCENTIVE PAYMENT	2,426.05
SCHIMBERG CO	CRETEX PRO RING	1,193.98
SHIMMIN, NICK	LIBRARY MTRLS & BLDG SUPPLIES	43.91
SPEER FINANCIAL INC	TIF REPORT DELIVERY ON 8-16-21	350.00
STATE INDUSTRIAL PRODUCTS	LIFT STATION FOG MAINTENANCE	244.00

T & M CLOTHING COMPANY	BLACK MASKS	24.00
THE HOME DEPOT PRO	SUPPLIES	132.83
TYLER TECHNOLOGIES	UB ONLINE ANNUAL FEE	384.00
UNIFORM DEN INC.	BADGES, COLLAR INSIGNIA	209.61
VEENSTRA & KIMM INC.	VARIOUS PROJECTS	26,427.40
TOTAL		76,460.79
PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS	10/1/2021	43,092.94
PAID BETWEEN MEETINGS		
CAPITAL ONE/AMAZON	VARIOUS ITEMS	99.41
HY-VEE	CONCESSION SUPPLIES	55.66
KOCH OFFICE GROUP	COPIER MAINTENANCE	332.62
MEDIACOM	CABLE SERVICE	41.90
PITNEY BOWES GLOBAL FINANCIAL	POSTAGE METER LEASE	77.37
PITNEY BOWES PURCHASE POWER	REPLENISH POSTAGE	500.00
US BANK CREDIT CARD	VARIOUS ITEMS	2,777.46
US BANK EQUIPMENT FINANCE	LIBRARY COPIER LEASE	106.25
VERIZON WIRELESS	WIRELESS SERVICE	361.61
TOTAL		4,352.28
GRAND TOTAL EXPENDITURES		123,906.01
FUND TOTALS		
001 GENERAL FUND	39,020.33	
022 CIVIC CENTER	92.14	
031 LIBRARY	10,443.37	
110 ROAD USE TAX	13,485.39	
112 TRUST AND AGENCY	5,125.03	
308 PARK IMP - PEDERSEN VALLEY	2,250.00	
319 RELOCATING WATER & SEWER	808.00	
321 WIDENING WAPSI CREEK	404.00	
323 I-80 WEST, WATER MAIN RELOCATION	1,740.00	
324 WW TREATMT FAC IMPROVE '21	17,490.00	
327 SPONS WATER QUALITY IMPROVE '21	4,244.00	
600 WATER FUND	24,618.32	
610 SEWER FUND	4,185.43	
GRAND FUND TOTAL	123,906.01	
REVENUE-FISCAL YEAR 2022		
FUND JULY		
001 GENERAL FUND	43,838.87	
022 CIVIC CENTER	351.65	
031 LIBRARY	64.11	
036 TORT LIABILITY	286.45	
110 ROAD USE TAX	36,322.62	
112 TRUST & AGENCY	1,815.94	
119 EMERGENCY TAX FUND	250.21	
121 LOCAL OPTION SALES TAX	20,207.36	
125 TIF	54.39	
226 DEBT SERVICE	2,191.61	
600 WATER FUND	61,531.31	
610 SEWER FUND	71,284.14	
740 STORM WATER UTILITY	5,585.18	
TOTAL	243,783.84	

For the record, Laughlin stated that Hall was resigning as a part-time police officer due to taking an investigator job which does not allow him to be a peace officer. Laughlin questioned Schechinger if the pay estimate for the I-80 Water Main Relocation was the full cost of the project. Schechinger reminded the Council that the charges are a reimbursable item and that the retainage would be withheld while the contractor finished up some punch list items.

Motion by Miller, second by Goodweiler to approve the Consent Agenda. AYES: Miller, Goodweiler, Dean, Stoolman, Sexton. NAYS: None. Motion carried.

COMMUNICATIONS / OPEN FORUM - NONE

PUBLIC HEARING / NON-CONSENT AGENDA

Resolution 2040 – Appointing Adam Kofoed to the position of City Administrator. / Move to action.

Laughlin stated that he felt the hiring process went relatively smooth and that out of fourteen candidates, the cream of the crop rose to the top.

Motion by Goodweiler, second by Sexton to approve Resolution 2040. AYES: Goodweiler, Sexton, Miller, Stoolman, Dean. NAYS: None. Motion carried.

Resolution 2041 – Approving an employment agreement for the City Administrator of the City of West Branch. / Move to action.

Laughlin said the contract terms were mutually agreed upon by both parties and noted that very little was changed from the original proposal.

Motion by Miller, second by Dean to approve Resolution 2041. AYES: Miller, Dean, Stoolman, Goodweiler, Sexton. NAYS: None. Motion carried.

First Reading Ordinance 783 – Amending Chapter 75. / Move to action.

Laughlin stated that Chief Hanna prepared the ordinance which mirrors Cedar County's ordinance and updated it further to include language from the State Code. The Council had no further updates or comments.

Motion by Goodweiler, second by Sexton to approve first reading of Ordinance 783. AYES: Goodweiler, Sexton, Dean, Miller, Stoolman. NAYS: None. Motion carried.

Discussion – Waste Water Treatment Project Schedule Update

Schechinger provided an updated timeline for the waste water treatment project and said the environmental review drives the process and now that it is complete, the project can move forward. Schechinger said that the land acquisition also required a timeline adjustment and the DNR has granted an extension on the permit. According to the revised timeline, the project is scheduled to go out to bid on January 17, 2022 with construction to begin in the spring. Miller asked the question, "what if this process (SAGR system) does not work?". Schechinger responded that the process chosen is a tried and true process and that he's never experienced an issue before.

Discussion – Herbert Hoover Highway / Cedar-Johnson Road

Schechinger presented the latest opinion of costs for the Herbert Hoover Highway / Cedar-Johnson Road intersection project. He pointed out that the difference in cost between the two concepts (turn-lanes vs. roundabout) is now approximately \$130,000. The estimated cost to the city for the roundabout concept is \$611,761.76. Schechinger said the \$1.5 million-dollar project will be shared between Johnson County and the City with a 60/40 split with Johnson County's share at \$882,232.36. Laughlin said he preferred the roundabout for helping slow traffic coming into town and asked the Council for their consensus. By a show of hands, four out of five preferred the roundabout. Miller said with the growth occurring on the west side of town, the roundabout would help move traffic and possibly save the city money in the long run if traffic lights were needed later at that intersection. Stoolman said she didn't prefer one concept over the other but said she is concerned how the financing of this project will affect other projects such as the Eastside Water Main project. Schechinger said Johnson County is planning on starting in the spring with a completion date of October/November 2022. Laughlin stated that he would call the city's financial advisor as soon as possible to start discussions on how the city will pay for all of the projects they have planned and reminded the Council that this is one project that cannot be avoided.

