



CITY COUNCIL MEETING NOTICE
MONDAY, DECEMBER 6, 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 November 15, 2021 City Council regular meeting.
 - b. Approve a Class C Liquor License with Sunday Sales privileges for Hazelhasky, LLC dba Herb & Lou's – 105 N. Downey St., West Branch, Iowa.
 - c. Approve Gavin Hills as a Volunteer Firefighter with the West Branch Fire Department.
 - d. Approve a Zumba instruction contract with Abby Noelck.
 - e. Approve an Amendment of Solicitation for snow removal services and intrusion alarm police response with the United States DOI, National Park Service and Herbert Hoover National Historic Site.
 - f. Claims & September Monthly Financial Report.
7. Communications/Open Forum
 - a. Brad Larson, Dawson Plaza Site Plan (initial review for comments)
 - b. Pete Swisher, Superintendent, Herbert Hoover National Historic Site
 - c. Nick Shimmin, West Branch Public Library Annual Report
8. Public Hearing/Non-Consent Agenda
 - a. Second Reading Ordinance 785 – Providing that General Property Taxes Levied and Collected on Certain Lots in The Meadows, Part 4A in West Branch, Iowa be paid to a Special Fund for Payments on Loans in connection to the West Branch Urban Renewal Area. / Move to action.
 - b. First Reading Ordinance 786 – Amending Title “Traffic and Vehicles” Chapter 69 “Parking Regulations”. / Move to action.
 - c. First Reading Ordinance 787 – Amending Title “Traffic and Vehicles” Chapter 65 “Stop or Yield Required”. / Move to action.
 - d. Resolution 2052 – Approving the submission of the City of West Branch FY21 Annual Financial Report to the State Auditor's Office. / Move to action.
 - e. Resolution 2057 – Approve Parkside Hills, Lot 9 Site Plan. / Move to action.
 - f. Resolution 2058 – Approve Parkside Hills, Lot 12 Site Plan. /Move to action.
 - g. Resolution 2059 – Directing the Clerk to publish notice of hearing on the adoption of the proposed “Code of Ordinances of the City of West Branch, Iowa”. / Move to action.
 - h. Resolution 2060 – Approving an employee salary adjustment. / Move to action.

Mayor: Roger Laughlin • **Council Members:** Colton Miller, Nick Goodweiler, Jodee Stoolman, Tom Dean, Jerry Sexton
City Administrator Adam Kofoed • **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

AGENDA (continued)

9. Discussion – Wellmark Renewal Rates Effective February 1, 2022
10. City Administrator Report
11. City Staff Reports
12. Comments from Mayor and Council Members
13. Motion to adjourn.

(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**

**November 15, 2021
7:00 p.m.**

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

APPROVE THE AGENDA

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

APPROVE CONSENT AGENDA

Minutes from the November 1, 2021 City Council regular meeting.

Approve a Class C Liquor License (renewal) for The Down Under, 102 W. Main St.
Claims

EXPENDITURES

11/15/2021

AERO RENTAL INC	COLLEGE ST WATER MAIN EQUIP RENTAL	481.75
ALLIANT ENERGY	ALLIANT ENERGY	10,393.27
AMAZON	VARIOUS ITEMS	723.41
AT & T MOBILITY	WIRELESS SERVICE	344.44
BAKER & TAYLOR INC.	BOOKS	758.49
BRICK, LESLIE	MILEAGE REIMB FOR IMFOA CONF	143.38
BROWN'S WEST BRANCH FORD	2004 F350 REPAIR	1,698.44
CASEYS GENERAL STORES, INC	CASEY'S TIF REBATE #5	17,852.00
CEDAR COUNTY COOPERATIVE	FUEL FOR CEM MOWERS	1,607.92
CEDAR COUNTY RECORDER	RECORDING FEES	28.00
CORALVILLE PARK & REC	LARGE STAGE RENTAL FOR HHTD	525.00
CROELL, INC.	PW SHOP PARKING	2,631.50
CY'S TREE SERVICE	TREE REMOVAL	4,000.00
DEMCO	BOOK JACKET COVER	52.89
DODGE STREET TIRE & AUTO	TIRES '17 DODGE CHARGER	584.04
GOODALE, MATTHEW	MILEAGE REIMBURSEMENT	108.07
HI-LINE INC	SHOP SUPPLIES	155.18
HOLIDAY INN DES MOINES	LODGING - VAN AUKEN & BRICK	448.00
IMWCA	IMWCA	2,296.00
IOWA RURAL WATER ASSOC.	DUES 1-1-22 TO 12-31-22	275.00
JOHNSON COUNTY AUDITOR	CONTRIBUTION FOR LCWMA	500.00
JOHNSON COUNTY REFUSE INC.	GARBAGE CONTRACT	16,565.17
KANOPY	DIGITAL VIDEOS	44.00
KILER, KEVIN L OR KAY A	BLDG INCENTIVE PAYMENT	1,321.45
L. L. PELLING CO. INC	COLLEGE ST WATER MAIN	14,777.34
LINN COUNTY R.E.C.	STREET LIGHTS	213.10
LOGAN CONTRACTOR'S SUPPLY	CASEY'S LOT SUPPLIES	203.00
MID-AMERICAN SUPPLY CO	DRUG TESTS	275.27
MIDWEST FRAME & AXLE	SERVICE '16 F350 SD	1,058.13
MUNICIPAL SUPPLY INC.	WATER METERS	181.25
OLSON, KEVIN D	LEGAL SERVICES NOV 2021	1,500.00
PLUNKETT'S PEST CONTROL	PEST CONTROL	98.98
PORT 'O' JONNY INC.	SERVICE-WAPSI PARK	108.00
PREMIER PARTS TIPTON	SUPPLIES	412.37
PROTECT YOUTH SPORTS	CRIM BACKGROUND CHECK	12.00
QC ANALYTICAL SERVICES LLC	LAB ANALYSIS	889.00
QUILL CORP	OFFICE SUPPLIES	139.81
RICKERTSEN, LISA	CONSULTING SERVICES	225.00
SENSUS USA	WATER METERS SFTWARE YRLY SUPP	1,949.94
STEVEN M BERRY	BLDG INCENTIVE PAYMENT	1,099.50
UNIFORM DEN INC.	COLLAR INSIGNIA	170.71

WEST BRANCH COMM SCHOOLS	ADVERTISING	75.00
WEST BRANCH TIMES	LEGAL PUBLICATIONS	532.03
WEST LIBERTY GUN CLUB, INC	ANNUAL MEMBERSHIPS	480.00
WEX BANK	VEHICLE FUEL	1,464.83
WHITE CAP L.P.	SAFETY & SHOP SUPPLIES	1,722.19
TOTAL		91,124.85
PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS	11/12/2021	43,017.69
GRAND TOTAL EXPENDITURES		134,142.54
FUND TOTALS		
001 GENERAL FUND	51,774.34	
022 CIVIC CENTER	305.44	
031 LIBRARY	7,759.30	
036 TORT LIABILITY	2,065.82	
110 ROAD USE TAX	32,288.54	
112 TRUST AND AGENCY	5,272.34	
125 T I F	17,852.00	
600 WATER FUND	11,681.60	
610 SEWER FUND	4,615.65	
740 STORM WATER UTILITY	527.51	
GRAND TOTAL	134,142.54	

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

COMMUNICATIONS / OPEN FORUM - NONE

PUBLIC HEARING / NON-CONSENT AGENDA

Third 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.

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 ¼ 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 ¼ 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 15th day of November, 2021.

First Reading: October 18, 2021

Second Reading: November 1, 2021

Third Reading: November 15, 2021

Colton Miller, Mayor Pro Tem

ATTEST: _____
Leslie Brick, City Clerk

Motion by Sexton, second by Goodweiler to approve third reading of Ordinance 784. AYES: Sexton, Goodweiler, Stoolman, Dean, Miller. NAYS: None. Motion carried.

First Reading Ordinance 785 – Providing that General Property Taxes Levied and Collected on Certain Lots in The Meadows, Part 4A in West Branch, Iowa be paid to a Special Fund for Payments on Loans in connection to the West Branch Urban Renewal Area. / Move to action.

Olson explained that this is the first ordinance for the TIF project whereas the base values from the listed lots that had homes constructed on them in 2020 will be used to repay The Meadows Development Inc for the Development Agreement between them and the City (Resolution 1743). Olson said the original base values for the listed lots totaled approximately \$3000, but now have a value of almost \$3 million.

Motion by Sexton, second by Goodweiler to approve first reading of Ordinance 785. AYES: Sexton, Goodweiler, Dean, Miller, Stoolman. NAYS: None. Motion carried.

Resolution 2048 – Approve the Parkside Hills Final Plat. / Move to action.

The Council had a few questions regarding the private streets in the development and who would maintain them as well as adequate access for emergency vehicles. Chad Kuene, owner and developer was present and addressed the Council's questions. Miller and Sexton added that they thought the new subdivision looked really nice but did question if the drainage issue the property previously had has been resolved. Kuene said stormwater is directed to the large basin at the northeast corner of the property and Goodale confirmed that very little run-off was occurring near the city shop and that what Kuene has done has drastically addressed the water issues.

Motion by Goodweiler, second by Dean to approve Resolution 2048. AYES: Goodweiler, Dean, Stoolman, Miller, Sexton. NAYS: None. Motion carried.

Resolution 2049 – Approve the Parkside Hills Subdivider's Agreement. / Move to action.

Olson said the agreement was the city's standard subdivider's agreement and noted no special arrangements other than that the lift station connection fees will be added to the building permits as they are issued.

Motion by Goodweiler, second by Dean to approve Resolution 2049. AYES: Goodweiler, Dean, Sexton, Miller, Stoolman. NAYS: None. Motion carried.

Resolution 2050 – Accepting and approving certain Municipal Public Improvements for Parkside Hills. / Move to action.

Brick noted that a letter of credit has been received for the remaining municipal improvements as approved by City Engineer Dave Schechinger. Kuene, added that several of the items listed were completed last week and the main items such as sidewalks will be completed in the spring.

Motion by Goodweiler, second by Sexton to approve Resolution 2050. AYES: Goodweiler, Sexton, Stoolman, Miller, Dean. NAYS: None. Motion carried.

Resolution 2051 – Approve the Site Plan for Lot 11, Parkside Hills. / Move to action.

Brick said Planning & Zoning approved the site plan at their October 12th meeting. She added that the developer addressed all items required for the site plan approval including adding additional landscaping along the I-80 off ramp. Sexton asked Kuene if there were adequate parking for the two units and Kuene responded that each two-bedroom unit includes a garage and parking in front of the building as well as on-street parking where available.

Motion by Goodweiler, second by Sexton to approve Resolution 2051. AYES: Goodweiler, Sexton, Dean, Miller, Stoolman. NAYS: None. Motion carried.

Resolution 2053 – Approving the FY21 Annual Urban Renewal Report. / Move to action.

Motion by Sexton, second by Goodweiler to approve Resolution 2053. AYES: Sexton, Goodweiler, Miller, Stoolman, Dean. NAYS: None. Motion carried.

Resolution 2054 – Approve certain annual appropriation payments pursuant to various development agreements. / Move to action.

Motion by Goodweiler, second by Sexton to approve Resolution 2054. AYES: Goodweiler, Sexton, Dean, Miller, Stoolman. NAYS: None. Motion carried.

Resolution 2055 – Authorizing an Internal Advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs. / Move to action.

Olson explained that TIF revenues that were scheduled to ‘fall-off’ be used for other project costs within the Urban Renewal area to help cover expenses for engineering of certain projects that the city is working on.

Motion by Sexton, second by Goodweiler to approve Resolution 2055. AYES: Sexton, Goodweiler, Stoolman, Dean, Miller. NAYS: None. Motion carried.

Resolution 2056 – Directing the Finance Officer to Certify Tax Increment Financing Debt to the Cedar County Auditor. / Move to action.

Olson said the TIF asking will be the same as last year which is noted on the last page of the report and mentioned the \$90,000 internal advance was added.

Motion by Dean, second by Sexton to approve Resolution 2056. AYES: Dean, Sexton, Miller, Stoolman, Goodweiler. NAYS: None. Motion carried.

STAFF REPORTS

Goodale asked the Council to consider a request from a few residents who are interested in forming a tree committee that would give residents bare root trees to plant in their yards. The group also requested up to \$1000 to help pay for the trees from the city’s annual tree budget. Councilperson Sexton was concerned that bare root trees are difficult to grow if not properly maintained and wondered if other larger trees could be considered for the project. He also added that some of the newer subdivisions require homeowners to plant trees on their properties and asked how residents would be selected. Goodale said he would share the Councils’ questions with the group and see if they would consider other alternative ideas.

COMMENTS FROM MAYOR AND COUNCIL MEMBERS

Miller said that he (and other) members received an email from the State Auditor regarding the city’s annual audit and asked if the email was legit. Brick replied that the email is legit and informed the council the State will perform the city’s FY21 audit, but will no longer be offering the service for FY22. After the next audit, the city will need to seek an accounting firm to perform the service. Miller said that he heard the I-80 widening project is going to need a large amount of dirt for their project and surmised that maybe the city should investigate finding a location in the watershed where dirt could be excavated which would help with flood mitigation and meet the need for the I-80 project. He also suggested that the light at the city’s dog park be left on longer in the winter months to encourage later use similar to the lights being turned on at Cubby Park for walkers. Dean added that he would like to see the city pay for lighting at Appreciation Park as well. He said the lights installed with the original project we paid for by the adjoining property owner, but since has changed hands and the lights are no longer lit. Miller also suggested that the Council consider creating banners to hang on Main Street for local veterans, something he saw in a recent trip to Minnesota.

ADJOURNMENT

Motion to adjourn the regular meeting by Goodweiler, second by Dean. Motion carried on a voice vote. City Council meeting adjourned at 7:46 p.m.

Colton Miller, Mayor Pro Tem

ATTEST: _____
Leslie Brick, City Clerk



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE:	December 6, 2021
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AGENDA ITEM:	Motion to approve Class C Liquor License with Sunday Sales privileges for Hazelhasky, LLC dba Herb & Lou's – 105 N. Downey St., West Branch, Iowa
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PREPARED BY:	City Clerk Leslie Brick
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DATE:	November 24, 2021
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BACKGROUND INFORMATION:

Approve Class C Liquor License with Sunday Sales privileges for Hazelhasky, LLC dba Herb & Lou's, 105 N. Downey St.

- ✓ Renewal Application submitted
- ✓ DRAM Shop approved
- ✓ Fire Inspection

Renewal effective 1/1/2022 through 12/31/2022.



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE:	December 6, 2021
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AGENDA ITEM:	Approve Gavin Hills as a Volunteer Firefighter with the West Branch Fire Department.
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PREPARED BY:	City Clerk Leslie Brick
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DATE:	December 1, 2021
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BACKGROUND INFORMATION:

The West Branch Fire Department voted Cadet, Gavin Hills as a full member on the West Branch Fire Department effective November 11, 2021.



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: December 6, 2021

AGENDA ITEM: Approve a Zumba instruction contract with Abby Noelck

PREPARED BY: Melissa Russell, Park & Recreation Director

DATE: December 2, 2021

BACKGROUND:

West Branch Parks and Recreation plans to offer 10 Zumba classes from January to March. Class size will be limited to between 6-20 participants. Currently there are 12 people registered for class. Zumba is **a fitness program that combines Latin and international music with dance moves.** Zumba routines incorporate interval training — alternating fast and slow rhythms — to help improve cardiovascular fitness.

Abby Noelck will be the instructor for Zumba. She is currently licensed to teach Zumba, Zumba® Toning, Aqua Zumba®, and Zumba® Step. She is a current Zumba instructor at Studio 889 in Coralville and a teacher at West Branch High School. She has also obtained the necessary insurance. Ms. Noelck will be compensated \$20 per class.

City of West Branch INSTRUCTION CONTRACT

This contract (the "Agreement") is made on this day of **November 9, 2021**, between The City of West Branch ("City") and Abby Noelck (the "Instructor") for the hiring of the Instructor as independent contractors to provide **Fitness Class** (the "Show") for the City at **Town Hall** (the "Venue"), located at the address **113 N 1st Street**. Location may need to be changed to dependent on class size.

It is agreed as follows:

1. Place, date, and time of Show. The parties agree that the time and place of Fitness Class will be at, Town Hall, located at the address **113 N 1st Street, West Branch, IA**, starting **January 3, 2022 from 5:15pm-6:00pm** with the last class scheduled for **March 7, 2022**.

2. Description of Fitness Class. **Zumba Class Instruction.**

Class will last of a minimum of **45-60** minutes.

3. Payment. Compensation for the Instruction will be **\$20** dollars per class, payable by **check** being the "Fee." **Instructor will provide an invoice to the City of West Branch for payment.**

4. Cancellation. Cancellation may be made by City before two days prior to the start of the first session of **Fitness Class** due to lack of participation. The City is unable and therefore will not pay funds if the instruction is not performed for any reason.

5. Force Majeure. In the event **Fitness Class** not reasonably be put on because of unpredictable occurrences such as an act of nature, government, or illness/disability of the Instructor, the 50% deposit of Fee is non-refundable, but no other portion of Fee is due, and the parties may negotiate a substitute Fitness Class on the same terms as this Agreement save for the time of Fitness Instruction, with no further deposit of Fee due, in which case a new Agreement reflecting this will be signed by the parties. No further damages may be sought for failure to perform because of force majeure.

6. Food and Drink. The Instructor is responsible for providing all food and drink required to complete the performance.

7. Parking. the City will secure sufficient parking for the Instructor's personnel and equipment transportation within a reasonably convenient distance to the Venue for a minimum period of 2 hours prior to the show and lasting until 1 hour after the show.

8. Sound Systems. A portable sound system will be provided by the City of West Branch. The instructor will be allowed to connect to the system. If the sound system is unacceptable by the Instructor then the Fitness Instructor will provide their own.

9. Insurance, Security, Health, and Safety. The Fitness Instructor is required to have Proof of Insurance and provide to the City at least 2 weeks prior to the start of class. Insurance documents must show coverage for any and all damage to equipment as well as any personal injury that may be incurred as a result of the scheduled Fitness Class. The City warrants that the

Venue will be of sufficient size to safely conduct Fitness Class, that the Venue is of stable construction and sufficiently protected from weather, and that there will be adequate security and/or emergency medical responders available if foreseeably necessary.

10. Indemnification. The City indemnifies and holds the Fitness Instructor harmless for any claims of property damage or bodily injury caused by Show attendees. The Fitness instructor indemnifies and holds the City harmless for any claims of property or bodily injury caused by performance in the Show.

11. Severability. If any portion of Agreement is in conflict with any applicable law, such portion will become inoperative, but all other portions of Agreement will remain in force.

12. Interpretation. Agreement will be interpreted according to the laws of Iowa.

13. Riders. Nothing in Agreement shall prevent any rider from being added to Agreement that is favorable to the Fitness Instructor or City, as judged by the City. All riders must be in writing and signed by the party against whom enforcement is sought.

The below-signed the Instructor or Representative warrants s/he has authority to enforceably sign this agreement for the Fitness Instructor in its entirety. The below signed the City's Representative warrants s/he has authority to bind the City and Venue.

Signature of the Fitness Instructor: Abby L Noelck

Fitness Instructor typed name: Abby Noelck

Fitness Instructor Address: 902 20th Avenue Place Apt #5, Coralville, IA

Fitness Instructor Phone #: 515-230-5551 52291

Fitness Instructor Email: abbynoelck@gmail.com

City's Representative Signature: Melissa K Russell

City's Representative typed name and title: Melissa Russell-Parks and Recreation Director



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: December 6, 2021

AGENDA ITEM:	Approve an Amendment of Solicitation for snow removal services and intrusion alarm police response with the United States DOI, National Park Service and Herbert Hoover National Historic Site.
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PREPARED BY:	Leslie Brick, City Clerk
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DATE:	December 2, 2021
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BACKGROUND:

Per Resolution 1986, passed and approved on March 1, 2021, the agreement states that the City will provide snow removal services on Parkside Drive, Second Street and Cedar Street and intrusion alarm police response (by the West Branch Police Department) for annual amount of \$8500.00.

This amendment goes into effect on January 29, 2022 through January 28, 2023.

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT		1. CONTRACT ID CODE		PAGE OF PAGES 1 2	
2. AMENDMENT/MODIFICATION NO. P00002		3. EFFECTIVE DATE 12/01/2021		4. REQUISITION/PURCHASE REQ. NO. 0040558763	
5. PROJECT NO. (If applicable)		6. ISSUED BY NPS, MWR - MWRO MABO 601 Riverfront Drive Omaha NE 68102		7. ADMINISTERED BY (If other than Item 6) CODE	
8. NAME AND ADDRESS OF CONTRACTOR (No., street, county, State and ZIP Code) WEST BRANCH, CITY OF Attn: Leslie Brick 110 N POPULAR WEST BRANCH IA 52358-7600		(x)		9A. AMENDMENT OF SOLICITATION NO.	
CODE 0071310820		FACILITY CODE		9B. DATED (SEE ITEM 11)	
		x		10A. MODIFICATION OF CONTRACT/ORDER NO. 140P6021P0005	
				10B. DATED (SEE ITEM 13) 01/29/2021	

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

☐ The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers ☐ is extended. ☐ is not extended.
Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing Items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or electronic communication which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGEMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by letter or electronic communication, provided each letter or electronic communication makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA (If required) Net Increase: \$8,500.00
01

13. THIS ITEM ONLY APPLIES TO MODIFICATION OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.

CHECK ONE	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation data, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
X	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: FAR 52.217-9, Option to extend the Term of the Contract
	D. OTHER (Specify type of modification and authority)

E. IMPORTANT: Contractor ☐ is not ☒ is required to sign this document and return 1 copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

City Services- HEHO

The purpose of this modification is to exercise Option Period 1 to extend the term of contract 140P6021P0005 and provide the funding thereto.

LIST OF CHANGES:

Reason for Modification: Exercise an Option

Obligated Amount for this Modification: \$8500.00

Continued ...

Except as provided herein, all terms and conditions of the document referenced in Item 9 A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)		16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) James Bissailon	
15B. CONTRACTOR/OFFEROR (Signature of person authorized to sign)	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA (Signature of Contracting Officer)	16C. DATE SIGNED

Previous edition unusable

STANDARD FORM 30 (REV. 11/2016)
Prescribed by GSA FAR (48 CFR) 53.243

CONTINUATION SHEET	REFERENCE NO. OF DOCUMENT BEING CONTINUED 140P6021P0005/P00002	PAGE	OF
		2	2

NAME OF OFFEROR OR CONTRACTOR
WEST BRANCH, CITY OF

ITEM NO. (A)	SUPPLIES/SERVICES (B)	QUANTITY (C)	UNIT (D)	UNIT PRICE (E)	AMOUNT (F)
	<p>New Total Obligated Amount for this Award: \$17,000.00</p> <p>Release of Claims: In consideration of this modification, agreed to herein as complete and equitable, the contractor hereby releases the Government from any and all liability under this contract for the items/services stated, from further adjustments attributable to such facts or circumstances.</p> <p>For administration matters contact Contract Specialist Christopher Keck, Christopher_keck@nps.gov, 402-661-1598.</p> <p>Account Assignm: K G/L Account: 6100.252Z0 Business Area: P000 Commitment Item: 252Z00 Cost Center: PPMWHEHOM0 Functional Area: PPMOMF01Z.Y00000 Fund: 222P103601 Fund Center: PPMWHEHOM0 PR Acct Assign: 01 Period of Performance: 01/29/2022 to 01/28/2023</p> <p>Change Item 00020 to read as follows (amount shown is the obligated amount):</p>				
00020	<p>Option Year One - Winter weather road maintenance & snow plowing and intrusion alarm police response in accordance with the Scope of Work, Wage Determinations, Specifications, and all addenda. (January 29th, 2022- January 28th, 2023) - \$8500.00</p> <p>Product/Service Code: S218 Product/Service Description: HOUSEKEEPING- SNOW REMOVAL/SALT</p> <p>Invoicing Reminder: All invoices shall be submitted electronically through the Invoice Processing Platform (https://www.ipp.gov/) for payment with a scanned copy of your traditional paper invoice detailing all charges attached to your electronic submission. Ensure the contract number appears on all documents.</p>				8,500.00



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: December 6, 2021

AGENDA ITEM: Claims & September Monthly Financial Report

PREPARED BY: Heidi Van Auken

DATE: December 2, 2021

SUMMARY:

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

Monthly Financial Report: This report includes revenue, investments, expenditures, and balances for the month of September 2021.

EXPENDITURES**12/6/2021**

AERO RENTAL INC	BOOM LIFT RENTAL-LIGHT HANGING	504.25
ALATORRE LLC	WINDOW CLEANING CITY BLDG	120.00
AMAZON.COM.CA.,INC.	WINDSHIELD COVER	29.79
BAKER & TAYLOR INC.	BOOKS	518.97
CHAUNCEY BUTLER POST 514	FLAGS FOR PARKS, TOWN HALL	151.00
CJ COOPER & ASSOCIATES	ANNUAL ADMIN FEE FOR 2022	235.00
CROELL, INC.	CASEY'S LOT CONCRETE	8,873.88
D&R PEST CONTROL	PEST CONTROL - LIBRARY	45.00
DAVID & RENEE HAUGLAND	BILDG INCENTIVE PAYMENT	637.36
DIRK WIENEKE	PARKS MAINTENANCE	3,350.00
DORSEY & WHITNEY LLP	LEGAL FEES-WW TREATMENT FACILITY	4,000.00
ECONO SIGNS LLC	REPLACE COLLEGE ST SIGNS INTERSECTIONS	62.70
EMYLEE & RYAN HARNEY	BLDG INCENTIVE PAYMENT	857.48
GRIEBAHN INDUSTRIES INC	NAMEPLATES - KOFOED, BRICK	84.00
HAWKINS INC	CHEMICALS FOR WATER PLANT	3,165.98
HI-LINE INC	SAFETY PPE	224.97
IOWA CODIFICATION INC	CODE UPDATE	2,260.00
IOWA ONE CALL	UTILITY LOCATION SERVICE	91.80
JOHN DEERE FINANCIAL	SUPPLIES FOR PARKS, PW	374.34
JOURNEYED COM INC	MICROSOFT OFFICE SUBSCR LIBRARY	168.07
KAYLA CRIST	BASKETBALL FEE REFUND - 1ST GRADE	20.00
KNOCHE, REBECCA	BUSINESS MEAL	83.10
LIBERTY COMMUNICATIONS	LIBERTY COMMUNICATIONS	1,641.53
LYNCH'S PLUMBING INC	BRINE COOKER BUILD	23.50
MACQUEEN EQUIPMENT	PART FOR OSHKOSH	307.74
MEDIACOM	CABLE SERVICES	41.90
MENARDS	BLDG SUPPLIES	74.52
MIDWEST RADAR & EQUIPMENT	RADAR CALIBRATION	200.00
MPH INDUSTRIES INC	RADAR	1,999.00
OLSON, KEVIN D	LEGAL SERVICES DEC 2021	1,500.00
ORIENTAL TRADING CO. INC.	RECREATION SUPPLIES	300.29
POLICE LEGAL SCIENCES, INC	LEGAL TRAINING RENEWAL 2022	180.00
PORT 'O' JONNY INC.	SERVICE-CEMETERY	106.50
QUILL CORP	OFFICE SUPPLIES	200.05
ROCHA LAWN CARE	LAWN MOWING-NUISANCE	928.00
STATE INDUSTRIAL PRODUCTS	LIFT STATION CLEANING CHEMICAL	236.00
TERRACON CONSULTANTS INC	WW TREATMENT ENGINEERING FEE	8,350.00
THE GAZETTE	GAZETTE SUBSCRIPTION - LIBRARY	231.40
USA BLUE BOOK	CHEMICALS FOR TESTING WATER	398.11
VEENSTRA & KIMM INC.	LOT SITE PLAN REVIEW	32,959.10
WEST BRANCH COMMUNITY DEV	CHRISTMAS PAST CARRIAGE RIDES	3,000.00
ZIPPY'S SALT BARN LLC	FIRE BLEND ICE MELT	9,217.10
TOTAL		87,752.43

PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS**11/26/2021 53,949.15****PAID BETWEEN MEETINGS**

BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES - FIRE	91.99
BUSINESS RADIO SALES	POWER SUPPLY SERVICE	207.50
CEDAR COUNTY COOPERATIVE	FUEL - FIRE	1,134.25
CULLIGAN WATER TECH	WATER SOFTNER SERVICE	69.11
HOTSY CLEANING SYSTEMS	SALT LICK - ROAD SALT REMOVER	251.00
LYNCH'S EXCAVATING INC	CONCRETE REMOVAL CASEY'S LOT	3,505.00
LYNCH'S EXCAVATING INC	WATER MAIN REPAIR - EMERGENCY	4,180.00
PITNEY BOWES PURCHASE POWER	REPLENISH POSTAGE -ADMIN	500.00
QUILL CORP	OFFICE SUPPLIES	9.44
US BANK CORPORATE CARD	CREDIT CARD PURCHASES	4,059.11
PITNEY BOWES PURCHASE POWER	REPLENISH POSTAGE - LIBRARY	100.00
US BANK EQUIPMENT FINANCE	LIBRARY COPIER LEASE	116.88
VERIZON WIRELESS	VERIZON WIRELESS SERVICE	374.99
FIDELITY BANK & TRUST	STOP PAYMENT FEE	30.00
GLOBAL PAYMENTS	OCTOBER CREDIT CARD FEES	451.00

TOTAL 15,080.27**GRAND TOTAL EXPENDITURES 156,781.85****FUND TOTALS**

001 GENERAL FUND	42,442.67
022 CIVIC CENTER	44.55
031 LIBRARY	10,555.16
110 ROAD USE TAX	29,538.60
112 TRUST AND AGENCY	13,356.05
321 WIDENING WAPSI CREEK @ BE	985.5
324 WW TREATMT FAC IMP 2021	41,500.00
326 ROUNDABOUT MAIN & CEDAR-J	744
327 SPONS WATER QUAL IMP 2021	186
600 WATER FUND	13,577.48
610 SEWER FUND	3851.84

