



**CITY COUNCIL MEETING
MONDAY, OCTOBER 2, 2023 - 7:00 P.M.
CITY COUNCIL CHAMBERS
110 N. POPLAR STREET, WEST BRANCH, IOWA**

<https://zoom.us/j/5814699699>

or dial in phone number 1-312-626-6799 with Meeting ID 581 469 9699.

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. Approve Minutes from the September 18, 2023 City Council meeting.
 - b. Approve the August Monthly Financial Report
 - c. Claims for 10/2/2023
7. Presentations/Communications/Open Forum
 - a. Mike Wagner, Alliant Energy, presentation on franchise fees
 - b. Kinon O'Neal, Regional Sales Manager of Altumint (presentation on traffic cameras)
8. Public Hearing/Non-Consent Agenda
 - a. **First Reading Ordinance 808** – Providing that General Property Taxes Levied and Collected on Certain Lots in The Meadows, Part 4A and Part 4B 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 809** – Providing that General Property Taxes Levied and Collected at 401 Parkside Drive, 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.
 - c. **Resolution 2023- 105**– Approve Invoice #31444 in the amount of \$770.00 to Impact7G for the Wapsi Creek Widening SRF Sponsored Project. / Move to action.
 - d. **Resolution 2023-106** – Approving that Certain Easement Agreement with Katharine Gaskill in connection with the Wapsi Creek Widening Project. / Move to action.
 - e. **Resolution 2023-107** – Approving Pay Estimate Number 12 in the amount of \$734,586.93 to Boomerang Corp. for the Wastewater Treatment Facility Improvements Project. /Move to action.
9. City Administrator Report
10. City Attorney Report
11. City Engineer Report
12. City Staff Reports
13. Comments from Mayor and Council Members
14. Motion to adjourn.

Mayor: Roger Laughlin • **Council Members:** Colton Miller, Nick Goodweiler, Jodee Stoolman, Tom Dean, Jerry Sexton
City Administrator Adam Kofoed • **City Clerk** Leslie Brick • **Finance Officer** Heidi Van Auken • **Fire Chief** Kevin Stoolman
• **Police Chief** John Hanna • **Public Works Director** Matt Goodale • **Library Director** Becky Knoche **Parks & Rec Director** Vacant

(The following is a synopsis of the minutes of the West Branch City Council meeting. A video recording is available for inspection at westbranchiowa.org. The minutes are not approved until the next regularly scheduled City Council meeting.)

**West Branch, Iowa
Council Chambers**

**City Council
Regular Meeting**

**September 18, 2023
7:00 p.m.**

Mayor Roger Laughlin called the West Branch City Council regular meeting to order at 7:00 p.m.
Roll call: Council members present: Colton Miller, Jerry Sexton, Tom Dean, and Nick Goodweiler. Jodee Stoolman arrived at 7:02 p.m. City Staff present: City Administrator Adam Kofoed, City Clerk Leslie Brick, Finance Officer Heidi Van Auken, Public Works Director Matt Goodale, Fire Chief Kevin Stoolman, Library Director Becky Knoche, City Attorney Kevin Olson and City Engineer Dave Schechinger. Staff attending via Zoom: Police Chief John Hanna.

APPROVE THE AGENDA

Motion by Miller, second by Sexton to approve the agenda. Motion carried on a voice vote.

APPROVE CONSENT AGENDA

Approve Minutes from the September 5, 2023 City Council meeting
Approve the July Monthly Financial Report
Accept the resignation of Sally Peck from the Planning & Zoning Commission.
Claims for 9/18/2023

EXPENDITURES	9/18/2023	
AMAZON.COM	YOUTH PROGRAM SUPPLIES	68.95
BAKER & TAYLOR INC.	BOOKS	582.10
BARNHART'S CUSTOM SERVICES	REPAIR STORMWATER HIGH SCHOOL	9,019.40
BRICK, LESLIE	MILEAGE REIMBURSEMENT- BRICK	24.24
CEDAR COUNTY RECORDER	RECORDING FEES	14.00
HAWKINS INC.	CHEMICALS	2,353.21
HI-LINE INC.	SAFETY GLASSES	290.06
IMPACT7G INC.	WIDENING WAPSI CREEK	5,020.00
IOWA CODIFICATION INC.	JULY 2023 SUPPLEMENT	967.00
IOWA ONE CALL	UTILITY LOCATION SERVICE	73.80
JEFFREY & ELIZABETH JOHANN	BLDG INCENTIVE PAYMENT	1,000.00
KANOPY	ON DEMAND VIDEO SERVICE	20.00
KLM INVESTMENTS LLC	ACQUISITION ROW FOR ROUNDABOUT	25,775.00
L. L. PELLING CO	ANNUAL SEAL COAT	38,911.00
LEAF CAPITAL FUNDING LLC	COPIER LEASE-LIBRARY	142.02
LRS HOLDINGS, LLC	TRASH & RECYCLING AUGUST 2023	17,884.75
MACQUEEN EQUIPMENT	STREET SWEEPER BROOMS	1,043.51
MENARDS	SUPPLIES - PW	54.89
MOPPY MO'S LLC	JANITORIAL SERVICE-LIBRARY, TH, CITY, P&R	857.50
MPEC	VARIOUS ITEMS - PW	540.28
OASIS ELECTRIC LLC	STRRET LIGHT REPAIR	379.90
OLSON, KEVIN D	LEGAL SERVICES SEPT 2023	1,500.00
OVERDRIVE INC.	DIGITAL & AUDIO BOOKS	356.25
PYRAMID SERVICES INC.	GROUNDS MAINT MTRLS	5.68
SCHNOEBELEN INC.	DITCH MOWER PARTS	409.01
SINCLAIR TRACTOR	MOWER PARTS	1,309.02
STANARD & ASSOCIATES INC.	POLICE SELECTION TEST	50.50
STOREY KENWORTHY	RECEIPT BOOKS	276.00
TRAFFIC SAFETY CORP	RADAR SPEED SIGN	4,181.90
WEST BRANCH COMM SCHOOLS	ACQUISITION ROUNDABOUT SIDEWALK	20,749.00
TOTAL		133,858.97
PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS	9/15/2023	58,132.16
PAID BETWEEN MEETINGS		
VARIOUS VENDORS	UB REFUNDS	479.86
GLOBAL PAYMENTS	AUGUST 2023 CC FEES	1,274.15
ACTION SEWER & SEPTIC	SEWER LINE TELEWISE MAIN ST	325.00
AT&T MOBILITY	WIRELESS SERVICE	358.39

CEDAR COUNTY TREASURER	PROPERTY TAXES	100.00
LYNCH'S EXCAVATING	WATER MAIN PATCH	160.00
WEX BANK	VEHICLE FUEL	1,760.19
BOOMERANG CORP	WW TREATMENT PAY ESTIMATE 11	282,084.55
SISCO	HEALTH CLAIMS 9/5/2023	33.15
TOTAL		286,575.29
GRAND TOTAL EXPENDITURES		478,566.42

FUND TOTALS		
001 GENERAL FUND	50,893.72	
022 CIVIC CENTER	140.00	
031 LIBRARY	7,779.79	
110 ROAD USE TAX	47,991.89	
112 TRUST AND AGENCY	11,549.04	
321 WIDENING WAPSI CREEK	5,020.00	
324 WW TREATMENT FACILITY	282,084.55	
326 ROUNDABOUT MAIN & CEDAR	46,524.00	
600 WATER FUND	10,364.51	
610 SEWER FUND	6,644.80	
740 STORM WATER UTILITY	9,574.12	
GRAND FUND TOTAL	478,566.42	

REVENUE-FISCAL YEAR 2024
FUND JULY

001 GENERAL FUND	42,565.14
022 CIVIC CENTER	313.69
031 LIBRARY	4,324.76
036 TORT LIABILITY	117.36
110 ROAD USE TAX	28,197.35
112 TRUST & AGENCY	2,697.25
119 EMERGENCY TAX FUND	67.36
121 LOCAL OPTION SALES TAX	23,523.76
125 TIF	347.47
126 TIF LMI MEADOWS PT 4	1.55
226 DEBT SERVICE	637.15
300 CAPITAL IMPROVEMENT RESERVE	97.78
321 WIDENING WAPSI CREEK	4,864.00
326 ROUNDABOUT MAIN & CEDAR	26,144.00
329 EASTSIDE WATER MAINS	29,792.00
500 CEMETERY PERPETUAL FUND	300.00
600 WATER FUND	71,484.78
610 SEWER FUND	100,672.41
740 STORM WATER UTILITY	5,949.00
TOTAL	342,096.81

There were no comments.

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

PRESENTATIONS / COMMUNICATIONS / OPEN FORUM

Maggie Burger, Speer Financial – West Branch Annual TIF Report

Burger presented the Annual TIF report to the Council and reviewed the City's current general debt obligations, (which can be levied with property taxes), revenue debt (which is repaid with the city's revenues such as water and sewer fees), and TIF rebate obligations (tax rebate agreements between the City and certain businesses and developer's). Burger reviewed the city's debt capacity (borrowing capacity) and how TIF revenues help pay back the city's past and current debts.

MCM Consulting Group Inc. – EMS Essential Service Referendum

This consulting group was hired by the Cedar County Board of Supervisor's to help them implement a county-wide ambulance service for timely, professional and consistent emergency medical response. In November 2023, there will be referendum on the ballot asking voters to support emergency medical services as an "essential service". If this referendum passes, the County will levy taxes for the service to help fund it. Currently, a few cities in the county have an ambulance, but they are all run by volunteers so service can be

delayed. If this referendum passes, there will be two paramedic staffed ambulances on-duty twenty-four hours a day ready to respond to emergencies within the county. For more information on the referendum visit cedarcountyems.org.

PUBLIC HEARING / NON-CONSENT AGENDA

Public Hearing – on the Proposal to vacate and dispose of the City’s interest in the south 130 feet of that certain alley located between Lots 22 and 23, Block 9, Townsend & Gue’s Subdivision, West Branch, Iowa.

Laughlin opened the public hearing at 7:48 p.m. Steve Dole, 121 N. 4th St. said he strongly opposes closing the alleys south entrance. Dole said that due to the alleys steep slope, it is difficult to exit to the north during inclement weather and that the south opening is the only way to get out of his property at times. Dole also noted that when city crews plow in the winter, the north entrance gets blocked for some time. Dole said he desires full access to his property at all times of the year. John Proeller, 411 E. Main St. presented a list of his concerns and current condition of the alley and asked the Council to send this matter back to the Planning & Zoning Commission for their recommendation as described in the City Code. Tawny Toth, 122 N. 5th St. said she doesn’t use the alley to access her property, but asked what the city’s plan was for incentivizing the residents who do use the alley. Toth asked if the city had plans to make the north section of alley easier for residents to enter or exit their properties. George Chamberlain, 421 E. Main St. said he lives on the east side of the proposed alley closure and listed the same concerns as the others and said he and his wife also use the south end during inclement weather. Chamberlain asked what the city’s plans were for the vacated portion of the alley. Laughlin closed the public hearing at 8:04 p.m.

Third Reading Ordinance 805 – Amending Chapter 92, Water Rates. / Move to action.

ORDINANCE NO. 805

AN ORDINANCE AMENDING CHAPTER 92 OF THE CODE OF ORDINANCES OF THE CITY OF WEST BRANCH, IOWA.

WHEREAS, the City Administration has been updating the City’s rates and fees that have remain unchanged for numerous years; and

WHEREAS, the City Administration recommends the following fee increase for Water Deposits for Rental Property.

NOW, THEREFORE, BE IT ORDAINED:

1. Amendment. Section 92.09(5) of the Code of Ordinances is hereby deleted in its entirety and replaced with the following:
“5. A \$150.00 deposit shall be paid by the tenant(s) of rental property when the tenant(s) establish(es) service. Upon disconnection of water service, the deposit, less deductions for any unpaid water usage, penalties, and interest, shall be returned to the tenant, without interest.
2. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.
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.
4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

First reading: August 21, 2023
Second reading: September 5, 2023
Third Reading: September 18, 2023

Passed and approved this 18th day of September, 2023.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

There were no comments.

Motion by Miller, second by Goodweiler to approve third reading of Ordinance 805. AYES: Miller, Goodweiler, Dean, Stoolman, Sexton. NAYS: None. Motion carried.

Third Reading Ordinance 806 – Amending Chapter 165, Zoning Regulations. / Move to action.

ORDINANCE NO. 806

AN ORDINANCE AMENDING CHAPTER 165 OF THE CODE OF ORDINANCES OF THE CITY OF WEST BRANCH, IOWA.

WHEREAS, the City Administration has been updating the City’s rates and fees that have remain unchanged for numerous years; and

WHEREAS, the City Administration recommends the following fee increase for re-zoning requests.