STAFF REPORTS - NONE

CITY ADMINISTRATOR REPORT – N/A

CITY ATTORNEY REPORT - NONE

COMMENTS FROM MAYOR AND COUNCIL MEMBERS

Laughlin said he received an 'interesting' call last week regarding the Croell Site but was not yet ready to share any details just yet.

Miller suggested that the Council at their next meeting discuss a draft Capital Improvements Plan so they can start planning and preparing for all of the upcoming projects discussed tonight and determine how the City is going to pay for all of them. Miller said the services of Speer Financial will be needed to sort everything out.

ADJOURNMENT

Motion to adjourn the regular meeting by Miller, second by Goodweiler. Motion carried on a voice vote. City Council meeting adjourned at 7:56 p.m.

Roger Laughlin, Mayor

ATTEST: _____
Leslie Brick, City Clerk

EXPENDITURES

10/18/2021

ALL AMERICAN CONCRETE INC	PAVING GREEN VIEW CONNECTION	24,455.00
AMAZON	VARIOUS ITEMS	390.93
ARSL	MEMBERSHIP RENEWAL	49.00
BAKER & TAYLOR INC.	BOOKS	280.45
BEAN & BEAN	GRAVE OPENINGS	1,100.00
BRICK, LESLIE	MILEAGE REIMBURSEMENT	35.32
BROWN'S WEST BRANCH	VEHICLE MAINTENANCE	603.41
C&E FITNESS	GYM RENTAL	525.00
CEDAR COUNTY COOPERATIVE	FUEL	923.01
CEDAR COUNTY RECORDER	RECORDING FEES	42.00
CJ COOPER & ASSOCIATES	DRUG TESTING	160.00
CROELL, INC.	COLLEGE ST WATER MAIN	1,733.50
CULLIGAN WATER TECH	WATER SOFTNER SERVICE	25.20
DEMCO	BOOK SUPPLIES	56.85
EMERGENCY SERVICES MARKETING	EMERGENCY NOTIFICATION SUBSCRIPTION	735.00
FASTENAL	BATTERIES	115.83
GRIEBAHN INDUSTRIES INC	NOTARY STAMPS	50.22
HAWKINS INC	CHEMICALS	2,590.94
HEMMEN CRAIG OR JEAN	BLDG INCENTIVE PAYMENT	1,018.01
IMWCA	IMWCA	2,296.00
IOWA ONE CALL	NOTIFICATIONS	81.00
JAYME CILEK	CLEANING SERVICES	139.50
JOHNSON COUNTY REFUSE INC.	TRASH CART SWAP OUT	16,354.58
KANOPY	VIDEO SERVICE	38.00
KIRKWOOD COMM. COLLEGE	BLS COURSE	14.00
KUNDE OUTDOOR EQUIPMENT	EQUIPMENT REPAIR	36.00
LINN COUNTY R.E.C.	STREET LIGHTS	213.10
LYNCH'S PLUMBING INC	BRINE TANK PROJECT	34.80
MARTIN P GILLESPIE	BLDG INCENTIVE PAYMENT	880.84
MENARDS	SUPPLIES	226.52
MERCY IOWA CITY PHYSICIAN	DRUG TESTING	44.00
MID-AMERICAN SUPPLY CO	EVIDENCE BAGS	143.42
MUNICIPAL SUPPLY INC.	WATER METER SUPPLIES	623.50
NEUZIL & SONS INC	BRUSH PILE GRINDING	8,640.00
PARKSIDE SERVICE	MOWER TIRE REPAIR	31.79
PLAY IT AGAIN SPORTS	REC - ADULT SOFTBALL SUPPLIES	64.78
PORT 'O' JONNY INC.	SERVICE-WAPSI PARK	108.00
PREMIER PARTS TIPTON	SUPPLIES	704.80
PYRAMID SERVICES INC.	EQUIPMENT	71.76
QUILL CORP	OFFICE SUPPLIES	173.58
RELIANT FIRE APPARATUS	VEHICLE SERVICE, PARTS	554.40
SHAY, ALLEN	BLDG INCENTIVE PAYMENT	919.54
SPRINGDALE AGENCY	FIRE PAK INSURANCE RENEWAL	15,029.00
STATE HYGIENIC LAB	LAB ANALYSIS	27.00
STEFANIE & ANTHONY ARNAMAN	BLDG INCENTIVE PAYMENT	1,334.95

SUMMIT COMPANIES	CHEM EXTINGUISHER MAINTENANCE	118.00
SURVEYING AND MAPPING, LLC	ANNUAL GIS WEBSITE HOSTING	3,600.00
THOMAS MARK & JEANETTE	BLDG INCENTIVE PAYMENT	911.14
WEST BRANCH MIDDLE SCHOOL	MS YEARBOOK ADVERTISEMENT	55.00
WEST BRANCH REPAIRS	VEHICLE SERVICE	1,110.60
WEX BANK	VEHICLE FUEL	1,239.33

TOTAL 90,708.60

PAYROLL-WAGES, TAXES, EMPLOYEE BENEFIT: 10/15/2021 54,512.29

PAID BETWEEN MEETINGS

ALLIANT ENERGY	ALLIANT ENERGY	10,377.42
AT&T MOBILITY	WIRELESS SERVICE	344.68
GLOBAL PAYMENTS	SEPTEMBER CREDIT CARD FEES	458.56
TREASURER STATE OF IOWA	SALES TAX PAYMENT	1,132.00
TREASURER STATE OF IOWA	WET TAX PAYMENT	2,847.00
VARIOUS VENDORS	UB REFUNDS	194.87

TOTAL 15,354.53

GRAND TOTAL EXPENDITURES 160,575.42

FUND TOTALS

001 GENERAL FUND	53,735.31
022 CIVIC CENTER	535.87
031 LIBRARY	8,088.40
036 TORT LIABILITY	17,094.82
110 ROAD USE TAX	40,781.25
112 TRUST AND AGENCY	13,383.07
600 WATER FUND	19,449.37
610 SEWER FUND	7,507.33