GRAND FUND TOTAL 156,781.85

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE OPERATION	GENERAL FUND	MPH INDUSTRIES INC	RADAR	1,999.00
		LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	301.96
		MIDWEST RADAR & EQUIPMENT	RADAR CALIBRATION	200.00
		JOURNEYED COM INC	ADOBE ACROBAT LICENSE POLI	115.00
		POLICE LEGAL SCIENCES, INC	LEGAL TRAINING RENEWAL 202	180.00
		AMAZON.COM.CA., INC.	WINDSHIELD COVER	29.79
			TOTAL:	2,825.75
FIRE OPERATION	GENERAL FUND	LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	88.70
			TOTAL:	88.70
PARK & RECREATION	GENERAL FUND	MENARDS	BLDG SUPPLIES	19.90
		JOHN DEERE FINANCIAL	SUPPLIES FOR PARKS, PW	149.70
		LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	281.31
		CHAUNCEY BUTLER POST 514	FLAGS FOR PARKS, TOWN HALL	151.00
		ORIENTAL TRADING CO. INC.	RECREATION SUPPLIES	300.29
		DIRK WIENEKE	PARKS MAINTENANCE	3,350.00
		KAYLA CRIST	BASKETBALL FEE REFUND 1ST	20.00
			TOTAL:	4,272.20
CEMETERY	GENERAL FUND	PORT 'O' JONNY INC.	SERVICE-CEMETERY	106.50
			TOTAL:	106.50
COMM & CULTURAL DEVEL	GENERAL FUND	AERO RENTAL INC	BOOM LIFT RENTAL-LIGHTS	504.25
		WEST BRANCH COMMUNITY DEVELOPMENT GROU	CHRISTMAS PAST CARRIAGE RI	3,000.00
			TOTAL:	3,504.25
ECONOMIC DEVELOPMENT	GENERAL FUND	DAVID & RENEE HAUGLAND	BILDG INCENTIVE PAYMENT	637.36
		EMYLEE & RYAN HARNEY	BLDG INCENTIVE PAYMENT	857.48
			TOTAL:	1,494.84
CLERK & TREASURER	GENERAL FUND	QUILL CORP	OFFICE SUPPLIES	170.24
		IOWA CODIFICATION INC	CODE UPDATE	2,260.00
		LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	427.40
		CJ COOPER & ASSOCIATES	ANNUAL ADMIN FEE FOR 2022	235.00
		GRIEBAHN INDUSTRIES INC	NAMEPLATES - KOFOED, BRICK	84.00
		ROCHA LAWN CARE	LAWN MOWING-NUISANCE	667.00
			LAWN MOWING-NUISANCE	261.00
		ALATORRE LLC	WINDOW CLEANING CITY BLDG	120.00
			TOTAL:	4,224.64
LEGAL SERVICES	GENERAL FUND	OLSON, KEVIN D	LEGAL SERVICES DEC 2021	1,500.00
			TOTAL:	1,500.00
LOCAL CABLE ACCESS	GENERAL FUND	LIBERTY COMMUNICATIONS MEDIACOM	TELEPHONE SERVICE	64.95
			CABLE SERVICES	41.90
			TOTAL:	106.85
COMMISSION	GENERAL FUND	VEENSTRA & KIMM INC.	LOT SITE PLAN REVIEW	465.00
			PARKSIDE HILLS CONST REVIE	1,428.60
			TOTAL:	1,893.60
TOWN HALL	CIVIC CENTER	LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	44.55
			TOTAL:	44.55
LIBRARY	LIBRARY	QUILL CORP	OFFICE SUPPLIES	29.81

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		KNOCHE, REBECCA	BUSINESS MEAL	15.69
			MILEAGE FOR ILA PLANNING D	67.41
		BAKER & TAYLOR INC.	BOOKS	518.97
		D&R PEST CONTROL	PEST CONTROL - LIBRARY	45.00
		LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	237.61
		THE GAZETTE	GAZETTE SUBSCRIPTION	231.40
		JOURNEYED COM INC	MICROSOFT OFFICE SUBSCR LI	53.07
			TOTAL:	1,198.96
ROADS & STREETS	ROAD USE TAX	LYNCH'S PLUMBING INC	BRINE COOKER BUILD	23.50
		MENARDS	DOWNSPOUT REPAIR AND BRACK	54.62
		JOHN DEERE FINANCIAL	SUPPLIES FOR PARKS, PW	49.65
			SUPPLIES FOR PARKS, PW	174.99
		CROELL, INC.	CASEY'S LOT CONCRETE	2,263.75
			CASEYS PARKING LOT CONCRET	4,643.13
			CASEYS LOT CONCRETE	845.00
			CASEYS LOT CONCRETE	1,122.00
		LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	65.01
		HI-LINE INC	SAFETY PPE	140.19
			SHOP SUPPLIES	84.78
		ECONO SIGNS LLC	REPLACE COLLEGE ST SIGNS I	62.70
		ZIPPY'S SALT BARN LLC	FIRE BLEND ICE MELT	3,283.20
			FIRE BLEND ICE MELT	3,496.40
			FIRE BLEND ICE MELT	2,437.50
			PART FOR OSHKOSH	307.74
		MACQUEEN EQUIPMENT	TOTAL:	19,054.16
CAPITAL PROJECT	WIDENING WAPSI CRE	VEENSTRA & KIMM INC.	CHANNEL WIDENING FLOOD IMP	985.50
			TOTAL:	985.50
CAPITAL PROJECT	WW TREATMT FAC IMP	TERRACON CONSULTANTS INC	WW TREATMENT ENGINEERING F	8,350.00
		DORSEY & WHITNEY LLP	LEGAL FEES-WW TREATMENT FA	4,000.00
		VEENSTRA & KIMM INC.	WW TREATMENT FACILITY IMPR	29,150.00
			TOTAL:	41,500.00
INVALID DEPARTMENT	ROUNDAABOUT MAIN &	VEENSTRA & KIMM INC.	HHH AND CEDAR JOHNSON INTE	744.00
			TOTAL:	744.00
CAPITAL PROJECT	SPONS WATER QUAL I	VEENSTRA & KIMM INC.	SPONSORED WATER QUALITY IM	186.00
			TOTAL:	186.00
WATER OPERATING	WATER FUND	IOWA ONE CALL	UTILITY LOCATION SERVICE	45.90
		HAWKINS INC	CHEMICALS FOR WATER PLANT	3,165.98
		LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	65.02
		USA BLUE BOOK	CHEMICALS FOR TESTING WATE	324.55
			WATER PLANT INJECTOR	73.56
			TOTAL:	3,675.01
SEWER OPERATING	SEWER FUND	IOWA ONE CALL	UTILITY LOCATION SERVICE	45.90
		LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	65.02
		STATE INDUSTRIAL PRODUCTS	LIFT STATION CLEANING CHEM	236.00
			TOTAL:	346.92

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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===== FUND TOTALS =====				
001	GENERAL FUND		20,017.33	
022	CIVIC CENTER		44.55	
031	LIBRARY		1,198.96	
110	ROAD USE TAX		19,054.16	
321	WIDENING WAPSI CREEK @ BE		985.50	
324	WW TREATMT FAC IMP 2021		41,500.00	
326	ROUNDABOUT MAIN & CEDAR-J		744.00	
327	SPONS WATER QUAL IMP 2021		186.00	
600	WATER FUND		3,675.01	
610	SEWER FUND		346.92	

	GRAND TOTAL:		87,752.43	

BANK TO BOOK RECONCILIATION

9/30/2021

BANK BALANCE @ _____

CASH - FIDELITY BANK & TRUST	\$ 4,369,465.91
CASH - FIDELITY BANK & TRUST - PERPETUAL CARE FUND	\$ 29,190.60
SUB TOTAL	\$ 4,398,656.51

ADD:	CD'S:	Bank/CD #	Maturity Date	
	ENLOW BUILDING CD	LIBERTY SAVINGS-10447	5/2/2022	\$ 11,134.83
	CEMETERY PERPETUAL CARE	HILLS BANK-30282503	6/11/2022	\$ 97,116.91
	GEN FUND-STREETSCAPE-ACCIONA DONATION	UICCU-1022	12/6/2021	\$ 6,992.35
	LIBRARY-HANSEN CD DONATION	UICCU-1025	8/1/2022	\$ 55,201.17
	LIBRARY-KROUTH PRINCIPAL	UICCU-1023	9/2/2021	\$ -
	LIBRARY-KROUTH PRINCIPAL	UICCU-1024	9/2/2021	\$ -
	LIBRARY-HANSEN CD DONATION	UICCU-1026	9/2/2022	\$ 51,038.68
	LIBRARY-HANSEN CD DONATION	UICCU-1027	9/2/2022	\$ 23,926.50
	SAVINGS ACCOUNTS			
	GENERAL FUND SAVINGS	UICCU-0001		\$ 5.00
	LIBRARY - KROUTH INTEREST	FIDELITY-SAVINGS ACCOUNT		\$ 8,511.67
	LIBRARY - M GRAY SAVINGS	FIDELITY-SAVINGS ACCOUNT		\$ 16,332.81
	TOTAL CD'S & SAVINGS ACCOUNTS			\$ 270,259.92
	SUB TOTAL			\$ 4,668,916.43
	O/S DEPOSITS			\$ 431.76
LESS:	O/S CHECKS			\$ 2,644.28
	ENDING BOOK BALANCE			\$ 4,666,703.91

CLERK'S REPORT FOR THE MONTH OF SEPTEMBER 2021

DESCRIPTION	CHECKING	INVESTMENT	BEGINNING BALANCE	RECEIPTS	TRANSFER IN	DISBURSED	TRANSFER OUT	NET CHANGE LIABILITIES	CLERK'S BALANCE
GENERAL									
*(001) GENERAL OPERATING FUND	\$ 1,079,663.50	\$ 5.00	\$ 1,079,668.50	\$ 222,961.38		\$ 85,418.46			\$ 1,217,211.42
** FIRE APPARATUS RESERVE	\$ 400,132.05	\$ -	\$ 400,132.05			\$ -			\$ 400,132.05
POLICE APPARATUS RESERVE	\$ 56,587.08	\$ -	\$ 56,587.08			\$ -			\$ 56,587.08
PARK & RECREATION RESERVE	\$ 17,340.39	\$ -	\$ 17,340.39			\$ -			\$ 17,340.39
PUBLIC WORKS RESERVE	\$ 11,030.00	\$ -	\$ 11,030.00			\$ -			\$ 11,030.00
CEMETERY BLDG/EQUIP INVESTMENT	\$ -	\$ -	\$ -			\$ -			\$ -
SIGNS-ACCIONA DTN INVESTMENT	\$ -	\$ 6,987.42	\$ 6,987.42			\$ -			\$ 6,987.42
PARK EQUIPMENT/RESERVE	\$ 1,500.00	\$ -	\$ 1,500.00			\$ -			\$ 1,500.00
(022) CIVIC CENTER	\$ 42,236.42	\$ -	\$ 42,236.42	\$ 1,746.11		\$ 1,982.97			\$ 41,999.56
(027) MEMORIAL GARDEN PROJECT	\$ 314.00	\$ -	\$ 314.00			\$ -			\$ 314.00
(028) SPLASH PAD RESERVE	\$ 100.00	\$ -	\$ 100.00			\$ -			\$ 100.00
(031) LIBRARY	\$ (28,071.43)	\$ 91,147.84	\$ 63,076.41	\$ 273.59		\$ 19,796.36			\$ 43,553.64
(036) TORT LIABILITY	\$ (7,292.01)	\$ -	\$ (7,292.01)	\$ 6,992.41		\$ 2,065.82			\$ (2,365.42)
SPECIAL REVENUE									\$ -
(110) ROAD USE TAX	\$ 204,904.20	\$ -	\$ 204,904.20	\$ 41,745.91		\$ 122,835.86			\$ 123,814.25
(112) TRUST & AGENCY (EMPLOYEE BENEFITS)	\$ 173,196.05	\$ -	\$ 173,196.05	\$ 45,491.05		\$ 19,743.91			\$ 198,943.19
(119) EMERGENCY TAX FUND	\$ 1,012.68	\$ -	\$ 1,012.68	\$ 6,279.45					\$ 7,292.13
(121) LOCAL OPTION SALES TAX	\$ 218,232.17	\$ -	\$ 218,232.17	\$ 24,050.83					\$ 242,283.00
(125) TIF	\$ 143,657.81	\$ -	\$ 143,657.81	\$ 96,825.32					\$ 240,483.13
(160) REVOLVING LOAN FUND	\$ 137,082.45	\$ -	\$ 137,082.45						\$ 137,082.45
DEBT SERVICE									\$ -
(226) DEBT SERVICE	\$ 253,010.82	\$ -	\$ 253,010.82	\$ 52,039.98					\$ 305,050.80
CAPITAL PROJECTS									\$ -
(300) CAPITAL IMPROVEMENT RESERVE	\$ -	\$ -	\$ -	\$ 9,245.69					\$ 9,245.69
(302) ARPA NEU FUND	\$ 185,683.49	\$ -	\$ 185,683.49						\$ 185,683.49
(304) W MAIN ST STORMWATER IMP	\$ 10,000.00	\$ -	\$ 10,000.00						\$ 10,000.00
(308) PARK IMP - PEDERSEN VALLEY	\$ 50,077.20	\$ -	\$ 50,077.20			\$ 33,000.00			\$ 17,077.20
(312) DOWNTOWN EAST REDEVELOPMENT	\$ 173,912.82	\$ -	\$ 173,912.82						\$ 173,912.82
(319) RELOCATION OF WATER & SEWER LINES	\$ 564.78	\$ -	\$ 564.78			\$ 1,740.00			\$ (1,175.22)
(321) WIDENING WAPSI CREEK @ BERANEK PARK	\$ 163,987.48	\$ -	\$ 163,987.48			\$ 2,979.00			\$ 161,008.48
(322) SPLASH PAD	\$ -	\$ -	\$ -						\$ -
(323) I-80 WEST, WATER MAIN RELOCATE	\$ (43,907.77)	\$ -	\$ (43,907.77)			\$ 7,039.74			\$ (50,947.51)
(324) WW TREATMT FAC IMP 2021	\$ 80,000.00	\$ -	\$ 80,000.00			\$ 11,660.00			\$ 68,340.00
(327) SPONSORED WATER QUALITY IMPE 2021	\$ (10,099.40)	\$ -	\$ (10,099.40)			\$ 2,558.00			\$ (12,657.40)
PERMANENT									\$ -
(500) CEMETERY PERPETUAL FUND	\$ 29,130.60	\$ 97,067.98	\$ 126,198.58	\$ 108.93					\$ 126,307.51
(501) KROUTH PRINCIPAL FUND	\$ -	\$ 51,008.10	\$ 51,008.10	\$ 32.64					\$ 51,040.74
(502) KROUTH INTEREST FUND	\$ -	\$ 23,912.17	\$ 23,912.17	\$ 14.33					\$ 23,926.50
ENTERPRISE									\$ -
(600) WATER FUND	\$ 140,943.96	\$ -	\$ 140,943.96	\$ 57,682.44		\$ 41,207.50	\$ 5,095.00		\$ 152,323.90
(603) WATER SINKING FUND	\$ 15,282.92	\$ -	\$ 15,282.92	\$ -	\$ 5,095.00				\$ 20,377.92
(610) SEWER FUND	\$ 369,563.05	\$ -	\$ 369,563.05	\$ 66,098.90		\$ 33,101.59	\$ 23,441.00		\$ 379,119.36
(611) SEWER FUND SPECIAL	\$ 194,587.00	\$ -	\$ 194,587.00	\$ -	\$ 23,441.00				\$ 218,028.00
(614) WASTEWATER LIFT STATION	\$ -	\$ -	\$ -						\$ -
(740) STORM WATER UTILITY	\$ 95,464.50	\$ -	\$ 95,464.50	\$ 5,599.50		\$ 13,832.11			\$ 87,231.89
(950) BC/BS FLEXIBLE BENEFIT	\$ (1,478.55)		\$ (1,478.55)						\$ (1,478.55)
TOTAL	\$ 4,158,348.26	\$ 270,128.51	\$ 4,428,476.77	\$ 637,188.46	\$ 28,536.00	\$ 398,961.32	\$ 28,536.00	\$ -	\$ 4,666,703.91
O/S CHECKS			\$22,346.91						\$2,644.28
O/S DEPOSIT			\$797.34						\$431.76
BANK STATEMENT BALANCE			\$4,450,026.34						\$4,668,916.43

FUND	BEGINNING CASH BALANCE	M-T-D REVENUES	M-T-D EXPENSES	CASH BASIS ENDING BAL.	NET CHANGE OTHER ASSETS	NET CHANGE LIABILITIES	ACCRUAL ENDING CASH BALANCE
001-GENERAL FUND	1,574,598.19	222,961.38	85,418.46	1,712,141.11	0.00	(1,352.75)	1,710,788.36
011-POLICE APPARATUS RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
014-FIRE APPARATUS RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
016-CEMETERY BLDG/EQUIP RES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
017-PARK & REC RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
018-PUBLIC WORKS RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
022-CIVIC CENTER	42,461.69	1,746.11	1,982.97	42,224.83	0.00	(225.27)	41,999.56
026-SIGNS-ACCIONA DONATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
027-MEMORIAL GARDEN PROJECT	314.00	0.00	0.00	314.00	0.00	0.00	314.00
028-SPLASH PAD RESERVE	100.00	0.00	0.00	100.00	0.00	0.00	100.00
031-LIBRARY	63,573.09	273.59	19,796.36	44,050.32	0.00	(496.68)	43,553.64
036-TORT LIABILITY	(7,292.01)	6,992.41	2,065.82	(2,365.42)	0.00	0.00	(2,365.42)
050-HOME TOWN DAYS FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
110-ROAD USE TAX	204,952.52	41,745.91	122,835.86	123,862.57	0.00	(48.32)	123,814.25
111-POLICE RECOVERY ACT GRANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
112-TRUST AND AGENCY	173,196.05	45,491.05	19,743.91	198,943.19	0.00	0.00	198,943.19
119-EMERGENCY TAX FUND	1,012.68	6,279.45	0.00	7,292.13	0.00	0.00	7,292.13
121-OPTION TAX	218,232.17	24,050.83	0.00	242,283.00	0.00	0.00	242,283.00
125-T I F	143,657.81	96,825.32	0.00	240,483.13	0.00	0.00	240,483.13
160-REVOLVING LOAN FUND	137,082.45	0.00	0.00	137,082.45	0.00	0.00	137,082.45
225-TIF DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
226-GO DEBT SERVICE	253,010.82	52,039.98	0.00	305,050.80	0.00	0.00	305,050.80
300-CAPITAL IMPROV. RESERVE	0.00	9,245.69	0.00	9,245.69	0.00	0.00	9,245.69
301-REAP GRANT PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
302-ARPA NEU FUND	185,683.49	0.00	0.00	185,683.49	0.00	0.00	185,683.49
303-FIRE CAP PROJECT ADDITION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
304-W MAIN ST STORMWATER IMP	10,000.00	0.00	0.00	10,000.00	0.00	0.00	10,000.00
305-MAIN ST CROSSINGS PROJ	0.00	0.00	0.00	0.00	0.00	0.00	0.00
306-4TH ST IMPROVEMENTS PROJ	0.00	0.00	0.00	0.00	0.00	0.00	0.00
307-MAIN ST INTERSECTION IMP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
308-PARK IMP - PEDERSEN VALLE	50,077.20	0.00	33,000.00	17,077.20	0.00	0.00	17,077.20
309-PHASE I PARK IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
310-COLLEGE STREET BRIDGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
311-BERANEK PARKING IMPROVEME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
312-DOWNTOWN EAST REDEVELOPME	173,912.82	0.00	0.00	173,912.82	0.00	0.00	173,912.82
313-MAIN ST SIDEWALK-PHASE 4	0.00	0.00	0.00	0.00	0.00	0.00	0.00
314-N FIRST ST IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
315-MAIN ST WATER MAIN IMPROV	0.00	0.00	0.00	0.00	0.00	0.00	0.00
316-I & I LINE/GROUT PH 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00
317-ORANGE ST 4TH TO 5TH IMP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
318-COLLEGE ST & 2ND ST IMPRO	0.00	0.00	0.00	0.00	0.00	0.00	0.00
319-RELOCATING WATER & SEWER	564.78	0.00	1,740.00	(1,175.22)	0.00	0.00	(1,175.22)
320-LIBRARY PARKING LOT IMPRO	0.00	0.00	0.00	0.00	0.00	0.00	0.00
321-WIDENING WAPSI CREEK @ BE	163,987.48	0.00	2,979.00	161,008.48	0.00	0.00	161,008.48
322-SPLASH PAD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
323-I-80 WEST, WATER MAIN REL	(43,907.77)	0.00	7,039.74	(50,947.51)	0.00	0.00	(50,947.51)
324-WW TREATMT FAC IMP 2021	80,000.00	0.00	11,660.00	68,340.00	0.00	0.00	68,340.00
327-SPONS WATER QUAL IMP 2021	(10,099.40)	0.00	2,558.00	(12,657.40)	0.00	0.00	(12,657.40)
500-CEMETERY PERPETUAL FUND	126,198.58	108.93	0.00	126,307.51	0.00	0.00	126,307.51
501-KROUTH PRINCIPAL FUND	51,008.10	32.64	0.00	51,040.74	0.00	0.00	51,040.74

FUND	BEGINNING CASH BALANCE	Y-T-D REVENUES	Y-T-D EXPENSES	CASH BASIS ENDING BAL.	NET CHANGE OTHER ASSETS	NET CHANGE LIABILITIES	ACCRUAL ENDING CASH BALANCE
001-GENERAL FUND	1,747,232.19	315,382.34	351,826.17	1,710,788.36	0.00	0.00	1,710,788.36
011-POLICE APPARATUS RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
014-FIRE APPARATUS RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
016-CEMETERY BLDG/EQUIP RES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
017-PARK & REC RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
018-PUBLIC WORKS RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
022-CIVIC CENTER	43,283.79	2,422.76	3,706.99	41,999.56	0.00	0.00	41,999.56
026-SIGNS-ACCIONA DONATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
027-MEMORIAL GARDEN PROJECT	314.00	0.00	0.00	314.00	0.00	0.00	314.00
028-SPLASH PAD RESERVE	100.00	0.00	0.00	100.00	0.00	0.00	100.00
031-LIBRARY	95,826.09	632.27	52,904.72	43,553.64	0.00	0.00	43,553.64
036-TORT LIABILITY	33,009.62	7,278.86	42,653.90	(2,365.42)	0.00	0.00	(2,365.42)
050-HOME TOWN DAYS FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
110-ROAD USE TAX	269,458.19	99,641.04	245,284.98	123,814.25	0.00	0.00	123,814.25
111-POLICE RECOVERY ACT GRANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
112-TRUST AND AGENCY	215,782.29	47,306.99	64,146.09	198,943.19	0.00	0.00	198,943.19
119-EMERGENCY TAX FUND	762.47	6,529.66	0.00	7,292.13	0.00	0.00	7,292.13
121-OPTION TAX	175,622.55	66,660.45	0.00	242,283.00	0.00	0.00	242,283.00
125-T I F	143,547.46	96,935.67	0.00	240,483.13	0.00	0.00	240,483.13
160-REVOLVING LOAN FUND	137,082.45	0.00	0.00	137,082.45	0.00	0.00	137,082.45
225-TIF DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
226-GO DEBT SERVICE	250,720.66	54,330.14	0.00	305,050.80	0.00	0.00	305,050.80
300-CAPITAL IMPROV. RESERVE	0.00	9,245.69	0.00	9,245.69	0.00	0.00	9,245.69
301-REAP GRANT PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
302-ARPA NEU FUND	0.00	185,683.49	0.00	185,683.49	0.00	0.00	185,683.49
303-FIRE CAP PROJECT ADDITION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
304-W MAIN ST STORMWATER IMP	10,000.00	0.00	0.00	10,000.00	0.00	0.00	10,000.00
305-MAIN ST CROSSINGS PROJ	0.00	0.00	0.00	0.00	0.00	0.00	0.00
306-4TH ST IMPROVEMENTS PROJ	0.00	0.00	0.00	0.00	0.00	0.00	0.00
307-MAIN ST INTERSECTION IMP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
308-PARK IMP - PEDERSEN VALLE	50,077.20	0.00	33,000.00	17,077.20	0.00	0.00	17,077.20
309-PHASE I PARK IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
310-COLLEGE STREET BRIDGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
311-BERANEK PARKING IMPROVEME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
312-DOWNTOWN EAST REDEVELOPME	173,912.82	0.00	0.00	173,912.82	0.00	0.00	173,912.82
313-MAIN ST SIDEWALK-PHASE 4	0.00	0.00	0.00	0.00	0.00	0.00	0.00
314-N FIRST ST IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
315-MAIN ST WATER MAIN IMPROV	0.00	0.00	0.00	0.00	0.00	0.00	0.00
316-I & I LINE/GROUT PH 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00
317-ORANGE ST 4TH TO 5TH IMP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
318-COLLEGE ST & 2ND ST IMPRO	0.00	0.00	0.00	0.00	0.00	0.00	0.00
319-RELOCATING WATER & SEWER	564.78	0.00	1,740.00	(1,175.22)	0.00	0.00	(1,175.22)
320-LIBRARY PARKING LOT IMPRO	0.00	0.00	0.00	0.00	0.00	0.00	0.00
321-WIDENING WAPSI CREEK @ BE	165,279.48	0.00	4,271.00	161,008.48	0.00	0.00	161,008.48
322-SPLASH PAD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
323-I-80 WEST, WATER MAIN REL (38,302.89)	0.00	12,644.62	(50,947.51)	0.00	0.00	(50,947.51)
324-WW TREATMT FAC IMP 2021	62,510.00	40,810.00	34,980.00	68,340.00	0.00	0.00	68,340.00
327-SPONS WATER QUAL IMP 2021 (6,524.60)	0.00	6,132.80	(12,657.40)	0.00	0.00	(12,657.40)
500-CEMETERY PERPETUAL FUND	126,078.58	228.93	0.00	126,307.51	0.00	0.00	126,307.51
501-KROUTH PRINCIPAL FUND	51,008.10	32.64	0.00	51,040.74	0.00	0.00	51,040.74

PROGRAM EXPENDITURES FOR THE MONTH OF SEPTEMBER OF 2021

25.00%

FUNCTIONS	BUDGET EXP	MTD EXP	YTD EXP	REMAINING BALANCE	PERCENT OF EXPENSES
PUBLIC SAFETY					
POLICE DEPARTMENT					
GENERAL FUND	\$ 357,004.00	\$ 22,673.87	\$ 77,446.44	\$ 279,557.56	21.69%
TORT LIABILITY	\$ 12,102.00	\$ 418.26	\$ 9,322.81	\$ 2,779.19	77.04%
TRUST & AGENCY	\$ 83,466.00	\$ 6,874.75	\$ 20,241.58	\$ 63,224.42	24.25%
FIRE DEPARTMENT					
GENERAL FUND	\$ 259,000.00	\$ 2,054.33	\$ 10,130.21	\$ 248,869.79	3.91%
TORT LIABILITY	\$ 10,759.00	\$ 811.68	\$ 7,254.45	\$ 3,504.55	67.43%
TRUST & AGENCY	\$ 18,992.00	\$ 1,285.71	\$ 3,857.13	\$ 15,134.87	20.31%
ANIMAL CONTROL	\$ 3,250.00	\$ -	\$ 16.25	\$ 3,233.75	0.50%
BUILDING INSPECTIONS	\$ 16,611.00	\$ 1,729.39	\$ 4,557.59	\$ 12,053.41	27.44%
TOTAL PUBLIC SAFETY	\$ 761,184.00	\$ 35,847.99	\$ 132,826.46	\$ 628,357.54	17.45%
PUBLIC WORKS					
ROADS & STREETS					
GENERAL FUND	\$ 69,472.00	\$ -	\$ 106.00	\$ 69,366.00	0.15%
TORT LIABILITY	\$ 13,938.00	\$ 431.54	\$ 11,165.20	\$ 2,772.80	80.11%
ROAD USE TAX FUND	\$ 400,040.00	\$ 122,835.86	\$ 245,284.98	\$ 154,755.02	61.32%
TRUST & AGENCY	\$ 57,468.00	\$ 4,089.27	\$ 13,050.82	\$ 44,417.18	22.71%
STREET LIGHTING - GENERAL FUND	\$ 37,000.00	\$ 2,825.52	\$ 9,590.17	\$ 27,409.83	25.92%
SOLID WASTE - GENERAL FUND	\$ 201,000.00	\$ 16,258.50	\$ 62,967.28	\$ 138,032.72	31.33%
TOTAL PUBLIC WORKS	\$ 778,918.00	\$ 146,440.69	\$ 342,164.45	\$ 436,753.55	43.93%
TOTAL HEALTH & SOCIAL SERVICES	\$ -	\$ -	\$ -	\$ -	#DIV/0!
CULTURE & RECREATION					
LIBRARY					
GENERAL FUND	\$ 220,949.00	\$ 19,796.36	\$ 52,904.72	\$ 168,044.28	23.94%
TORT LIABILITY	\$ 4,255.00	\$ 44.13	\$ 4,018.29	\$ 236.71	94.44%
TRUST & AGENCY	\$ 32,923.00	\$ 2,765.99	\$ 8,246.49	\$ 24,676.51	25.05%
PARKS & RECREATION				\$ -	
GENERAL FUND	\$ 210,930.00	\$ 11,849.59	\$ 54,999.95	\$ 155,930.05	26.07%
TORT LIABILITY	\$ 5,870.00	\$ 242.60	\$ 4,628.52	\$ 1,241.48	78.85%
TRUST & AGENCY	\$ 34,750.00	\$ 2,406.82	\$ 8,457.40	\$ 26,292.60	24.34%
CEMETERY					
GENERAL FUND	\$ 94,044.00	\$ 4,007.08	\$ 21,356.44	\$ 72,687.56	22.71%
TORT LIABILITY	\$ 2,040.00	\$ 68.34	\$ 1,580.93	\$ 459.07	77.50%