NOW, THEREFORE, BE IT ORDAINED:

1. Amendment. Section 165.20(5) of the Code of Ordinances is hereby deleted in its entirety and replaced with the following:
5. Fees and Expenses. All requests for changes in the Zoning Ordinance or map, except those initiated by the Council or City Planning and Zoning Commission, shall be at the expense of the person requesting said change. Said expense shall include costs of publication, fees paid for special Council meetings, and engineering and legal fees in connection with said zoning change. At the time said request for change is made, a deposit of \$300.00, unless waived by resolution of the Council, shall be paid to the Clerk. This amount shall be applied towards the costs of said requested change.
2. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

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

First reading: August 21, 2023
Second reading: September 5, 2023
Third Reading: September 18, 2023

Passed and approved this 18th day of September, 2023.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

There were no comments.

Motion by Dean, second by Goodweiler to approve third reading of Ordinance 806. AYES: Dean, Goodweiler, Stoolman, Miller, Sexton. NAYS: Miller. Motion carried.

Third Reading Ordinance 807 – Amending Chapter 166, Subdivision Regulations. / Move to action.

ORDINANCE NO. 807

AN ORDINANCE AMENDING CHAPTER 166 OF THE CODE OF ORDINANCES OF THE CITY OF WEST BRANCH, IOWA.

WHEREAS, the City Administration has been updating the City's rates and fees that have remain unchanged for numerous years; and
WHEREAS, the City Administration recommends the following fee increase for subdivision platting fees.

NOW, THEREFORE, BE IT ORDAINED:

1. Amendment. Section 166.03(1) of the Code of Ordinances is hereby deleted in its entirety and replaced with the following:
 1. Fees. At the time said preliminary or final plat is filed with the Clerk, a fee of \$300.00 (each), unless waived by resolution of the Council, shall be paid to the Clerk.
 2. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.
 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.
 4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

First reading: August 21, 2023
Second reading: September 5, 2023
Third Reading: September 18, 2023

Passed and approved this 18th day of September, 2023.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

There were no comments.

Motion by Miller, second by Goodweiler to approve third reading of Ordinance 807. AYES: Miller, Goodweiler, Stoolman, Sexton, Dean. NAYS: None. Motion carried.

First Reading of Ordinance 808 – Vacating the south 130 feet of that certain alley. / Move to action.

The Council discussed how the alley closure would be funded and some thought that storm water fees would be appropriate to be used. They asked City Engineer Schechinger for his estimated costs for the closure and he provided two options. A "easy" fix \$10k-\$15k, the correct fix which would address the storm water issue as well, \$30k-\$40k. Upon that estimate, Goodweiler suggested that they re-evaluate the alley closure and ask residents if they were willing to help the city come up with an agreeable plan for addressing the alley issues.

Motion by Sexton, second by Stoolman to approve first reading of Ordinance 808. AYES: Stoolman. NAYS: Sexton, Dean, Goodweiler, Miller. Motion FAILED.

Resolution 2023-99– Approving the revised job description for the position of Parks & Recreation Director. / Move to action.

The council requested that the requirement to obtain the Safe-serv certification be shortened to six months, rather than twelve and approved the revised job description.

Motion by Miller, second by Goodweiler to approve Resolution 2023-99. AYES: Miller, Goodweiler, Sexton, Stoolman, Dean. NAYS: None. Motion carried.

Resolution 2023-100 – Approve the Fire Pak Insurance for the West Branch Fire Department and West Branch Firefighters Inc. /Move to action.

Van Auken reminded the Council that the current Fire Pak insurance has been with a local insurance agency for several years because it was a local company that offered lower rates. Van Auken said she had recently received the insurance renewal from Springdale Insurance which has an effective date of October 1st and was notified that the insuring company has been changed from Western Continental to Provident Fire Plus. Van Auken continued that upon further review of the insurance renewal by herself and Chief Stoolman, they discovered that the renewal had the fire department under insured for both their vehicles and building contents. A revised proposal was requested and the annual premium will now be \$22,254.00. Van Auken and the Chief recommend accepting this proposal due to the effective date of the policy being just days away, but will look to ICAP to providing an insurance proposal for the future.

Motion by Dean, second by Sexton to approve Resolution 2023-100. AYES: Dean, Sexton, Miller, Stoolman, Goodweiler. NAYS: None. Motion carried.

Resolution 2023-101 – Approve Change Order Number 1 in the amount of \$4,835.00 for the Eastside Water Main Improvement Project. / Move to action.

There were no comments.

Motion by Miller, second by Goodweiler to approve Resolution 2023-101. AYES: Miller, Goodweiler, Dean, Stoolman, Sexton. NAYS: None. Motion carried.

Resolution 2023-102 – Approve Change Order Number 2 in the amount of \$870.00 for the Eastside Water Main Improvement Project. / Move to action.

There were no comments.

Motion by Sexton, second by Goodweiler to approve Resolution 2023-102. AYES: Sexton, Goodweiler, Miller, Dean, Stoolman. NAYS: None. Motion carried.

Resolution 2023-103 – Approve Pay Estimate Number 4 in the amount of \$161,324.16 to Lynch Excavating Inc. for the Eastside Water Main Improvement Project. / Move to action.

There were no comments.

Motion by Dean, second by Sexton to approve Resolution 2023-103. AYES: Dean, Sexton, Goodweiler, Stoolman, Miller. NAYS: None. Motion carried.

Resolution 2023-104 – Setting a date for Consultation and a date for a Public Hearing on the proposed Amendment No. 6 to the Amended and Restated West Branch Urban Renewal Plan. / Move to action.

Motion by Sexton, second by Dean to approve Resolution 2023-104. AYES: Sexton, Dean, Goodweiler, Miller, Stoolman. NAYS: None. Motion carried.

Discussion – Brown’s West Branch – Tax Rebate request

Kofoed explained Brown’s request for a tax rebate for a future business expansion. Kofoed said the seven-million-dollar project would include an additional building, expanded parking that would triple the amount of inventory, 35-40 new jobs and possibly the addition of electric vehicle (EV) stations. Goodweiler asked if the dealership would remain on W. Main Street because he didn’t want an abandoned building sitting empty along Main Street. Kofoed said that the plan does include moving the Ford line to the new expanded area but wasn’t at liberty to say what the future held for that building. Olson reminded the Council that car sales do not get charged the one-percent local option sales tax revenue so the city would not benefit from that and that although the project cost is high, much of the project is parking lot which does not necessarily add to increased property tax values. Kofoed said the Mayor was willing to consider a twenty-five percent rebate on the increment in property value but would not entertain helping with the cost of funding EV stations since there would be no benefit to the city. Goodweiler and Stoolman both stated they would like to know what the plan for the Ford dealership would entail before approving any sort of development agreement.

CITY ADMINISTRATOR REPORT

Kofoed said that he and Mayor Laughlin will be giving a presentation on the Heritage Hill project at the Iowa League of Cities later this week.

CITY ATTORNEY REPORT

Olson said the property on East Green Street will be going to a sheriff's sale on October 3rd.

CITY ENGINEER REPORT

I-80 project – box culverts are being installed under I-80 east of the exit 254. Eastside Water Main Project is finishing up on N. 6th St. Street lights have been installed at the roundabout. The cul de sac is being prepped for concrete in the Meadows Part 3 development.

STAFF REPORTS

Hanna stated that the certified officer rejected his offer of employment. Hanna said he would bring back other options to Council at a later date.

Goodale reported that the north water tower is being drained for maintenance. He said the water will run down W. Orange Street during this process. Goodale said water pressure may be affected and said the maintenance will take approximately ten days.

COMMENTS FROM MAYOR AND COUNCIL MEMBERS – None.

ADJOURNMENT

Motion to adjourn by Miller, second by Sexton. Motion carried on a voice vote. City Council meeting adjourned at 9:14 p.m.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 2, 2023

AGENDA ITEM: August Monthly Financial Report

PREPARED BY: Finance Officer, Heidi Van Auken
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DATE: September 14, 2023

SUMMARY:

Monthly Financial Report: This report includes revenue, investments, expenditures, and balances for the month of August 2023.

BANK TO BOOK RECONCILIATION				
8/31/2023				
BANK BALANCE @				
	CASH - FIDELITY BANK & TRUST			\$ 7,029,121.32
	CASH - FIDELITY BANK & TRUST - PERPETUAL CARE FUND			\$ 32,970.60
	SUB TOTAL			\$ 7,062,091.92
ADD:	CD'S:	Bank/CD #	Maturity Date	
	ENLOW BUILDING CD	LIBERTY SAVINGS-10447	5/2/2024	\$ 11,212.98
	CEMETERY PERPETUAL CARE	HILLS BANK-30282503	1/11/2024	\$ 99,251.76
	LIBRARY-HANSEN DONATION CD	GREENSTATE-1034 (Old 1029)	8/1/2024	\$ 57,221.25
	LIBRARY-KROUTH PRINCIPAL CD	GREENSTATE-1030 (Old 1026)	9/2/2023	\$ 52,617.91
	LIBRARY-KROUTH INTEREST CD	GREENSTATE-1031 (Old 1027)	9/2/2023	\$ 24,666.83
	GEN FUND-STREETScape-ACCIONA DONATION CD	GREENSTATE-1033 (Old 1028)	12/6/2024	\$ 7,207.69
	SAVINGS ACCOUNTS			
	GENERAL FUND SAVINGS	GREENSTATE-0001		\$ 5.00
	LIBRARY - KROUTH INTEREST	FIDELITY-SAVINGS ACCOUNT		\$ 8,519.12
	LIBRARY - M GRAY SAVINGS	FIDELITY-SAVINGS ACCOUNT		\$ 16,347.09
	TOTAL CD'S & SAVINGS ACCOUNTS			\$ 277,049.63
	SUB TOTAL			\$ 7,339,141.55
PLUS	O/S DEPOSITS			\$ -
PLUS	ADJUSTMENTS			\$ -
LESS:	O/S CREDIT CARD			\$ -
LESS:	O/S CHECKS			\$ 805,308.74
	ENDING BOOK BALANCE			\$ 6,533,832.81
	NON-RECONCILIATION ITEM-CUBBY PARK CONCESSIONS			\$ 600.00