GRAND FUND TOTAL 160,575.42

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE OPERATION	GENERAL FUND	WEX BANK BROWN'S WEST BRANCH	VEHICLE FUEL	840.46
			VEHICLE MAITENANCE	70.94
		MID-AMERICAN SUPPLY COMPANY	VEHICLE MAINTENANCE	65.44
			VEHICLE MAINT & REPAIR	467.03
			EVIDENCE BAGS	143.42
			TOTAL:	1,587.29
FIRE OPERATION	GENERAL FUND	KIRKWOOD COMM. COLLEGE WEST BRANCH REPAIRS	BLS CLASS	14.00
			VEHICLE SERVICE	1,110.60
		KUNDE OUTDOOR EQUIPMENT	EQUIPMENT REPAIR	36.00
			VEHICLE FUEL	125.12
		WEX BANK	VEHICLE FUEL	118.00
		SUMMIT COMPANIES	CHEM EXTINGUISHER MAINTENA	115.83
		FASTENAL	FASTENAL	554.40
		RELIANT FIRE APPARATUS , INC.	VEHICLE SERVICE, PARTS	25.20
		CULLIGAN WATER TECHNOLOGIES	WATER SOFTNER SERVICE	735.00
		EMERGENCY SERVICES MARKETING CORP INC	EMERGENCY NOTIFICATION SUB	735.00
		TOTAL:	2,834.15	
ROADS AND STREETS	GENERAL FUND	CJ COOPER & ASSOCIATES MERCY IOWA CITY PHYSICIAN & CLINIC SER	DRUG TESTING	50.00
			DRUG TESTING	44.00
		TOTAL:	94.00	
STREET LIGHTING	GENERAL FUND	LINN COUNTY R.E.C.	STREET LIGHTS	213.10
TOTAL:	213.10			
PARK & RECREATION	GENERAL FUND	PORT 'O' JONNY INC. MENARDS	SERVICE-WAPSI PARK	108.00
			BLDG SUPPLIES	91.52
		WEX BANK	VEHICLE FUEL	81.20
		PLAY IT AGAIN SPORTS	REC - ADULT SOFTBALL SUPPL	64.78
		C&E FITNESS	GYM RENTAL	525.00
		TOTAL:	870.50	
CEMETERY	GENERAL FUND	PARKSIDE SERVICE PYRAMID SERVICES INC.	MOWER TIRE REPAIR	31.79
			EQUIPMENT	71.76
		CEDAR COUNTY COOPERATIVE BEAN & BEAN	FUEL	923.01
			GRAVE OPENINGS	1,100.00
			TOTAL:	2,126.56
ECONOMIC DEVELOPMENT	GENERAL FUND	THOMAS MARK & JEANETTE MARTIN P GILLESPIE	BLDG INCENTIVE PAYMENT	911.14
			BLDG INCENTIVE PAYMENT	880.84
		HEMMEN CRAIG OR JEAN SHAY, ALLEN	BLDG INCENTIVE PAYMENT	1,018.01
			BLDG INCENTIVE PAYMENT	919.54
		STEFANIE & ANTHONY ARNAMAN	BLDG INCENTIVE PAYMENT	1,334.95
		TOTAL:	5,064.48	
CLERK & TREASURER	GENERAL FUND	QUILL CORP	OFFICE SUPPLIES	81.46
			OFFICE SUPPLIES	92.12
		BRICK, LESLIE JAYME CILEK	MILEAGE FOR BANK AND ELECT	35.32
			CLEANING SERVICES - CITY	72.00
		TOTAL:	280.90	
LEGAL SERVICES	GENERAL FUND	CEDAR COUNTY RECORDER	RECORDING FEES	42.00
TOTAL:	42.00			
SOLID WASTE	GENERAL FUND	JOHNSON COUNTY REFUSE INC.	TRASH CART SWAP OUT	30.00
			RECYCLING & TRASH SEPT 202	16,324.58

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	16,354.58
TOWN HALL	CIVIC CENTER	JAYME CILEK	CLEANING SERVICES - TOWN H	67.50
			TOTAL:	67.50
LIBRARY	LIBRARY	DEMCO	BOOK SUPPLIES	56.85
		BAKER & TAYLOR INC.	BOOKS	10.18
			BOOKS	19.83
			BOOKS	202.15
			BOOKS	108.31
		AMAZON	VARIOUS ITEMS	253.18
			VARIOUS ITEMS	69.78
			VARIOUS ITEMS	67.97
		WEST BRANCH MIDDLE SCHOOL	MS YEARBOOK ADVERTISEMENT	55.00
		KANOPY	VIDEO SERVICE	38.00
		GRIEBAHN INDUSTRIES INC	NOTARY STAMPS	50.22
		ARSL	MEMBERSHIP RENEWAL	49.00
			TOTAL:	920.45
POLICE OPERATIONS	TORT LIABILITY	IMWCA	WORK COMP - POLICE	418.26
			TOTAL:	418.26
FIRE OPERATION	TORT LIABILITY	IMWCA	WORK COMP - FIRE	811.68
		SPRINGDALE AGENCY	FIRE PAK INSURANCE RENEWAL	15,029.00
			TOTAL:	15,840.68
BUILDING INSPECTIONS	TORT LIABILITY	IMWCA	WORK COMP - BLDG INSPECT	23.03
			TOTAL:	23.03
ROADS & STREETS	TORT LIABILITY	IMWCA	WORK COMP - STREETS	431.54
			TOTAL:	431.54
LIBRARY	TORT LIABILITY	IMWCA	WORK COMP - LIBRARY	44.13
			TOTAL:	44.13
PARK & RECREATION	TORT LIABILITY	IMWCA	WORK COMP - PARK & REC	242.60
			TOTAL:	242.60
CEMETERY	TORT LIABILITY	IMWCA	WORK COMP - CEMETERY	68.34
			TOTAL:	68.34
CLERK & TREASURER	TORT LIABILITY	IMWCA	WORK COMP - ADMIN	26.24
			TOTAL:	26.24
ROADS & STREETS	ROAD USE TAX	ALL AMERICAN CONCRETE INC	PAVING GREEN VIEW CONNECTI	24,455.00
		LYNCH'S PLUMBING INC	BRINE TANK PROJECT	34.80
		MENARDS	SUPPLIES	135.00
		WEX BANK	VEHICLE FUEL	64.18
		CJ COOPER & ASSOCIATES	DRUG TESTING	110.00
		PREMIER PARTS TIPTON	SUPPLIES	411.78
			MOTOR OIL	68.62
			OIL FILTERS	188.02
			OIL FILTERS	36.38
		NEUZIL & SONS INC	BRUSH PILE GRINDING	8,640.00
			TOTAL:	34,143.78