FUNCTIONS	BUDGET	YTD EXP	YTD EXP	REMAINING	PERCENT
	EXP			BALANCE	OF EXPENSES
TRUST & AGENCY	\$ 14,759.00	\$ 868.72	\$ 3,275.12	\$ 11,483.88	22.19%
CIVIC CENTER				\$ -	
GENERAL FUND	\$ 19,750.00	\$ 1,982.97	\$ 3,706.99	\$ 16,043.01	18.77%
TRUST & AGENCY	\$ -	\$ -	\$ -	\$ -	#DIV/0!
COMMUNITY & CULTURAL DEV. (HHTD)	\$ 58,000.00	\$ 6,389.78	\$ 43,213.08	\$ 14,786.92	74.51%
LOCAL CABLE ACCESS				\$ -	
GENERAL FUND	\$ 27,644.00	\$ 1,914.18	\$ 6,307.64	\$ 21,336.36	22.82%
TRUST & AGENCY	\$ 4,254.00	\$ 293.20	\$ 870.01	\$ 3,383.99	20.45%
TOTAL CULTURE & RECREATION	\$ 730,168.00	\$ 52,629.76	\$ 213,565.58	\$ 516,602.42	29.25%
COMMUNITY & ECONOMIC DEV.					
ECONOMIC DEVELOPMENT	\$ 74,159.00	\$ -	\$ 6,409.00	\$ 67,750.00	8.64%
PLANNING & ZONING	\$ 25,000.00	\$ 1,216.00	\$ 2,423.80	\$ 22,576.20	9.70%
REVOLVING LOAN FUND	\$ -	\$ -	\$ -	\$ -	
TIF DEBT SERVICE	\$ 75,233.00	\$ -	\$ -	\$ 75,233.00	0.00%
TOTAL COMMUNITY & E.D.	\$ 174,392.00	\$ 1,216.00	\$ 8,832.80	\$ 165,559.20	5.06%
GENERAL GOVERNMENT					
MAYOR & COUNCIL					
GENERAL FUND	\$ 16,500.00	\$ 435.19	\$ 1,355.57	\$ 15,144.43	8.22%
TRUST & AGENCY	\$ 2,564.00	\$ 47.39	\$ 142.17	\$ 2,421.83	5.54%
CLERK & TREASURER					
GENERAL FUND	\$ 148,777.00	\$ 11,484.07	\$ 45,417.35	\$ 103,359.65	30.53%
TORT LIABILITY	\$ 5,017.00	\$ 26.24	\$ 4,571.61	\$ 445.39	91.12%
TRUST & AGENCY	\$ 20,799.00	\$ 863.00	\$ 5,356.52	\$ 15,442.48	25.75%
LEGAL SERVICES	\$ 27,000.00	\$ 2,853.05	\$ 6,290.34	\$ 20,709.66	23.30%
TOTAL GENERAL GOVERNMENT	\$ 220,657.00	\$ 15,708.94	\$ 63,133.56	\$ 157,523.44	28.61%
GO DEBT SERVICE	\$ 1,013,986.00	\$ -	\$ -	\$ 1,013,986.00	0.00%
CAPITAL PROJECTS					
PARK IMP - PEDERSEN VALLEY	\$ 40,000.00	\$ 33,000.00	\$ 33,000.00	\$ 7,000.00	82.50%
COLLEGE ST BRIDGE REPLACEMENT	\$ -	\$ -	\$ -	\$ -	
BERANEK PARKING IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
DOWNTOWN EAST REDEVELOPMENT	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	0.00%
COLLEGE ST & 2ND ST IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	#DIV/0!
RELOCATING WATER & SEWER LINES	\$ 450,000.00	\$ 1,740.00	\$ 1,740.00	\$ 448,260.00	0.39%
WIDENING WAPSI CREEK @ BERANEK	\$ 230,000.00	\$ 2,979.00	\$ 4,271.00	\$ 225,729.00	1.86%

FUNCTIONS	BUDGET EXP	MTD EXP	YTD EXP	REMAINING BALANCE	PERCENT OF EXPENSES
SPLASH PAD	\$ -		\$ -	\$ -	
I-80 WEST WATER MAIN RELOCATION	\$ 150,000.00	\$ 7,039.74	\$ 12,644.62	\$ 137,355.38	
WW TREATMENT FACILITY IMP 2021	\$ 1,400,000.00	\$ 11,660.00	\$ 34,980.00	\$ 1,365,020.00	
SCHOOL TURN LANE MAIN/DAWSON	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	
ROUNDBOUT MAIN & CEDAR	\$ 110,000.00	\$ -	\$ -	\$ 110,000.00	
SPONSORED WATER QUAL IMP 2021	\$ -	\$ 2,558.00	\$ 6,132.80	\$ (6,132.80)	
TOTAL CAPITAL PROJECTS	\$ 2,580,000.00	\$ 58,976.74	\$ 92,768.42	\$ 2,487,231.58	3.60%
BUSINESS TYPE ACTIVITIES					
WATER FUND	\$ 409,707.00	\$ 41,207.50	\$ 164,971.56	\$ 244,735.44	40.27%
WATER SINKING FUND	\$ 61,113.00	\$ -	\$ -	\$ 61,113.00	0.00%
SEWER FUND	\$ 295,231.00	\$ 33,101.59	\$ 89,728.35	\$ 205,502.65	30.39%
WASTE WATER LIFT STATION	\$ -	\$ -	\$ -	\$ -	
STORM WATER UTILITY	\$ 45,000.00	\$ 13,832.11	\$ 55,874.77	\$ (10,874.77)	124.17%
TOTAL BUSINESS TYPE ACTIVITIES	\$ 811,051.00	\$ 88,141.20	\$ 310,574.68	\$ 500,476.32	38.29%
NON-DEPARTMENTAL TRANSFERS					
GENERAL FUND	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	
ROAD USE TAX	\$ -	\$ -	\$ -	\$ -	
EMERGENCY TAX FUND	\$ 40,750.00	\$ -	\$ -	\$ 40,750.00	0.00%
LOCAL OPTION SALES TAX	\$ 221,471.00	\$ -	\$ -	\$ 221,471.00	0.00%
TIF	\$ 459,123.00	\$ -	\$ -	\$ 459,123.00	0.00%
MAIN ST INTERSECTION IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
PARK IMP - PEDERSEN VALLEY	\$ -	\$ -	\$ -	\$ -	
COLLEGE STREET BRIDGE	\$ -	\$ -	\$ -	\$ -	
KROUTH PRINCIPAL FUND	\$ -	\$ -	\$ -	\$ -	
WATER FUND	\$ 101,113.00	\$ 5,095.00	\$ 15,285.00	\$ 85,828.00	15.12%
SEWER FUND	\$ 285,000.00	\$ 23,441.00	\$ 67,112.50	\$ 217,887.50	23.55%
SEWER FUND SPECIAL	\$ -	\$ -	\$ -	\$ -	
STORM WATER UTILITY	\$ -	\$ -	\$ -	\$ -	
BC/BS FLEXIBLE BENEFIT	\$ -	\$ -	\$ -	\$ -	
TOTAL NON-DEPARMENTAL TRANSFERS	\$ 1,157,457.00	\$ 28,536.00	\$ 82,397.50	\$ 1,075,059.50	7.12%
TOTAL FOR ALL FUNCTIONS	\$ 8,227,813.00	\$ 427,497.32	\$ 1,246,263.45	\$ 6,981,549.55	

CITY OF WEST BRANCH
EXPENDITURES BY ACTIVITY (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2021

001-GENERAL FUND

25.00% OF FISCAL YEAR

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
TOTAL NON-PROGRAM	1,157,457.00	28,536.00	82,397.50	7.12	1,075,059.50
TOTAL PUBLIC SAFETY	761,184.00	35,847.99	132,826.46	17.45	628,357.54
TOTAL PUBLIC WORKS	778,918.00	146,440.69	342,164.45	43.93	436,753.55
TOTAL HEALTH & SOCIAL SERVICES	0.00	0.00	0.00	0.00	0.00
TOTAL CULTURE & RECREATION	730,168.00	52,629.76	213,565.58	29.25	516,602.42
TOTAL COMMUNITY & ECON DEVELOP	174,392.00	1,216.00	8,832.80	5.06	165,559.20
TOTAL GENERAL GOVERNMENT	220,657.00	15,708.94	63,133.56	28.61	157,523.44
TOTAL DEBT SERVICE	1,013,986.00	0.00	0.00	0.00	1,013,986.00
TOTAL CAPITAL PROJECTS	2,580,000.00	58,976.74	92,768.42	3.60	2,487,231.58
TOTAL BUSINESS TYPE/ENTERPRISE	<u>811,051.00</u>	<u>88,141.20</u>	<u>310,574.68</u>	<u>38.29</u>	<u>500,476.32</u>
TOTAL EXPENDITURES	<u>8,227,813.00</u>	<u>427,497.32</u>	<u>1,246,263.45</u>	<u>15.15</u>	<u>6,981,549.55</u>

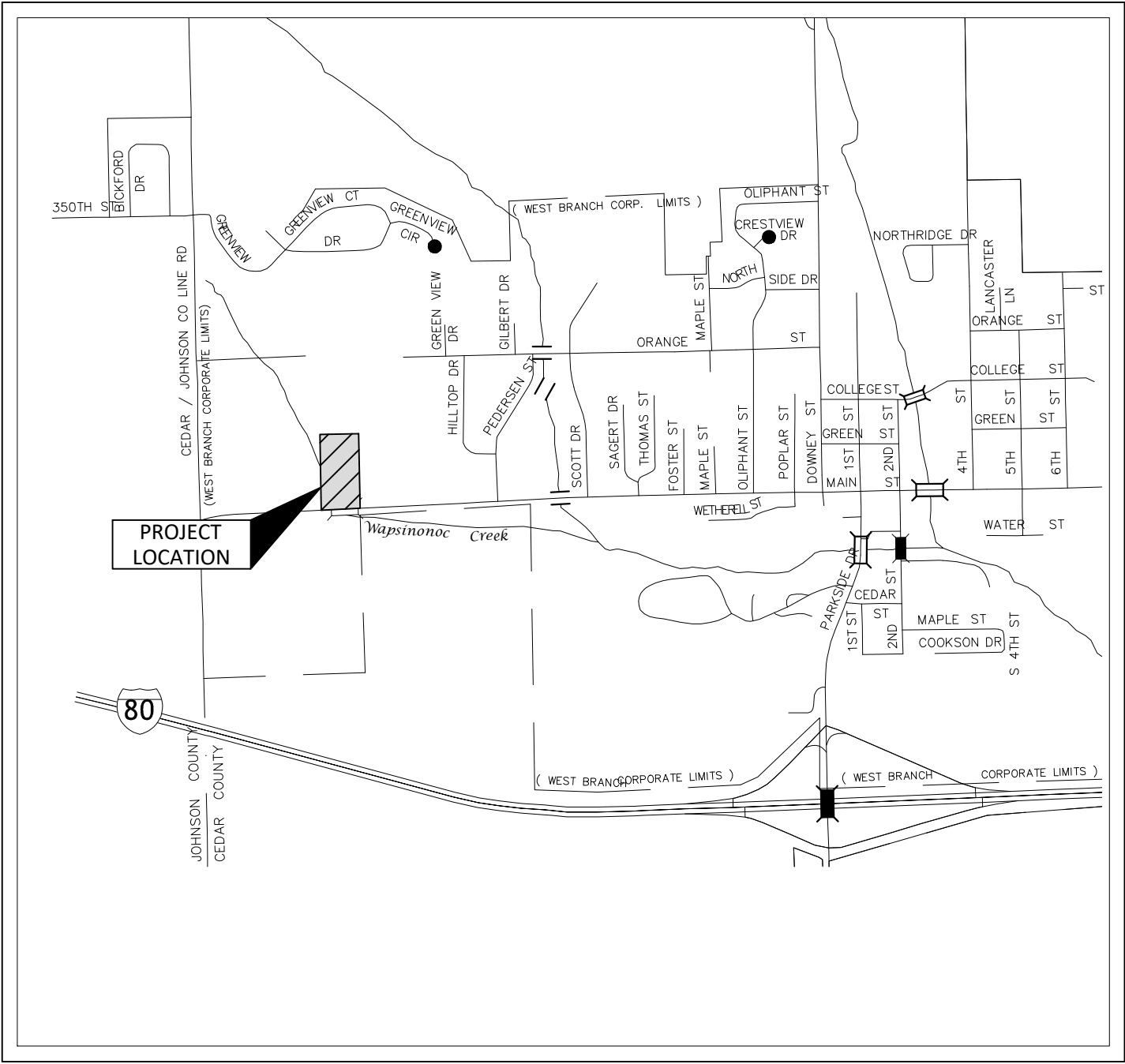
DRAWINGS FOR PROPOSED IMPROVEMENTS
DAWSON PLAZA
SITE PLAN
IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA

LEGAL DESCRIPTION

THE MEADOWS SUBDIVISION PART 4A LOT 1.
THE MEADOWS SUBDIVISION PART 4A LOT 2.
THE MEADOWS SUBDIVISION PART 4A LOT 3.

NOTE:
THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH CITY OF WEST BRANCH REQUIREMENTS AND THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), LATEST ADDITION, UNLESS NOTED OTHERWISE ON THE PLANS.

THE FOLLOWING DESIGN EXCEPTIONS ARE REQUIRED:
N/A



LEGEND:

UTILITIES

	EXISTING	PROPOSED
COMMUNICATIONS	— (CD) —	— CO —
OVERHEAD LINE	— (OH) —	— OH —
ELECTRIC	— (E) —	— E —
FIBER OPTIC	— (FD) —	— FO —
GAS	— (G) —	— G —
SANITARY SEWER	— (S) —	— SS —
STORM	— (ST) —	— ST —
SUBDRAIN	— (SD) —	— SD —
WATER: DOMESTIC	— (W) —	— W —
WATER: WELL	— (WELL) —	— WELL —
CHILLED WATER: SUPPLY	— (CHWS) —	— CHWS —
CHILLED WATER: RETURN	— (CHWR) —	— CHWR —
CONDENSATE	— (CND) —	— CND —
STEAM: HIGH PRESSURE	— (HPS) —	— HPS —
STEAM: LOW PRESSURE	— (LPS) —	— LPS —
COMMUNICATIONS HANDHOLE		
COMMUNICATIONS PEDESTAL		
COMMUNICATIONS MANHOLE		
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE		
ELECTRIC TRANSFORMER		
TRAFFIC HANDHOLE		
TRAFFIC MANHOLE		
FIBER OPTIC HANDHOLE		
FIBER OPTIC MANHOLE		
GAS MANHOLE		
GAS VALVE		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE		
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
WATER MANHOLE		
POST INDICATOR VALVE		

SITE

	EXISTING	PROPOSED
CONTOUR - INDEX	— 100 —	— 100 —
CONTOUR - INTERMEDIATE	— 101 —	— 101 —
FENCE: BARB WIRE	— x — x — x — x —	— x — x — x — x —
FENCE: CHAIN LINK	— o — o — o — o —	— o — o — o — o —
FENCE: CONSTRUCTION	— + — + — + — + —	— + — + — + — + —
FENCE: VINYL	— // — // — // — // —	— // — // — // — // —
FENCE: WIRE	— □ — □ — □ — □ —	— □ — □ — □ — □ —
FENCE: WOOD	— □ — □ — □ — □ —	— □ — □ — □ — □ —
TREE LINE		
DELINEATED WETLAND	— W — W — W —	— W — W — W —
100-YEAR FLOODPLAIN	— 100Y — 100Y — 100Y —	— 100Y — 100Y — 100Y —
500-YEAR FLOODPLAIN	— 500Y — 500Y — 500Y —	— 500Y — 500Y — 500Y —
STREAM CENTERLINE	— — — — —	— — — — —
BOLLARD		
FLAG POLE		
LANDSCAPE LIGHT		
SHRUBBERY		SEE LANDSCAPE PLAN
TREE: DECIDUOUS		SEE LANDSCAPE PLAN
TREE: CONIFEROUS		SEE LANDSCAPE PLAN
MAIL BOX		
POST		
SIGN		
PARKING METER		
FIRE DEPARTMENT CONNECTION		
WATER METER		
HOSE BIB		
YARD HYDRANT		
DRINKING FOUNTAIN		
MONITORING WELL		
WELL		

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM PLANS OF RECORD. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN AND MAY NOT SHOWN ON THIS DRAWING.
- NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
- IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
- NOTIFY THE APPROPRIATE GOVERNING AUTHORITY 48 - 72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. THE CITY OF WEST BRANCH SHALL BE THE PUBLIC AGENCY RESPONSIBLE FOR INSPECTION DURING CONSTRUCTION OF THE PUBLIC PORTIONS OF THE PROJECT.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS, BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
- ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
- REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.

GRADING NOTES

- STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE ON-SITE FOR REUSE IF SUITABLE.
- PROOF ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOFROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT.
- REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
- SCARIFY EXISTING SUBGRADE TO A DEPTH OF 12 INCHES AND RECOMPACT TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
- DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE FILL MATERIAL ARE WITHIN SPECIFIED LIMITS.
- PLACE FILL MATERIAL IN 9" MAXIMUM LIFTS.
- FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
- SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
- FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.
- SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS. REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT RESULTING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- FINISH CONTOURS SHOWN ARE TO TOP OF FINISHED GRADE OR TO TOP OF TOPSOIL.

SITE PREPARATION NOTES

- PROTECT ADJACENT PROPERTY DURING DEMOLITION.
- DEMOLITION LIMIT LINE IS THE EXISTING PROPERTY LINE UNLESS NOTED OTHERWISE.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE EASEMENTS, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE ENGINEER. DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND TEMPORARY HAUL ROADS TO PREVENT THE SPREAD OF DUST. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.
- KEEP ADJACENT PUBLIC STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.
- DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
- REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- WHERE A SECTION OF PAVEMENT, CURB AND GUTTER OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST JOINT.
- SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING CONCRETE STRUCTURES ON THE SITE AS SHOWN ON THE PLANS. THE REMOVAL INCLUDES DRIVEWAYS, CURB AND GUTTER, SIDEWALK, AND BASEMENT FOUNDATION FOOTINGS, FLOOR AND WALLS. THE REMOVAL ALSO INCLUDES STORM SEWER INTAKES AND PIPE AS SHOWN ON THE PLANS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT TREES AND SHRUBS NOTED ON THE PLANS TO REMAIN IN PROJECT AREA FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY. PROTECTION INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION FENCING AROUND THE DRIP LINE OF TREES AND PROHIBITING VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES.
- REMOVAL AND DISPOSAL OF EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO THE GRADING PORTION OF THE PROJECT. STUMPS ARE TO BE GROUND TO TWO FEET BELOW FINISHED GRADE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A TILE IS ENCOUNTERED AND SHALL INDICATE THE METHOD OF RESOLVING THE CONFLICT. THE ENGINEER SHALL APPROVE THE PROPOSED METHOD. THE LOCATION OF THE FIELD TILE SHALL BE RECORDED ON THE CONSTRUCTION RECORD DOCUMENTS.

EXISTING FIELD TILE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:

- CONNECT TILE TO THE NEAREST STORM SEWER.
- DAYLIGHT TO FINISHED GROUND.
- REPAIR TILE AND MAINTAIN SERVICE.

SURFACE RESTORATION NOTES

- ONLY DISTURBED AREAS NOT PAVED OR HARD SURFACED SHALL RECEIVE MINIMUM 4" TOPSOIL. SCARIFY AREAS TO RECEIVE TOPSOIL TO A MIN. DEPTH OF 4". REMOVE ALL STONES, WOOD AND DEBRIS LARGER THAN 2" FROM AREAS TO RECEIVE TOPSOIL. DO NOT COMPACT TOPSOIL.
- ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS SECTION 9010.
- SEED ALL DISTURBED AREAS NOT TO BE HARD SURFACED, AND NOT TO HAVE TOPSOIL SPREAD, WITH TYPE 1 EROSION CONTROL MIXTURE PER SUDAS SECTION 9010.
- APPLY SEED AT THE RATES INDICATED IN THE PROJECT SPECIFICATIONS.
- MAINTAIN SEEDED AREAS UNTIL AN ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED. RESEED ANY AREAS AS NECESSARY TO STABILIZE SOIL PER PROJECT SPECIFICATIONS.
- EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT ARE TO REMAIN AND DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES A MINIMUM OF ONCE PER WEEK. IF A CONTROL MEASURE HAS BEEN REDUCED IN CAPACITY BY 50% OR MORE, THE CONTRACTOR SHALL RESTORE SUCH FEATURES TO THEIR ORIGINAL CONDITION IMMEDIATELY, WEATHER PERMITTING.
- ERECT SILT FENCE AS SHOWN ON THE PLANS TO LIMIT LOSS OF MATERIAL FROM THE SITE. DEVICES TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.
- MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR AS LONG AS PRACTICAL.
- INSTALL A SILT FENCE AROUND ALL STOCKPILED TOPSOIL.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING FOR ALL AREAS THAT ARE DISTURBED AND OPERATIONS WILL NOT COMMENCE OR PERMANENT SEEDING WILL NOT BE COMPLETED IN LESS THAN 14 DAYS.
- SEQUENCE OF EROSION AND SEDIMENT CONTROL EVENTS:
 - INSTALL INLET PROTECTION AROUND EXISTING INTAKES AS INDICATED ON THE SITE CONSTRUCTION PLAN. USE THESE LOW AREAS AS SEDIMENT BASINS DURING CONSTRUCTION.
 - INSTALL PERIMETER SILT FENCE AS INDICATED ON THE SITE CONSTRUCTION PLAN.
 - INSTALL SILT FENCE AROUND ANY TOPSOIL OR EXCESS SOIL STOCKPILES. APPLY TEMPORARY SEEDING TO ALL TOPSOIL OR EXCESS SOIL STOCKPILES.
 - INSTALL STONE SUBBASE ON STREET AREAS FOLLOWING COMPLETION OF GRADING.
 - APPLY TEMPORARY SEEDING TO ALL DENUDED AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS OR MORE. FERTILIZE AND LIME IF NEEDED. APPLY MULCH ON SLOPES GREATER THAN 4:1 (HORIZONTAL:VERTICAL).
 - DESTROY TEMPORARY SEEDING AND APPLY PERMANENT SEEDING TO ALL DISTURBED AREAS NOT TO BE HARD SURFACED. FERTILIZE AND MULCH PERMANENT SEEDING AS REQUIRED. APPLY MULCH AT 1.5 TO 2.0 TONS PER ACRE ON SLOPES GREATER THAN 4:1.
 - WHEN CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH PERMANENT SEEDING, REMOVE ACCUMULATED SEDIMENT FROM ANY SEDIMENT BASINS, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVALS.

STORMWATER POLLUTION PREVENTION:

THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES FROM THE DATE CONSTRUCTION ACTIVITIES BEGIN TO THE DATE OF FINAL STABILIZATION. THE CONTRACTOR SHALL MAINTAIN THE SWPPP PER THE REQUIREMENTS OF GENERAL PERMIT NO. 2. ALL OPERATORS/CONTRACTORS WORKING ONSITE MUST SIGN THE CERTIFICATION STATEMENT PROVIDED AND WILL BECOME CO-PERMITTEES ON THE NPDES GENERAL PERMIT NO. 2 FOR THIS SITE. ALL OPERATORS/SUBCONTRACTORS WORKING ONSITE SHALL BE SUPPLIED A COPY OF THE SWPPP BY THE CONTRACTOR AND MUST BE FAMILIAR WITH ITS CONTENTS. THE SWPPP MUST BE PERIODICALLY UPDATED TO SHOW CURRENT EROSION CONTROL PRACTICES PER THE REQUIREMENTS OF THE GENERAL PERMIT #2. UPDATED VERSIONS OF THE SWPPP WILL BE PROVIDED TO ALL OF THE OPERATORS/SUBCONTRACTORS WHOM ARE AFFECTED BY THE CHANGES MADE TO THE SWPPP. IT WILL BE THE DUTY OF THE CONTRACTOR TO SEE THAT THESE REQUIREMENTS ARE MET.

NOT FOR CONSTRUCTION

PCC PAVEMENT NOTES

1. PCC PAVING THICKNESS SHALL BE 6-INCH ON 6-INCH GRANULAR SUBBASE, UNLESS STATED OTHERWISE.
2. MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST REVISION, SECTION 2301. THE PARAGRAPHS FOR MEASUREMENT AND PAYMENT SHALL NOT APPLY.
3. MINIMUM 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE USED FOR PAVEMENTS SHALL BE 4000 PSI. CONCRETE SHALL BE C-3 OR C-4 WITH TYPE 1 CEMENT. AIR CONTENT SHALL BE 6-1/2% ± 1.5% COARSE AGGREGATE. AIR ENTRAINMENT ADMIXTURES AND WATER REDUCING ADMIXTURES SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4103. DURABILITY FOR PORTLAND CEMENT CONCRETE SHALL BE CLASS 2. JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT POURED JOINT SEALER.
4. CURING COMPOUND (WHITE, DARK OR CLEAR) SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR SECTION 4105. APPLICATION METHOD AND CURING SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2301.19.
5. FLYASH PER IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4108 MAY BE SUBSTITUTED FOR CEMENT AT THE RATES SPECIFIED IN SECTION 2301.04E AFTER NOTIFICATION AND AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.
6. PAVEMENT TIE BARS AND DOWEL BARS SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151. EPOXY COATING, WHEN SPECIFIED, SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151.03B.
7. CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE.
8. PCC SIDEWALKS 5 FEET OR LESS IN WIDTH SHALL BE 4 INCHES THICK. PCC SIDEWALKS GREATER THAN 5 FEET WIDE BUT LESS THAN 12 FEET WIDE SHALL BE 6 INCHES THICK. SIDEWALK THICKNESS AT ALL DRIVEWAYS SHALL SHALL MATCH THAT OF THE ADJACENT DRIVEWAY. TRANSVERSE CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS 5 FEET OR LESS IN WIDTH SHALL BE PLACED A MAXIMUM OF 5 FEET ON CENTER. TRANSVERSE CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS GREATER THAN 5 FEET WIDE BUT LESS THAN 12 FEET WIDE SHALL BE PLACED A MAXIMUM OF 8 FEET ON CENTER. PLACE EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FIXTURES, OR OTHER STRUCTURES, AND AT INTERVALS NOT EXCEEDING 50 FEET. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% DRAINING TOWARDS BACK OF CURB, UNLESS OTHERWISE NOTED.
9. ONE INCH PREFORMED FOAM EXPANSION JOINT MATERIAL SONOFLEX "F" BY SONOBORN OR APPROVED EQUAL SHALL BE PLACED BETWEEN NEW PAVEMENT CONSTRUCTION AND THE FACES OF BUILDINGS, STOOPS, EXISTING SLABS, AND OTHER FIXTURES, UNLESS NOTED ON THE DRAWINGS. JOINTS AT THESE LOCATIONS SHALL BE SEALED WITH A SELF-LEVELING POLYURETHANE SUCH AS SONOLASTIC SL-1 OR APPROVED EQUAL.
10. CONSTRUCT 1" EXPANSION JOINTS ON PCC CURB AT ALL ENDS OF RETURN RADII.


PAVEMENT GENERAL NOTES

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
2. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
3. REMOVE AND REPLACE OR RESTORE ALL STREET SIGNS, PAVEMENT MARKINGS, SIDEWALK LAMPS, SIDEWALKS, STEPS, LANDSCAPE STRUCTURES, CURB AND GUTTER, STREETS, DRIVES AND ALL OTHER SURFACE STRUCTURES REMOVED OR OTHERWISE DAMAGED DURING THE COURSE OF THE WORK. SIDEWALKS SHALL BE REMOVED AND REPLACED TO NEAREST JOINT BEYOND CONSTRUCTION AREA.
4. COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.
5. GRANULAR SUBBASE FOR PAVEMENTS SHALL MEET THE LIMITS OF GRADUATION NO. 14 (MODIFIED SUBBASE) PER IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4123.
6. PROOF-ROLL SUBGRADE PER SECTION 2115. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL.
7. ALL CURB AND GUTTER IS 6" STANDARD CURB UNLESS STATED OTHERWISE.