CLERK'S REPORT FOR THE MONTH OF AUGUST 2023

DESCRIPTION	CHECKING	INVESTMENT	BEGINNING		TRANSFER		TRANSFER OUT	NET CHANGE LIABILITIES	CLERK'S BALANCE
			BALANCE	RECEIPTS	IN	DISBURSED			
GENERAL									
*(001) GENERAL OPERATING FUND	\$ 1,685,435.84	\$ 5.00	\$ 1,685,440.84	\$ 49,628.75		\$ 97,852.63			\$ 1,637,216.96
** FIRE APPARATUS RESERVE	\$ -	\$ -	\$ -						\$ -
POLICE APPARATUS RESERVE	\$ 88,178.95	\$ -	\$ 88,178.95						\$ 88,178.95
PARK & RECREATION RESERVE	\$ 17,340.39	\$ -	\$ 17,340.39						\$ 17,340.39
PUBLIC WORKS RESERVE	\$ 14,660.00	\$ -	\$ 14,660.00						\$ 14,660.00
CEMETERY BLDG/EQUIP INVESTMENT	\$ -	\$ -	\$ -						\$ -
SIGNS-ACCIONA DTN INVESTMENT	\$ -	\$ 7,207.69	\$ 7,207.69						\$ 7,207.69
PARK EQUIPMENT/RESERVE	\$ 13,000.00	\$ -	\$ 13,000.00						\$ 13,000.00
(022) CIVIC CENTER	\$ 47,579.78	\$ -	\$ 47,579.78	\$ 270.00		\$ 1,135.28			\$ 46,714.50
(027) MEMORIAL GARDEN PROJECT	\$ 414.00	\$ -	\$ 414.00						\$ 414.00
(028) SPLASH PAD RESERVE	\$ 100.00	\$ -	\$ 100.00						\$ 100.00
(031) LIBRARY	\$ 34,850.85	\$ 93,122.24	\$ 127,973.09	\$ 318.86		\$ 19,332.26			\$ 108,959.69
(036) TORT LIABILITY	\$ 10,553.39	\$ -	\$ 10,553.39			\$ 45,942.37			\$ (35,388.98)
SPECIAL REVENUE									
(110) ROAD USE TAX	\$ 154,959.03	\$ -	\$ 154,959.03	\$ 27,899.08		\$ 18,896.42			\$ 163,961.69
(112) TRUST & AGENCY (EMPLOYEE BENEFITS)	\$ 319,154.24	\$ -	\$ 319,154.24	\$ 2,123.10		\$ 20,390.85			\$ 300,886.49
(119) EMERGENCY TAX FUND	\$ 5,336.20	\$ -	\$ 5,336.20						\$ 5,336.20
(121) LOCAL OPTION SALES TAX	\$ 377,746.99	\$ -	\$ 377,746.99	\$ 32,822.76					\$ 410,569.75
(125) TIF	\$ 108,103.42	\$ -	\$ 108,103.42	\$ 93.58					\$ 108,197.00
(126) TIF LMI MEADOWS PT 4	\$ -	\$ -	\$ 13,481.14						\$ 13,481.14
(180) REVOLVING LOAN FUND	\$ 137,082.45	\$ -	\$ 137,082.45						\$ 137,082.45
DEBT SERVICE									
(226) DEBT SERVICE	\$ 285,816.54	\$ -	\$ 285,816.54	\$ 247.42					\$ 286,063.96
CAPITAL PROJECTS									
(300) CAPITAL IMPROVEMENT RESERVE	\$ 125,842.78	\$ -	\$ 125,842.78						\$ 125,842.78
(302) ARPA NEU FUND	\$ (0.00)	\$ -	\$ (0.00)						\$ (0.00)
(304) W MAIN ST STORMWATER IMP	\$ 10,000.00	\$ -	\$ 10,000.00						\$ 10,000.00
(308) PARK IMP - PEDERSEN VALLEY	\$ 14,827.20	\$ -	\$ 14,827.20						\$ 14,827.20
(312) DOWNTOWN EAST REDEVELOPMENT	\$ 22,412.82	\$ -	\$ 22,412.82						\$ 22,412.82
(319) RELOCATION OF WATER & SEWER LINES	\$ (757,023.24)	\$ -	\$ (757,023.24)	\$ 392,074.29		\$ 256.00			\$ (365,204.95)
(321) WIDENING WAPSI CREEK @ BERANEK PARK	\$ (9,304.52)	\$ -	\$ (9,304.52)	\$ 245,777.43		\$ 3,616.50			\$ 232,856.41
(322) SPLASH PAD	\$ -	\$ -	\$ -						\$ -
(323) I-80 WEST, WATER MAIN RELOCATE	\$ (24,271.48)	\$ -	\$ (24,271.48)			\$ 491,865.86			\$ (516,137.34)
(324) WW TREATMT FAC IMP 2021	\$ 60,587.25	\$ -	\$ 60,587.25			\$ 792,194.69			\$ (731,607.44)
(326) ROUNDABOUT MAIN & CEDAR	\$ (26,403.35)	\$ -	\$ (26,403.35)	\$ 1,321,053.70					\$ 1,294,650.35
(327) SPONSORED WATER QUALITY IMPE 2021	\$ (20,000.00)	\$ -	\$ (20,000.00)						\$ (20,000.00)
(329) EASTSIDE WATER MAINS	\$ (14,714.50)	\$ -	\$ (14,714.50)	\$ 1,505,386.77		\$ 528,637.25			\$ 962,035.02
PERMANENT									
(500) CEMETERY PERPETUAL FUND	\$ 32,970.60	\$ 99,251.76	\$ 132,222.36						\$ 132,222.36
(501) KROUTH PRINCIPAL FUND	\$ 0.00	\$ 52,634.25	\$ 52,634.25						\$ 52,634.25
(502) KROUTH INTEREST FUND	\$ (0.00)	\$ 24,666.83	\$ 24,666.83						\$ 24,666.83
ENTERPRISE									
(600) WATER FUND	\$ 308,118.12	\$ -	\$ 308,118.12	\$ 77,917.71		\$ 40,661.00	\$ 5,147.29		\$ 340,227.54
(603) WATER SINKING FUND	\$ 10,320.87	\$ -	\$ 10,320.87	\$ -	\$ 5,147.29				\$ 15,468.16
(610) SEWER FUND	\$ 764,367.04	\$ -	\$ 764,367.04	\$ 100,093.79		\$ 27,027.96	\$ 42,904.31		\$ 794,528.56
(611) SEWER FUND SPECIAL	\$ 593,587.19	\$ -	\$ 593,587.19	\$ -	\$ 42,904.31				\$ 636,491.50
(614) WASTEWATER LIFT STATION	\$ -	\$ -	\$ -						\$ -
(740) STORM WATER UTILITY	\$ 188,280.38	\$ -	\$ 188,280.38	\$ 5,856.85		\$ 10,200.35			\$ 183,936.88
(950) BC/BS FLEXIBLE BENEFIT	\$ -	\$ -	\$ -						\$ -
TOTAL	\$ 4,579,909.23	\$ 276,887.77	\$ 4,870,278.14	\$ 3,761,564.09	\$ 48,051.60	\$ 2,098,009.42	\$ 48,051.60	\$ -	\$ 6,533,832.81
O/S CHECKS			\$27,474.67						\$805,308.74
ADJUSTMENTS			\$0.00						\$0.00
O/S DEPOSIT			\$0.00						\$0.00
O/S CREDIT CARD			\$0.00						\$0.00
BANK STATEMENT BALANCE			\$4,897,752.81						\$7,339,141.55

CITY OF WEST BRANCH
 MTD TREASURERS REPORT
 AS OF: AUGUST 31ST, 2023

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	1,825,827.87	49,628.75	97,852.63	1,777,603.99	0.00	0.00	1,777,603.99
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	47,579.78	270.00	1,135.28	46,714.50	0.00	0.00	46,714.50
026-SIGNS-ACCIONA DONATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
027-MEMORIAL GARDEN PROJECT	414.00	0.00	0.00	414.00	0.00	0.00	414.00
028-SPLASH PAD RESERVE	100.00	0.00	0.00	100.00	0.00	0.00	100.00
031-LIBRARY	127,973.09	318.86	19,332.26	108,959.69	0.00	0.00	108,959.69
036-TORT LIABILITY	10,553.39	0.00	45,942.37	(35,388.98)	0.00	0.00	(35,388.98)
050-HOME TOWN DAYS FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
110-ROAD USE TAX	154,959.03	27,899.08	18,896.42	163,961.69	0.00	0.00	163,961.69
111-POLICE RECOVERY ACT GRANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
112-TRUST AND AGENCY	319,154.24	2,123.10	20,390.85	300,886.49	0.00	0.00	300,886.49
119-EMERGENCY TAX FUND	5,336.20	0.00	0.00	5,336.20	0.00	0.00	5,336.20
121-OPTION TAX	377,746.99	32,822.76	0.00	410,569.75	0.00	0.00	410,569.75
125-T I F	108,103.42	93.58	0.00	108,197.00	0.00	0.00	108,197.00
126-TIF LMI MEADOWS PT 4	13,481.14	0.00	0.00	13,481.14	0.00	0.00	13,481.14
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	285,816.54	247.42	0.00	286,063.96	0.00	0.00	286,063.96
300-CAPITAL IMPROV. RESERVE	125,842.78	0.00	0.00	125,842.78	0.00	0.00	125,842.78
301-REAP GRANT PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
302-ARPA NEU FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	14,827.20	0.00	0.00	14,827.20	0.00	0.00	14,827.20
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	22,412.82	0.00	0.00	22,412.82	0.00	0.00	22,412.82
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	(757,023.24)	392,074.29	256.00	(365,204.95)	0.00	0.00	(365,204.95)
320-LIBRARY PARKING LOT IMPRO	0.00	0.00	0.00	0.00	0.00	0.00	0.00
321-WIDENING WAPSI CREEK @ BE	(9,304.52)	245,777.43	3,616.50	232,856.41	0.00	0.00	232,856.41
322-SPLASH PAD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
323-I-80 WEST, WATER MAIN REL	(24,271.48)	0.00	0.00	(24,271.48)	0.00	0.00	(24,271.48)
324-WW TREATMT FAC IMP 2021	60,587.25	0.00	491,865.86	(431,278.61)	0.00	0.00	(431,278.61)
326-ROUNDABOUT MAIN & CEDAR-J	(26,403.35)	1,321,053.70	792,194.69	502,455.66	0.00	0.00	502,455.66
327-SPONS WATER QUAL IMP 2021	(20,000.00)	0.00	0.00	(20,000.00)	0.00	0.00	(20,000.00)

CITY OF WEST BRANCH
 MTD TREASURERS REPORT
 AS OF: AUGUST 31ST, 2023

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
328-GREENVIEW WATER MAIN NLOO	0.00	0.00	0.00	0.00	0.00	0.00	0.00
329-EASTSIDE WATER MAINS	(14,714.50)	1,505,386.77	528,637.25	962,035.02	0.00	0.00	962,035.02
500-CEMETERY PERPETUAL FUND	132,222.36	0.00	0.00	132,222.36	0.00	0.00	132,222.36
501-KROUTH PRINCIPAL FUND	52,634.25	0.00	0.00	52,634.25	0.00	0.00	52,634.25
502-KROUTH INTEREST FUND	24,666.83	0.00	0.00	24,666.83	0.00	0.00	24,666.83
600-WATER FUND	308,118.12	77,917.71	45,808.29	340,227.54	0.00	0.00	340,227.54
601-WATER RESERVE FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
603-WATER SINKING FUND	10,320.87	5,147.29	0.00	15,468.16	0.00	0.00	15,468.16
610-SEWER FUND	764,367.04	100,093.79	69,932.27	794,528.56	0.00	0.00	794,528.56
611-SEWER FUND SPECIAL	593,587.19	42,904.31	0.00	636,491.50	0.00	0.00	636,491.50
614-WASTEWATER LIFT STATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
740-STORM WATER UTILITY	188,280.38	5,856.85	10,200.35	183,936.88	0.00	0.00	183,936.88
950-BC/BS FLEXIBLE BENEFIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GRAND TOTAL	4,870,278.14	3,809,615.69	2,146,061.02	6,533,832.81	0.00	0.00	6,533,832.81

*** END OF REPORT ***

CITY OF WEST BRANCH
 YTD TREASURERS REPORT
 AS OF: AUGUST 31ST, 2023

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	1,927,106.54	92,193.89	241,696.44	1,777,603.99	0.00	0.00	1,777,603.99
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	48,004.54	583.69	1,873.73	46,714.50	0.00	0.00	46,714.50
026-SIGNS-ACCIONA DONATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
027-MEMORIAL GARDEN PROJECT	414.00	0.00	0.00	414.00	0.00	0.00	414.00
028-SPLASH PAD RESERVE	100.00	0.00	0.00	100.00	0.00	0.00	100.00
031-LIBRARY	140,264.18	4,643.62	35,948.11	108,959.69	0.00	0.00	108,959.69
036-TORT LIABILITY	19,354.65	117.36	54,860.99	(35,388.98)	0.00	0.00	(35,388.98)
050-HOME TOWN DAYS FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
110-ROAD USE TAX	143,232.45	56,096.43	35,367.19	163,961.69	0.00	0.00	163,961.69
111-POLICE RECOVERY ACT GRANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
112-TRUST AND AGENCY	337,376.69	4,820.35	41,310.55	300,886.49	0.00	0.00	300,886.49
119-EMERGENCY TAX FUND	5,268.84	67.36	0.00	5,336.20	0.00	0.00	5,336.20
121-OPTION TAX	354,223.23	56,346.52	0.00	410,569.75	0.00	0.00	410,569.75
125-T I F	107,755.95	441.05	0.00	108,197.00	0.00	0.00	108,197.00
126-TIF LMI MEADOWS PT 4	13,479.59	1.55	0.00	13,481.14	0.00	0.00	13,481.14
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	285,179.39	884.57	0.00	286,063.96	0.00	0.00	286,063.96
300-CAPITAL IMPROV. RESERVE	125,745.00	97.78	0.00	125,842.78	0.00	0.00	125,842.78
301-REAP GRANT PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
302-ARPA NEU FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	14,827.20	0.00	0.00	14,827.20	0.00	0.00	14,827.20
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	22,412.82	0.00	0.00	22,412.82	0.00	0.00	22,412.82
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	(413,188.80)	392,074.29	344,090.44	(365,204.95)	0.00	0.00	(365,204.95)
320-LIBRARY PARKING LOT IMPRO	0.00	0.00	0.00	0.00	0.00	0.00	0.00
321-WIDENING WAPSI CREEK @ BE	(8,983.52)	250,641.43	8,801.50	232,856.41	0.00	0.00	232,856.41
322-SPLASH PAD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
323-I-80 WEST, WATER MAIN REL	(24,271.48)	0.00	0.00	(24,271.48)	0.00	0.00	(24,271.48)
324-WW TREATMT FAC IMP 2021	80,000.00	0.00	511,278.61	(431,278.61)	0.00	0.00	(431,278.61)
326-ROUNDAABOUT MAIN & CEDAR-J	(51,236.09)	1,347,197.70	793,505.95	502,455.66	0.00	0.00	502,455.66
327-SPONS WATER QUAL IMP 2021	(20,000.00)	0.00	0.00	(20,000.00)	0.00	0.00	(20,000.00)

CITY OF WEST BRANCH
 YTD TREASURERS REPORT
 AS OF: AUGUST 31ST, 2023

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
328-GREENVIEW WATER MAIN NLOO	0.00	0.00	0.00	0.00	0.00	0.00	0.00
329-EASTSIDE WATER MAINS	(39,352.46)	1,535,178.77	533,791.29	962,035.02	0.00	0.00	962,035.02
500-CEMETERY PERPETUAL FUND	131,922.36	300.00	0.00	132,222.36	0.00	0.00	132,222.36
501-KROUTH PRINCIPAL FUND	52,634.25	0.00	0.00	52,634.25	0.00	0.00	52,634.25
502-KROUTH INTEREST FUND	24,666.83	0.00	0.00	24,666.83	0.00	0.00	24,666.83
600-WATER FUND	327,497.42	149,402.49	136,672.37	340,227.54	0.00	0.00	340,227.54
601-WATER RESERVE FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
603-WATER SINKING FUND	5,173.58	10,294.58	0.00	15,468.16	0.00	0.00	15,468.16
610-SEWER FUND	724,784.24	200,766.20	131,021.88	794,528.56	0.00	0.00	794,528.56
611-SEWER FUND SPECIAL	550,682.88	85,808.62	0.00	636,491.50	0.00	0.00	636,491.50
614-WASTEWATER LIFT STATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
740-STORM WATER UTILITY	183,444.34	11,805.85	11,313.31	183,936.88	0.00	0.00	183,936.88
950-BC/BS FLEXIBLE BENEFIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GRAND TOTAL	5,215,601.07	4,199,764.10	2,881,532.36	6,533,832.81	0.00	0.00	6,533,832.81