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
WATER OPERATING	WATER FUND	IOWA ONE CALL	NOTIFICATIONS	81.00		
		MUNICIPAL SUPPLY INC.	WATER METER SUPPLIES	623.50		
		STATE HYGIENIC LAB	LAB ANALYSIS	27.00		
		HAWKINS INC	CHEMICALS	2,590.94		
		IMWCA	WORK COMP - WATER	162.06		
		WEX BANK	VEHICLE FUEL	64.18		
		CROELL, INC.	COLLEGE ST WATER MAIN	1,733.50		
		SURVEYING AND MAPPING, LLC	ANNUAL GIS WEBSITE HOSTING	1,800.00		
					TOTAL:	7,082.18
		SEWER OPERATING	SEWER FUND	IMWCA	WORK COMP - SEWER	68.12
WEX BANK	VEHICLE FUEL			64.19		
SURVEYING AND MAPPING, LLC	ANNUAL GIS WEBSITE HOSTING			1,800.00		
				TOTAL:	1,932.31	

===== FUND TOTALS =====

001	GENERAL FUND	29,467.56
022	CIVIC CENTER	67.50
031	LIBRARY	920.45
036	TORT LIABILITY	17,094.82
110	ROAD USE TAX	34,143.78
600	WATER FUND	7,082.18
610	SEWER FUND	1,932.31

GRAND TOTAL:		90,708.60

NOTICE OF PUBLIC HEARING FOR REZONING OF CERTAIN PROPERTY LOCATED
NORTH OF AND ADJACENT EAST MAIN STREET AND WEST OF 4TH STREET IN
WEST BRANCH, IOWA.

NOTICE IS HEREBY GIVEN that the City Council of the City of West Branch, Iowa, will hold a public hearing at 7:00 p.m. on October 18, 2021, in the Council Chambers at City Hall, 110 N. Poplar Street, West Branch, Iowa, to consider the rezoning of the following described property from Industrial District to Planned Unit Development District, to wit:

The real property in the Retracement Plat of Survey filed for record on October 8, 2018 in Book K at Page 110, Records of the Cedar County Recorder; and

Lots 1-5 in Block 3, in West Branch, Iowa and the abandoned railroad right-of-way located west of said Lots 1-5; and

Lots 1 and 2 in Tract 1 located in the abandoned railroad in the SE $\frac{1}{4}$ of Section 5, Township 79 North, Range 4 West of the 5th P.M., West Branch, Cedar County, Iowa, as shown in Plat Book E on page 117 in the Cedar County Recorder's Office; and

A tract of land in the SW $\frac{1}{4}$ of Section 5, Township 79 North, Range 4 West in the Town of West Branch, and more particularly described as follows: Beginning at a point on the south line of College Street, said point being 50 feet easterly of as measured radially from the centerline of the Chicago, Rock Island and Pacific Railroad's main track; thence S $14^{\circ}34'45''$ East, 2.91 feet; thence southerly 72.62 feet, more or less, along a line curved to the left, parallel with and 50 feet easterly of said centerline; said line having a chord length of 72.62 feet; thence N $74^{\circ}10'55''$ East 199.78 feet to a point on the easterly line of said Railroad Company's station grounds; thence northerly along the easterly line of said station grounds 145 feet, more or less, to the centerline of College Street; thence S $62^{\circ}05'00''$ West along said centerline 205.64 feet to a line 50 feet easterly of and parallel with the centerline of said Railroad Company's main tract; thence southerly along last said parallel line 20 feet, more or less, to the point of beginning; and

Commencing at an iron pin located on the east right-of-way line of Fourth Street, 33.00 feet north of the centerline of East Main Street; all located in Section 5, Township 79 North, Range 4 West of the 5th P.M. in the City of West Branch, Cedar County, Iowa; thence westerly 58.42 feet along the north right-of-way line of said East Main Street to the point of beginning; thence northerly 64.30 feet along the easterly line of a building fronting on Fourth Street and East Main Street to the SE corner of the partition wall between said building and adjacent building to the north; thence westerly 58.30 feet along the south side of said partition wall to a point 0.70 feet east of the SW corner of said wall; thence southerly 64.35 feet on a line parallel to the westerly wall of said building to an "X" cut in the concrete sidewalk and the north right-of-way line of East Main Street; thence easterly 58.30 feet along said right-of-way line to the point of beginning; and

Beginning at a point 37 feet 1 inch north of and 58 feet 5 inches west of the SE corner of the SW $\frac{1}{4}$ of Section 5, Township 79 North, Range 4 West of the 5th P.M. in the Town of West Branch, Cedar County, Iowa; thence north 60 feet 1.25 inches; thence west 2 feet 1.75 inches; thence south 60 feet 1.25 inches; thence east 1 foot 7 inches to the place of beginning; and commencing 33 feet north and 60 feet west of the SE corner of Section 5, Township 79 North, Range 4 West of the 5th P.M. in the Town of West Branch, Cedar County, Iowa; thence running north 120 feet along the west side of Fourth Street in said town; thence west 60 feet; thence south 120 feet to the north side of East Main Street; thence east 60 feet to the point of beginning

Any and all citizens are welcome to attend the meeting to make comments regarding said proposed rezoning ordinance during said Public Hearing or make written comments to the City Clerk.

/s/ Leslie Brick, City Clerk

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. 784

AN ORDINANCE RE-ZONING CERTAIN PROPERTY GENERALLY LOCATED NORTH OF EAST MAIN STREET AND WEST OF AND ADJACENT TO 4TH STREET FROM INDUSTRIAL DISTRICT TO PUD – PLANNED UNIT DEVELOPMENT DISTRICT.