DESIGN STANDARDS AND REFERENCE DRAWINGS

THE FOLLOWING SUDAS FIGURES ARE INCLUDED BY REFERENCE:	
FIGURE	TITLE
3010.101	TRENCH BEDDING AND BACKFILL ZONES
3010.102	RIGID GRAVITY PIPE TRENCH BEDDING
3010.103	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
6010.602	CASTINGS FOR STORM SEWER MANHOLES
7010.101	JOINTS
7030.101	CONCRETE DRIVEWAY, TYPE A
9030.101	PLANTING PIT
9030.102	TREE STAKING, GUYING, AND WRAPPING
9040.102	FILTER BERM AND FILTER SOCK
9040.119	SILT FENCE
9040.120	STABILIZED CONSTRUCTION ENTRANCE

NOT FOR CONSTRUCTION

ENGINEER:

WWW.AXIOM-CON.COM | (319) 519-6220

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME:
DAWSON PLAZA

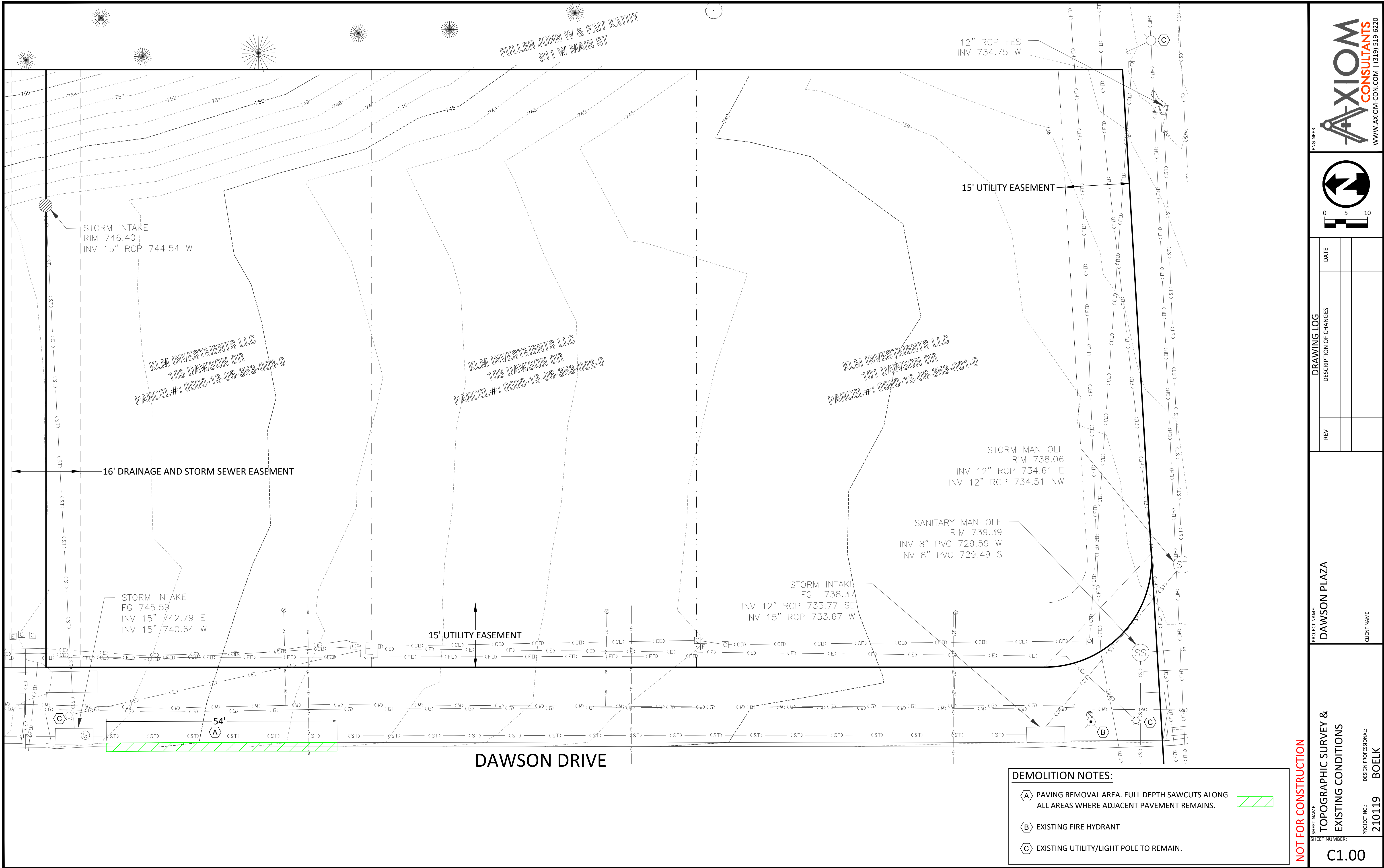
CLIENT NAME:

PROJECT NO.:
210119


DESIGN PROFESSIONAL:
BOELK

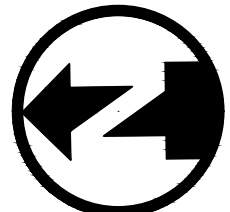
SHEET NAME:
GENERAL NOTES

SHEET NUMBER:
C0.02



NOT FOR CONSTRUCTION

ENGINEER:

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0 5 10

DRAWING LOG		DATE
REV	DESCRIPTION OF CHANGES	

PROJECT NAME:
DAWSON PLAZA

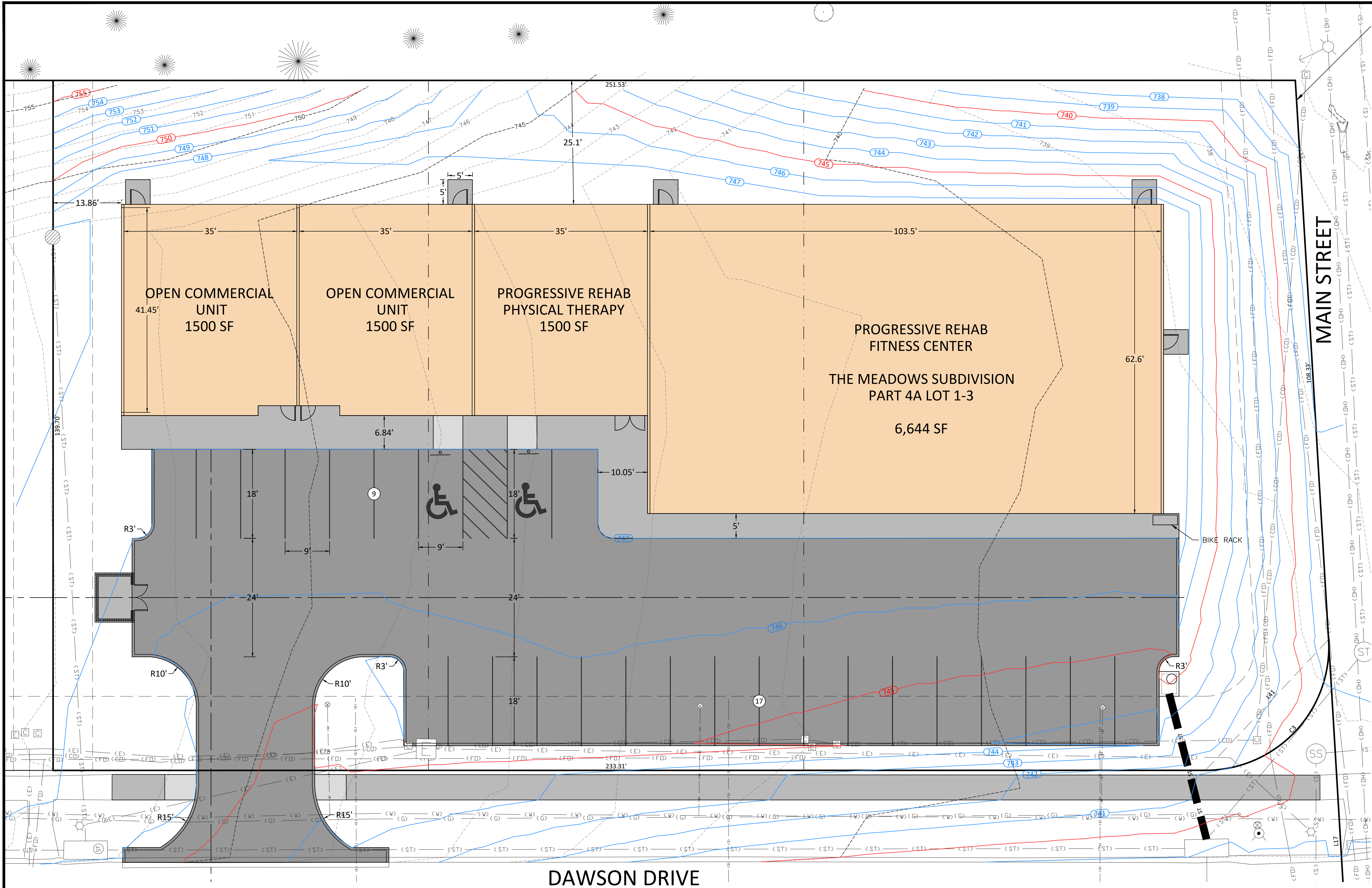
SHEET NAME:
TOPOGRAPHIC SURVEY & EXISTING CONDITIONS

SHEET NO.:
210119

SHEET NUMBER:
C1.00

CLIENT NAME:
BOELK


DESIGN PROFESSIONAL:
BOELK

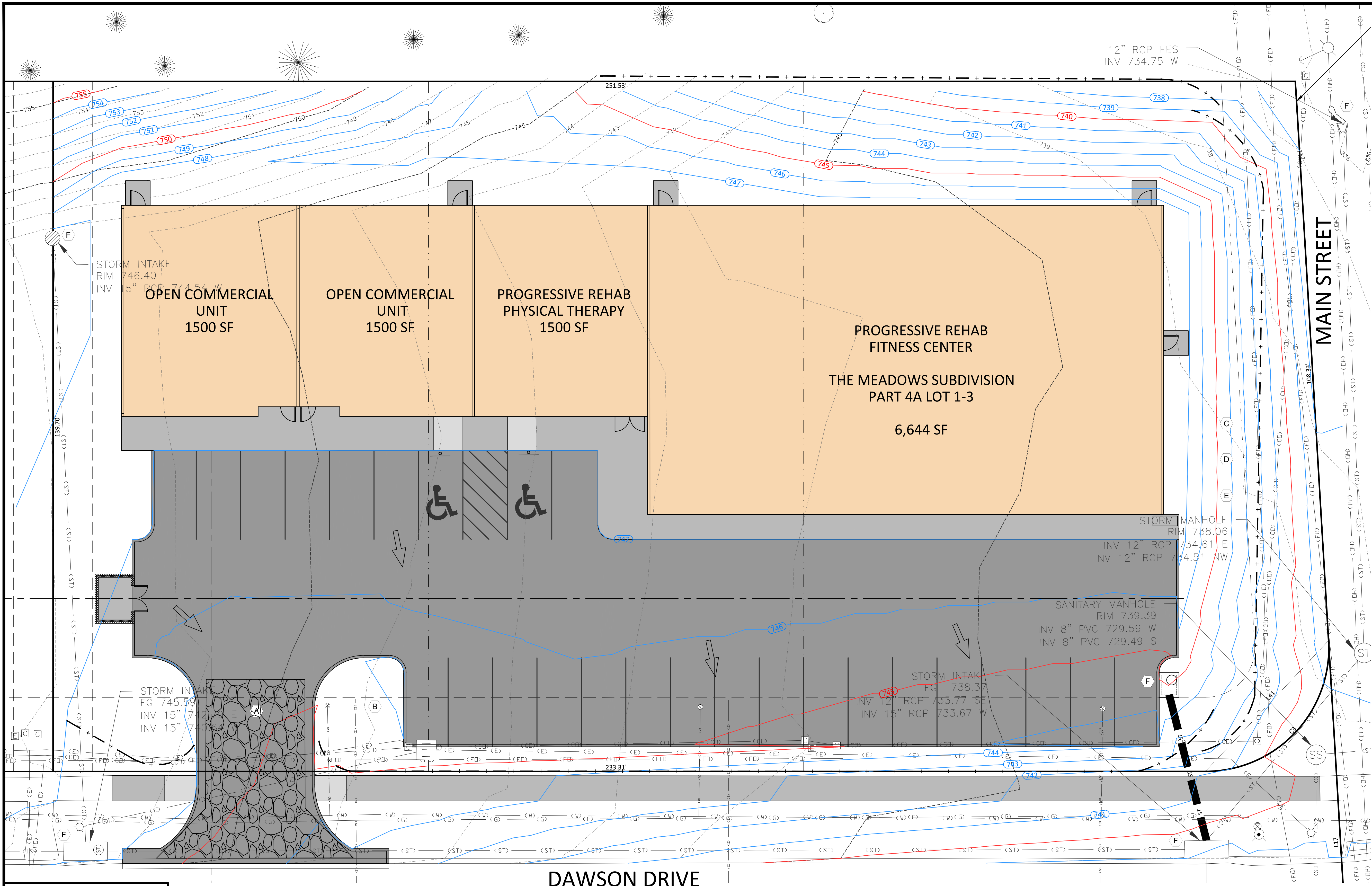


DAWSON DRIVE

MAIN STREET

NOT FOR CONSTRUCTION

PROJECT NAME: DAWSON PLAZA		ENGINEER:  WWW.AXIOM-CON.COM (319) 519-6220	
SHEET NAME: SITE & UTILITY PLAN		SHEET NUMBER: C2.00	
PROJECT NO.: 210119		DESIGN PROFESSIONAL: BOELK	
CLIENT NAME:		DRAWING LOG	
		REV	
		DATE	
		DESCRIPTION OF CHANGES	



- KEY NOTES**
- A TEMPORARY CONSTRUCTION ENTRANCE
 - B PORTABLE RESTROOM
 - C STOCKPILE AREA
 - D LAYDOWN AREA
 - E REFUSE AREA
 - F INTAKE PROTECTION

LEGEND

➔ **SURFACE FLOW DIRECTION**

— + — **SILT FENCE**

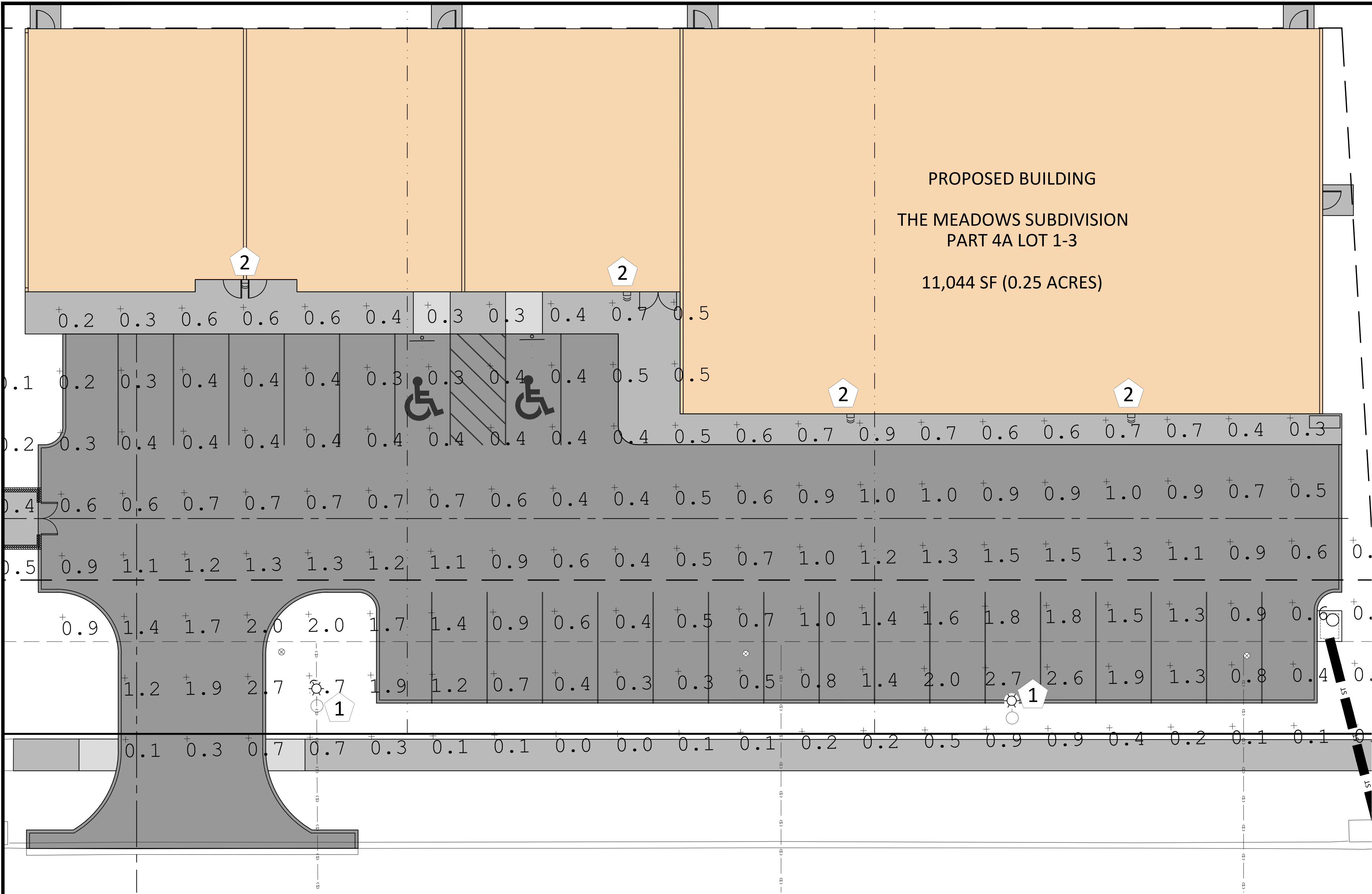
NOT FOR CONSTRUCTION

ENGINEER: **AXIOM CONSULTANTS**
WWW.AXIOM-CON.COM | (319) 519-6220

0 5 10

DRAWING LOG	
REV	DATE

PROJECT NAME:	DAWSON PLAZA
PROJECT NO.:	210119
DESIGN PROFESSIONAL:	BOELK
SHEET NUMBER:	C3.00



GENERAL NOTES.

- THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH NEC 2017 AND ALL APPLICABLE LOCAL CODES.
- CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
- EXACT LOCATION OF POLES TO BE COORDINATED IN THE FIELD WITH ENGINEER AND/OR OWNER.
- INSTALL FOUNDATION FOR EACH POLE. SEE DETAIL ON THIS SHEET FOR ADDITIONAL INFORMATION
- CONNECT GROUND ROD TO GROUNDING CONDUCTOR ON LIGHTING CIRCUIT USING AN EXOTHERMIC TYPE CONNECTION
- ELECTRICAL CONTRACTOR TO VERIFY AVAILABLE VOLTAGE PRIOR TO ORDERING MATERIAL.
- CONTROLS ARE NOT PROVIDED AS PART OF THIS WORK. COORDINATE EXTERIOR LIGHTING CONTROLS WITH ENGINEER/CONTRACTOR FOR I.R.L. BUILDING TWO.
- INSTALL CONDUIT AND CONDUCTORS TO EACH FIXTURE, TYPE AND SIZE DEPENDS ON AVAILABLE VOLTAGE. CONFIRM AVAILABLE VOLTAGE WITH ENGINEER/CONTRACTOR FOR I.R.L. BUILDING TWO.

LIGHTING PLAN KEYNOTES.

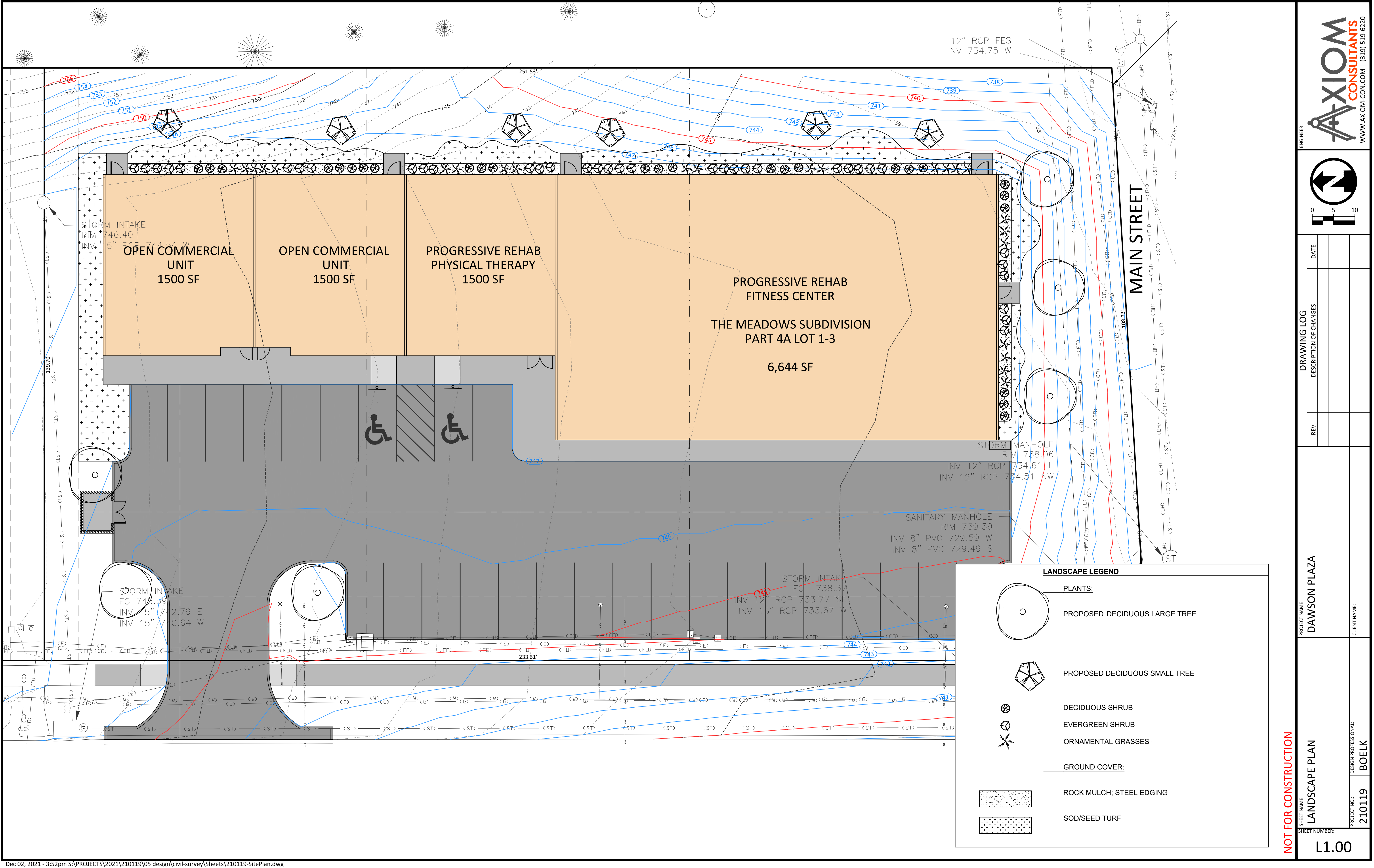
- 1 F-1: PROPOSED LIGHT FIXTURE
MANUFACTURER: LITHONIA LIGHTING
MODEL #: RSX1 LED P1 40K R2
MOUNTING: 20'
POLE: RSS20F500-D1-24-5-XXX (COLOR)
WATTAGE: 51.3435
- 2 F-2: PROPOSED LIGHT FIXTURE
MANUFACTURER: LITHONIA LIGHTING
MODEL #: WDGE2 LED P0 40K 70CRI T3M
MOUNTING: 12' BUILDING
WATTAGE: 6.8946

TOTAL OUTDOOR LIGHT OUTPUT			
TAG	QUANTITY	LUMENS	TOTAL LUMENS
F-1	2	7,121	14,242
F-2	4	822	3,288
		TOTAL	17,530
		LUMENS PER NET ACRE (0.81)	21,642



Specifications	
EPA (E90°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight:	22.0 lbs (10.0 kg)

Ordering Information					EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DBDXX		
Series	Performance Package	Cold Temperature	Disturbance	Voltage	Mounting		
RSX1 LED	P1	20K - 300K	R1 Size 1/2" Hole	MMVLT (120V-277V)	SPA	Square mount (0.57" max. 10/16" for 1, 2, 3, 5, 10/16" for 2, 3, 4, 5, 10/16")	
	P2	40K - 400K	R3 Type 1 Wide	MMVLT (120V-277V)	RPA	Round post mount (0.57" max. 10/16" for 1, 2, 3, 4, 5, 10/16" for 2, 3, 4, 5, 10/16")	
	P3	50K - 500K	R5 Type 3 Short	MMVLT (120V-277V)	MA	Max. 10/16" for 1, 2, 3, 4, 5, 10/16" for 2,	



Memo



To: Mayor Laughlin, City Council Members
From: Nick Shimmin, Director
CC: Adam Kofoed, City Administrator
Date: 12/1/21
Re: Presentation of Fiscal Year 2021 West Branch Public Library Annual Report

Background

The West Branch City Code section 22.09 requires that the library provide an annual report to the city council containing statements to the condition of the Library, number of items added, number of items circulated, amount collected in fines, and amount expended for maintenance of the library.

Information

Attached on subsequent pages is the FY 2021 Annual Report. Further detail as required by the code will be given during the presentation.

Please note that the Annual Report often contains comparisons to prior years, but such comparisons did not provide meaningful information this year as many statistics were so different and likely outliers to some extent. As such, the report has been simplified providing an update on library services and activities without the comparison. The information is still available should you like to have it.

If there is anything you would specifically like me to include for information at the council presentation, please let me know prior to the meeting.

Nick Shimmin
Library/IT Director
nshimmin@wbpl.org
(319)643-2633

ANNUAL REPORT

West Branch Public Library Annual Report for Fiscal Year 2021

October 2021

Director's Welcome

Welcome to the Annual Report of the West Branch Public Library for 2021 fiscal year. This year's report will be a little different than usual. Normally, you'd find graphs comparing this year to the past few. Of course, this year didn't compare in how the community used the library or how the library operated, so those graphs aren't very meaningful. Instead, we'll focus on what the year was.

The past year was a definite shift in how the library was able to provide services. Through the year, the library still looked at the ways in which we could try to build community without being able to directly gather. When possible, we gathered outside. One of my favorite memories of 2020 was hosting our first ever drive-in movie for Halloween. With families gathered around a large sheet on the backstop at Cubby Park, it felt great. It was one of the first times we could bring people together in a large group again. By the start of 2021, we started to see people coming back into the library, a welcome return.

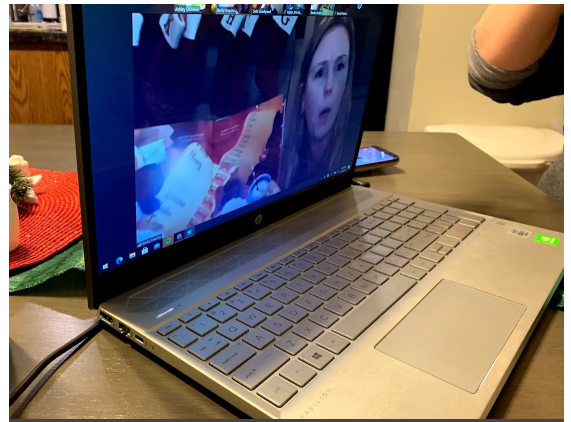
Through the year, we also did our best to be outside when possible. When weather allowed, Summer and storytime events were held outside. We participated in hosting the first running program for boys in 3rd and 4th grade, Hoover's Movers, using the program to promote teamwork and self growth. During the height of the pandemic, we participated in the hugely popular Santa Clause Cruise to provide a little bit of holiday cheer.

We definitely connected through online media with library staff reading nighttime stories, with a visit from a member of the Ghost Hunters, and even online teen Dungeons & Dragons.

Lastly, we began planning again for the future. Our strategic planning process began, as always, with gathering info from members of our community. Through surveys and interviews, we wanted to know what you want for our community. Over the next few years, we'll focus on bringing the community together, promoting diversity, and supporting local businesses, nonprofits, and charities. We're thrilled with the prospects and hope to see you through those events and as normalcy returns in 2022!



Hoover's Movers Running Group 5k



Reading stories together, apart



Bringing Holiday Cheer



Physical Item
Circulation
12,886

Electronic
Circulation
8,100

Video
Downloads
377



Physical Items
Collection
16,157

Electronic Items
Collection
88,848

Hours
Watched
173



Wall Art - Summer Program Kickoff



In-Person
Programs
9

In-Person
Attendance
432

Virtual
Programs
203

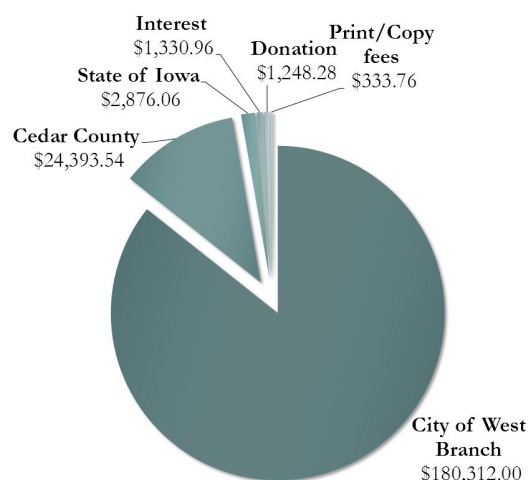
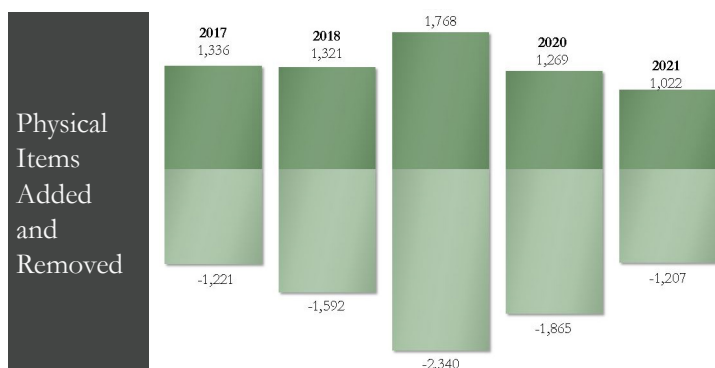
Virtual
Attendance
5,553

Take Home
Crafts
1,824

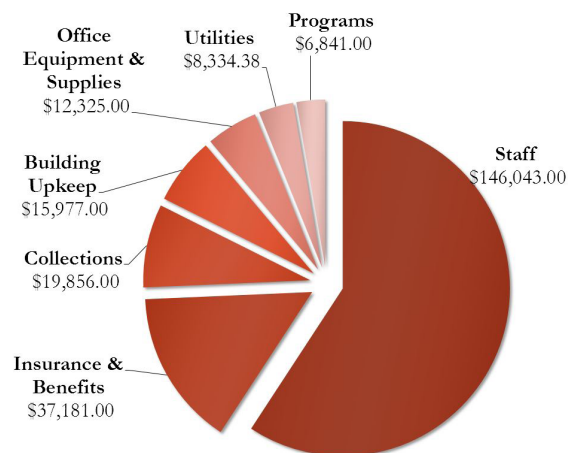


Library
Visits
1,060

WIFI
Users
1,638



Income



Expenditures

ORDINANCE NO. 785

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED ON CERTAIN LOTS IN THE MEADOWS, PART 4A, WEST BRANCH, IOWA, IN THE CITY OF WEST BRANCH, COUNTY OF CEDAR, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF WEST BRANCH, COUNTY OF CEDAR, WEST BRANCH COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY SAID CITY IN CONNECTION WITH SAID WEST BRANCH URBAN RENEWAL AREA.