*** END OF REPORT ***

PROGRAM EXPENDITURES FOR THE MONTH AUGUST OF 2023

16.67%

FUNCTIONS	BUDGET	MTD EXP	YTD EXP	REMAINING	PERCENT
	EXP			BALANCE	OF EXPENSES
PUBLIC SAFETY					
POLICE DEPARTMENT					
GENERAL FUND	\$ 421,181.00	\$ 23,118.06	\$ 58,341.36	\$ 362,839.64	13.85%
TORT LIABILITY	\$ 19,122.00	\$ 9,931.14	\$ 11,273.56	\$ 7,848.44	58.96%
TRUST & AGENCY	\$ 93,277.00	\$ 5,982.38	\$ 11,965.85	\$ 81,311.15	12.83%
FIRE DEPARTMENT					
GENERAL FUND	\$ 287,550.00	\$ 3,282.51	\$ 10,341.54	\$ 277,208.46	3.60%
TORT LIABILITY	\$ 35,668.00	\$ 5,718.27	\$ 10,799.51	\$ 24,868.49	30.28%
TRUST & AGENCY	\$ 41,303.00	\$ 1,131.21	\$ 2,278.22	\$ 39,024.78	5.52%
BUILDING INSPECTIONS				\$ -	#DIV/0!
GENERAL FUND	\$ 70,623.00	\$ 3,270.88	\$ 6,558.98	\$ 64,064.02	9.29%
TORT LIABILITY	\$ 200.00	\$ 47.99	\$ 207.98	\$ (7.98)	103.99%
TRUST & AGENCY	\$ 17,850.00	\$ 908.57	\$ 1,820.18	\$ 16,029.82	10.20%
ANIMAL CONTROL	\$ 3,800.00	\$ -	\$ -	\$ 3,800.00	0.00%
TOTAL PUBLIC SAFETY	\$ 990,574.00	\$ 53,391.01	\$ 113,587.18	\$ 876,986.82	11.47%
PUBLIC WORKS					
ROADS & STREETS					
GENERAL FUND	\$ 43,000.00	\$ 11.95	\$ 516.94	\$ 42,483.06	1.20%
TORT LIABILITY	\$ 18,022.00	\$ 12,324.27	\$ 13,453.74	\$ 4,568.26	74.65%
ROAD USE TAX FUND	\$ 299,953.00	\$ 18,896.42	\$ 35,367.19	\$ 264,585.81	11.79%
TRUST & AGENCY	\$ 60,195.00	\$ 3,468.09	\$ 7,340.54	\$ 52,854.46	12.19%
STREET LIGHTING - GENERAL FUND	\$ 40,000.00	\$ 2,948.82	\$ 5,883.66	\$ 34,116.34	14.71%
SOLID WASTE - GENERAL FUND	\$ 275,218.00	\$ 17,841.75	\$ 51,469.32	\$ 223,748.68	18.70%
TOTAL PUBLIC WORKS	\$ 736,388.00	\$ 55,491.30	\$ 114,031.39	\$ 622,356.61	15.49%
TOTAL HEALTH & SOCIAL SERVICES	\$ -	\$ -	\$ -	\$ -	#DIV/0!
CULTURE & RECREATION					
LIBRARY					
GENERAL FUND	\$ 231,365.00	\$ 19,332.26	\$ 35,948.11	\$ 195,416.89	15.54%
TORT LIABILITY	\$ 5,260.00	\$ 5,290.43	\$ 5,346.11	\$ (86.11)	101.64%
TRUST & AGENCY	\$ 42,841.00	\$ 3,780.18	\$ 7,547.54	\$ 35,293.46	17.62%
PARKS & RECREATION				\$ -	
GENERAL FUND	\$ 228,196.00	\$ 11,640.70	\$ 23,737.22	\$ 204,458.78	10.40%
TORT LIABILITY	\$ 6,863.00	\$ 4,829.82	\$ 5,548.11	\$ 1,314.89	80.84%
TRUST & AGENCY	\$ 53,368.00	\$ 1,761.70	\$ 3,585.37	\$ 49,782.63	6.72%

FUNCTIONS	BUDGET EXP	MTD EXP	YTD EXP	REMAINING BALANCE	PERCENT OF EXPENSES
CEMETERY					
GENERAL FUND	\$ 92,223.00	\$ 7,969.18	\$ 17,834.46	\$ 74,388.54	19.34%
TORT LIABILITY	\$ 3,094.00	\$ 1,708.60	\$ 2,010.11	\$ 1,083.89	64.97%
TRUST & AGENCY	\$ 18,293.00	\$ 1,146.29	\$ 2,291.97	\$ 16,001.03	12.53%
CIVIC CENTER				\$ -	
GENERAL FUND	\$ 19,900.00	\$ 1,135.28	\$ 1,873.73	\$ 18,026.27	9.42%
TRUST & AGENCY	\$ -	\$ -	\$ -	\$ -	#DIV/0!
COMMUNITY & CULTURAL DEV. (HHTD)	\$ 32,050.00	\$ 12,651.05	\$ 13,414.89	\$ 18,635.11	41.86%
LOCAL CABLE ACCESS				\$ -	
GENERAL FUND	\$ 22,801.00	\$ 537.51	\$ 12,598.65	\$ 10,202.35	55.25%
TRUST & AGENCY	\$ 3,846.00	\$ -	\$ -	\$ 3,846.00	0.00%
TOTAL CULTURE & RECREATION	\$ 760,100.00	\$ 71,783.00	\$ 131,736.27	\$ 628,363.73	17.33%
COMMUNITY & ECONOMIC DEV.					
ECONOMIC DEVELOPMENT	\$ 91,500.00	\$ 1,000.00	\$ 3,500.00	\$ 88,000.00	3.83%
PLANNING & ZONING	\$ 20,000.00	\$ 482.58	\$ 1,106.90	\$ 18,893.10	5.53%
REVOLVING LOAN FUND	\$ -	\$ -	\$ -	\$ -	
TIF DEBT SERVICE	\$ 183,881.00	\$ -	\$ -	\$ 183,881.00	0.00%
TOTAL COMMUNITY & E.D.	\$ 295,381.00	\$ 1,482.58	\$ 4,606.90	\$ 290,774.10	1.56%
GENERAL GOVERNMENT					
MAYOR & COUNCIL					
GENERAL FUND	\$ 20,500.00	\$ 435.19	\$ 870.38	\$ 19,629.62	4.25%
TRUST & AGENCY	\$ 2,906.00	\$ 47.39	\$ 94.78	\$ 2,811.22	3.26%
CLERK & TREASURER					
GENERAL FUND	\$ 181,346.00	\$ 12,054.86	\$ 31,745.90	\$ 149,600.10	17.51%
TORT LIABILITY	\$ 6,792.00	\$ 6,091.85	\$ 6,221.87	\$ 570.13	91.61%
TRUST & AGENCY	\$ 44,670.00	\$ 2,165.04	\$ 4,386.10	\$ 40,283.90	9.82%
LEGAL SERVICES	\$ 27,000.00	\$ 607.59	\$ 3,776.24	\$ 23,223.76	13.99%
TOTAL GENERAL GOVERNMENT	\$ 283,214.00	\$ 21,401.92	\$ 47,095.27	\$ 236,118.73	16.63%
GO DEBT SERVICE	\$ 930,769.00	\$ -	\$ -	\$ 930,769.00	0.00%
CAPITAL PROJECTS					
ARPA FUNDED PROJECT	\$ 372,612.00	\$ -	\$ -	\$ 372,612.00	0.00%
RELOCATING WATER & SEWER LINES	\$ 658,100.00	\$ 256.00	\$ 344,090.44	\$ 314,009.56	52.29%
WIDENING WAPSI CREEK @ BERANEK	\$ 1,000,000.00	\$ 3,616.50	\$ 8,801.50	\$ 991,198.50	0.88%
WW TREATMENT FACILITY IMP 2021	\$ 7,000,000.00	\$ 491,865.86	\$ 511,278.61	\$ 6,488,721.39	7.30%

FUNCTIONS	BUDGET	MTD EXP	YTD EXP	REMAINING	PERCENT
	EXP			BALANCE	OF EXPENSES
ROUNDBOUT MAIN & CEDAR	\$ 1,100,000.00	\$ 792,194.69	\$ 793,505.95	\$ 306,494.05	72.14%
EASTSIDE WATER MAINS	\$ 1,800,000.00	\$ 528,637.25	\$ 533,791.29	\$ 1,266,208.71	29.66%
TOTAL CAPITAL PROJECTS	\$ 11,930,712.00	\$ 1,816,570.30	\$ 2,191,467.79	\$ 9,739,244.21	18.37%
BUSINESS TYPE ACTIVITIES					
WATER FUND	\$ 475,028.00	\$ 40,661.00	\$ 126,377.79	\$ 348,650.21	26.60%
TRUST & AGENCY	\$ 28,597.00	\$ -	\$ -	\$ 28,597.00	
WATER SINKING FUND	\$ 61,768.00	\$ -	\$ -	\$ 61,768.00	0.00%
SEWER FUND	\$ 318,560.00	\$ 27,027.96	\$ 45,213.26	\$ 273,346.74	14.19%
TRUST & AGENCY	\$ 23,652.00	\$ -	\$ -	\$ 23,652.00	
SEWER FUND SPECIAL	\$ 503,360.00	\$ -	\$ -	\$ 503,360.00	0.00%
STORM WATER UTILITY	\$ 49,664.00	\$ 10,200.35	\$ 11,313.31	\$ 38,350.69	22.78%
TRUST & AGENCY	\$ 2,522.00	\$ -	\$ -	\$ 2,522.00	0.00%
TOTAL BUSINESS TYPE ACTIVITIES	\$ 1,463,151.00	\$ 77,889.31	\$ 182,904.36	\$ 1,280,246.64	12.50%
NON-DEPARTMENTAL TRANSFERS					
GENERAL FUND	\$ 199,791.00	\$ -	\$ -	\$ 199,791.00	0.00%
ROAD USE TAX	\$ -	\$ -	\$ -	\$ -	#DIV/0!
TRUST AND AGENCY	\$ -	\$ -	\$ -	\$ -	#DIV/0!
EMERGENCY TAX FUND	\$ 42,822.00	\$ -	\$ -	\$ 42,822.00	0.00%
LOCAL OPTION SALES TAX	\$ 238,200.00	\$ -	\$ -	\$ 238,200.00	0.00%
TIF	\$ 381,273.00	\$ -	\$ -	\$ 381,273.00	0.00%
WATER FUND	\$ 131,377.00	\$ 5,147.29	\$ 10,294.58	\$ 121,082.42	7.84%
SEWER FUND	\$ 584,395.00	\$ 42,904.31	\$ 85,808.62	\$ 498,586.38	14.68%
SEWER FUND SPECIAL	\$ -	\$ -	\$ -	\$ -	#DIV/0!
STORM WATER UTILITY	\$ -	\$ -	\$ -	\$ -	#DIV/0!
TOTAL NON-DEPARMENTAL TRANSFERS	\$ 1,577,858.00	\$ 48,051.60	\$ 96,103.20	\$ 1,481,754.80	6.09%
TOTAL FOR ALL FUNCTIONS	\$ 18,968,147.00	\$ 2,146,061.02	\$ 2,881,532.36	\$ 16,086,614.64	15.19%

CITY OF WEST BRANCH
 EXPENDITURES BY ACTIVITY (UNAUDITED)
 AS OF: AUGUST 31ST, 2023

001-GENERAL FUND

16.67% OF FISCAL YEAR

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
TOTAL NON-PROGRAM	1,577,858.00	48,051.60	96,103.20	6.09	1,481,754.80
TOTAL PUBLIC SAFETY	990,574.00	53,391.01	113,587.18	11.47	876,986.82
TOTAL PUBLIC WORKS	736,388.00	55,491.30	114,031.39	15.49	622,356.61
TOTAL HEALTH & SOCIAL SERVICES	0.00	0.00	0.00	0.00	0.00
TOTAL CULTURE & RECREATION	760,100.00	71,783.00	131,736.27	17.33	628,363.73
TOTAL COMMUNITY & ECON DEVELOP	295,381.00	1,482.58	4,606.90	1.56	290,774.10
TOTAL GENERAL GOVERNMENT	283,214.00	21,401.92	47,095.27	16.63	236,118.73
TOTAL DEBT SERVICE	930,769.00	0.00	0.00	0.00	930,769.00
TOTAL CAPITAL PROJECTS	11,930,712.00	1,816,570.30	2,191,467.79	18.37	9,739,244.21
TOTAL BUSINESS TYPE/ENTERPRISE	1,463,151.00	77,889.31	182,904.36	12.50	1,280,246.64
TOTAL EXPENDITURES	18,968,147.00	2,146,061.02	2,881,532.36	15.19	16,086,614.64



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 2, 2023

AGENDA ITEM: Claims for 10/2/2023
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PREPARED BY: Finance Officer, Heidi Van Auken
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DATE: September 27, 2023

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.