WHEREAS, the City initiated a rezoning application of the property described below, said parcel being legally described as:

The real property in the Retracement Plat of Survey filed for record on October 8, 2018 in Book K at Page 110, Records of the Cedar County Recorder; and

Lots 1-5 in Block 3, in West Branch, Iowa and the abandoned railroad right-of-way located west of said Lots 1-5; and

Lots 1 and 2 in Tract 1 located in the abandoned railroad in the SE $\frac{1}{4}$ of Section 5, Township 79 North, Range 4 West of the 5th P.M., West Branch, Cedar County, Iowa, as shown in Plat Book E on page 117 in the Cedar County Recorder's Office; and

A tract of land in the SW $\frac{1}{4}$ of Section 5, Township 79 North, Range 4 West in the Town of West Branch, and more particularly described as follows: Beginning at a point on the south line of College Street, said point being 50 feet easterly of as measured radially from the centerline of the Chicago, Rock Island and Pacific Railroad's main track; thence S 14°34'45" East, 2.91 feet; thence southerly 72.62 feet, more or less, along a line curved to the left, parallel with and 50 feet easterly of said centerline; said line having a chord length of 72.62 feet; thence N 74°10'55" East 199.78 feet to a point on the easterly line of said Railroad Company's station grounds; thence northerly along the easterly line of said station grounds 145 feet, more or less, to the centerline of College Street; thence S 62°05'00" West along said centerline 205.64 feet to a line 50 feet easterly of and parallel with the centerline of said Railroad Company's main tract; thence southerly along last said parallel line 20 feet, more or less, to the point of beginning; and

Commencing at an iron pin located on the east right-of-way line of Fourth Street, 33.00 feet north of the centerline of East Main Street; all located in Section 5, Township 79 North, Range 4 West of the 5th P.M. in the City of West Branch, Cedar County, Iowa; thence westerly 58.42 feet along the north right-of-way line of said East Main Street to the point of beginning; thence northerly 64.30 feet along the easterly line of a building fronting on Fourth Street and East Main Street to the SE corner of the partition wall between said building and adjacent building to the north; thence westerly 58.30 feet along the south side of said partition wall to a point 0.70 feet east of the SW corner of said wall; thence southerly 64.35 feet on a line parallel to the westerly wall of said building to an "X" cut in the concrete sidewalk and the north right-of-way line of East Main Street; thence easterly 58.30 feet along said right-of-way line to the point of beginning; and

Beginning at a point 37 feet 1 inch north of and 58 feet 5 inches west of the SE corner of the SW ¼ of Section 5, Township 79 North, Range 4 West of the 5th P.M. in the Town of West Branch, Cedar County, Iowa; thence north 60 feet 1.25 inches; thence west 2 feet 1.75 inches; thence south 60 feet 1.25 inches; thence east 1 foot 7 inches to the place of beginning; and commencing 33 feet north and 60 feet west of the SE corner of Section 5, Township 79 North, Range 4 West of the 5th P.M. in the Town of West Branch, Cedar County, Iowa; thence running north 120 feet along the west side of Fourth Street in said town; thence west 60 feet; thence south 120 feet to the north side of East Main Street; thence east 60 feet to the point of beginning

(the “Property”); and

WHEREAS, the City has requested that the Parcel be rezoned to be located in a PUD – Planned Unit Development District in place of an Industrial District; and

WHEREAS, the West Branch Planning and Zoning Commission has recommended the City Council approve said rezoning request; and

WHEREAS, a public hearing has been held on said request pursuant to published notice thereof.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of West Branch, Iowa :

Section 1. That the zoning map for the City of West Branch is hereby amended to show the Parcel being located in a PUD – Planned Unit Development District in place of Industrial District.

Section 2. This ordinance shall be in full force and effect from and after its publication as by law provided.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any part, section, or provision thereof not adjudged invalid or unconstitutional.

Passed and approved this ____ day of _____, 2021.

First Reading: October 18, 2021
Second Reading: November 1, 2021
Third Reading: November 15, 2021

Roger Laughlin, Mayor

ATTEST: _____
Leslie Brick, City Clerk

ORDINANCE NO. 783

AN ORDINANCE AMENDING TITLE “ALL-TERRAIN VEHICLE AND SNOWMOBILES” CHAPTER 75

WHEREAS, the West Branch City Council finds it in the best interest of the residents of West Branch to have consistent laws within Cedar County that regulate the operation of All-terrain and Off-road Utility Vehicles on all City roads.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of West Branch, Cedar County, Iowa:

Section 1: Amendment. The Code of Ordinances is hereby amended by the City Council of West Branch, Iowa by repealing Title, “ALL-TERRAIN VEHICLE AND SNOWMOBILES”, Chapter 75 in its entirety and is hereby replaced with Title, “ALL-TERRAIN VEHICLE, OFF-ROAD VEHICLE AND SNOWMOBILES”, Chapter 75.

75.01 PURPOSE. The purpose of this chapter is to regulate the operation of all-terrain, off-road utility vehicles (excluding the Fire Department or Police Department all-terrain or off-road utility vehicles) and snowmobiles within the City of West Branch.

75.02 DEFINITIONS. For use in the chapter the following terms are defined:

1. “All-terrain Vehicle” as defined by Iowa Code Section 321I.1 means a motorized vehicle with not less than three (3) and not more than six (6) non-highway tires that is limited in engine displacement to less than one thousand two hundred cubic centimeters (1,200cc) and in total dry weight to less than one thousand two hundred (1,200) pounds and that has a seat or saddle designed to be straddled by the operator and handlebars for steering control.
2. “Off-road Utility Vehicle” as defined by Iowa Code Section 321I.1 means a motorized vehicle with not less than four (4) and not more than eight (8) non-highway tires or rubberized tracks that have a seat that is of a bucket or bench design, not intended to be straddled by the operator, and a steering wheel or control levers for control. “Off-road Utility Vehicle” includes the following vehicles:
 - A. “Off-road Utility Vehicle—type 1” means an Off-road Utility Vehicle with a total dry weight of one thousand two hundred (1,200) pounds or less and a width of fifty (50) inches or less.
 - B. “Off-road Utility Vehicle—type 2” means an Off-road Utility Vehicle, other than a type 1 Off-road Utility Vehicle, with a total dry weight of two thousand (2,000) pounds or less, and a width of sixty-five (65) inches or less.
 - C. “Off-road Utility Vehicle—type 3” means an Off-road Utility Vehicle with a total dry weight of more than two thousand (2,000) pounds or a width of more than sixty-five (65) inches, or both.
3. “Snowmobile” as defined by Iowa Code Section 321G.1 means a motorized vehicle weighing less than one thousand pounds which uses sled-type runners or skis, endless belt-type tread with a width of forty-eight inches or less, or any combination of runners, skis, or tread, and is designed for travel on snow or ice. “Snowmobile” does not include an all-terrain vehicle or off-road utility vehicle, as defined in section

321I.1, which has been altered or equipped with runners, skis, belt-type tracks, or treads.

4. "Roadway" as defined by Iowa Code Section 321I.1 means that portion of a highway improved, designed, or ordinarily used for vehicular travel.