WHEREAS, The Meadows Development, Inc. and the City of West Branch entered into that certain development agreement for the construction of a project located in the Meadows Subdivision, Parts 4A, West Branch, Iowa; and

WHEREAS, the following properties are located in the West Branch Urban Renewal Area:

- a. Lot 8, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- b. Lot 9, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- c. Lot 11, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- d. Lot 17, Unit A, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- e. Lot 17, Unit B, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- f. Lot 18, Unit A, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- g. Lot 18, Unit B, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- h. Lot 19, Unit A, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- i. Lot 19, Unit B, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- j. Lot 21, The Meadows Subdivision, Part 4A, West Branch, Iowa;
- k. Lot 26, The Meadows Subdivision, Part 4A, West Branch, Iowa

(collectively the “Properties”); and

WHEREAS, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the West Branch Urban Renewal Area, and the continuing needs of redevelopment of the Property within the West Branch Urban Renewal Area are such as to require the continued application of the incremental tax resources of the West Branch Urban Renewal Area; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

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

Section 1: The taxes levied against the Properties by and for the benefit of the State of Iowa, City of West Branch, County of Cedar, West Branch Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2: As to the Properties, that portion of the taxes which would be produced by the rate at which the tax is levied each year by and for each of the taxing districts taxing the Property in the West Branch Urban Renewal Area upon the total sum of the assessed value of Property, being the first day of

the calendar year preceding the effective date of this Ordinance, that date being January 1, 2020, shall be allocated to and when collected be paid into a fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. The taxes so determined may be referred to herein as the "base period taxes."

Section 3: That portion of the taxes each year in excess of base period taxes for the Properties shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of West Branch to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of West Branch, Iowa to finance or refinance, in whole or in part, urban renewal projects undertaken within the West Branch Urban Renewal Area pursuant to the Urban Renewal Plan, as amended.

Section 4: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of West Branch referred to in Section 3 hereof have been paid, or the City has provided for the division of taxes for a total of twenty (20) fiscal years, whichever is sooner, all monies thereafter received from taxes upon the Property shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 5: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the West Branch Urban Renewal Area and the territory contained therein.

Section 6: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this ____ day of December, 2021.

1st Reading: November 15, 2021
2nd Reading: December 6, 2021
3rd Reading: December 20, 2021

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

ORDINANCE 786

**AN ORDINANCE AMENDING TITLE "TRAFFIC AND VEHICLES" CHAPTER 69
"PARKING REGULATIONS".**

WHEREAS, the City of West Branch, Iowa has jurisdiction to establish Parking Regulations within the corporate limits of the City of West Branch; and

WHEREAS, No Parking Zones shall mean, so stop, stand, or parking of a vehicle in any of the following designated no parking zones except when necessary to avoid conflict with other traffic or in compliance with the direction of a peace officer or traffic control signal; and

WHEREAS, the City Council has heretofore deemed it necessary and desirable to pass legislation regulating the no parking zones within the City.

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 adding the following language to Title, "TRAFFIC AND VEHICLES", Chapter 69, "PARKING REGULATIONS", Section 69.08, NO PARKING ZONES.

xx. The north side of Elm Street.

xx. The south side of Elm Street from its intersection with Parkside Drive to Chestnut Drive (private).

xx. Both sides of Sycamore Drive except along the east curb line of Lot 13 Parkside Hills of a portion of Lot D of the NW ¼ SEC.8T.79N.-R.4W.-5P.M.

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 _____, 2022

First Reading: December 6, 2021
Second Reading:
Third Reading:

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

ORDINANCE 787

AN ORDINANCE AMENDING TITLE "TRAFFIC AND VEHICLES" CHAPTER 65 "STOP OR YIELD REQUIRED".

WHEREAS, the West Branch City Council finds it in the best interest of the residents of West Branch to have stop signs installed on Elm Street at its intersection with Parkside Drive, on South 2nd Street at its intersection with Elm Street, on Sycamore Drive at both intersections with Elm Street, on Chestnut Drive (private road) at its intersection with Elm Street, on Hickory Drive (private road) with its intersection of Elm Street and with its intersection of Sycamore Drive in order to provide for the safety of the West Branch Community.

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 adding the following language to Title, "TRAFFIC AND VEHICLES", Chapter 65, "STOP OR YIELD REQUIRED", Section 65.02, STOP REQUIRED.

- xx. The west bound lane of Elm Street to its intersection with Parkside Drive.
- xx. The south bound lane of South Second Street to its intersection with Elm Street.
- xx. On Sycamore Drive at both intersections with Elm Street.
- xx. The north bound lane of Chestnut Drive (private) at its intersection with Elm Street.
- xx. The north bound lane of Hickory Drive (private) at its intersection with Elm Street.
- xx. The west bound land of Hickory Drive (private) at its intersection with Sycamore Drive.

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 _____, 2022

First Reading: December 6, 2021
Second Reading:
Third Reading:

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

RESOLUTION 2052

**RESOLUTION APPROVING THE SUBMISSION OF THE CITY OF WEST
BRANCH FY21 ANNUAL FINANCIAL REPORT TO THE STATE AUDITOR'S
OFFICE**

BE IT RESOLVED by the City Council of the City of West Branch, Cedar County, Iowa,
that the FY21 Annual Financial Report be approved and forwarded to the Iowa State
Auditor's Office.

Passed and approved this 6th day of December, 2021.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

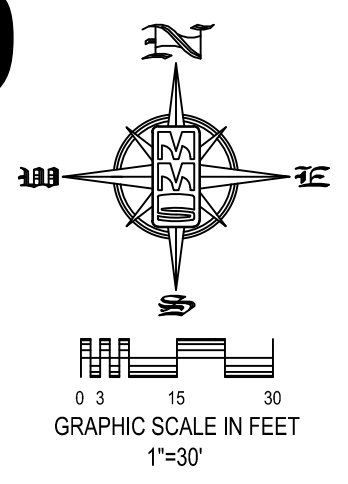
Date	Revision
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SITE PLAN PARKSIDE HILLS -LOT 9 WEST BRANCH, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
ADVANTAGE DEVELOPMENT
CO/CHAD KEUNE
760 LIBERTY WAY
NORTH LIBERTY, IA 52317

SUBDIVIDER'S ATTORNEY
MATTHEW J. ADAM
1150 5TH STREET, SUITE 170
CORALVILLE, IA 52241



KEYNOTE	KEYNOTE	DETAIL
1	INSTALL PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL)	
2	INSTALL DRIVEWAY (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL)	
3	INSTALL STANDARD 6" CURB AND GUTTER	
4	INSTALL THICKENED EDGE SIDEWALK	
5	INSTALL 4" PCC SIDEWALK	
6	MAILBOX CLUSTER	
7	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)	
8	INSTALL ADA RAMP	
9	TRANSITION 6" CURB TO 3" CURB	
10	GRIND EXISTING 6" CURB TO ZERO.	
11	CONNECT TO 3" ROLL CURB	
12	MATCH EXISTING CURB AND GUTTER	
13	INSTALL CONCRETE STEPS	
14	INSTALL SEGMENTED BLOCK RETAINING WALL.	

LEGAL:
PARKSIDE HILLS -LOT 9 IN WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, CONTAINING 3.26 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

SITE DEVELOPMENT SUMMARY:
ZONING: PUD
SQUARE FOOTAGE: 142,006 SF
PROPOSED USE: RESIDENTIAL

DEVELOPMENT CHARACTERISTICS:
PARKSIDE HILLS -LOT 9 ON SYCAMORE DRIVE IS TO BE A 3.26 ACRE. THE PLAN WILL CONSIST OF 5 (FIVE) PROPOSED DUPLEX BUILDINGS, 6 (SIX) PROPOSED 3-PLEX BUILDINGS OF THREE DIFFERENT DESIGNS, AND (THREE) 4-PLEX BUILDINGS. IN ALL THERE WILL BE 40 UNITS.

DEVELOPMENT SCHEDULE
APPLICANT PLANS TO BEGIN CONSTRUCTION ON WINTER 2021, WITH AN ESTIMATED COMPLETION DATE IN WINTER 2022.

SITE COVERAGES:	
TOTAL LOT AREA	142,006 S.F. (100%)
PROPOSED BUILDING AREA	44,183 S.F. (31.1%)
PROPOSED PAVING AREA	25,007 S.F. (17.6%)
TOTAL IMPERVIOUS AREA	69,190 S.F. (48.7%)
TOTAL OPEN AREA	72,816 S.F. (51.3%)

LOT REQUIREMENTS:	
FRONT YARD SETBACK (ELM STREET) 15 FEET	
(SYCAMORE DRIVE) 20 FEET	
SIDE YARD SETBACK 15 FEET	
REAR YARD SETBACK 20 FEET	

PARKING REQUIREMENTS:
2 SPACES PER UNIT/ 40 UNITS (112 BEDROOM TOTAL)
DUPLEX UNITS: 10 UNITS WITH 4 BEDROOMS/UNIT = 40 BEDROOMS
3-PLEX UNITS (2): 9 UNITS WITH 2 BEDROOMS/UNIT = 18 BEDROOMS
3-PLEX UNITS(3): 6 UNITS WITH 4 BEDROOMS/UNIT = 24 BEDROOMS
3 UNITS WITH 2 BEDROOMS/UNIT = 6 BEDROOMS
4-PLEX UNITS: 2 UNITS WITH 2 BEDROOMS/UNIT = 4 BEDROOMS
TOTAL PARKING REQUIRED = 80 SPACES
TOTAL PARKING PROVIDED = 149 SPACES (7 PARKING SPACES + 71 GARAGE STALLS & 80 DRIVEWAY SPACES)

SITE LIGHTING SHALL BE PROVIDED ON THE SIDES OF THE BUILDING.

SHEET INDEX
C120 SITE LAYOUT AND DIMENSION PLAN
C140 GRADING AND EROSION CONTROL PLAN AND SWPPP
C141 DETAILED GRADING PLAN - NW QUADRANT
C142 DETAILED GRADING PLAN - NE QUADRANT
C143 DETAILED GRADING PLAN - SW QUADRANT
C144 DETAILED GRADING PLAN - SE QUADRANT
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN

BENCHMARK INFORMATION			
POINT	ELEVATION	DATUM	DESCRIPTION
NO. 1	768.968	NAVD88	BOLT ARROW HEAD FOUND AT NORTHING 6145460.67, EASTING 2228751.20. MMS POINT 14466.
NO. 2	751.157	NAVD88	BOLT ARROW HEAD FOUND AT NORTHING 6146271.10, EASTING 2229386.31. MMS POINT 15466.

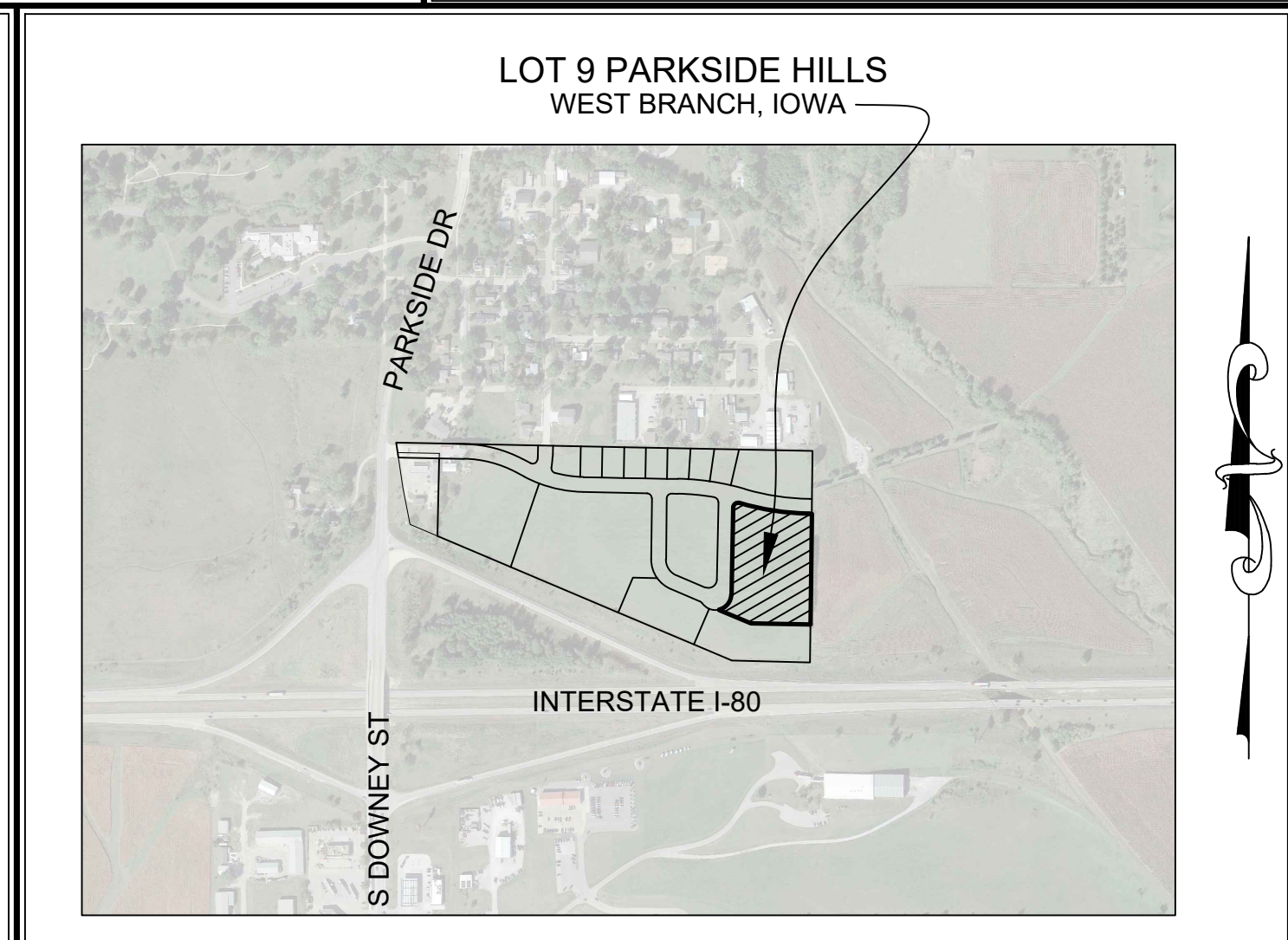
HORIZONTAL CONTROL			
POINT	NORTHING	EASTING	DESCRIPTION
H1	614604.59	2228636.17	DOT ALUM PIN ON EAST SIDE OF PARKSIDE DRIVE APPROX. 82 FEET EAST OF 401 PARKSIDE DRIVE ENTRANCE. MMS POINT 140000.

- ### PAVING CONSTRUCTION NOTES
- PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION SECTION 2301.
 - I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
 - PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PV-101.
 - SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES, UNLESS NOTED OTHERWISE.
 - ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.

PAVEMENT LEGEND	MATERIAL	TOTAL*
	6" PCC	2,368 SY
	4" PCC	1,270 SY

*TOTALS INCLUDE ALL SF OF MATERIAL, INCLUDING OUTSIDE OF PROPERTY LINE

- ### STANDARD LEGEND AND NOTES
- PROPERTY &/or BOUNDARY LINES
 - CONGRESSIONAL SECTION LINES
 - RIGHT-OF-WAY LINES
 - EXISTING RIGHT-OF-WAY LINES
 - CENTER LINES
 - EXISTING CENTER LINES
 - LOT LINES, INTERNAL
 - LOT LINES, PLATTED OR BY DEED
 - PROPOSED EASEMENT LINES
 - EXISTING EASEMENT LINES
 - BENCHMARK
 - RECORDED DIMENSIONS
 - CURVE SEGMENT NUMBER
 - POWER POLE
 - POWER POLE W/DROP
 - POWER POLE W/TRANS
 - POWER POLE W/LIGHT
 - GUY POLE
 - LIGHT POLE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - DRAINAGE MANHOLE
 - CURB INLET
 - FENCE LINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - WATER LINES
 - ELECTRICAL LINES
 - TELEPHONE LINES
 - GAS LINES
 - CONTOUR LINES (1' INTERVAL)
 - PROPOSED GROUND
 - EXISTING TREE LINE
 - EXISTING DECIDUOUS TREE & SHRUB
 - EXISTING EVERGREEN TREES & SHRUBS



THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

UTILITIES
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

RONALD L. AMELON
P.E. Iowa Lic. No. 14201

11-01-21

1273 pg. 47

1"=30'

C120

6992-374

SITE LAYOUT AND DIMENSION PLAN

LOT 9 OF PARKSIDE HILLS
WEST BRANCH, CEDAR COUNTY, IOWA

MMS CONSULTANTS, INC.
Date: 11-01-21
Designed by: RLA
Drawn by: PVA/TAV
Checked by: RLA
Project No: 6992-374

Field Book No. 1273
Scale: 1"=30'
Sheet No: C120
of: 1



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IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date: Revision:

GRADING AND EROSION
CONTROL PLAN AND SWPPP

LOT 9 OF
PARKSIDE
HILLS
WEST BRANCH,
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.
Date: 11-01-21
Designed by: RLA Field Book No: 1273 pg. 47
Drawn by: PVA/TAV Scale: 1"=30'
Checked by: RLA Sheet No:
Project No: C140
6992-374 of: 1

SHEET INDEX
C120 SITE LAYOUT AND DIMENSION PLAN
C140 GRADING AND EROSION CONTROL PLAN AND SWPPP
C141 DETAILED GRADING PLAN - NW QUADRANT
C142 DETAILED GRADING PLAN - NE QUADRANT
C143 DETAILED GRADING PLAN - SW QUADRANT
C144 DETAILED GRADING PLAN - SE QUADRANT
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 3.26 ACRES
TOTAL AREA TO BE DISTURBED: 3.00 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.

FOLLOWING INSTALLATION OF PERMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET INTAKE ADJACENT TO THE SITE.

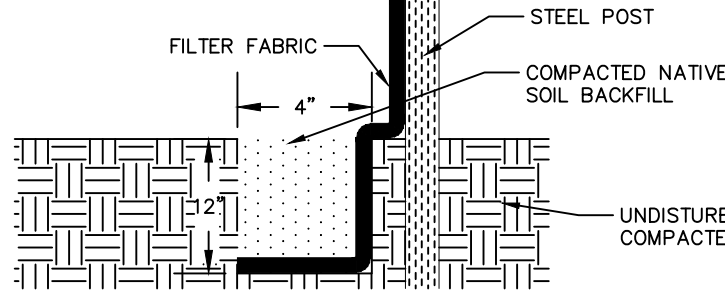
- NOTES:
- TEMPORARY STABILIZATION IS REQUIRED ON DISTURBED AREAS AFTER THE 14TH DAY OF INACTIVITY.
 - FINAL STABILIZATION SHALL BE IMPLEMENTED WITHIN 14 DAYS OF FINAL GRADING COMPLETION.

UTILITIES
IOWA ONE CALL

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SILT FENCE DETAIL
T.T.S.

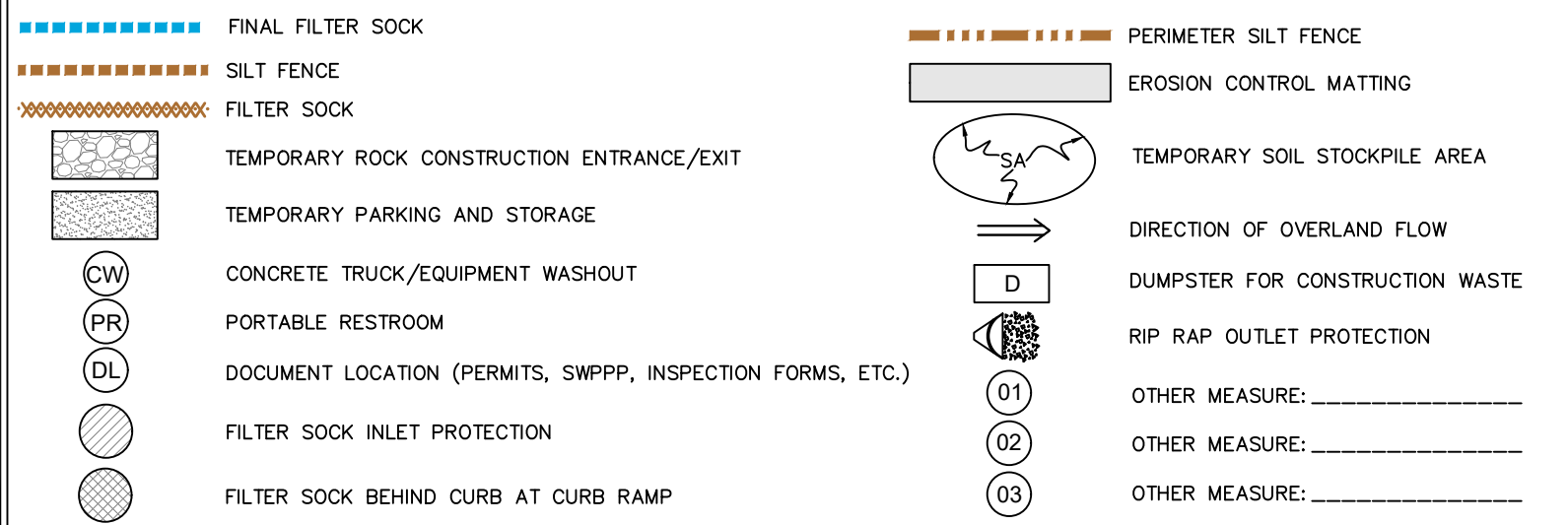


- INSTALLATION
- POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
 - SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 419B.01.A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
 - THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
 - POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS. FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE TIMES ON EACH POST.
 - THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.
- MAINTENANCE
- SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
 - SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.
 - SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

GRADING NOTES

- MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL.
- NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
- COMPACTION TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.
- ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
- PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
- STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS UPON COMPLETION OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
- SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
- ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH SUDAS DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

EROSION CONTROL LEGEND



THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.

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Date Revision

DETAILED GRADING
PLAN: NW QUADRANT

LOT 9 OF
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WEST BRANCH,
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 11-01-21

Designed by: RLA Field Book No: 1273 pg. 47

Drawn by: PVA/TAV Scale: 1"=10'

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IOWA ONE CALL

3.26 AC.



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Date: Revision:

**DETAILED GRADING
PLAN - NE QUADRANT**

**LOT 9 OF
PARKSIDE
HILLS**
WEST BRANCH,
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 11-01-21

Designed by: RLA Field Book No: 1273 pg. 47

Drawn by: PVA/TAV Scale: 1"=10'

Checked by: RLA Sheet No:

Project No: **C142**

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WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



SHEET INDEX

- C120 SITE LAYOUT AND DIMENSION PLAN
- C140 GRADING AND EROSION CONTROL PLAN AND SWPPP
- C141 DETAILED GRADING PLAN - NW QUADRANT
- C142 DETAILED GRADING PLAN - NE QUADRANT
- C143 DETAILED GRADING PLAN - SW QUADRANT
- C144 DETAILED GRADING PLAN - SE QUADRANT
- C160 UTILITY PLAN
- C500 GENERAL NOTES AND DETAILS
- L100 LANDSCAPE PLAN

SITE UTILITY PLAN

LOT 9 OF
PARKSIDE
HILLS
WEST BRANCH,
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 11-01-21

Designed by: RLA Field Book No: 1273 pg. 47

Drawn by: PVA/TAV Scale: 1"=30'

Checked by: RLA Sheet No:

Project No: C160

6992-374 of: 1





CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date Revision

SANITARY SEWER AND WATERMAIN NOTES

- SANITARY SEWER & WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SPECIFICATIONS (2018) AS AMENDED.
- SANITARY SEWERS SHALL BE PVC TRUSS PIPE (SUDAS 4010.2.01.E), CONTECH A-2000, OR CITY ENGINEER APPROVED EQUAL, AS NOTED ON THE PLANS. SANITARY SEWER SERVICE LINES SHALL BE PVC SDR-23.5 WITH GASKETED JOINTS.
- WATER MAINS SHALL BE DR-18 PVC PIPE.
- CONTRACTOR TO PROVIDE FERNCO STRONG BACK RC 1000 SERIES COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
- GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- ALL SANITARY SEWERS SHADED ON THE PROFILE VIEW AND ALL SANITARY SEWERS AND WATER MAINS UNDER PAVING OR WITHIN 5 FEET OF PAVEMENT SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL.
- ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- CONTRACTOR SHALL PROVIDE SUDAS CLASS F-3 BEDDING FOR ALL PVC TRUSS SANITARY SEWERS UNLESS OTHERWISE NOTED.
- ENTRY INTO EXISTING CITY MANHOLE TO BE BY CORE DRILL AND SEAL BY "LINK-SEAL" PENETRATION SEAL OR CITY ENGINEER APPROVED EQUAL.
- ALL MANHOLES TO BE TURNED OVER TO CITY SHALL:
 - WILL NOT SHOW STEPS.
 - WILL HAVE EXTERNAL CHIMNEY SEAL BY INFISHIELD UNIBAND, CRETEX, OR APPROVED EQUAL.
 - WILL HAVE MANHOLE FRAME AND LID TO BE NEENAH R-1642 SELF-SEALING WITH CITY LOGO.
 - WILL HAVE RISERS RINGS OF CRETEX PRO-RING, AMERICAN HIGHWAY PRODUCTS RUBBER ADJUSTMENT RING OR STANDARD PCC. IF PCC RINGS ARE USED, SHIMS TO LEVEL MANHOLE FRAME MADE OF MATERIALS OTHER THAN PCC OR THE RING MATERIAL DISCUSSED ABOVE WILL NOT BE ALLOWED, I.E. WOOD, BRICK, ROCKS, ETC.
 - WILL USE LINK-SEALS PENETRATION SEALS FOR PIPE PENETRATIONS.

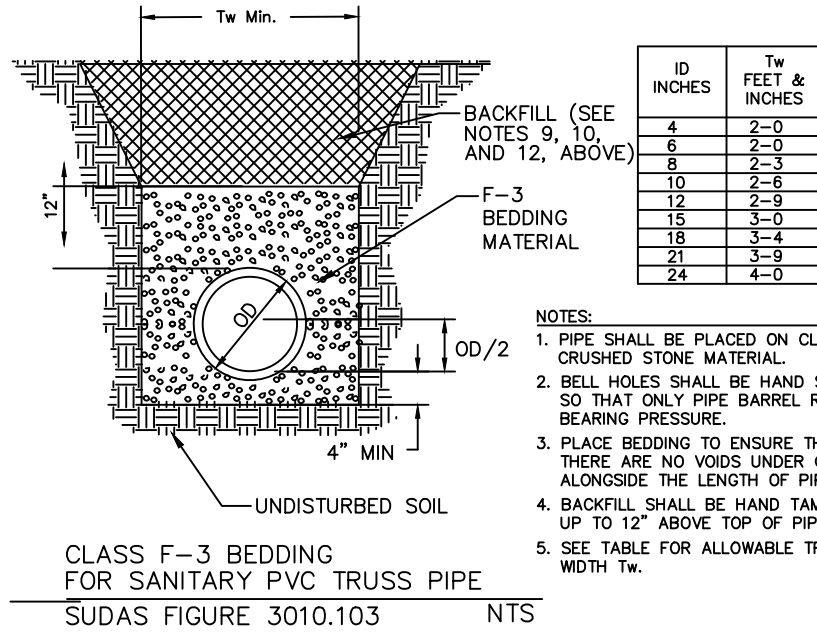
ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED :

- TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.
- TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.
- THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2 x 4 PAINTED GREEN.
- ALL SANITARY SEWER MANHOLES IN PAVING AREAS OR AREAS SUBJECT TO WATER INUNDATION SHALL BE PROVIDED WITH CRETEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL. ALL SANITARY MANHOLES IN PAVING SHALL HAVE 3-PIECE FLOATING CASTING.

AIR TESTING

- ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST:
NOTE: CITY REPRESENTATIVE MUST BE PRESENT DURING TESTING.
 - PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL.
 - PLACE PNEUMATIC PLUGS: (1) SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER, (2) CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT EXTERNAL BRACING OR BLOCKING.
 - INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE OF 5 psi & MAINTAIN FOR A MINIMUM OF 5 MINUTES.
 - LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG.
 - ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.
 - MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT:

PIPE DIAMETER IN INCHES	TIME IN MINUTES
4	2.0
6	3.0
8	4.0
10	5.0
12	5.5
15	7.5
 - IN AREAS WHERE GROUND WATER IS KNOWN TO EXIST, THE HEIGHT OF WATER ABOVE THE TOP OF THE PIPE BEING TESTED, IN FEET, SHALL BE DETERMINED AND THAT HEIGHT DIVIDED BY 2.3 TO ESTABLISH THE PRESSURE TO BE ADDED TO ALL READINGS ABOVE. ALTERNATIVELY, THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE INFILTRATION INTO THE SEWER BY USING A V-NOTCH WEIR OR OTHER SUITABLE DEVICE.
 - LOCATE, REPAIR AND RETEST LEAKS.
 - AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.
 - ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:
 - DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
 - DEFLECTION TEST TO BE CONDUCTED USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 90% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES ALLOWED.
 - NO PIPE SHALL EXCEED A DEFLECTION OF 5%.



THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED :

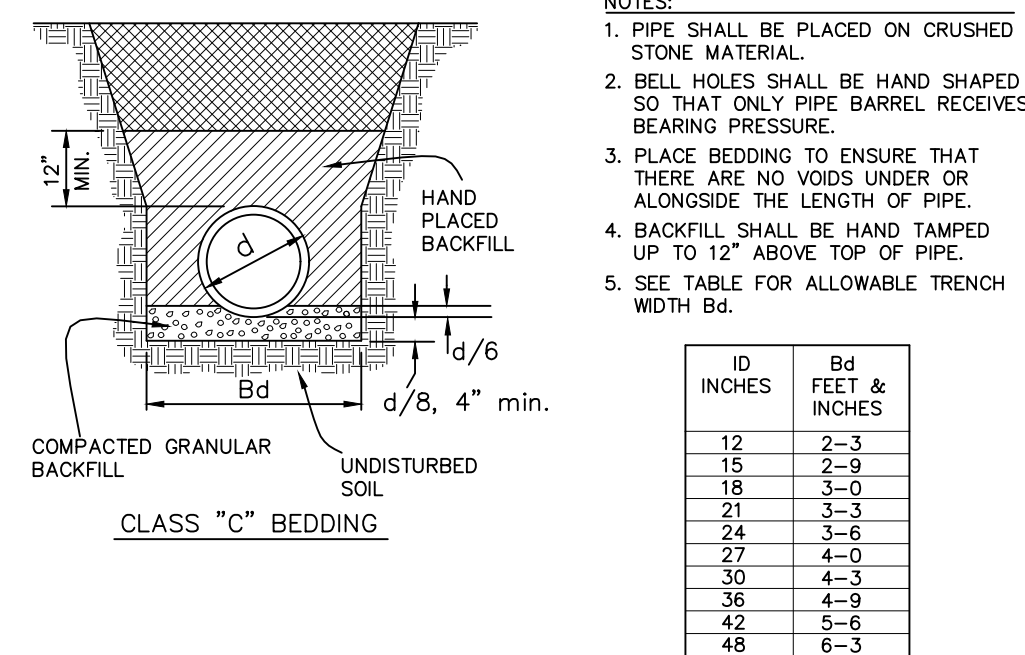
- WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.
- WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.
- VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY SEWER SHOULD BE A MINIMUM OF 18-INCHES, MEASURED OUTSIDE TO OUTSIDE FROM THE CLOSEST EDGE OF EACH PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION, THE WATER MAIN SHALL NOT BE PLACED CLOSER THAN 6-INCHES ABOVE A SEWER OR 18-INCHES BELOW A SEWER. THE SEPARATION DISTANCE SHALL BE THE MAXIMUM FEASIBLE IN ALL CASES.
- WHERE THE WATER MAIN CROSSES SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. THE WATER AND SEWER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATER TIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10-FEET OF THE POINT OF CROSSING.
- NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE.
- EXISTING OR PROPOSED VALVE BOXES THAT FALL WITHIN PAVEMENT MUST HAVE A SLIP-TYPE VALVE BOX.
- THE ENTIRE WATERMAIN SYSTEM, INCLUDING SERVICES TAPS IF APPLICABLE, SHALL BE PRESSURE TESTED PER AWWA C600. THE TEST SHALL BE PERFORMED AT A MINIMUM OF 150 psi FOR 2 HOURS WITH A MAXIMUM LOSS OF 5 psi.
- WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SPECIFICATIONS.
- FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURIAN 250 OR APPROVED CITY EQUAL THAT OPEN RIGHT.
- BED WATER MAIN ON NATIVE MATERIAL, DIG IN BELLS, AND BACKFILL WITH SUITABLE MATERIAL.
- ALL CONCRETE SANITARY MANHOLES SHALL HAVE CONSHIELD ANTI-MICROBIALADDITIVE INCORPORATED IN THE CONCRETE MIX.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA. THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

STORM SEWER NOTES

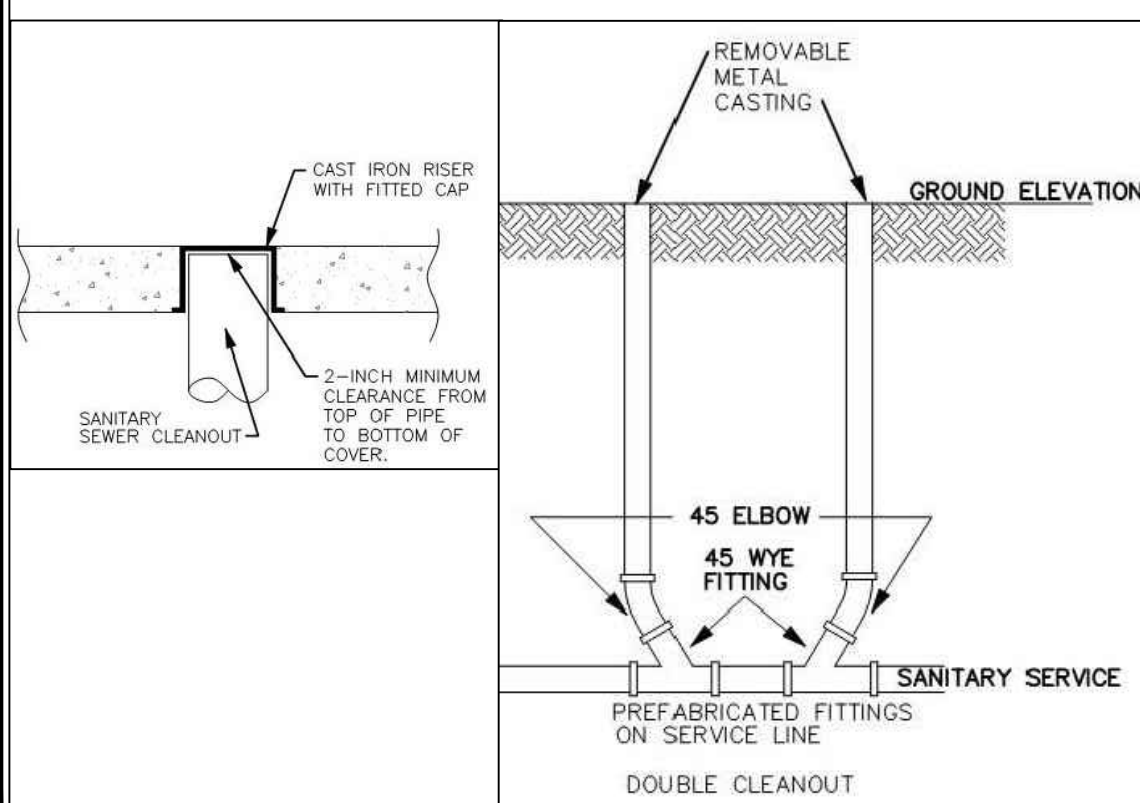
- STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT. CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
- AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
- ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "C" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.
- STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- ALL STORM SEWERS SHALL HAVE CONFINED "O" RING GASKETS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" MAY HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.
- ALL PIPE SHALL BE CERTIFIED.
- ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
- LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

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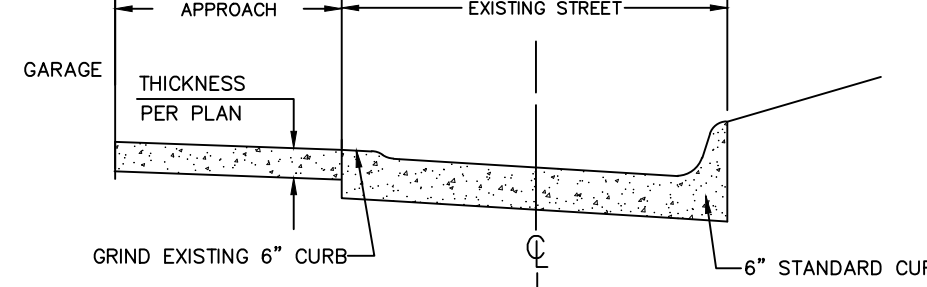
SIAMESE DETAIL

N.T.S.



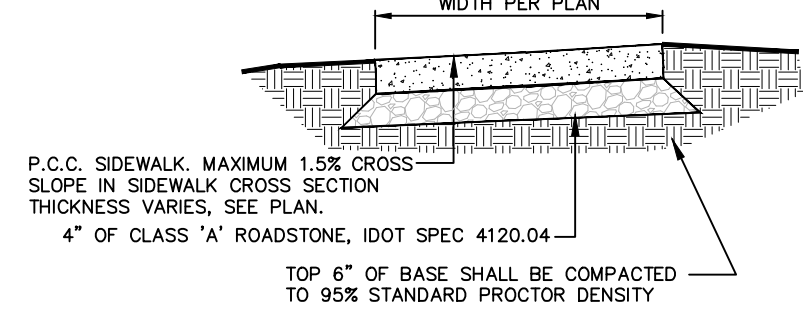
TYPICAL STREET/GARAGE APPROACH SECTION

N.T.S.



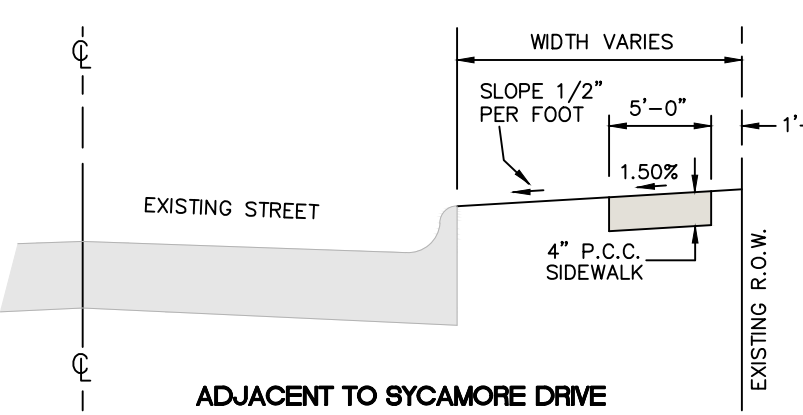
TYPICAL SIDEWALK DETAIL

N.T.S.



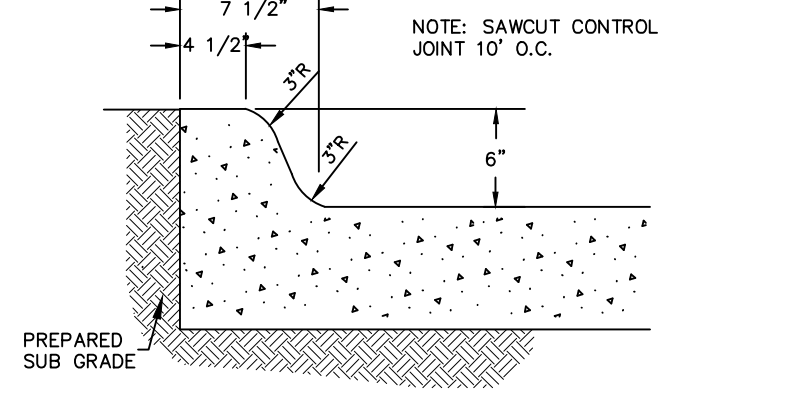
TYPICAL SIDEWALK INSTALLATION

N.T.S.



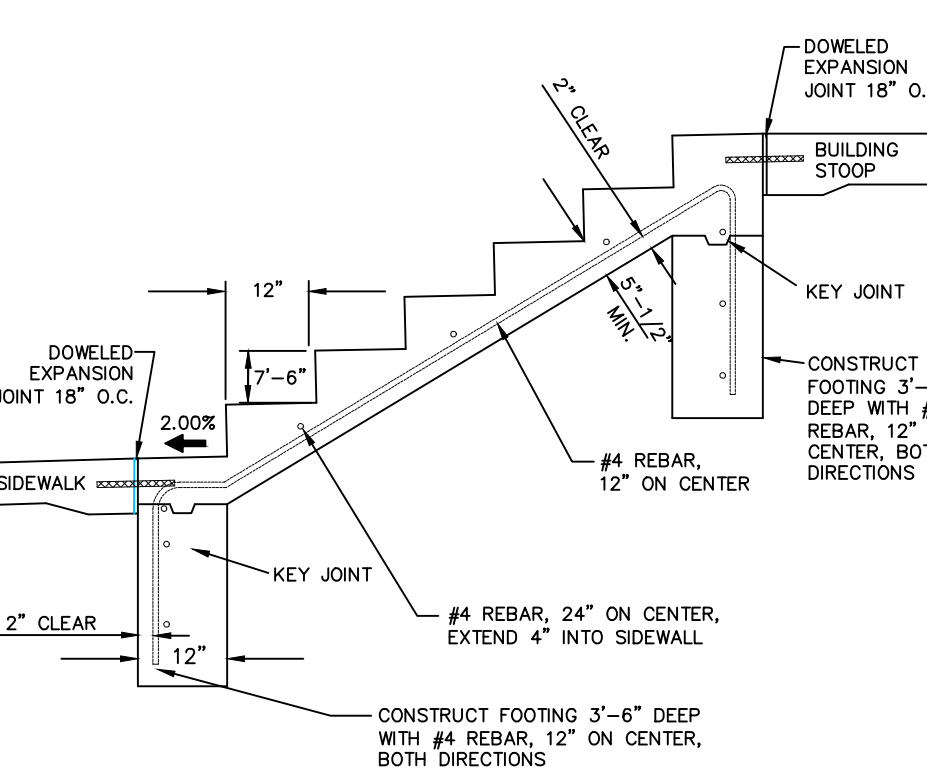
6" STANDARD CURB DETAIL

N.T.S.



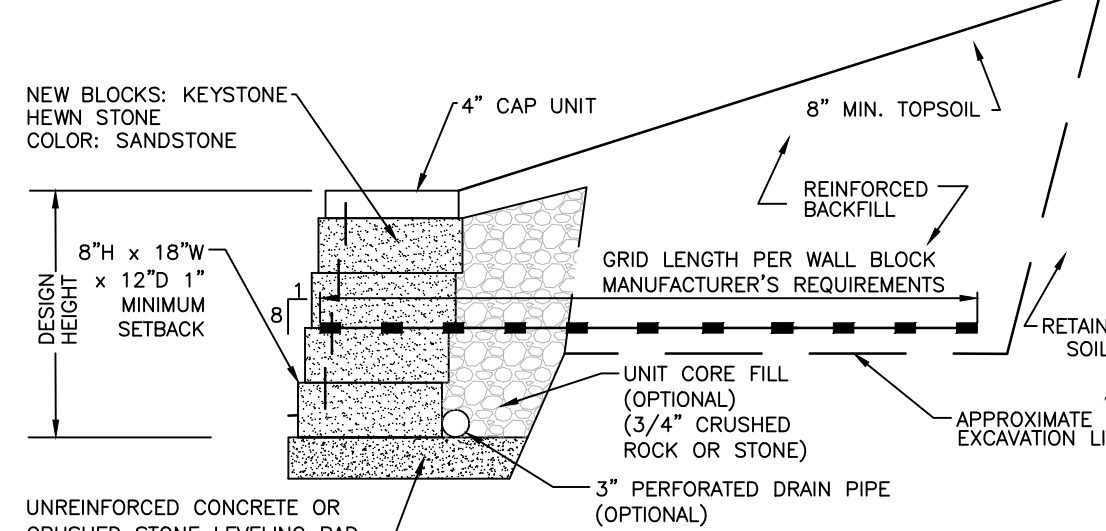
STEP CONSTRUCTION DETAIL

N.T.S.



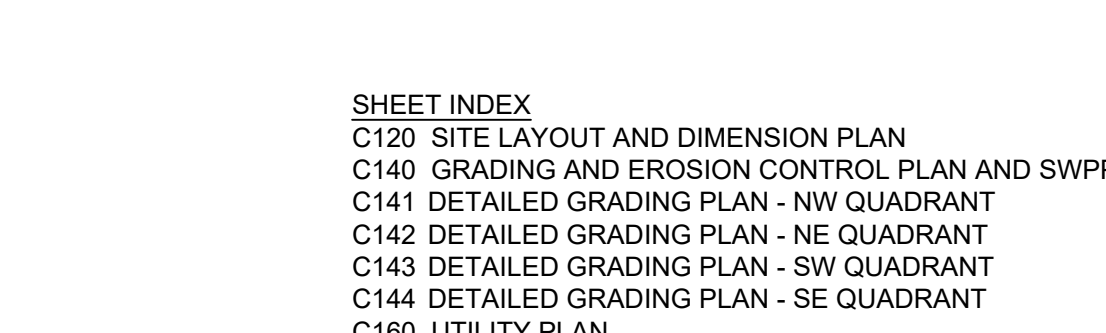
RETAINING WALL DETAIL

N.T.S.



TYPICAL REINFORCED SECTION

N.T.S.



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- L100 LANDSCAPE PLAN

LOT 9 OF
PARKSIDE
HILLS
WEST BRANCH,
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 11-01-21

Designed by: RLA Field Book No: 1273 pg. 47

Drawn by: PVA/TAV Scale:

Checked by: RLA Sheet No:

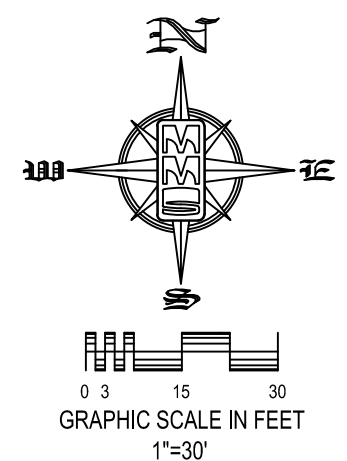
Project No: C500

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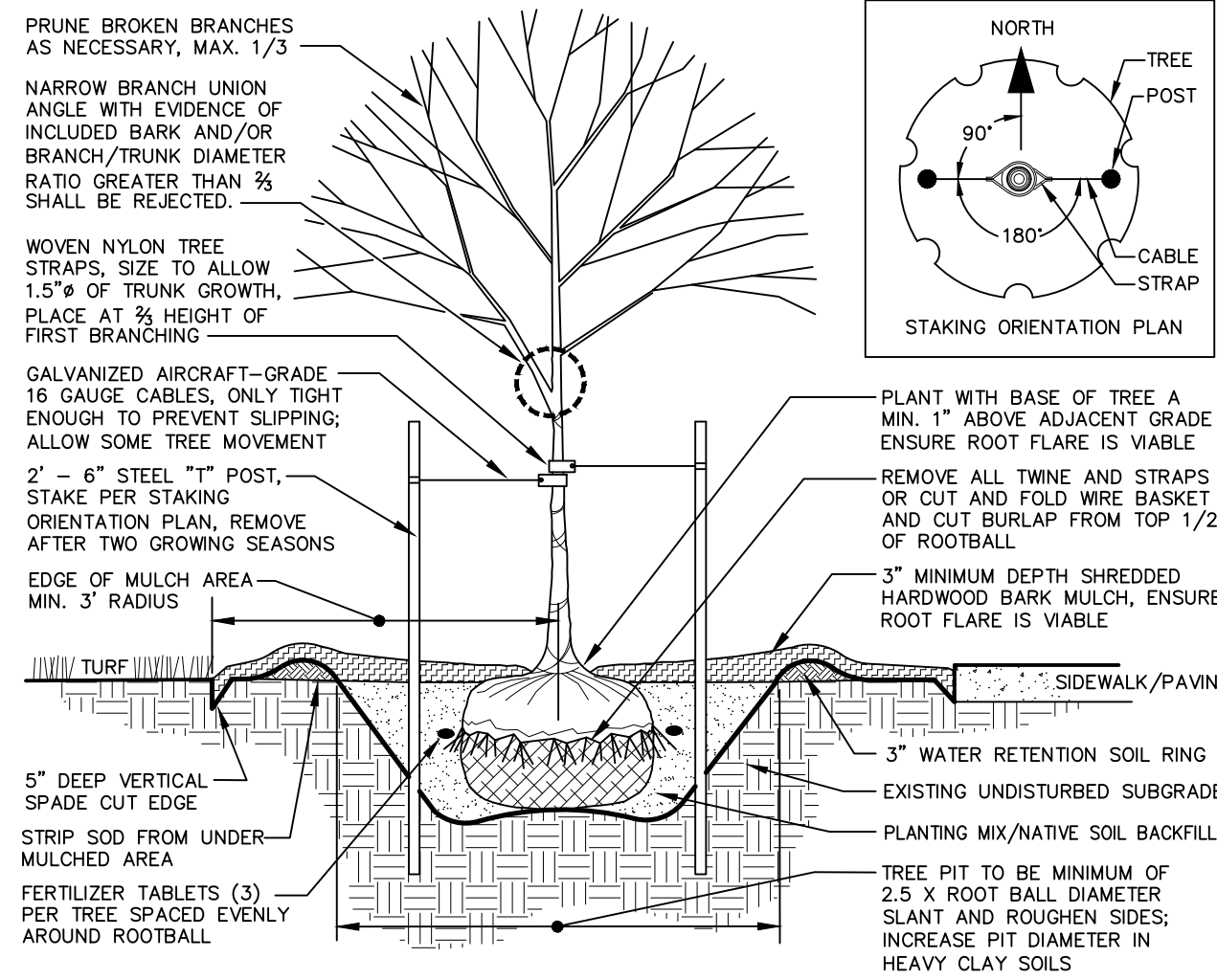
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

LANDSCAPE PLAN

MMS CONSULTANTS, INC.	
Date:	11-01-21
Designed by:	RLA
Field Book No:	1273 pg. 47
Drawn by:	PVA/TAV
Scale:	1"=30'
Checked by:	RLA
Sheet No:	L100
Project No:	6992-374
of:	1



1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
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25% OF TOTAL LOT AREA REQUIRED FOR OPEN SPACE
 = 142,092 X 0.25 = 35,523 SF OPEN SPACE

1 TREE PER 1,500 SF OF OPEN SPACE
 = 35,523 / 1,500 = 24 TREES REQUIRED
 24 TREES PROVIDED

1 SHRUB PER 1,000 SF OF OPEN SPACE
 = 35,523 / 1,000 = 36 SHRUBS REQUIRED
 36 SHRUBS PROVIDED

SCREEN PARKING FROM PUBLIC VIEW

ORNAMENTAL TREES	BOTANICAL NAME		COMMON NAME	INSTALL SIZE	COMMENT	MATURE L x W
	CODE	QTY				
	AG	3	<i>Ardischia x grandifolia</i> 'Autumn Delight'	Autumn Delight Apple Serviceberry	1.5' Cal.	15' x 15'
	CC	3	<i>Cercos canadensis</i>	Eastern Redbud	1.5' Cal.	20' x 25'
	MP	4	<i>Malus x 'Pamela'</i>	Pamela Coldspire	1.5' Cal.	15' x 15'
	SK	4	<i>Syringa reticulata</i> 'horry Sak'	horry Sak Japanese Tree Lilac	1.5' Cal.	20' x 15'
SHRUB TREES	BOTANICAL NAME		COMMON NAME	INSTALL SIZE	COMMENT	MATURE L x W
	CODE	QTY				
	GT	3	<i>Gleditsia triacanthos</i> 'henna' 'Skyliner' TM	Skyline Thornless Honey Locust	2' Cal.	30' x 25'
	L1	2	<i>Linderastrum latifolia</i>	Tulip Tree	2' Cal.	60' x 30'
	GB	2	<i>Quercus laevis</i>	Swamp White Oak	2' Cal.	50' x 50'
	DE	1	<i>Quercus laevis</i>	Red Oak	2' Cal.	50' x 50'
	UN	2	<i>Ulmus americana</i> 'New Horizon'	New Horizon American Elm	2' Cal.	30' x 20'
						
DECIDUOUS SHRUBS	BOTANICAL NAME		COMMON NAME	INSTALL SIZE	COMMENT	MATURE L x W
	CODE	QTY				
	CS	12	<i>Comus spicata</i> 'Farnow' TM	Archibird Red Tawg Dogwood	24" Ht.	Container 4' x 4'
	FG	5	<i>Fothergilla gardenii</i>	Redt Fothergilla	15" Ht.	Container 3' x 4'
	VT	2	<i>Viburnum tinifolius</i> 'Balsley Compact'	Balsley's Compact American Cranberry Bush	36" Ht.	Container 3' x 4'
PERENNIAL SHRUBS	BOTANICAL NAME		COMMON NAME	INSTALL SIZE	COMMENT	MATURE L x W
	CODE	QTY				
						

		- PROPERTY &/or BOUNDARY LINES
		- CONGRESSIONAL SECTION LINES
		- RIGHT-OF-WAY LINES
		- EXISTING RIGHT-OF-WAY LINES
		- CENTER LINES
		- EXISTING CENTER LINES
		- LOT LINES, INTERNAL
		- LOT LINES, PLATTED OR BY DEED
		- PROPOSED EASEMENT LINES
		- EXISTING EASEMENT LINES
		- BENCHMARK
	(R)	- RECORDED DIMENSIONS
	22-1	- CURVE SEGMENT NUMBER
-EXIST-	-PROP-	
		- POWER POLE
		- POWER POLE W/ROD
		- POWER POLE W/TRANS
		- POWER POLE W/LIGHT
		- GUY POLE
		- LIGHT POLE
		- SANITARY MANHOLE
		- FIRE HYDRANT
		- WATER VALVE
		- DRAINAGE MANHOLE
		- CURB INLET
		- FENCE LINE
		- EXISTING SANITARY SEWER
		- PROPOSED SANITARY SEWER
		- EXISTING STORM SEWER
		- PROPOSED STORM SEWER
		- WATER LINES
		- ELECTRICAL LINES
		- TELEPHONE LINES
		- GAS LINES
		- CONTOUR LINES (1' INTERVAL)
		- PROPOSED GROUND
		- EXISTING TREE LINE
		- EXISTING DECIDUOUS TREE & SHRUB
		- EXISTING EVERGREEN TREE & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



IOWA 811
ONE CALL SM

WHERE PUBLIC UTILITY TURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, CONDUCTED SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE. ONLY, IF IT POSSIBLE, THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN TO THE CONTRACTOR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE, EXACT LOCATION AND AVOIDANCE THEREOF. NO CLAIMS OR ADDITIONAL COSTS SHALL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

10

RESOLUTION 2057

RESOLUTION APPROVING THE SITE PLAN FOR LOT 9, PARKSIDE HILLS, WEST BRANCH, IOWA.

WHEREAS, Advantage Development, Inc. (“Advantage”), is the owner of Lot 9, Parkside Hills, West Branch, Iowa (the “Property”); and

WHEREAS, Advantage has submitted a proposed Site Plan for the Property; and

WHEREAS, the Planning and Zoning Commission has reviewed said Site Plan and recommended approval of the same; and

WHEREAS, said Site Plan complies with the requirements of Chapter 173 of the Code of Ordinances of the City of West Branch.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Cedar County, Iowa, that the site plan of Advantage for Lot 9, Parkside Hills, West Branch, Iowa, is hereby approved.

Passed and approved this 6th day of December, 2021.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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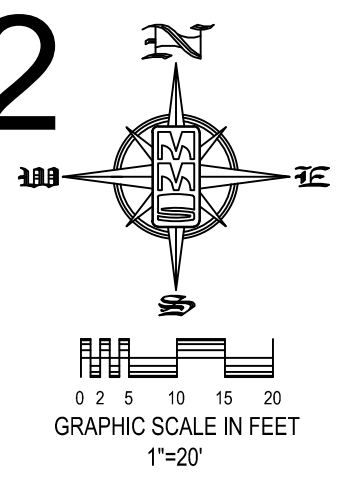
Date	Revision
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SITE PLAN PARKSIDE HILLS -LOT 12 WEST BRANCH, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
ADVANTAGE DEVELOPMENT
CO/CHAD KEUNE
760 LIBERTY WAY
NORTH LIBERTY, IA 52317

SUBDIVIDER'S ATTORNEY
MATTHEW J. ADAM
1150 5TH STREET, SUITE 170
CORALVILLE, IA 52241



KEYNOTES	DETAIL
1	INSTALL PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL)
2	INSTALL DRIVEWAY (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL)
3	INSTALL STANDARD 6" CURB AND GUTTER
4	INSTALL MAIL BOX CLUSTER
5	INSTALL 4" PCC SIDEWALK
6	REMOVE EXISTING CURB AND GUTTER SECTION AND CONNECT TO EXISTING PCC PAVING
7	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)
8	INSTALL ADA RAMP
9	TRANSITION 6" CURB TO NO CURB
10	GRIND EXISTING 6" CURB TO ZERO.
11	MATCH EXISTING CURB AND GUTTER
12	INSTALL CONCRETE STEPS

LEGAL:
PARKSIDE HILLS -LOT 12 IN WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, CONTAINING 1.67 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

SITE DEVELOPMENT SUMMARY:
ZONING: PUD
SQUARE FOOTAGE: 72,620 SF RESIDENTIAL
PROPOSED USE: RESIDENTIAL

DEVELOPMENT CHARACTERISTICS:
PARKSIDE HILLS -LOT 12 ON SYCAMORE DRIVE IS TO BE A 1.67 ACRE PARCEL. THE PLAN WILL CONSIST OF 2 (TWO) PROPOSED DUPLEX BUILDINGS, 2 (TWO) PROPOSED 3-PLEX BUILDINGS, AND (THREE) 4-PLEX BUILDINGS. IN ALL THERE WILL BE 22 UNITS.

DEVELOPMENT SCHEDULE:
APPLICANT PLANS TO BEGIN CONSTRUCTION ON WINTER 2021, WITH AN ESTIMATED COMPLETION DATE IN WINTER 2022.

SITE COVERAGES:	
TOTAL LOT AREA	72,620 S.F. (100%)
PROPOSED BUILDING AREA	23,560 S.F. (32.2%)
PROPOSED PAVING AREA	14,907 S.F. (20.5%)
TOTAL IMPERVIOUS AREA	38,267 S.F. (52.7%)
TOTAL OPEN AREA	34,353 S.F. (47.3%)

LOT REQUIREMENTS:
FRONT YARD SETBACK (ELM STREET) 15 FEET
(SYCAMORE DRIVE) 20 FEET
SIDE YARD SETBACK 15 FEET
REAR YARD SETBACK 20 FEET

PARKING REQUIREMENTS:
2 SPACES PER UNIT/ 22 UNITS (60 BEDROOM TOTAL)
DUPLEX BUILDING: 4 UNITS WITH 4 BEDROOMS/UNIT = 16 BEDROOMS
3-PLEX BUILDING: 4 UNITS WITH 4 BEDROOMS/UNIT = 16 BEDROOMS
2 UNITS WITH 2 BEDROOMS/UNIT = 4 BEDROOMS
4-PLEX BUILDING: 12 UNITS WITH 2 BEDROOMS/UNIT = 24 BEDROOMS
24(22) = 44 SPACES
TOTAL PARKING REQUIRED = 44 SPACES (10 PARKING SPACES + 42 GARAGE STALLS & 44 DRIVEWAY SPACES)
TOTAL PARKING PROVIDED = 94 SPACES
SITE LIGHTING SHALL BE PROVIDED ON THE SIDES OF THE BUILDING.

BENCHMARK INFORMATION			
POINT	ELEVATION	DATUM	DESCRIPTION
NO. 1	768.968	NAVD88	BOLT ARROW HEAD FOUND AT NORTHING 6145406.67, EASTING 2228751.20. MMS POINT 14466.
NO. 2	751.157	NAVD88	BOLT ARROW HEAD FOUND AT NORTHING 6146271.03, EASTING 2229386.31. MMS POINT 15466.