EXPENDITURES**10/2/2023**

AMAZON.COM	VARIOUS ITEMS - LIBRARY	189.93
BAKER & TAYLOR	BOOKS	148.04
BOWERS CUSTOM SERVICES	WATERLINE REPAIR IN CEMETERY	2,202.50
CEDAR COUNTY COOPERATIVE	FUEL-PW	1,538.60
D&R PEST CONTROL	PEST CONTROL - LIBRARY	70.00
ECONO SIGNS	POSTS FOR STREET SIGNS	5,523.75
HICKS, KEVIN & CHELSEA	BLDG INCENTIVE PAYMENT	1,000.00
LIBERTY COMMUNICATIONS	LIBERTY COMMUNICATIONS	1,573.84
LINDSAY MURDOCK	BLDG INCENTIVE PAYMENT	1,000.00
MENARDS	SHOP SUPPLIES	24.78
PETERSON, ADAM & LINDSEY	BLDG INCENTIVE PAYMENT	911.96
ROBERT PRATT & MINDY KRAUS	BLDG INCENTIVE PAYMENT	898.82
SPEER FINANCIAL	TIF REPORT DELIVERY	375.00
THE HOME DEPOT PRO	BLDG SUPPLIES - CITY	29.61
USA BLUE BOOK	SUPPLIES FOR WATER	1,167.55
VEENSTRA & KIMM	VARIOUS PROJECTS	31,056.14
WHITAKER, REBECCA	BLDG INCENTIVE PAYMENT	1,000.00
TOTAL		48,710.52

PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS**9/29/2023****44,809.56****PAID BETWEEN MEETINGS**

METLIFE	INSURANCE	1,445.44
SISCO	INSURANCE	12,350.53
MEDIACOM	CABLE SERVICE	41.90
PITNEY BOWES INC.	POSTAGE METER RENTAL-CITY	180.00
PITNEY BOWES PURCHASE POWER	REPLENISH POSTAGE-CITY	1,052.11
QUILL	OFFICE SUPPLIES-CITY	67.83
US BANK CORPORATE CARD	CREDIT CARD PURCHASES	1,328.13
VERIZON WIRELESS	VERIZON WIRELESS	412.52
SISCO	HEALTH CLAIMS 9/15/2023	6.39
LYNCH'S EXCAVATING	EAST SIDE WATER PAY ESTIMATE 4	161,324.16
ALLIANT ENERGY	ALLIANT ENERGY	14,666.82
BOUND TREE MEDICAL	MEDICAL SUPPLIES	276.87
CULLIGAN WATER TECH	WATER SOFTENER SERVICE	36.98
ECONO SIGNS	STREET SIGNS	66.44
FIRST DUE HOSE	FIRE HOSE TESTING & REPAIR	1,977.50
HOLLYWOOD GRAPHICS	VB TSHIRTS YOUTH P&R	574.12
HOTSY CLEANING SYSTEMS	CLEANING SUPPLIES-FIRE	1,425.04
LINN COUNTY REC	STREET LIGHTS	256.20
PLUNKETT'S PEST CONTROL	PEST CONTROL-CITY, TOWN HALL	105.90
QC ANALYTICAL SERVICES	LAB ANALYSIS	881.75

STATE HYGIENIC LAB	LAB ANALYSIS	43.50
WEST BRANCH REPAIRS	VEHICLE REPAIRS-FIRE	673.86
WEST BRANCH TIMES	LEGAL PUBLICATIONS	710.99

TOTAL		199,904.98
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GRAND TOTAL EXPENDITURES		293,425.06
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FUND TOTALS

001 GENERAL FUND		39,561.93
022 CIVIC CENTER		760.56
031 LIBRARY		7602.3
110 ROAD USE TAX		14,006.93
112 TRUST AND AGENCY		14,097.40
321 WIDENING WAPSI CREEK		4,291.93
324 WW TREATMT FACILITY		13,037.37
326 ROUNDABOUT MAIN & CEDAR		1,342.70
329 EASTSIDE WATER MAINS		170,478.09
600 WATER FUND		17,175.78
610 SEWER FUND		10160.46
740 STORM WATER UTILITY		909.61

GRAND FUND TOTAL		293,425.06
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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE OPERATION	GENERAL FUND	LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	304.65
			TOTAL:	304.65
FIRE OPERATION	GENERAL FUND	LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	90.02
			TOTAL:	90.02
PARK & RECREATION	GENERAL FUND	LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	281.53
			TOTAL:	281.53
CEMETERY	GENERAL FUND	BOWERS CUSTOM SERVICES LLC	WATERLINE REPAIR IN CEMETE	777.50
			TOTAL:	777.50
ECONOMIC DEVELOPMENT	GENERAL FUND	PETERSON, ADAM D OR LINDSEY N	BLDG INCENTIVE PAYMENT	911.96
		ROBERT PRATT & MINDY KRAUS	BLDG INCENTIVE PAYMENT	898.82
		LINDSAY MURDOCK	BLDG INCENTIVE PAYMENT	1,000.00
		HICKS, KEVIN & CHELSEA	BLDG INCENTIVE PAYMENT	1,000.00
		WHITAKER, REBECCA	BLDG INCENTIVE PAYMENT	1,000.00
			TOTAL:	4,810.78
CLERK & TREASURER	GENERAL FUND	LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	429.47
		THE HOME DEPOT PRO	BLDG SUPPLIES - CITY	29.61
		SPEER FINANCIAL INC	TIF REPORT DELIVERY	375.00
			TOTAL:	834.08
LOCAL CABLE ACCESS	GENERAL FUND	LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	64.95
			TOTAL:	64.95
COMMISSION	GENERAL FUND	VEENSTRA & KIMM INC.	MEADOWS PT 3A REVIEW	1,830.21
			TOTAL:	1,830.21
TOWN HALL	CIVIC CENTER	LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	45.21
			TOTAL:	45.21
LIBRARY	LIBRARY	BAKER & TAYLOR INC.	BOOKS	148.04
		D&R PEST CONTROL	PEST CONTROL - LIBRARY	70.00
		LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	238.75
		AMAZON.COM.CA., INC.	YOUTH PROGRAM SUPPLIES	13.43
			BOOKS	52.70
			DVDS	19.96
			BLDG SUPPLIES - LIBRARY	5.99
			YOUTH PROGRAM SUPPLIES	21.25
			STAFF COMPUTER EQUIP	13.58
			YOUTH PROGRAM SUPPLIES	63.02
			TOTAL:	646.72
ROADS & STREETS	ROAD USE TAX	MENARDS	SHOP SUPPLIES	24.78
		VEENSTRA & KIMM INC.	BRIDGE INSPECTION	1,400.00
		LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	39.75
		ECONO SIGNS LLC	POSTS FOR STREET SIGNS	5,523.75
			TOTAL:	6,988.28
CAPITAL PROJECT	WIDENING WAPSI CRE	VEENSTRA & KIMM INC.	CHANNEL WIDENING FLOOR IMP	4,291.93
			TOTAL:	4,291.93
CAPITAL PROJECT	WW TREATMT FAC IMP	VEENSTRA & KIMM INC.	WW TREATMENT FACILITY	4,560.00
			WW TREATMENT FACILITY	8,077.37

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			WW TREATMENT FACILITY	400.00
			TOTAL:	13,037.37
INVALID DEPARTMENT	ROUNDAABOUT MAIN &	VEENSTRA & KIMM INC.	HHH & CEDAR JOHNSON INTERS	1,342.70
			TOTAL:	1,342.70
CAPITAL PROJECTS	EASTSIDE WATER MAI	VEENSTRA & KIMM INC.	EAST SIDE WATER MAINS	7,163.50
			EAST SIDE WATER MAINS	482.00
			EAST SIDE WATER MAINS	1,508.43
			TOTAL:	9,153.93
WATER OPERATING	WATER FUND	CEDAR COUNTY COOPERATIVE	FUEL-PW	1,538.60
		LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	39.76
		BOWERS CUSTOM SERVICES LLC	CEMETERY WATER MAIN REPAIR	1,125.00
		USA BLUE BOOK	SUPPLIES FOR WATER	1,167.55
			TOTAL:	3,870.91
SEWER OPERATING	SEWER FUND	LIBERTY COMMUNICATIONS	TELEPHONE SERVICE	39.75
			TOTAL:	39.75
STORM WATER UTILITY	STORM WATER UTILIT	BOWERS CUSTOM SERVICES LLC	MOVE MTLs CEDAR EDGE TO TO	300.00
			TOTAL:	300.00

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

001	GENERAL FUND	8,993.72
022	CIVIC CENTER	45.21
031	LIBRARY	646.72
110	ROAD USE TAX	6,988.28
321	WIDENING WAPSI CREEK @ BE	4,291.93
324	WW TREATMT FAC IMP 2021	13,037.37
326	ROUNDAABOUT MAIN & CEDAR-J	1,342.70
329	EASTSIDE WATER MAINS	9,153.93
600	WATER FUND	3,870.91
610	SEWER FUND	39.75
740	STORM WATER UTILITY	300.00

	GRAND TOTAL:	48,710.52



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 2, 2023

AGENDA ITEM: Mike Wagner, Alliant Energy, presentation on franchise fees.
PREPARED BY: Adam Kofoed, City Administrator
DATE: September 27, 2023

SUMMARY:

There are 222 cities under Alliant that have opted for some kind of franchise fee. Marshalltown, Burlington, and other cities are considering franchise fees to offset costs lost to HF 718. Recently, Mt. Vernon passed a franchise fee to fund their capital improvement plan. Revenue generated from fees will depend on the percentage.

Tax exempt status is based on tax exempt paperwork. Of the customers in West Branch, these groups have up-to-date paperwork and would have to pay a utility fee:

- 10 at from the school district
- 2 are a church
- 2 large general service customers (high use customers)

Pros	Cons
The school district, two churches, national park service, and the presidential library would pay.	There will be heavy resistance against franchise fees from collaborating agencies. It could lead to increased friction with trusted partners.
All organizations receive benefits from the city and therefore, it would be more equitable if everyone paid.	Some feel franchise fees are robbing Peter to pay Paul.
It replaces the 1% LOSST charge on utility bills. So, the first 1% would have no effect on residents. In addition, revenue generated will go straight to the city, unlike LOSST which gets dispersed throughout through a state required county formula.	This will increase costs to residents and businesses too.

REVENUE PURPOSE STATEMENT

Here is what a few cities have used franchise fees on.

- Mt. Vernon: Capital Improvement Projects
- Marshalltown: SOS: Streets, Operations, and Safety.
- Property tax reduction, economic development rebates for franchise fee costs, vehicles, and renewable energy investments.

WHAT'S NEXT?

Council direction to place a revenue purpose statement on an upcoming council agenda.

RECOMMENDATION

There is no staff recommendation at this time. Council would need to agree on a revenue purpose statement before going any further.

Things to know about **franchise fees**

Overview

- Iowa cities currently have the right to implement a franchise fee of up to 5% as part of their agreements with franchised utilities that operate within their rights of way.
- Franchise fees can only be implemented by a city if franchise fee language is part of the city's franchise agreement with a utility. Once the language is adopted, the percentage of franchise fee can be adjusted by the city council according to terms of the franchise agreements.
- The city must follow a statutory process to implement a franchise fee. (See back page.)

What is a franchise fee?

- A franchise fee is assessed as a percentage of gross revenue collected in the city by the utility. The franchise fee is displayed as a line item on each customer's energy bill.
- A franchise fee ordinance must be adopted by the city prior to being implemented.

How does a franchise fee benefit your community?

- Franchise fees provide additional revenues to fund city projects as allowed by Iowa law.

How does a franchise fee benefit Alliant Energy?

- Alliant Energy does not financially benefit from franchise fees. They are a direct pass-through to the city.

How is a franchise fee implemented?

- A franchise fee can only be assessed by the city when included in an active franchise agreement with Alliant Energy.
- When renewing or amending a franchise with Alliant Energy, the city may ask that franchise fee language be included in the agreement.
- Iowa Code requires the city to adopt and publish a revenue purpose statement and adopt an ordinance formally setting or increasing the franchise fee.

Who pays a franchise fee?

- Iowa Code states that a franchised utility can be assessed a franchise fee, which will be included on customers' bills.
- The amount of franchise fee is shown on a customer's monthly energy bill.

How often would the city receive payment of the fees collected by Alliant Energy?