75.03 GENERAL REGULATIONS, SNOWMOBILES. No person shall operate a snowmobile within the City in violation of the provisions of Chapter 321G of the Code of Iowa or rules established by the Natural Resource Commission of the Department of Natural Resources governing their registration, numbering and equipment and manner of operation.

75.04 PLACES OF OPERATION, SNOWMOBILES. The operators of snowmobiles shall comply with the following restrictions as to where snowmobiles may be operated within the City:

1. Roadways. Snowmobiles shall be operated only upon roadways which have not been plowed during the snow season and on such other roadways as may be designated by resolution of the Council.
2. Exceptions. Snowmobiles may be operated on prohibited roadways only under the following circumstances:
 - A. Emergencies. Snowmobiles may be operated on any roadway in an emergency during the period of time when and at locations where snow upon the roadway renders travel by conventional motor vehicles impractical.
 - B. Direct Crossing. Snowmobiles may make a direct crossing of a prohibited roadway provided:
 - (1) The crossing is made at an angle of approximately ninety (90) degrees to the direction of the roadway and at a place where no obstruction prevents a quick and safe crossing;
 - (2) The snowmobile is brought to a complete stop before crossing the roadway;
 - (3) The driver yields the right-of-way to all on-coming traffic which constitutes an immediate hazard; and
 - (4) In crossing a divided roadway, the crossing is made only at an intersection of such roadway with another roadway.

75.05 GENERAL REGULATIONS, ALL-TERRAIN VEHICLES AND OFF-ROAD UTILITY VEHICLES. No person shall operate an all-terrain vehicle and/or off-road utility vehicle within the City in violation of this Chapter.

75.06 OPERATION ON ROADWAYS, ALL-TERRAIN VEHICLES AND OFF-ROAD UTILITY VEHICLES. A registered All-Terrain Vehicle or Off-road Utility Vehicle may be operated on City roadways pursuant to the restrictions in this ordinance and those restrictions imposed by the Code of Iowa. A person shall not operate an All-terrain vehicle or Off-road Utility Vehicle upon roadways in the City unless,

1. The operator has a valid driver's license and is at least 16 years of age.
2. A person under 18 years of age shall be required to take and pass an Iowa Department of Natural Resources approved ATV Education Course and must carry a valid safety certificate on board as proof that the Iowa Department of Natural Resources approved ATV Education Course was successfully completed.

3. Operation of an All-Terrain Vehicle and/or Off-road Utility Vehicle is only permitted on the roadway or shoulder, not in the ditch.

75.07 UNLAWFUL OPERATION. A person shall not operate an All-terrain Vehicle, Off-road Utility Vehicle and/or snowmobile under any of the following conditions.

1. At a rate of speed in excess of the speed limit of the roadway or thirty-five (35) miles per hour, whichever is less.
2. In a careless, reckless or negligent manner so as to endanger any person; cause injury or damage to person or property; or create unnecessary skidding or sliding or cause any wheel or wheels, ski or skis to unnecessarily lose contact with the ground.
3. Without a lighted headlight and taillight.
4. On public land, ice or snow in violation of official signs prohibiting such operation.
5. In any City park, playground or upon any other City-owned property without the express permission of the City.
6. Any portion of a meandered stream or the bed of a non-meandered stream has been identified as a navigable stream or river by the Iowa Department of Natural Resources and which is covered by water. This provision does not apply to designated riding areas, designated riding trails, construction vehicles engaged in lawful activity and or operation on ice.
7. Upon an operation railroad right of way. All-terrain Vehicles, Off-road Utility Vehicles and Snowmobiles may be driven directly across a railroad right-of-way only at an established crossing.
8. With more persons on the vehicle than it was designed to carry.
9. On any riding area or trail unless the trail is designated by signs as open to All-terrain, Off-Road Utility vehicle and/or snowmobile operation.

75.08 REGISTRATION REQUIREMENT AND OTHER CONDITIONS. Individuals who operate on roadways within the City of West Branch must register the All-terrain Vehicle, Off-road Utility Vehicle and/or Snowmobile with the Iowa Department of Natural Resources. The following conditions apply:

1. The owner of each All-terrain Vehicle or Off-road Utility Vehicle or Snowmobile shall be required to provide proof of ownership including but not limited to bill of sale, Iowa Department of Natural Resources registration or registration from the appropriate out-of-state authority, and Proof of Liability Insurance.
2. All-terrain Vehicles, Off-Road Utility Vehicles or Snowmobiles registered in Iowa are required to display their current registration decal and carry their certificate on board.
3. All-terrain Vehicles, Off-Road Utility Vehicles or Snowmobiles registered in another state are required to also display a valid Iowa Department of Natural Resources User Permit in addition to displaying their current registration decal and carrying their certificate on board.
4. Registration shall not be required for All-terrain Vehicles and/or Off-Road Utility Vehicles used exclusively as farm implements or as identified by the Code of Iowa.

75.09 NEGLIGENCE. The owner and operator of an All-terrain Vehicle, Off-Road Utility Vehicle or Snowmobile are liable for any injury or damage occasioned by the negligent operation of the All-terrain Vehicle, Off-Road Utility Vehicle or Snowmobile.

75.10 ACCIDENT REPORTS. Whenever an All-terrain Vehicle, Off-Road Utility Vehicle or Snowmobile is involved in an accident resulting in injury or death to anyone or property damage amounting to two hundred (\$200.00) dollars or more, either the operator or someone acting for the operator shall immediately notify a law enforcement officer and shall file an accident report in accordance with the Code of Iowa.

75.11 PENALTIES. Violation of this chapter will be punishable as a Simple Misdemeanor subject to a fine plus applicable court surcharge costs and/or up to 30 days in jail.

1. First Offense: \$100.00 fine
2. Second Offense: \$200.00 fine
3. Third and subsequent Offense: \$300.00 fine

Section 2. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Adjudication. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

PASSED AND APPROVED THIS ___ day of _____, 2021

First Reading: October 4, 2021
Second Reading: October 18, 2021
Third Reading: November 1, 2021

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 18, 2021

AGENDA ITEM: Proposal for Nutri-Ject Systems Lagoon Survey & Testing

CITY GOAL: Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.
--

PREPARED BY: Dave Schechinger, Veenstra & Kimm, Inc.