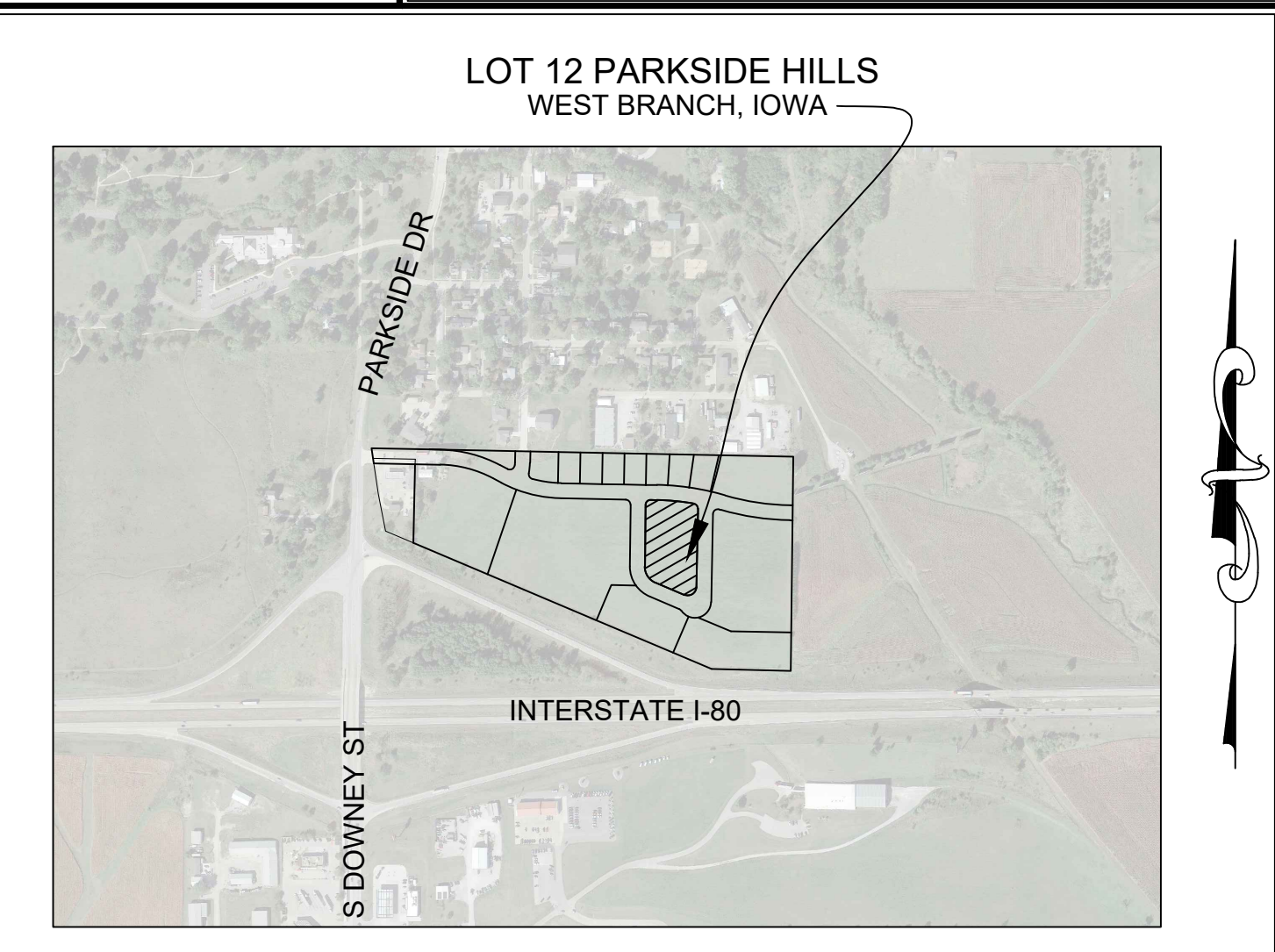
HORIZONTAL CONTROL			
POINT	NORTHING	EASTING	DESCRIPTION
H1	614604.59	2228636.17	DOT ALUM PIN ON EAST SIDE OF PARKSIDE DRIVE APPROX. 82 FEET EAST OF 401 PARKSIDE DRIVE ENTRANCE. MMS POINT 140000.

- PAVING CONSTRUCTION NOTES**
- PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION SECTION 2301.
 - I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
 - PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PV-101.
 - SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES, UNLESS NOTED OTHERWISE.
 - ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.

PAVEMENT LEGEND	MATERIAL	TOTAL*
	6" PCC	2,055 SY
	4" PCC	898 SY

*TOTALS INCLUDE ALL SF OF MATERIAL, INCLUDING OUTSIDE OF PROPERTY LINE

- STANDARD LEGEND AND NOTES**
- PROPERTY &/or BOUNDARY LINES
 - CONGRESSIONAL SECTION LINES
 - RIGHT-OF-WAY LINES
 - EXISTING RIGHT-OF-WAY LINES
 - CENTER LINES
 - EXISTING CENTER LINES
 - LOT LINES, INTERNAL
 - LOT LINES, PLATTED OR BY DEED
 - PROPOSED EASEMENT LINES
 - EXISTING EASEMENT LINES
 - BENCHMARK
 - RECORDED DIMENSIONS
 - CURVE SEGMENT NUMBER
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 - POWER POLE W/TRANS
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 - TELEPHONE LINES
 - GAS LINES
 - CONTOUR LINES (1' INTERVAL)
 - PROPOSED GROUND
 - EXISTING TREE LINE
 - EXISTING DECIDUOUS TREE & SHRUB
 - EXISTING EVERGREEN TREES & SHRUBS



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UTILITIES
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/232-8989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

RONALD L. AMELON, P.E. Iowa Lic. No. 14201

Seal: RONALD L. AMELON, 14201, IOWA

Pages of sheets covered by this seal: _____

SITE LAYOUT AND DIMENSION PLAN

LOT 12 OF PARKSIDE HILLS
WEST BRANCH, CEDAR COUNTY, IOWA

MMS CONSULTANTS, INC.
Date: 11-01-21
Designed by: RLA Field Book No: 1273, PG 47
Drawn by: BJC/TAV Scale: 1"=20'
Checked by: RLA Sheet No: C120
Project No: 6992-375



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date: _____ Revision: _____

GRADING AND EROSION CONTROL PLAN AND SWPPP

LOT 12 OF PARKSIDE HILLS
WEST BRANCH, CEDAR COUNTY, IOWA

MMS CONSULTANTS, INC.
Date: 11-01-21
Designed by: RLA Field Book No: 1273, PG 47
Drawn by: BJC/TAV Scale: 1"=20'
Checked by: RLA Sheet No:
Project No: C140
6992-375

STANDARD LEGEND AND NOTES

PROPERTY &/or BOUNDARY LINES	CONGRESSIONAL SECTION LINES
RIGHT-OF-WAY LINES	EXISTING RIGHT-OF-WAY LINES
CENTER LINES	EXISTING CENTER LINES
LOT LINES, INTERNAL	DOT LINES, PLATTED OR BY DEED
PROPOSED EASEMENT LINES	EXISTING EASEMENT LINES
BENCHMARK	RECORDED DIMENSIONS
CURVE SEGMENT NUMBER	

22-1

EXIST	PROP
POWER POLE	POWER POLE W/DROP
POWER POLE W/TRANS	POWER POLE W/LIGHT
GUY POLE	LIGHT POLE
SANITARY MANHOLE	FIRE HYDRANT
WATER VALVE	DRAINAGE MANHOLE
CURB INLET	EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER	EXISTING STORM SEWER
PROPOSED STORM SEWER	WATER LINES
ELECTRICAL LINES	TELEPHONE LINES
GAS LINES	PROPOSED GROUND
EXISTING TREE LINE	EXISTING DECIDUOUS TREE & SHRUB
EXISTING EVERGREEN TREES & SHRUBS	

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SHEET INDEX
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C140 GRADING AND EROSION CONTROL PLAN
C141 DETAILED GRADING PLAN (NORTH)
C142 DETAILED GRADING PLAN (SOUTH)
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 1.67 ACRES
TOTAL AREA TO BE DISTURBED: 1.67 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.

FOLLOWING INSTALLATION OF PERMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET INTAKE ADJACENT TO THE SITE.

- NOTES:
- TEMPORARY STABILIZATION IS REQUIRED ON DISTURBED AREAS AFTER THE 14TH DAY OF INACTIVITY.
 - FINAL STABILIZATION SHALL BE IMPLEMENTED WITHIN 14 DAYS OF FINAL GRADING COMPLETION.

IOWA ONE CALL

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6869 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

SILT FENCE DETAIL

R.T.S.

INSTALLATION

- POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
- SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 419B.01.A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPUN TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEWED.
- POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
- FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
- THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

MAINTENANCE

- SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
- SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

GRADING NOTES

- MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL.
- NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
- COMPACTION TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.
- ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
- PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
- STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS UPON COMPLETION OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
- SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
- ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH SUDAS DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

EROSION CONTROL LEGEND

FINAL FILTER SOCK	PERIMETER SILT FENCE
SILT FENCE	EROSION CONTROL MATTING
TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT	TEMPORARY SOIL STOCKPILE AREA
TEMPORARY PARKING AND STORAGE	DIRECTION OF OVERLAND FLOW
CONCRETE TRUCK/EQUIPMENT WASHOUT	DUMPSTER FOR CONSTRUCTION WASTE
PORTABLE RESTROOM	RIP RAP OUTLET PROTECTION
DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)	OTHER MEASURE: _____
OTHER MEASURE: _____	OTHER MEASURE: _____
OTHER MEASURE: _____	OTHER MEASURE: _____

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.





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Date Revision

DETAILED GRADING PLAN

LOT 12 OF
PARKSIDE
HILLS
WEST BRANCH,
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 11-01-21

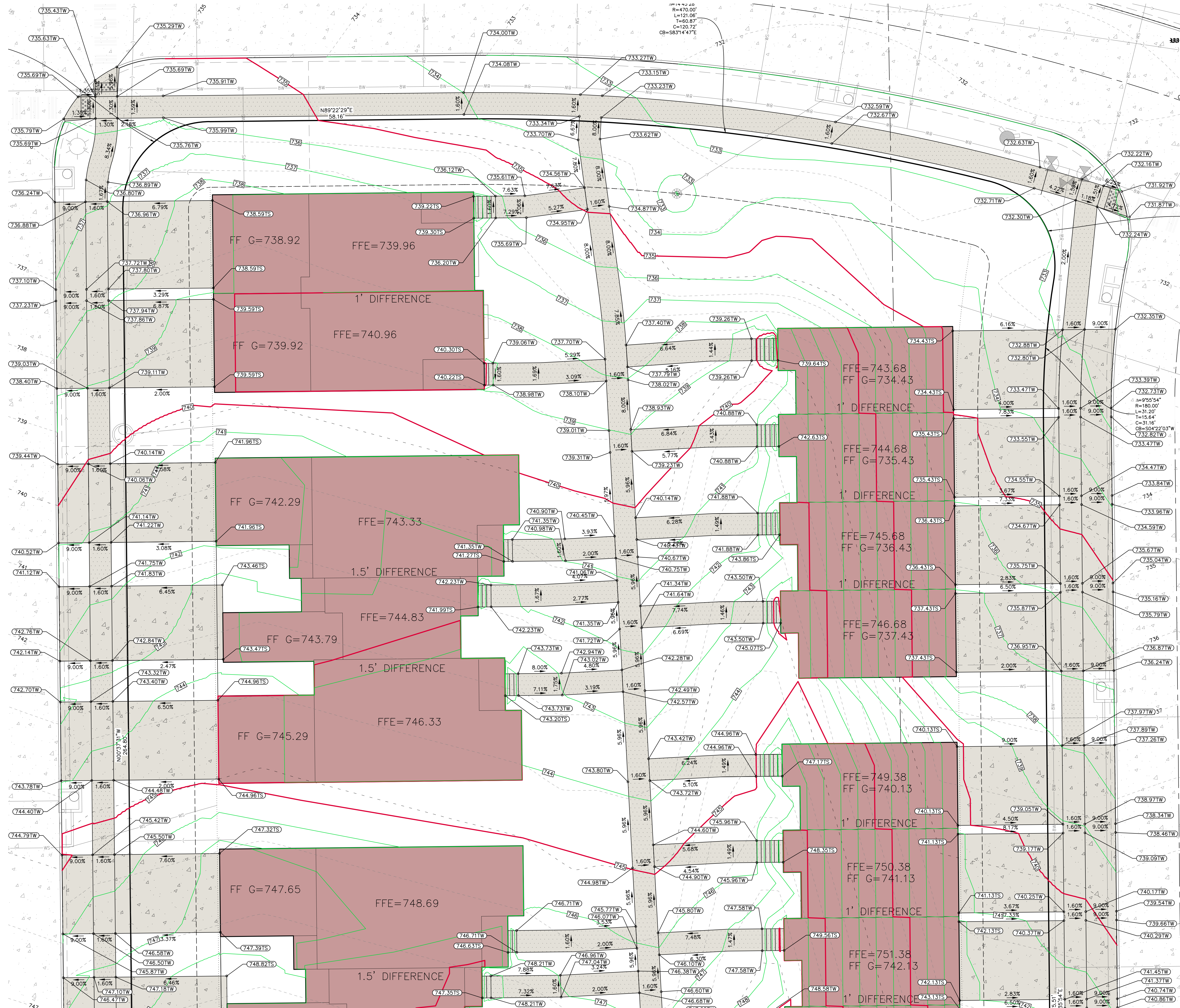
Designed by: RLA Field Book No: 1273, PG 47

Drawn by: BJC/TAV Scale: 1"=10'

Checked by: RLA Sheet No:

Project No: C141

6992-375



STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
 - CONGRESSIONAL SECTION LINES
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 - LOT LINES, PLATTED OR BY DEED
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 - RECORDED DIMENSIONS
 - CURVE SEGMENT NUMBER
- EXIST- 22-1
- PRO- 22-1
- POWER POLE
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- POWER POLE W/LIGHT
- LIGHT POLE
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GRADING LEGEND

- 0000.00EG - EXISTING GRADE
 - 0000.00FG - FINISHED GRADE
 - 0000.00TC - TOP CURB
 - 0000.00TS - TOP SLAB
 - 0000.00TW - TOP WALK
 - 0000.00TR - TOP RIM
 - 0000.00WB - BOTTOM WALL*
 - 0000.00WT - TOP WALL*
- *REPRESENT GROUND ELEVATION AT WALL

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C140 GRADING AND EROSION CONTROL PLAN
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L100 LANDSCAPE PLAN



UTILITIES

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Date	Revision
------	----------

**LOT 12 OF
PARKSIDE
HILLS**

**WEST BRANCH,
CEDAR COUNTY,
IOWA**

Date: 11.01.21

Designed by:	Field Book No:
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Designed by:	Field Book No:
RLA	1273, PG 47

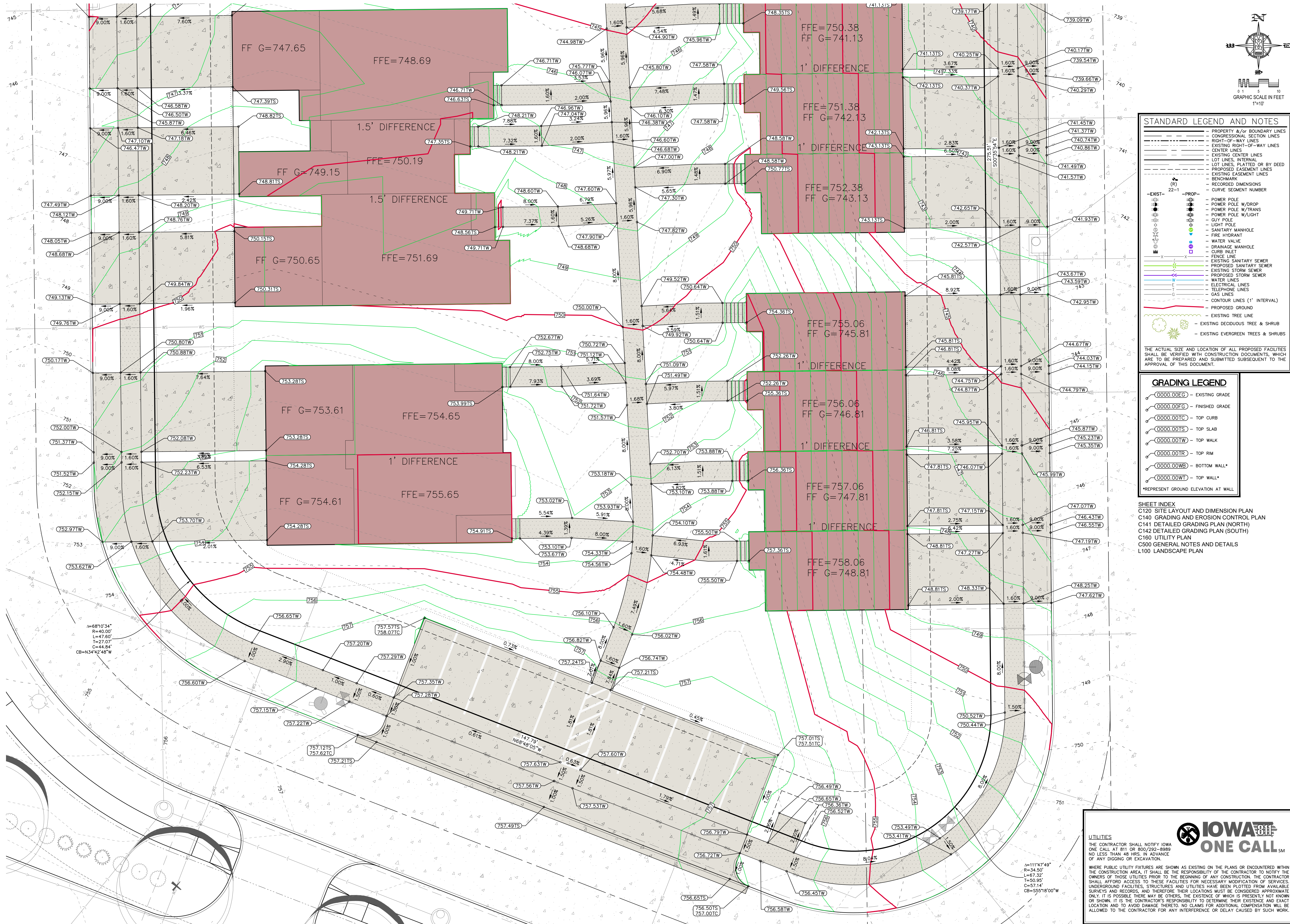
Drawn by:	Scale:
BJC/TAV	1"=10'

Checked by: RLA Sheet No:

Project No: C142

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6992-375





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Date Revision

SITE UTILITY PLAN

LOT 12 OF
PARKSIDE
HILLS
WEST BRANCH,
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 11-01-21

Designed by: RLA Field Book No: 1273, PG 47

Drawn by: BJC/TAV Scale: 1"=20'

Checked by: RLA Sheet No:

Project No: C160

6992-375

UTILITIES

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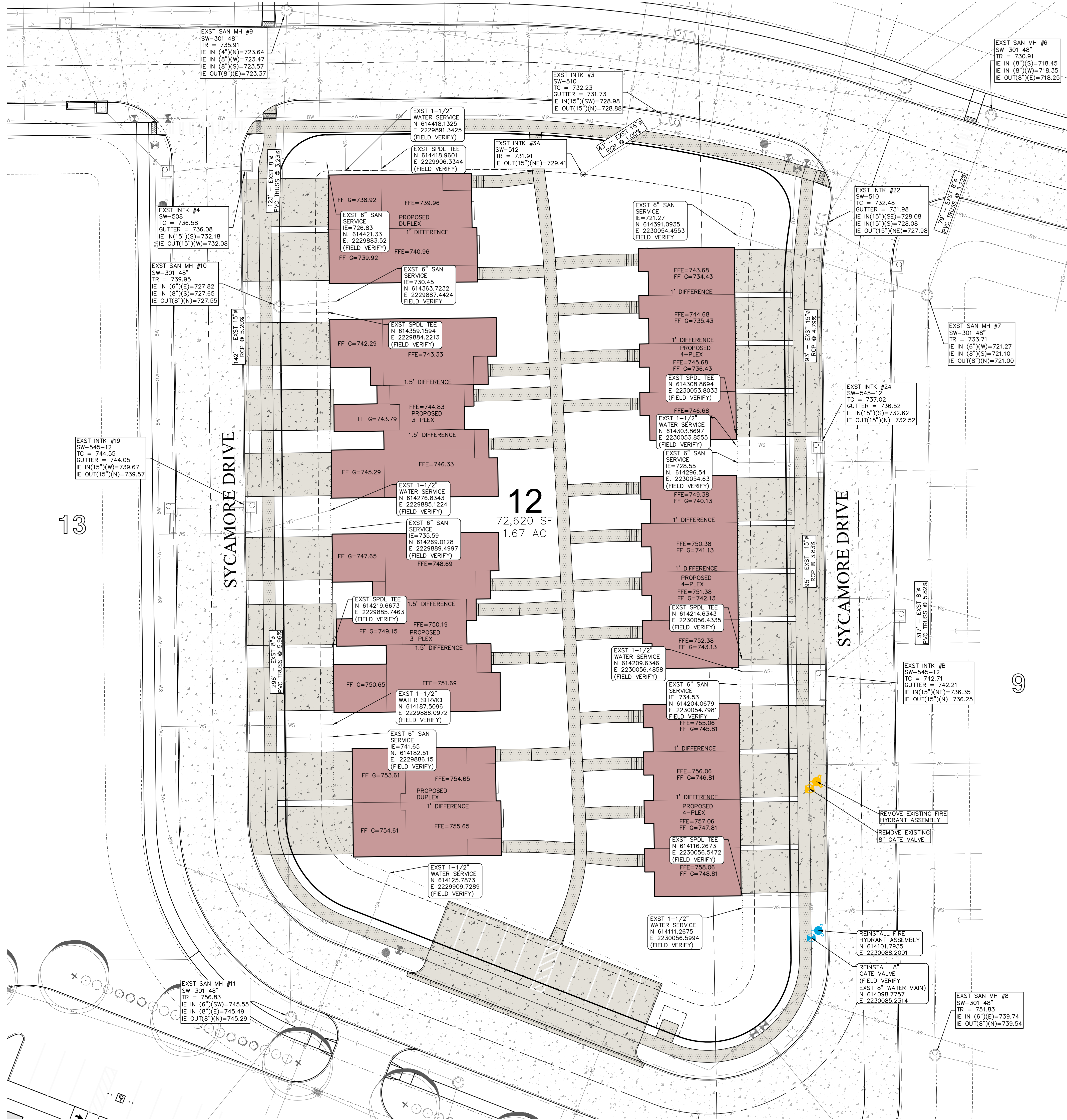
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LOT 12 OF
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IOWA

SANITARY SEWER AND WATERMAIN NOTES

- SANITARY SEWER & WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SPECIFICATIONS (2018) AS AMENDED.
- SANITARY SEWERS SHALL BE PVC TRUSS PIPE (SUDAS 4010.2.01.E), CONTECH A=2000, OR CITY ENGINEER APPROVED EQUAL, AS NOTED ON THE PLANS. SANITARY SEWER SERVICE LINES SHALL BE PVC SDR=23.5 WITH GASKETED JOINTS.
- WATER MAINS SHALL BE DR-18 PVC PIPE.
- CONTRACTOR TO PROVIDE FERNCO STRONG BACK RC 1000 SERIES COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
- GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- ALL SANITARY SEWERS SHADED ON THE PROFILE VIEW AND ALL SANITARY SEWERS AND WATER MAINS UNDER PAVING OR WITHIN 5 FEET OF PAVEMENT SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL.
- ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- CONTRACTOR SHALL PROVIDE SUDAS CLASS F-3 BEDDING FOR ALL PVC TRUSS SANITARY SEWERS UNLESS OTHERWISE NOTED.
- ENTRY INTO EXISTING CITY MANHOLE TO BE BY CORE DRILL AND SEAL BY "LINK-SEAL" PENETRATION SEAL OR CITY ENGINEER APPROVED EQUAL.
- ALL MANHOLES TO BE TURNED OVER TO CITY SHALL:
 - WILL NOT SHOW STEPS.
 - WILL HAVE EXTERNAL CHIMNEY SEAL BY INFISHELD UNIBAND, CRETEX, OR APPROVED EQUAL.
 - WILL HAVE MANHOLE FRAME AND LID TO BE NEENAH R-1642 SELF-SEALING WITH CITY LOGO.
 - WILL HAVE RISERS RINGS OF CRETEX PRO-RING, AMERICAN HIGHWAY PRODUCTS RUBBER ADJUSTMENT RING OR STANDARD PCC. IF PCC RINGS ARE USED, SHIMS TO LEVEL MANHOLE FRAME MADE OF MATERIALS OTHER THAN PCC OR THE RING MATERIAL DISCUSSED ABOVE WILL NOT BE ALLOWED, IE: WOOD, BRICK, ROCKS, ETC.
 - WILL USE LINK-SEALS PENETRATION SEALS FOR PIPE PENETRATIONS.

ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED :

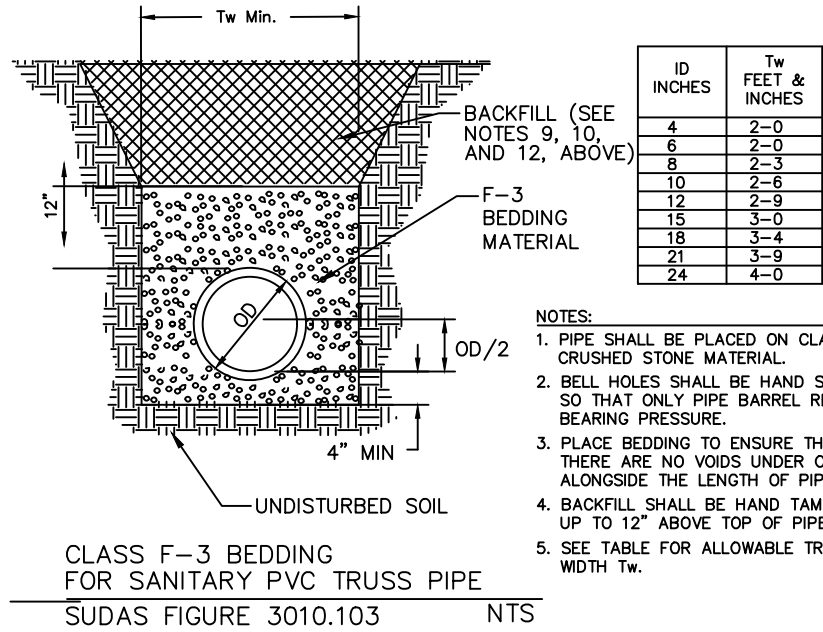
- TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.
- TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.
- THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2 x 4 PAINTED GREEN.
- ALL SANITARY SEWER MANHOLES IN PAVING AREAS OR AREAS SUBJECT TO WATER INUNDATION SHALL BE PROVIDED WITH CRETEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL. ALL SANITARY MANHOLES IN PAVING SHALL HAVE 3-PIECE FLOATING CASTING.

AIR TESTING

- ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST:
NOTE: CITY REPRESENTATIVE MUST BE PRESENT DURING TESTING.
A. PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL.
B. PLACE PNEUMATIC PLUGS: (1) SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER, (2) CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT EXTERNAL BRACING OR BLOCKING.
C. INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE OF 5 psi & MAINTAIN FOR A MINIMUM OF 5 MINUTES.
D. LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG.
E. ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.
F. MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT:

PIPE DIAMETER IN INCHES	TIME IN MINUTES
4	2.0
6	3.0
8	4.0
10	5.0
12	5.5
15	7.5

G. IN AREAS WHERE GROUND WATER IS KNOWN TO EXIST, THE HEIGHT OF WATER ABOVE THE TOP OF THE PIPE BEING TESTED, IN FEET, SHALL BE DETERMINED AND THAT HEIGHT DIVIDED BY 2.3 TO ESTABLISH THE PRESSURE TO BE ADDED TO ALL READINGS ABOVE. ALTERNATIVELY, THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE INFILTRATION INTO THE SEWER BY USING A V-NOTCH WEIR OR OTHER SUITABLE DEVICE.
H. LOCATE, REPAIR AND RETEST LEAKS.
I. AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.
ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:
A.) DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
B.) DEFLECTION TEST TO BE CONDUCTED USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 90% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES ALLOWED.
C.) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.



THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED :

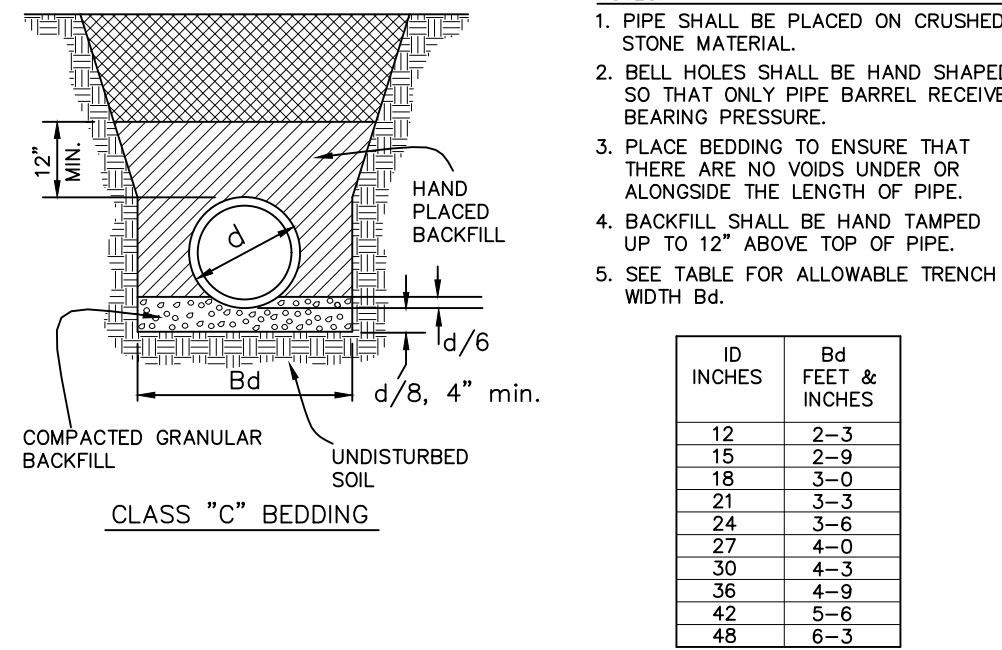
- WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.
- WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.
- VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY SEWER SHOULD BE A MINIMUM OF 18-INCHES, MEASURED OUTSIDE TO OUTSIDE FROM THE CLOSEST EDGE OF EACH PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION, THE WATER MAIN SHALL NOT BE PLACED CLOSER THAN 6-INCHES ABOVE A SEWER OR 18-INCHES BELOW A SEWER. THE SEPARATION DISTANCE SHALL BE THE MAXIMUM FEASIBLE IN ALL CASES.
- WHERE THE WATER MAIN CROSSES SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. THE WATER AND SEWER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATER TIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10-FEET OF THE POINT OF CROSSING.
- NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE.
- EXISTING OR PROPOSED VALVE BOXES THAT FALL WITHIN PAVEMENT MUST HAVE A SLIP-TYPE VALVE BOX.
- THE ENTIRE WATERMAIN SYSTEM, INCLUDING SERVICES TAPS IF APPLICABLE, SHALL BE PRESSURE TESTED PER AWWA C600. THE TEST SHALL BE PERFORMED AT A MINIMUM OF 150 psi FOR 2 HOURS WITH A MAXIMUM LOSS OF 5 psi.
- WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SPECIFICATIONS.
- FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURIAN 250 OR APPROVED CITY EQUAL THAT OPEN RIGHT.
- BED WATER MAIN ON NATIVE MATERIAL, DIG IN BELLS, AND BACKFILL WITH SUITABLE MATERIAL.
- ALL CONCRETE SANITARY MANHOLES SHALL HAVE CONSHIELD ANTI-MICROBIALADDITIVE INCORPORATED IN THE CONCRETE MIX.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA. THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

STORM SEWER NOTES

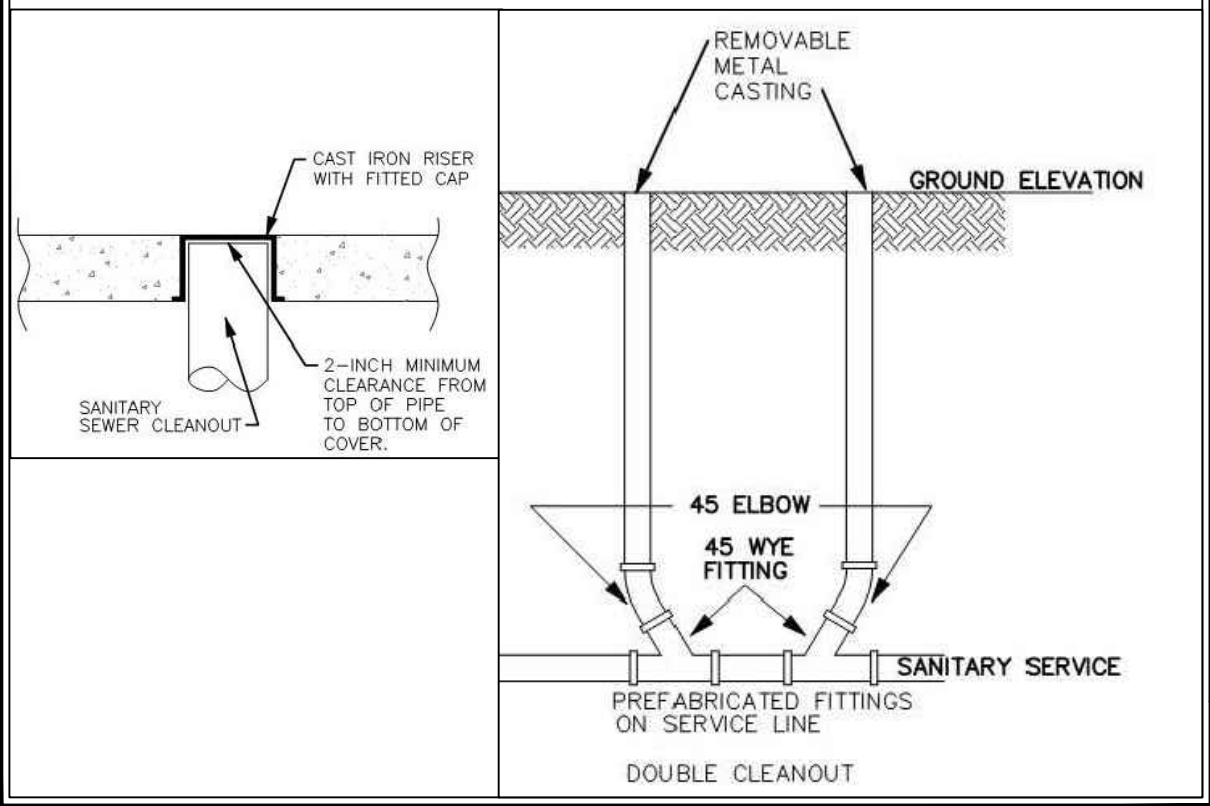
- STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT. CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
- AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
- ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "C" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.
- STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- ALL STORM SEWERS SHALL HAVE CONFINED "O" RING GASKETS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" MAY HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.
- ALL PIPE SHALL BE CERTIFIED.
- ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/R/W TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
- LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA. THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

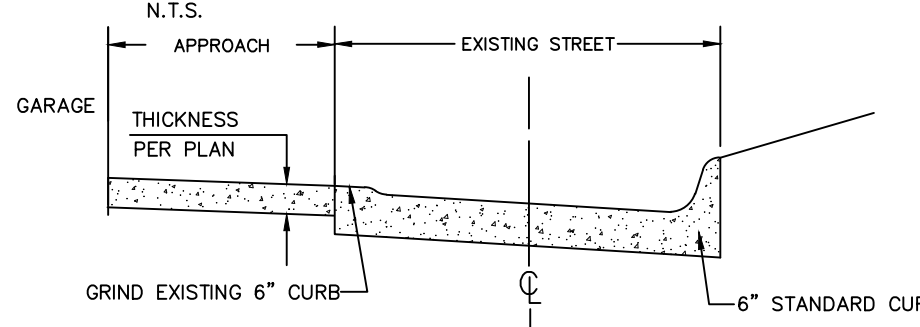


SIAMESE DETAIL

N.T.S.

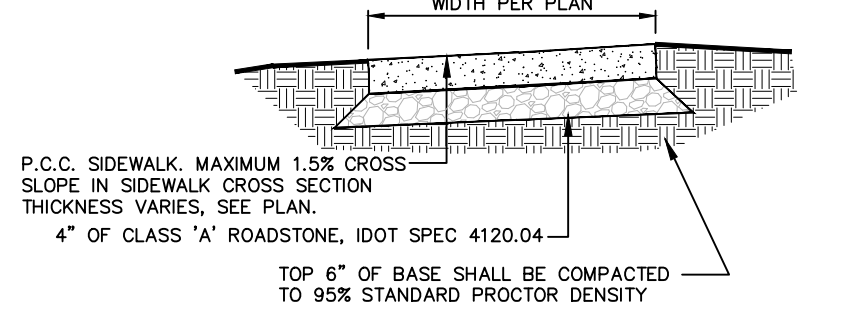


TYPICAL STREET/GARAGE APPROACH SECTION



TYPICAL SIDEWALK DETAIL

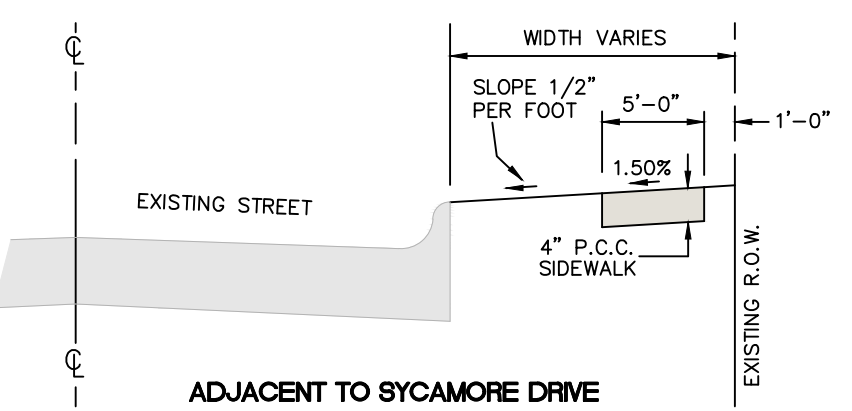
N.T.S.



TOP 6" OF BASE SHALL BE COMPACTED TO 90% STANDARD PROCTOR DENSITY

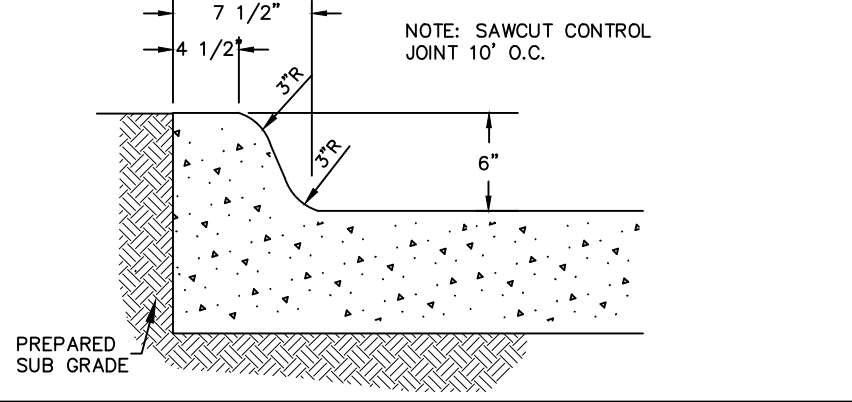
TYPICAL SIDEWALK INSTALLATION

N.T.S.



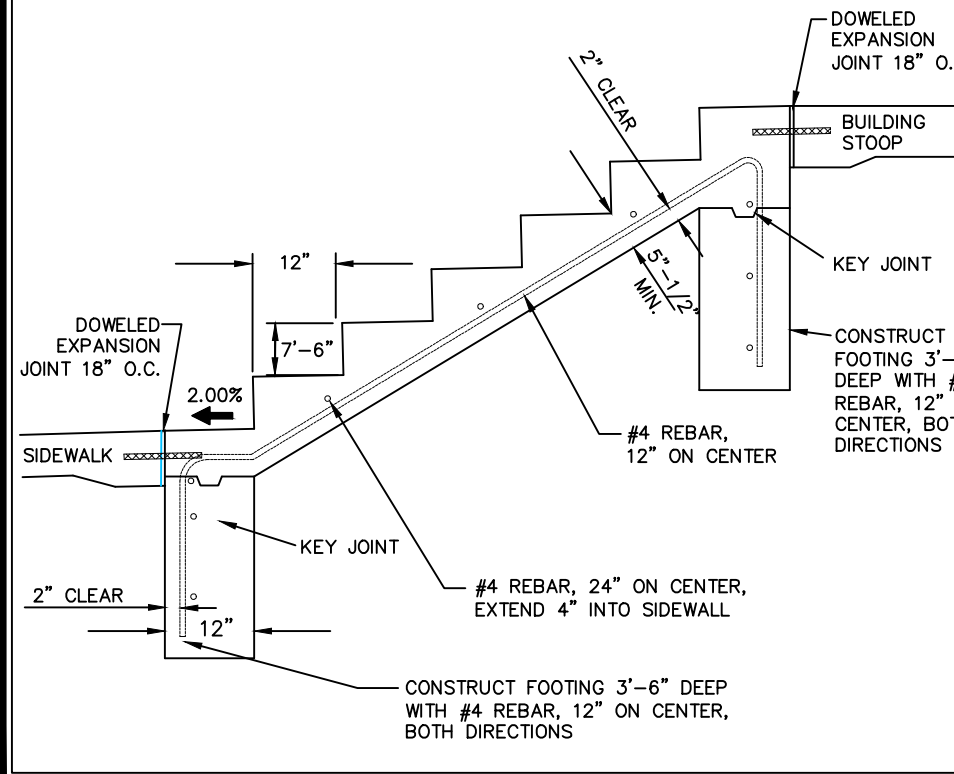
6" STANDARD CURB DETAIL

N.T.S.



STEP CONSTRUCTION DETAIL

N.T.S.

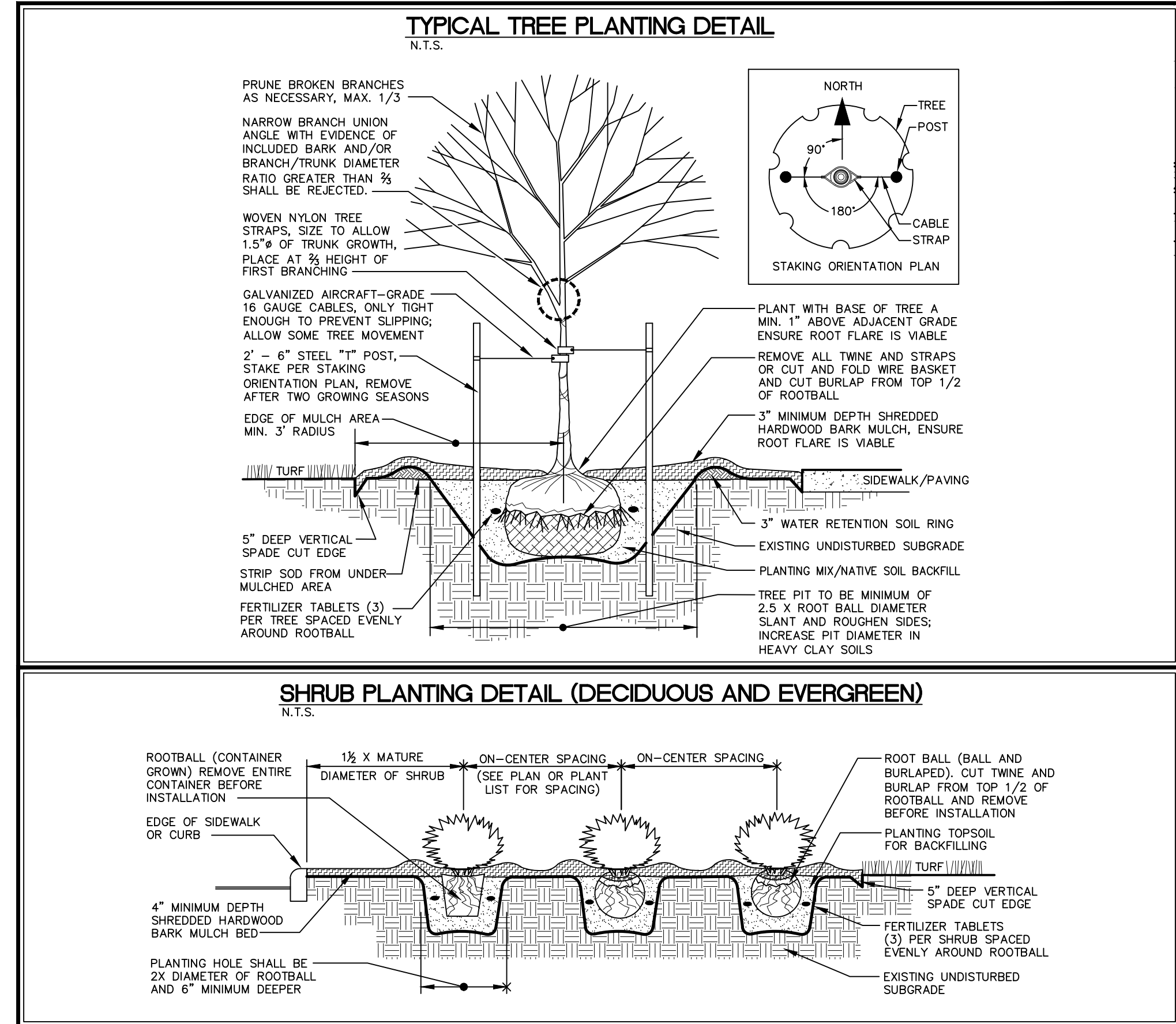
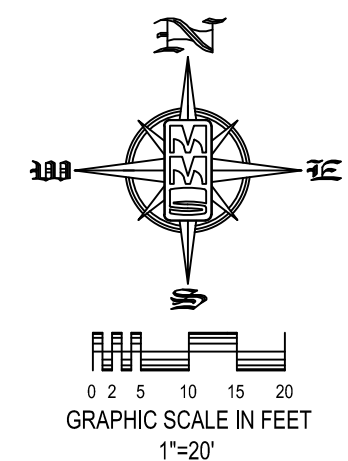




CIVIL ENGINEERS
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ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

SHEET INDEX
C120 SITE LAYOUT AND DIMENSION PLAN
C140 GRADING AND EROSION CONTROL PLAN
C141 DETAILED GRADING PLAN (NORTH)
C142 DETAILED GRADING PLAN (SOUTH)
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN



LANDSCAPE REQUIREMENTS

25% OF TOTAL LOT AREA REQUIRED FOR OPEN SPACE

1.7E,620 X 0.25 = 16,155 SF OF OPEN SPACE

1 TREE PER 1,000 SF OF OPEN SPACE
(16,155 / 1,000) = 16 TREES REQUIRED

1 SHRUB PER 1,000 SF OF OPEN SPACE
(16,155 / 1,000) = 16 SHRUBS REQUIRED

SCREEN PARKING FROM PUBLIC VIEW

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
AG	1	Ardischea x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	1.5' Cal.	DBS	15' x 15'	
CC	2	Cercis canadensis	Eastern Redbud	1.5' Cal.	DBS	20' x 25'	
MP	2	Malus x 'Pinnatifid'	Pinnatifid Crabapple	1.5' Cal.	DBS	15' x 15'	
SR	2	Syringa reticulata 'Honey Silk'	Honey Silk Japanese Tree Lilac	1.5' Cal.	DBS	20' x 15'	
SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
LT	2	Liquidambar styraciflua	Tulip Tree	2" Cal.	DBS	60' x 30'	
GB	1	Quercus imbricaria	Swamp White Oak	2" Cal.	DBS	50' x 50'	
QR	1	Quercus rubra	Red Oak	2" Cal.	DBS	50' x 50'	
UN	1	Ulmus americana 'New Horizon'	New Horizon American Elm	2" Cal.	DBS	30' x 20'	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
FG	9	Fothergilla gardenii	Dwarf Fothergilla	15" Ht.	Container	3' x 4'	
VT	4	Viburnum trilobum 'Baller's Compact'	Baller's Compact American Cranberry Bush	30" Ht.	Container	4' x 5'	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
TM	18	Taxus x media 'Taunton'	Taunton's Anglo-Japanese Yew	15" Ht.	Container	3' x 5'	

STANDARD LEGEND AND NOTES

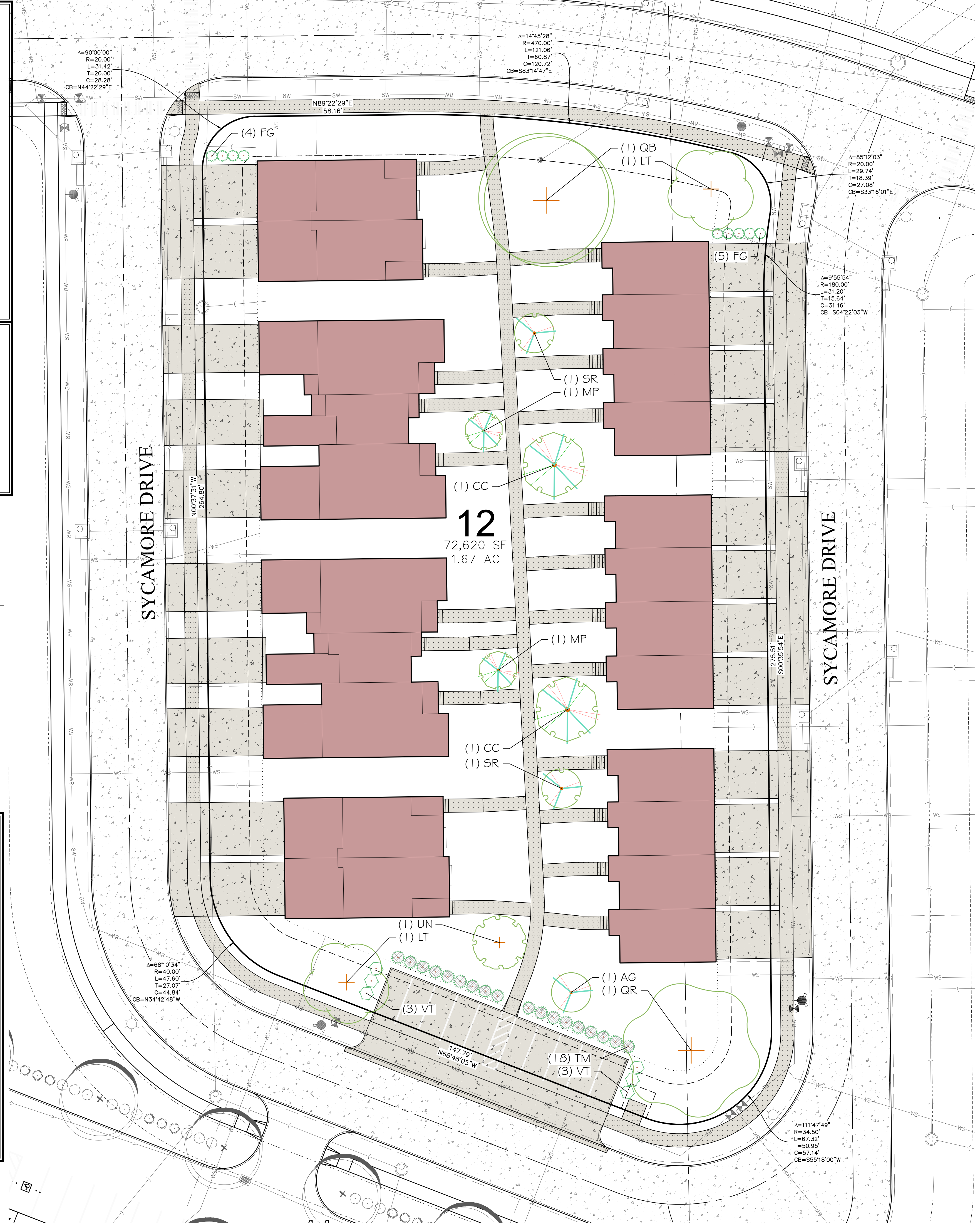
—	PROPERTY &/or BOUNDARY LINES
—	CONGRESSIONAL SECTION LINES
—	RIGHT-OF-WAY LINES
—	EXISTING RIGHT-OF-WAY LINES
—	CENTER LINES
—	EXISTING CENTER LINES
—	LOT LINES, INTERNAL
—	LOT LINES, PLATTED OR BY DEED
—	PROPOSED EASEMENT LINES
—	EXISTING EASEMENT LINES
—	BENCHMARK
—	RECORDED DIMENSIONS
—	CURVE SEGMENT NUMBER
—	POWER POLE
—	POWER POLE W/DROP
—	POWER POLE W/TRANS
—	POWER POLE W/LIGHT
—	GUY POLE
—	LIGHT POLE
—	SANITARY MANHOLE
—	FIRE HYDRANT
—	WATER VALVE
—	DRAINAGE MANHOLE
—	CURB INLET
—	FENCE LINE
—	EXISTING SANITARY SEWER
—	PROPOSED SANITARY SEWER
—	EXISTING STORM SEWER
—	PROPOSED STORM SEWER
—	WATER LINES
—	ELECTRICAL LINES
—	TELEPHONE LINES
—	GAS LINES
—	CONTOUR LINES (1' INTERVAL)
—	PROPOSED GROUND
—	EXISTING TREE LINE
—	EXISTING DECIDUOUS TREE & SHRUB
—	EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6869 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



LANDSCAPE PLAN

LOT 12 OF
PARKSIDE
HILLS
WEST BRANCH,
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.
Date: 11-01-21
Designed by: RLA Field Book No: 1273, PG 47
Drawn by: BJC/TAV Scale: 1"=20'
Checked by: RLA Sheet No:
Project No: L100
6992-375

RESOLUTION 2058

**RESOLUTION APPROVING THE SITE PLAN FOR LOT 12, PARKSIDE HILLS,
WEST BRANCH, IOWA.**

WHEREAS, Advantage Development, Inc. (“Advantage”), is the owner of Lot 12, Parkside Hills, West Branch, Iowa (the “Property”); and

WHEREAS, Advantage has submitted a proposed Site Plan for the Property; and

WHEREAS, the Planning and Zoning Commission has reviewed said Site Plan and recommended approval of the same; and

WHEREAS, said Site Plan complies with the requirements of Chapter 173 of the Code of Ordinances of the City of West Branch.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Cedar County, Iowa, that the site plan of Advantage for Lot 12, Parkside Hills, West Branch, Iowa, is hereby approved.

Passed and approved this 6th day of December, 2021.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

RESOLUTION 2059

**RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE OF HEARING ON
THE ADOPTION OF THE PROPOSED “CODE OF ORDINANCES OF THE CITY OF
WEST BRANCH, IOWA”**

WHEREAS, the City Council has caused to be prepared and filed with the City Clerk copies of the proposed “CODE OF ORDINANCES OF THE CITY OF WEST BRANCH, IOWA,” and,

WHEREAS, an official copy of the proposed “CODE OF ORDINANCES OF THE CITY OF WEST BRANCH, IOWA,” is now on file for public inspection in the office of the City Clerk of West Branch, Iowa,

NOW THEREFORE BE IT RESOLVED that a public hearing thereon will be held in the Council chambers on the 20th day of December, 2021, at 7 o'clock p.m., at which time and place the Council will consider arguments for or against the adoption of the proposed “CODE OF ORDINANCES OF THE CITY OF WEST BRANCH, IOWA,” or amendments thereto.

BE IT FURTHER RESOLVED that the Clerk be authorized and directed to cause to be published notice of such hearing one time not less than seven days nor more than twenty (20) days prior to the date herein established for hearing as by law provided.

Passed and approved this 6th day of December, 2021.

Roger Laughlin, Mayor

ATTEST: _____
Leslie Brick, City Clerk

PUBLIC HEARING NOTICE

Notice is hereby given that there is now on file for public inspection in the office of the City Clerk of West Branch, Iowa, the proposed "CODE OF ORDINANCES OF THE CITY OF WEST BRANCH, IOWA."

The City Council will meet at 7 o'clock p.m. on the 20th day of December, 2021, in the Council Chambers, 110 N. Poplar St. West Branch, Iowa at which time any citizen of West Branch, Iowa, or any other person having an interest in the proposed "CODE OF ORDINANCES OF THE CITY OF WEST BRANCH, IOWA," may appear and be heard for or against the adoption of the proposed Code of Ordinances or any part thereof.

Leslie Brick, City Clerk
CITY OF WEST BRANCH, IOWA

RESOLUTION 2060

A RESOLUTION APPROVING AN EMPLOYEE SALARY ADJUSTMENT

WHEREAS, John Hanna was promoted to West Branch Chief of Police effective December 21, 2020; and

WHEREAS, per the Offer of Employment Agreement states that Chief Hanna will be awarded a \$2000.00 salary increase after one year of service in the Chief position upon a satisfactory performance evaluation by the City Administrator; and

WHEREAS, due to the City Administrator vacancy in 2021, a performance evaluation was unable to be completed; and

WHEREAS, the Mayor has recommended that Chief Hanna be awarded the salary increase of \$2000.00 per the Offer of Employment; and

WHEREAS, it is now necessary to approve this salary adjustment effective December 20, 2021.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of West Branch, Iowa, that the aforementioned resolution is hereby approved. Further, the Mayor is directed to execute the agreement on behalf of the City.

Passed and approved this 6th day of December, 2021.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

Account Key: 20241
Effective Date: 02/01/2022
Representative: Jennifer Rice (Direct)
Group Number: 035246-0000

CITY OF WEST BRANCH



Wellmark Blue Cross Blue Shield of Iowa
Wellmark Health Plan of Iowa, Inc.

Independent Licensees of the Blue Cross and
Blue Shield Association

Notice of Renewal Rates

Health Benefits 1 Current

Benefit Code:	ES7/TML - Alliance Select	
Deductible:	\$250/\$500	<u>02/01/2021</u>
Coinsurance:	10% IN 20% OUT	
OPM:	\$1000/\$2000	
Preventive:	Yes	
OV Copay:	N/A	
ER Copay:	N/A	
RX Description:	\$10/\$25/\$40	
	Single Coverage:	\$699.15
	Family Coverage:	\$1,747.82

Health Benefits 1 Renewal

Benefit Code:	ES7/TML - Alliance Select	GF
Deductible:	\$250/\$500	<u>02/01/2022</u>
Coinsurance:	10% IN 20% OUT	
OPM:	\$1000/\$2000	
Preventive:	Yes	
OV Copay:	N/A	
ER Copay:	N/A	
RX Description:	\$10/\$25/\$40	
	Single Coverage:	\$839.19
	Family Coverage:	\$2,097.90
	% of Change:	20.03%

Dental Benefits 1 Current

Benefit Code:	204	
Deductible:	\$25/\$75	<u>02/01/2021</u>
Diag and Prev:	20%	
Rout and Restore:	50%	
Major Restorative:	50%	
Annual Max/Person:	\$1500	
Orthodontics:	50%	
	Single Coverage:	\$28.25
	Family Coverage:	\$96.19

Dental Benefits 1 Renewal

Benefit Code:	204	
Deductible:	\$25/\$75	<u>02/01/2022</u>
Diag and Prev:	20%	
Rout and Restore:	50%	
Major Restorative:	50%	
Annual Max/Person:	\$1500	
Orthodontics:	50%	
	Single Coverage:	\$29.66
	Family Coverage:	\$101.00