- Alliant Energy pays franchise fees to the city quarterly.

How is the fee determined?

- The fee is set as part of the franchise ordinance and is based on a percentage of the utility's gross revenues of energy sales.
- The fee is calculated as a percentage of a customer's total monthly energy bill.

(Continued on back)



What is the maximum percentage of franchise fee that can be assessed by the city?

- The current maximum per Iowa Code is 5%.

What can franchise fees be used for?

- Iowa Code, Section 384.3A, defines how a city can use franchise fees.

What are the steps to implementing a franchise fee?

1. The city and Alliant Energy agree on the language of a franchise ordinance that includes a franchise fee.
2. The city develops, passes and publishes a revenue purpose statement describing how the franchise fee is to be used.
3. The city holds a public hearing on the franchise ordinance and passes the ordinance, as stipulated by Iowa law. All public notice requirements must be met.
4. Alliant Energy and the city complete required franchise paperwork, including an original signed copy of the ordinance, a clerk's certificate and Alliant Energy's acceptance. The city must also provide a copy of and proof of publication of its revenue purpose statement.
5. The city provides Alliant Energy the names, service addresses and account numbers of the city-owned accounts that will be exempt from the franchise fee.
6. Alliant Energy creates and tests a billing program uniquely designed for the city's franchise fee.
7. Alliant Energy files an updated franchise fee tariff with the Iowa Utilities Board (IUB).
8. The IUB reviews and approves the new or revised tariff.
9. Assessment of the franchise fee begins only after Alliant Energy has received written authorization from the IUB.

How long does it take to implement a franchise fee?

- Implementing a franchise fee typically takes two to three months after the franchise fee has been adopted by the city council. Adjustments to a franchise fee may take up to six months to implement.

Can the franchise fee be adjusted?

- The city may adjust the assessed percentage at any time an active franchise agreement is in place.
- Iowa Code requires the city to prepare, adopt and publish a revenue purpose statement and adopt an amended franchise ordinance when increasing the franchise fee.
- Cities not interested in implementing a franchise fee at the time of franchise renewal may include a 0% fee that allows for future council action to subsequently implement a franchise fee.
- A city can lower or discontinue a franchise fee by writing Alliant Energy in a timely manner. As such an action requires a revision in company tariffs, the adjustment can only take effect upon Alliant Energy receiving written approval from the IUB.

Can a franchise fee and a local option sales tax be assessed to utility customers?

- Iowa Code, Chapter 422B.8, prohibits both a local option sales tax and a franchise fee to be included on a customer's utility bill. The franchise fee would replace the local option sales tax on the customer's monthly Alliant Energy bill. The local option sales tax would still remain on other goods and services sold in town.

Contact information

Mike Wagner

Community Development Manager
319-786-4409
mikewagner@alliantenergy.com



Things to know about **franchise agreements**

What is a franchise agreement?

- A franchise agreement is a legal contract between a community and a rate-regulated utility.
- Under a franchise agreement, a community allows a utility to construct, maintain and operate its system within the city's streets, alleys and other rights of way.
- Iowa Code explicitly defines the conditions, requirements and limitations imposed upon utilities conducting business under a franchise agreement.
- Standard franchise agreements are for a term of 25 years, enabling a utility to make long-term plans for large infrastructure investments to provide safe and reliable energy service.
- Franchise agreements are approved through normal ordinance processes which include public notifications, a public hearing and three readings.
- A franchise agreement is specifically focused on use of rights of way and not on other land use or ownership within a community.

How does a franchise agreement benefit your community?

- A franchise agreement allows Alliant Energy to make long-term plans to support the growth of your community.
- A franchise agreement indemnifies the city during Alliant Energy's maintaining and operating its energy delivery systems within city rights of way.
- The city avoids the costs associated with the relocation of the utility's natural gas or electric infrastructure for city projects, such as street improvements.
- Franchise agreements strengthen the long-term economic and community development partnership between your community and our company.
- Our company incurs the operational and financial risks of running the utility system in your community.

How does a franchise agreement benefit Alliant Energy?

- A franchise agreement enables us to manage the cost of providing service to our customers by reducing the financing costs of capital projects.



What is the process for approving a franchise agreement?

- A franchise agreement is approved through the normal city ordinance process, which includes the following steps:
 1. The city receives a request from Alliant Energy to renew its franchise agreement with the city.
 2. The city determines whether or not to include a franchise fee in the agreement.
 3. Alliant Energy and the city reach agreement on the terms of the franchise.
 4. The city issues a public notice for and holds a public hearing for the franchise.
 5. First, second and third readings of the franchise agreement are conducted by the city council.
 6. The franchise agreement is approved and any franchise fees are placed into effect.
- Alliant Energy's franchise agreement can include language, consistent with state law, allowing the city to collect a utility franchise fee. The language provides an option to the city council to set a franchise fee, by way of ordinance, to help fund public infrastructure and improvements and other city uses as defined by state law.
- If the city includes a franchise fee, a couple additional steps in the process must be completed.

What is a rate-regulated utility?

- Rate-regulated utilities, such as Alliant Energy, are privately-held or publicly-traded businesses that provide an essential commodity or service to the public and are subject to governmental regulation.
- Natural gas and electric services are considered natural monopolies, given the amount of infrastructure and investment required to provide efficient, safe and reliable delivery of energy services to the community.
- A rate-regulated utility is considered to be a natural monopoly. Therefore a regulatory agency is granted general jurisdictional authority over the utility. In return, the utility is given the exclusive right to serve an area.
- The regulatory agency determines the fair and reasonable cost the utility may charge and the means by which the utility may distribute its product.
- Rate-regulated utilities are obligated to comply with stringent safety standards monitored by the regulatory agency.
- In Iowa, Alliant Energy is regulated by the Iowa Utilities Board.

Contact information

Mike Wagner

Community Development Manager
319-786-4409
mikewagner@alliantenergy.com

Steps to implement a franchise fee

- City determines whether or not to implement a franchise fee and at what percent.
- City and Alliant Energy agree to franchise ordinance language.
- City and Alliant Energy agree on franchise fee start date.
- City drafts, passes and publishes a revenue purpose statement.
- City council sets the date for a public hearing and first reading of the franchise ordinance.
- City publishes a public hearing notice no more that 20 days and no fewer than four days before the public hearing.
- City holds a public hearing and first reading.
- City holds second and third readings (unless waived).
- City publishes a franchise ordinance.
- Alliant Energy mails acceptance and certificate of city clerk to the city clerk to sign and return to Alliant Energy.
- City provides Alliant Energy the names, service addresses and account numbers of the city-owned accounts that will be exempt from the franchise fee.
- Alliant Energy files a tax rider tariff with the Iowa Utilities Board for permission to start collecting the franchise fee.
- Alliant Energy collects the franchise fee and pays it to the city quarterly.

Contact information

Mike Wagner

Community Development Manager
319-786-4409

mikewagner@alliantenergy.com



Franchise renewal **checklist**

- Alliant Energy delivers franchise agreement to city.
- City and Alliant Energy agree to franchise ordinance language.
- City council sets date for public hearing and first reading of the franchise ordinance.
- City publishes a public hearing notice.
 - No more than 20 days and no fewer than four days before the public hearing.
- City holds a public hearing and first reading.
- City holds second and third readings (unless waived).
- City provides copy of approved franchise ordinance to Alliant Energy.
- City publishes franchise ordinance.
- Alliant Energy mails Acceptance and Certificate of City Clerk to city clerk to sign and return to Alliant Energy.

Contact information

Mike Wagner

Community Development Manager

319-786-4409

mikewagner@alliantenergy.com



RESOLUTION NO. _____

RESOLUTION APPROVING AND ADOPTING A REVENUE PURPOSE STATEMENT FOR THE USE OF REVENUES FROM ELECTRIC AND NATURAL GAS FRANCHISE FEES

WHEREAS, the City Council of the City of WEST BRANCH, Iowa, has chosen to establish utility franchise fees for Interstate Power and Light Company (Alliant Energy) for the sale and distribution of electric energy and natural gas within the city limits of the City; and

WHEREAS, pursuant to the provisions of Section 364.2, subsection (4)(f) of the Code of Iowa, the City shall prepare a Revenue Purpose Statement outlining the purposes for which the City shall use the franchise fee revenues that will be received if the proposed franchise ordinances are adopted; and

WHEREAS, the City Council of the City of WEST BRANCH shall hold public hearings regarding any amendment to its electric and natural gas franchise ordinances prior to adoption of any amended franchises; and

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

SECTION 1. That the Revenue Purpose Statement for the use or expenditure of electric and natural gas franchise fee revenues for the City of WEST BRANCH, Iowa is hereby approved and adopted as follows:

REVENUE PURPOSE STATEMENT

Pursuant to the provisions of Section 364.2 subsection (4)(f) of the Code of Iowa, the City of WEST BRANCH hereby establishes the following purposes allowed under Iowa Code for which franchise fee revenues from its electric and natural gas franchises may be used or expended:

- a. Inspecting, supervising, and otherwise regulating each franchise approved by the City.
- b. The repair, remediation, restoration, cleanup, replacement, and improvement of existing public improvements and other publicly owned property, buildings, and facilities.
- c. Projects designed to prevent or mitigate future disasters as defined in Iowa Code Section 29c.2.

d. Energy conservation measures for low-income homeowners, low-income energy assistance programs, and weatherization programs.

e. Public safety including the equipping of fire, police, emergency services, sanitation, street, and civil defense departments.

f. The establishment, construction, reconstruction, repair, equipping, remodeling, and extension of public works, public utilities, and public transportation systems.

g. The construction, reconstruction, or repair of streets, highways, bridges, sidewalks, pedestrian underpasses and overpasses, street lighting fixtures, public grounds, and the acquisition of real estate needed for such purposes.

h. Property tax abatements, building permit fee abatements and abatement of other fees for property damaged by a disaster, as defined in Iowa Code Section No. 29C.2

i. Economic development activities and projects.

Section 2. That the City Clerk shall publish the Revenue Purpose Statement pursuant to Section 362.3 of the Iowa Code.

Section 3. That all resolutions or parts of resolutions in conflict herewith are repealed, and the same are hereby repealed to the extent of such conflict.

PASSED AND APPROVED by the City Council this ____ day of _____, 2023.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

(CITY SEAL)

City of West Branch

Franchise Fee	Estimated total annual franchise fee based on Jan. to Dec. 2022 usage
Electric 1%	\$45,477.84
Gas 1%	\$16,742.99
Electric 1.5%	\$68,216.76
Gas 1.5%	\$25,114.48
Electric 2%	\$90,955.68
Gas 2%	\$33,485.97
Electric 2.5%	\$113,694.60
Gas 2.5%	\$41,857.47
Electric 3%	\$136,433.52
Gas 3%	\$50,228.96
Electric 3.5%	\$159,172.44
Gas 3.5%	\$58,600.45
Electric 4%	\$181,911.35
Gas 4%	\$66,971.95
Electric 4.5%	\$204,650.27
Gas 4.5%	\$75,343.44
Electric 5%	\$227,389.19
Gas 5%	\$83,714.93
Service	Average franchise fee cost to a typical residential Alliant Energy customer per 1% of franchise fee. This average reflects a customer's energy use and can fluctuate based on how much electricity and/or natural gas they use per month.
Electric	\$1.50
Gas	\$1.00



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 2, 2023

AGENDA ITEM: First Reading Ordinance 808 - Providing that General Property Taxes Levied and Collected on Certain Lots in The Meadows, Part 4A and Part 4B in West Branch, Iowa be paid to a Special Fund for Payments on Loans in connection to the West Branch Urban Renewal Area.

PREPARED BY: City Clerk, Leslie Brick
--

DATE: September 27, 2023

BACKGROUND:

The City of West Branch entered into that certain Developer's Agreement with The Meadow's Development (Resolution 1743) on October 1, 2018 which includes Tax Increment Rebate payments for the development of fifty-seven lots in The Meadows Part 4A and Part 4B.

The terms of the Development Agreement state that the City shall make annual incremental tax payments to the Developer which shall be 70% of the total incremental tax revenues received by the City from the Development property. Said payments shall continue until such time the total aggregate payments equal \$395,000 or December 31, 20235, which occurs sooner.

The City has rebated the Developer \$32,519.00 to date.