DATE: October 8, 2021

BACKGROUND:

- A) The Wastewater Treatment Facility Improvements project will require removal of sludge from the existing lagoons. In order to provide adequate information to quantify the composition and volume of the sludge, a survey must be conducted by floating the lagoons and probing the sludge depth to estimate the volume. Samples will also be obtained and tested for composition to determine the amounts of various regulated materials that will limit the land application rate. This information will be used by contractors when preparing a bid to remove the sludge.

- B) This work is specifically excluded from the Engineering Services Agreement and to be handled in a manner similar to the geotechnical proposal approved earlier in the project. A proposal is attached from Nutri-Ject Systems, Inc. is attached to perform the survey and sampling/testing.

Click here to enter text.

NUTRI-JECT SYSTEMS, INC.

515 FIFTH STREET - PO BOX 398 - HUDSON, IOWA 50643

Phone: 319-988-4205 Fax: 319-988-3506

Turnkey Biosolids Management

Dredging, Digester Cleaning, Biosolids Hauling,

Land Application of Dry and Liquid Biosolids

High Pressure Water Blasting

QUOTATION FOR:	City of West Branch, IA 110 N. Poplar, P.O. Box 218 West Branch, IA 52358 Attn: Matt Goodale Email: mattg@westbrachiowa.org Phone: (319) 643-5888	DATE OF QUOTE:	10/5/2021
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WE ARE PLEASED TO SUBMIT A QUOTATION FOR THE FOLLOWING:

City of West Branch, IA Lagoon Survey and Testing

We propose to provide material, labor and equipment needed to survey the (2) two lagoon cells located at the City of West Branch, IA WWTF.

Our services include sludge judging the lagoons and the collection of representative samples (optional) from the cells for analysis, written reports of our findings, detailing depths of biosolids along with the depth of the water which will determine percent of capacity reduction. Sludge judging will be completed on a grid sampling basis of 50' for both of the cells which will allow for accurate analysis of the entire lagoon's contents.

If requested, samples will be collected from several sample points and a composite will be made for analysis of the regulated constituents and analyzed by a IDNR approved laboratory. Constituents include Nitrogen, Phosphorus, Potassium, Arsenic, Cadmium, Copper, Lead, Nickel, Mercury, Molybdenum, Selenium, and Zinc as well as for fecal coliform and a sour test. The final survey report will indicate the location of the collected samples.

Our Quote is as follows:

- Sludge Judging 2 Lagoons Cells \$ 2,688.00 lump sum.
- Sample Collection and Analysis (if requested) \$ 1,180.00 lump sum.

This quote is good for 30 days. Please let us know of your intentions so that we may schedule accordingly.

TERMS: 15 DAYS

DELIVERY: AS SCHEDULED

Invoices are due 15 days after the date of the invoice. Interest will be charged on all past due invoices at the rate of 1.5 % per month

PROJECT AUTHORIZATION:

NUTRI-JECT SYSTEMS, INC.

Authorized Signature:

Printed Name and Position:

Date Signed:


Ryan Broadhead, Project Manager

This quotation becomes a contract for delivery and payment of the merchandise listed above only when signed by the customer or one of its officers.

RESOLUTION NO. 2042

A RESOLUTION APPROVING A QUOTE FROM NUTRI-JECT SYSTEMS INC IN THE AMOUNT OF \$3,868.00 FOR SLUDGE JUDGING AND SAMPLE COLLECTION OF THE CITY OF WEST BRANCH LAGOONS.

WHEREAS, the waste water treatment facility improvements will require the removal of sludge from the existing lagoons; and

WHEREAS, Veenstra & Kimm has obtained a quote from Nutri-Ject Systems, Inc. to perform a survey, sampling and testing of the City's sewer lagoons; and

WHEREAS, the information gathered from the survey will be used by contractors when preparing to bid the sludge removal; and

WHEREAS, Veenstra & Kimm recommends accepting the quote from Nutri-Ject Systems, Inc. for aforementioned services.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Iowa, that the aforementioned recommendation to accept the quote of \$3,868.00 from Nutri-Ject Systems, Inc. for the services of sludge judging, sampling and testing is hereby accepted and approved.

* * * *

Passed and approved this 18th day of October, 2021.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

Leslie Brick

From: Dave Schechinger <dschechinger@v-k.net> on behalf of Dave Schechinger
Sent: Friday, October 8, 2021 2:24 PM
To: Maggie Burger; mayor@westbranchiowa.org
Cc: Leslie Brick; Heidi Van Auken; Charlotte Nielsen; Kieran Young
Subject: RE: Project Costs - West Branch
Attachments: 2021-01-13 Cost Opinion - Cedar Johnson Road to North City Limits.pdf; Cost Opinion - Cedar Johnson Intersection - Jurisdiction Split.xlsx

Maggie,

Cedar-Johnson is estimated around \$2.5M

Herbert Hoover is estimated around \$612,000 for City share. (County pays as we go for their portion)

From our earlier discussions, the East Side projects are estimated around \$2.7M

Dave Schechinger, P.E.



860 22nd Avenue, Suite 4
Coralville, Iowa 52241-1565
Ph. 319-466-1000

From: Maggie Burger <mburger@speerfinancial.com>
Sent: Friday, October 8, 2021 2:17 PM
To: Dave Schechinger <dschechinger@v-k.net>; mayor@westbranchiowa.org
Cc: Leslie Brick <leslie@westbranchiowa.org>; Heidi Van Auken <heidi@westbranchiowa.org>; Charlotte Nielsen <cn Nielsen@speerfinancial.com>; Kieran Young <kyoung@speerfinancial.com>
Subject: Project Costs - West Branch

Dave,

I had a great conversation with the Mayor today about the upcoming projects that he believes the Council is on board with considering financing, as we discussed, some may be dependent on the cost impact to taxpayers.

The three projects he mentioned are:

Hoover Hwy (participating with County)

Water Main Replacement (that you and I discussed briefly)

Cedar Johnson Rd

Do you have cost estimates on these three projects, that would include engineering. Also is there timing, I think all are sooner than later, but especially on the cost share with the County, Hoover Hwy, do you think the County will complete the project and ask for one payment or ask for payments all along. We would also like to do some analysis on if we can do all of this with GO, and what options we might be able to use for repayment (Mayor mentioned all of this or at least the road projects are in the TIF area)

I am in the office next week if you want to call to discuss. The Mayor would like to keep these projects moving forward even while they wait for their new City Administrator to start in early December. Thanks

Maggie Burger, Sr. Vice President

Speer Financial, Inc.

531 Commercial St., Ste. 608

Waterloo, IA 50701

(319) 291-2077 Phone

mburger@speerfinancial.com

The information provided is presented as an aid in decision making. Current and future market conditions and interest rates are subject to change and any information based on such market conditions and interest rates is not guaranteed.

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Speer Financial, Inc.

A federally registered municipal advisor and charter member of the National Association of Municipal Advisors "NAMA" f.k.a. National Association of Independent Public Financial Advisors "NAIPFA".

Opinion of Cost
CEDAR - JOHNSON INTERSECTION
WEST BRANCH, IOWA
CONCEPT 9" PCC PAVEMENT
10/4/2021

No.	Item Code	Description	Unit	Unit Price	TURN LANE	
					Quantity	Extended Price
1	2101-0850002	CLEAR+GRUBB	UNIT	\$1,000.00	6	\$6,000.00
2	2102-2710070	EXCAVATION, CL 10, RDWY+BORROW	CY	\$10.00	13125	\$131,250.00
3	2105-8425015	TOPSOIL, STRIP, SALVAGE+SPREAD	CY	\$5.00	4000	\$20,000.00
4	2113-0001100	SUBGRADE STABIL MAT'L, POLYMER GRID	SY	\$3.00	1000	\$3,000.00
5	2115-0100000	MODIFIED SUBBASE	CY	\$35.00	1323	\$46,305.00
6	2121-7425020	GRANULAR SHLD, TYPE B	TON	\$30.00	315	\$9,450.00
7	2123-7450020	SHLD FINISH, EARTH	STA	\$175.00	27	\$4,725.00
8	2210-0475290	MACADAM STONE BASE	TON	\$40.00	309	\$12,360.00
9	2213-7100400	RELOCATION OF MAIL BOX	EACH	\$200.00	1	\$200.00
10	2301-1034090	STD/S-F PCC PAV'T, CL C CL 3I, 9"	SY	\$50.00	6699	\$334,950.00
11	2301-4875009	MEDIAN - COLORED CONCRETE TRUCK APRON	SY	\$105.00	0	\$0.00
12	2301-6911722	PCC PAV'T SAMPLE	LS	\$4,000.00	1	\$4,000.00
13	2303-0000100	HMA COMMERCIAL MIX (INCL ASPH BINDER)	TON	\$150.00	210	\$31,500.00
14	2315-8275025	SURF, DRIVEWAY, CL A CR STONE	TON	\$30.00	768	\$23,040.00
15	2402-0425031	GRANULAR BACKFILL	TON	\$35.00	200	\$7,000.00
16	2402-2720100	EXCAVATION, CL 20, RDWY PIPE CULV	CY	\$10.00	200	\$2,000.00
17	2416-0100024	APRON, CONC, 24"	EACH	\$2,000.00	4	\$8,000.00
18	2416-1165024	CULV, 2000D CONC ENT PIPE, 24"	LF	\$60.00	100	\$6,000.00
19	2417-0225018	APRON, METAL, 18"	EACH	\$279.00	2	\$558.00
21	2417-1040018	CULV, CMP ENT, 18"	LF	\$40.00	25	\$1,000.00
23	2435-0251000	INTAKE, SW-510	EACH	\$6,000.00	2	\$12,000.00
24	2502-8212104	SUBDRAIN, LONGITUDINAL, (SHLD) 6"	LF	\$4.50	3000	\$13,500.00
25	2502-8220193	SUBDRAIN OUTLET (RF-19C)	EACH	\$350.00	8	\$2,800.00
27	2503-0114224	STORM SWR G-MAIN, TRENCHED, RCP 2000D, 24"	LF	\$75.00	110	\$8,250.00
28	2507-3250005	ENGINEER FABRIC	SY	\$20.00	90	\$1,800.00
29	2507-6800061	REVTMENT, CLASS E	TON	\$70.00	100	\$7,000.00
30	2510-6745850	RMVL OF PAV'T	SY	\$8.00	4728	\$37,824.00
33	2523-0000100	LIGHTING POLE	EACH	\$33,000.00	1	\$33,000.00
34	2524-6765010	RMV+REINSTALL SIGN	EACH	\$300.00	10	\$3,000.00
35	2526-8285000	CONSTRUCTION SURVEY	LS	\$15,000.00	1	\$15,000.00
36	2527-9263109	PAINTED PAV'T MARK, WATERBORNE/SOLVENT	STA	\$50.00	70	\$3,500.00
37	2527-9263137	PAINTED SYMBOL+LEGEND, WATERBORNE/SOLVNT	EACH	\$500.00	9	\$4,500.00
38	2528-8445110	TRAFFIC CONTROL	LS	\$30,000.00	1	\$30,000.00
39	2533-4980005	MOBILIZATION	LS	\$90,000.00	1	\$90,000.00
40	2554-0210201	FIRE HYDRANT ASSEMBLY, WM-201	EACH	\$2,500.00	1	\$2,500.00
41	2599-9999009	REMOVE AND REINSTALL WOOD FENCE, 6FT HT	LF	\$50.00	50	\$2,500.00
42	2601-2634105	MULCH, BONDED FIBER MATRIX	ACRE	\$2,625.00	4	\$10,500.00
43	2601-2636044	SEED+FERTILIZE (URBAN)	ACRE	\$600.00	4.0	\$2,400.00
44	2602-0000020	SILT FENCE	LF	\$2.00	3400.0	\$6,800.00
45	2602-0000071	RMVL OF SILT FENCE/SILT FENC-DITCH CHECK	LF	\$0.50	3400.0	\$1,700.00
46	2602-0000312	PERIMETER+SLOPE SEDIMENT CNTL DEVICE, 12"	LF	\$2.00	1300	\$2,600.00
47	2602-0000350	RMVL OF PERIMETER+SLOPE SEDIMNT CNTL DEV	LF	\$0.50	1300	\$650.00
48	2602-0010010	MOBILIZATION, EROSION CONTROL	EACH	\$650.00	3	\$1,950.00
49	2602-0010020	MOBILIZATION, EMERGENCY EROSION CONTROL	EACH	\$950.00	3	\$2,850.00

	Subtotal		\$947,962.00
	Contingency	15%	\$142,176.80
Construction Total			\$1,090,138.80
Acquisition	SF	\$0.23	44,855.00
			\$1,100,455.45
Engineering			10%
Construction Observation			5%
			\$109,013.88
			\$54,506.94
Engineering and Observation			\$163,520.82
Total Project			\$1,263,976.27