ORDINANCE 808

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED ON CERTAIN LOTS IN THE MEADOWS, PART 4A AND PART 4B, 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, KLM Investments, LLC 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 and 4B, West Branch, Iowa; and

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

- a. Lot 10, The Meadows Subdivision, Part 4A, West Branch, Iowa
- b. Lot 13, The Meadows Subdivision, Part 4A, West Branch, Iowa
- c. Lot 14, The Meadows Subdivision, Part 4A, West Branch, Iowa
- d. Lot 15, The Meadows Subdivision, Part 4A, West Branch, Iowa
- e. Lot 16, The Meadows Subdivision, Part 4A, West Branch, Iowa
- f. Lot 20, The Meadows Subdivision, Part 4A, West Branch, Iowa
- g. Lot 3, The Meadows Subdivision, Part 4B, West Branch, Iowa
- h. Unit A, Lot 7, The Meadows Subdivision, Part 4B, West Branch, Iowa
- i. Unit B, Lot 7, The Meadows Subdivision, Part 4B, West Branch, Iowa
- j. Unit A, Lot 12, The Meadows Subdivision, Part 4B, West Branch, Iowa
- k. Unit B, Lot 12, The Meadows Subdivision, Part 4B, West Branch, Iowa
- l. Unit A, Lot 13, The Meadows Subdivision, Part 4B, West Branch, Iowa
- m. Unit B, Lot 13, The Meadows Subdivision, Part 4B, West Branch, Iowa
- n. Unit A, Lot 16, The Meadows Subdivision, Part 4B, West Branch, Iowa
- o. Unit B, Lot 16, The Meadows Subdivision, Part 4B, West Branch, Iowa
- p. Unit A, Lot 17, The Meadows Subdivision, Part 4B, West Branch, Iowa
- q. Unit B, Lot 17, The Meadows Subdivision, Part 4B, West Branch, Iowa
- r. Unit A, Lot 27, The Meadows Subdivision, Part 4B, West Branch, Iowa
- s. Unit B, Lot 27, The Meadows Subdivision, Part 4B, West Branch, Iowa
- t. Unit A, Lot 31, The Meadows Subdivision, Part 4B, West Branch, Iowa
- u. Unit B, Lot 31, The Meadows Subdivision, Part 4B, West Branch, Iowa
- v. Unit A, Lot 32, The Meadows Subdivision, Part 4B, West Branch, Iowa
- w. Unit B, Lot 32, The Meadows Subdivision, Part 4B, 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, 2022, 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 November, 2023.

First Reading: October 2, 2023
Second Reading:
Third Reading:

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 2, 2023

AGENDA ITEM: First Reading Ordinance 809 - Providing that General Property Taxes Levied and Collected at 401 Parkside Drive, West Branch, Iowa be paid to a Special Fund for Payments on Loans in connection to the West Branch Urban Renewal Area.

PREPARED BY: City Clerk, Leslie Brick
--

DATE: September 27, 2023

BACKGROUND:

The City of West Branch entered into that certain Developer's Agreement with Advantage Rentals LLC (Resolution 2022-46) on May 22, 2022 which includes Tax Increment Rebate payments for the Developer to expand commercial property at 401 Parkside Drive.

The terms of the Development Agreement state that the City shall rebate the Developer seventy percent (70%) of the incremental tax revenues generated by the Development property according to the Cedar County Auditor and Cedar County Treasurer. Said payments shall be made semi-annually, on December 1st and June 1st of each fiscal year, for a period of ten (10) fiscal years or a total of twenty (20) payments.

The City will rebate Developer the first payment on December 1, 2024.

ORDINANCE 809

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED AT 401 PARKSIDE DRIVE, 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, Advantage Rentals, LLC and the City of West Branch entered into that certain development agreement for the construction of a project located at 401 Parkside Drive, West Branch, Iowa; and

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

See Exhibit "A" attached hereto.

(the "Property"); 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, 2022, 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 _____, 2023.

First Reading: October 2, 2023
Second Reading:
Third Reading:

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

Exhibit "A"

Commencing at a point of reference at the Northwest corner of Section 8, Township 79 North, Range 4 West of the 5th Principal Meridian, West Branch, Cedar County, Iowa, thence South 1,638.0 feet along the West line of the Northwest Quarter of said Section 8 (the West line of the Northwest quarter of said Section 8 is assumed to bear true North and South) to the Southwest corner of Lot A of the Northwest Quarter of said Section 8, according to the plat of survey made for James Cook, said survey being filed in Surveyor's Record 3, Page 265, in the office of the Auditor of Cedar County, Iowa, thence South $89^{\circ}37'$ East 60 feet, more or less, along the South line of said Lot A to a point of intersection with the easterly right-of-way line of the public highway and point of beginning of tract herein described; thence continuing South $89^{\circ}37'$ East 176.0 feet along the Southerly line of said Lot A to a point; thence South $0^{\circ}23'$ West 200.00 feet to a point; thence North $89^{\circ}37'$ West 140.84 feet to a point of intersection with the easterly right-of-way line of the public highway; thence North $11^{\circ}59'$ West 18.54 feet along the Easterly right-of-way line of said highway to a point; thence North $9^{\circ}21'$ West 184.55 feet along the easterly right-of-way line of said public highway (whose right-of-way is described in Iowa State Land Office Correction Patent No. 603, recorded in Volume 5, Page 158, Records of the Iowa Secretary of State, Des Moines, Iowa) to the point of beginning, and except the North 40 feet of tract above described; and subject to a perpetual easement for foot and motor vehicle travel, in common with others, over and across the westerly 30 feet of tract above described.

AND

Commencing as a point of reference at the Northwest corner of Section 8, Township 79 North, Range 4 West of the 5th Principal Meridian, West Branch, Cedar County, Iowa; thence South 1638.0 feet along the West line of the Northwest Quarter of said Section 8 (the West line of the Northwest Quarter of said Section 8 is assumed to bear true North and South) to the Southwest corner of Lot A of the Northwest Quarter of said Section 8 according to plat of survey made for James Cook, said survey being filed in Surveyor's Record 3, page 265 in the office of the Auditor of Cedar County, Iowa; thence South 89°37' East 60 feet, more or less, along the South line of said Lot A to a point of intersection with the Easterly right-of-way line of the public highway; thence South 9°21' East 184.55 feet along the Easterly right-of-way line of said public highway to a point; thence South 11°59' East 18.54 feet to point of beginning of tract herein described; thence South 89°37' East 140.84 feet to a point; thence South 0°23' West 174.42 feet to a point of intersection with the Northerly right-of-way line of Interstate Highway #80; thence North 68°03' West 120.79 feet along the Northeasterly right-of-way line of said highway to a point; thence North 11°59' West 133.11 feet along the Northeasterly right-of-way line of said highway to the point of beginning. (Right-of-way of the subject highway is described in Iowa State Land Office Correction Patent No. 603, recorded in Volume 5, page 158, records of the Iowa Secretary of State, Des Moines, Iowa).

Also a perpetual easement for foot and motor vehicle travel, in common with others, over and across the Westerly 30 feet of the following described property:

Commencing as a point of reference at the Northwest corner of Section 8, township and range aforesaid; thence South 1638.0 feet along the West line of the Northwest Quarter of said Section 8 (the West line of the Northwest Quarter of said Section 8 is assumed to bear true North and South) to the Southwest corner of Lot A of the Northwest Quarter of said Section 8 according to the plat of survey made for James Cook, said survey being filed in Surveyor's Record Book 3, page 265, in the office of the Auditor of Cedar County, Iowa; thence South 89°37' East 60 feet, more or less, along the South line of said Lot A to a point of intersection with the Easterly right-of-way line of the public highway; thence South 9°21' East 40.54 feet along the Easterly right-of-way line of said highway to point of beginning of tract herein described; thence continuing South 9°21' East 144.01 feet along the Easterly right-of-way line of said highway to a point; thence South 11°59' East 18.54 feet along the Easterly right-of-way line of said highway to a point; thence South 89°37' East 140.84 feet to a point; thence North 0°23' East 160.00 feet to a point; thence North 89°37' West 169.41 feet to point of beginning.

p 2 of 2



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE:	October 2, 2023
AGENDA ITEM:	Resolution 2023-105 - Approve Invoice #31444 in the amount of \$770.00 to Impact7G for the Wapsi Creek Widening SRF Sponsored Project.
PREPARED BY:	City Clerk, Leslie Brick
DATE:	September 26, 2023

SUMMARY:

In October 2021, the City of West Branch was approved for Sponsored Project funds in the amount of \$719,000 associated with the Wastewater Treatment Facility Project

The City Council approved a Professional Services Agreement with Impact7G to assist Veenstra & Kimm with the design and construction of an SRF project (Wapsi Creek Widening) in an amount not to exceed \$164,300.

The City has received and paid the following invoices to Impact7G for the project to date:

<u>Invoice</u>	<u>Amount</u>	<u>Purpose</u>	<u>Date</u>
25942	\$20,782	Data collection	6/6/2022
26230	\$25,385	Data collection & planning & design	6/17/2022
25519	\$5,508	Data collection, design & funding mmgt.	6/24/2022
26665	\$9,768	Data collection & design	7/18/2022
26986	\$17,253	Data collection, design & funding mmgt.	8/19/2022
27315	\$4,802	Data collection, design & funding mmgt.	9/19/2022
27724	\$1,424	Data collection & design	11/7/2022
28474	\$6,456	Data collection, design & funding mmgt.	12/19/2022
28888	\$1,429	Funding mmgt & planning & design	2/6/2023
28265	\$1,267	Data collection, planning & design	2/21/2023
29216	\$7,056	Funding mmgt	2/21/2023
29478	\$5,210	Funding mmgt, planning & design	3/25/2023
29822	\$2,940	Funding mmgt	5/15/2023
31168	\$5,020	Funding mmgt	9/5/2023
	\$114,300		

RESOLUTION 2023-105

**A RESOLUTION APPROVING INVOICE #31444 IN THE AMOUNT OF \$770 TO
IMPACT7G INC. FOR THE WAPSI CREEK WIDENING – SRF SPONSORED
PROJECT**

WHEREAS, The City of West Branch Sponsored Project application associated with Clean Water SRF project CS1920982-01 has been approved by the Iowa Environmental Protection Commission for \$719,000; and

WHEREAS, the City of West Branch is utilizing these funds to implement a water quality improvement project within the West Branch Wapsinoc Creek Watershed based on the Watershed Assessment completed by Impact7G; and

WHEREAS, the proposed plan includes implementation of a series of water quality practices with and adjacent to the Wapsinoc Creek south of East Main Street; and

WHEREAS, the project includes in-stream practices, re-meandering reaches, reconnecting the floodplain, buffer restoration and the creation of oxbows: and

WHEREAS, Impact7G has been working closely with the City Engineer on the preliminary and final design; and

WHEREAS, it is now necessary to approve said invoice number 31444 in the amount of \$770.00.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Iowa that the aforementioned invoice is approved.

Passed and approved this 2nd day of October, 2023.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk



Impact7G

8951 Windsor Parkway
Johnston, IA 50131
515.473.6256

City of West Branch
110 N Poplar Street
PO Box 218
West Branch, IA 52358
Adam Kofoed

Invoice number 31444
Date 09/07/2023

Project 22003 WEST BRANCH WAPSI CREEK
SRF SPONSORED PROJECT

IMPACT7G (P) 515.473.6256 (F) 515.528.8005 WWW.IMPACT7G.COM

Email Invoice to: adam@westbranchiowa.org

Description	Contract Amount	Percent Complete	Prior Billed	Current Billed	Remaining Contract
Task 1 - Project & SRF Funding Management	29,400.00	95.32	27,405.00	620.00	1,375.00
Task 2 - Data Collection	64,400.00	100.00	64,400.00	0.00	0.00
Task 3 - Planning and Design	22,700.00	95.31	21,565.00	70.00	1,065.00
Task 4 - Public Outreach and Education	20,200.00	0.40	0.00	80.00	20,120.00
Total	136,700.00	83.50	113,370.00	770.00	22,560.00

Invoice total 770.00

Thank you for your business!



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 2, 2023

AGENDA ITEM: Resolution 2023-106 – Approving that Certain Easement Agreement with Katharine Gaskill in connection with the Wapsi Creek Widening Project.
--

PREPARED BY: City Attorney, Kevin Olson
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DATE: September 27, 2023

BACKGROUND:

City Attorney Olson will explain background at the introduction of this resolution.

RESOLUTION 2023-106

**RESOLUTION APPROVING THAT CERTAIN EASEMENT AGREEMENT
WITH THE KATHARINE GASKILL IN CONNECTION WITH THE WAPSI
CREEK WIDENING PROJECT.**

WHEREAS, in order to construct the Wapsi Creek Widening Project, the City was required to obtain a permanent and temporary easement from Katharine K. Gaskill for the Project; and

WHEREAS, the city subsequently obtained said easement through condemnation; and

WHEREAS, Gaskill appealed said ruling to the Iowa District Court; and

WHEREAS, the parties have now negotiated a revised easement agreement to settle said lawsuit; and

WHEREAS, it is now necessary to approve said easement agreement.

NOW, THEREFORE, It Is Resolved by the Council of the City of West Branch, Iowa, that the aforementioned easement agreement with Katharine K. Gaskill is hereby accepted and approved. Further, the City Clerk is hereby directed to record a copy of said easement agreement in the Office of the Cedar County Recorder's Office.

Passed and approved this 2nd day of October, 2023.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

Prepared by: Kevin D. Olson, West Branch City Attorney, 1400 5th Street, Coralville, IA 52241, (319)351-2277.
Return to: City Clerk, City of West Branch, Iowa, 110 Poplar, West Branch, Iowa 52358

**PERPETUAL DRAINAGE EASEMENT
AND
TEMPORARY CONSTRUCTION EASEMENT AGREEMENT**

THIS AGREEMENT, made and entered into by and between **Katharine K. Gaskill**, a single person, hereinafter collectively referred to as “GRANTOR,” and the **City of West Branch, Iowa**, a municipal corporation, 110 Poplar, West Branch, Iowa 52358, hereinafter referred to as “the CITY.”

FOR THE PARTIES’ JOINT AND MUTUAL CONSIDERATION IT IS HEREBY AGREED AS FOLLOWS:

1. THAT UNDERSIGNED GRANTOR states that GRANTOR is the lawful possessor of certain real estate described in Exhibit “A” attached to this Agreement and by this made a part hereof, and that said possession is not subject to any other third-party possessory or proprietary interests except: Cliff Bowie, tenant.
2. That GRANTOR hereby grants and conveys to the CITY an exclusive **perpetual easement** for the purposes of constructing, operating, maintaining, using and reconstructing a creek/waterway channel and drainage improvements, including, but not limited to grading and shaping and plantings and other associated improvements to reduce flooding and enhance water quality (the “Installation”) in the easement area described in Exhibit “A” hereto in connection with that certain improvement project heretofore referred to as the “City of West Branch Wapsi Creek Widening Project (“the Project”).” The exclusivity of the foregoing easement shall not be deemed to preclude other subsurface utility easements so long as the installation or presence of such utilities do not interfere with the right granted or GRANTOR’S remaining use of the Property.

3. That GRANTOR hereby covenants that GRANTOR is lawfully seized and possessed, and is the owner of real estate described above, and that GRANTOR has a good and lawful right to convey this easement subject to the tenancy of Cliff Bowie. The City agrees to indemnify and hold GRANTOR harmless from any claims Cliff Bowie may have against Grantor created by the Project.
4. That the CITY shall have the right to make excavations and to grade as it may find reasonably necessary for the construction, operation, repair, maintenance and reconstruction of the installation in the easement area; provided, however, the CITY must leave and return the easement area in essentially the same condition as prior to construction which may include but not be limited to sodding, seeding, and plantings.
5. That the CITY shall have the right to trim and remove all trees and bushes which may interfere with the exercise of the CITY's rights pursuant to this easement. The City shall remove and stack all Walnut trees taken from Grantor's property at a location agreeable to the City and Grantor.
6. That City shall have the right of ingress and egress to and from the easement area by such route as shall occasion the least practical damage and inconvenience to GRANTOR.
7. That GRANTOR reserves the right to use the above-described real estate for purposes which shall not interfere with the CITY's or public's full enjoyment of rights granted in the easement; provided, however, that GRANTOR shall not erect or construct any building or structure, or drill or operate any well, or construct any reservoir or other obstructions within the easement, nor shall GRANTOR allow or cause any substantial fill or cut over said easement without consent of CITY, which consent shall not be unreasonably withheld.
8. That CITY agrees to promptly repair any damages within the areas subject to the easement, with the intent being to restore the surface of said areas to as close to original condition as is reasonably practicable, given the perpetual easement mentioned herein.
9. Without limiting the generality of the preceding provisions of this Agreement, GRANTOR does hereby further convey herein to CITY an exclusive **temporary construction easement** for the purpose of constructing the Installation. Further, said temporary construction easement shall automatically terminate and become non-existent after completion of initial construction of the Installation and acceptance by CITY thereof. Notwithstanding any other provision herein, all construction shall be completed on Grantor's property by May 1, 2024, at which time any temporary easements associated herewith shall terminate. The City shall pay Grantor \$500 per month for any occupation of the property beyond May 1, 2024.

10. That CITY shall indemnify GRANTOR against any loss or damage which may occur in the exercise of the easement rights granted hereunder by the CITY.
11. That GRANTOR acknowledges that possession of that certain real property described in Exhibit "A" hereto is the essence of this Agreement and that, accordingly, GRANTOR does hereby grant the CITY immediate possession of said real property. Notwithstanding this Paragraph, the City agrees to stake the permanent and temporary taking areas contemplated herein for view by Grantor prior to any construction activities.
12. That CITY will be responsible for any necessary abstracting and recording fees involving the preparation and recording of the perpetual easement granted herein, and, additionally, the CITY will replace any property pins displaced as a result of construction of the Utility Installation.
13. That provisions hereof inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land. This Agreement shall be recorded at the time of its execution with the understanding that CITY has complete and absolute use and control of the Utility Installation to be located in the Perpetual Easement Area.
14. That this written Perpetual Drainage Easement and Temporary Construction Easement Agreement constitutes the entire agreement between GRANTOR and the CITY and there is no agreement to do or not to do any act or deed except as specifically provided herein.
15. That the CITY shall be solely responsible for compliance with any wetlands laws, regulations and other requirements which shall become necessary by virtue of CITY's exercise of the right herein granted. The CITY agrees to indemnify and hold Grantor harmless in connection with all CRP issues related to the rights granted hereunder. The City agrees to replant trees as required by the appropriate governmental authority.
16. The City agrees to move the bridge located on the property to a location agreeable to Grantor upon two (2) weeks notice.
17. South Maple Street shall remain open in perpetuity for purposes of access to the billboards on Grantor's property. The City agrees to provide a gravel path from the east end of Elm Street to the west edge of Grantor's property to provide perpetual vehicle access to Grantor's billboards on Grantor's property.
18. The City shall pay Grantor Thirty Thousand Dollars (\$30,000) for the rights granted hereunder and contribute Ten Thousand Dollars (\$10,000) towards Grantor's attorney fees.

19. Upon execution of this Agreement, Grantor shall dismiss her appeal in EQCV036903. The City shall abandon the condemnation proceedings giving rise to Grantor's appeal and shall record the appropriate documents memorializing the rights granted hereunder.
20. The City hereby notifies Gaskill of her rights pursuant to Iowa Code Section 6B.52 to renegotiate damages.
21. This Agreement is negotiated under threat of condemnation.

Dated this _____ day of _____, 2023.

GRANTOR:

CITY OF WEST BRANCH:

Katharine K. Gaskill

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

STATE OF IOWA, COUNTY OF CEDAR, ss:

On this _____ day of _____, 2023, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Roger Laughlin and Leslie Brick, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of West Branch, Iowa; a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as passed by Resolution of the City Council; and Roger Laughlin and Leslie Brick acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF _____, ss:

On this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared, Katharine K. Gaskill, to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Notary Public, State of Iowa



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 2, 2023

AGENDA ITEM: Resolution 2023-107 - Approving Pay Estimate Number 12 in the amount of \$734,586.93 to Boomerang Corp. for the Wastewater Treatment Facility Improvements Project.
--

PREPARED BY: Leslie Brick

DATE: September 27, 2023

SUMMARY:

Boomerang Corp. of Anamosa, Iowa was awarded the construction contract for the Wastewater Treatment Facility Improvements Project for West Branch, Iowa by the West Branch City Council through the passage of Resolution 2022-19 on March 7, 2022 in the amount of \$8,837,000.00.

The City has received and paid the following Pay Estimates for the project to date:

Pay Estimate Number	Amount	Resolution #	Date
1	\$756,667.50	2022-73	August 1, 2022
2	\$511,380.70	2022-81	September 6, 2022
3	\$1,265,515.11	2022-95	October 17, 2022
4	\$165,941.25	2022-111	November 21, 2022
5	\$479,240.80	2022-116	December 19, 2022
6	\$510,181.34	2023-04	January 17, 2023
7	\$151,883.91	2023-26	March 20, 2023
8	\$522,618.05	2023-45	May 1, 2023
9	\$468,052.07	2023-62	June 5, 2023
10	\$476,187.40	2023-76	July 17, 2023
11	<u>\$282,084.55</u>	2023-97	September 5, 2023
	\$5,589,752.68		



COMPARISON BETWEEN PAY ESTIMATE NOS. 11 & 12

**WASTEWATER TREATMENT FACILITY IMPROVEMENTS
WEST BRANCH, IOWA**

Boomerang Corp.
P.O. Box 227
Anamosa, Iowa 52205

Contract Amount \$8,837,000.00
Contract Date March 7, 2022

	Description	Extended Price	Pay Est. No. 11 Total Completed	Monthly Work Completed	Quantity Completed	Pay Est. No. 12 Total Completed
1.1	Bonds/Permits/Insurance	\$ 155,000.00	\$ 155,000.00		100%	\$ 155,000.00
1.2	Adminstration/Project Management	\$ 100,000.00	\$ 75,000.00	\$ 5,000.00	80%	\$ 80,000.00
1.3	Mobilization	\$ 230,000.00	\$ 172,500.00	\$ 11,500.00	80%	\$ 184,000.00
1.4	Toilets/Dumpster/Etc	\$ 5,200.00	\$ 3,900.00	\$ 260.08	80%	\$ 4,160.08
1.5	Testing	\$ 15,000.00	\$ 12,000.50	\$ 1,500.00	90%	\$ 13,500.50
1.6	Survey	\$ 40,000.00	\$ 32,000.00	\$ 4,000.00	90%	\$ 36,000.00
1.7	SWPPP Prep./Maint./Inspection	\$ 20,000.00	\$ 20,000.00		100%	\$ 20,000.00
2.1	Fence Removal	\$ 2,500.00	\$ 2,500.00		100%	\$ 2,500.00
2.2	Silt Fence	\$ 12,500.00	\$ 12,500.00		100%	\$ 12,500.00
2.3	Clear & Grub	\$ 45,000.00	\$ 45,000.00		100%	\$ 45,000.00
2.4	Demo Piping/ Aeration/ Manholes	\$ 25,000.00	\$ 22,500.00		90%	\$ 22,500.00
2.5	Sludge Removal Cell #2	\$ 170,000.00	\$ 170,000.00		100%	\$ 170,000.00
2.6	Sludge Removal Cell #3	\$ 95,000.00	\$ 95,000.00		100%	\$ 95,000.00
2.7	Synthetic Lining System Cell #1A, 1B	\$ 75,000.00	\$ 73,000.00		97%	\$ 73,000.00
2.8	Synthetic Lining system Cell #2A, 2B	\$ 75,000.00	\$ 73,000.00		97%	\$ 73,000.00
2.9	Buried Piping Materials	\$ 950,000.00	\$ 618,159.35	\$ 47,525.01	70%	\$ 665,684.36
2.10	Buried Piping Labor	\$ 475,000.00	\$ 380,000.00		80%	\$ 380,000.00
2.11	Wire Fence	\$ 35,000.00				
2.12	Seeding/ Matting	\$ 45,000.00				
2.13	Lagoon Construction Labor & Equip.	\$ 625,000.00	\$ 625,000.00		100%	\$ 625,000.00
2.14	Strip/Respread Topsoil	\$ 60,000.00	\$ 50,000.00		83%	\$ 50,000.00
3.1	Reinforcing Materials	\$ 180,000.00	\$ 135,681.00		75%	\$ 135,681.00
3.2	Reinforcing Submittals	\$ 3,000.00	\$ 3,000.00		100%	\$ 3,000.00
3.3	Submittals	\$ 5,000.00	\$ 5,000.00		100%	\$ 5,000.00
3.4	Sampler Building Labor	\$ 40,000.00	\$ 38,000.00		95%	\$ 38,000.00
3.5	Sampler Building Concrete Mat'ls	\$ 10,000.00	\$ 9,500.00		95%	\$ 9,500.00
3.6	UV Building Labor	\$ 125,000.00	\$ 124,400.00		100%	\$ 124,400.00
3.7	UV Building Materials	\$ 45,000.00	\$ 44,500.00		99%	\$ 44,500.00
3.8	Effluent Flume Labor	\$ 35,000.00	\$ 35,000.00		100%	\$ 35,000.00
3.9	Effluent Flume Materials	\$ 10,000.00	\$ 10,000.00		100%	\$ 10,000.00
3.10	SAGR Control #1 Labor	\$ 60,000.00	\$ 57,000.00		95%	\$ 57,000.00
3.11	SAGR Control #1 Materials	\$ 30,000.00	\$ 28,500.00		95%	\$ 28,500.00
3.12	SAGR Control #2 Labor	\$ 40,000.00	\$ 38,000.00		95%	\$ 38,000.00
3.13	SAGR Control #2 Materials	\$ 20,000.00	\$ 19,000.00		95%	\$ 19,000.00
3.14	SAGR Control #3 Labor	\$ 60,000.00	\$ 30,000.00	\$ 10,000.00	67%	\$ 40,000.00
3.15	SAGR Control #3 Materials	\$ 30,000.00	\$ 6,000.00	\$ 12,000.00	60%	\$ 18,000.00
3.16	SAGR control #4 Labor	\$ 40,000.00	\$ 30,000.00	\$ 3,000.00	83%	\$ 33,000.00
3.17	SAGR control #4 Materials	\$ 20,000.00	\$ 15,000.00	\$ 1,500.00	83%	\$ 16,500.00
3.18	UV Building Labor	\$ 90,000.00	\$ 90,000.00		100%	\$ 90,000.00
3.19	UV Materials	\$ 45,000.00	\$ 45,000.00		100%	\$ 45,000.00
3.20	Gen. Pad/Misc. Concrete/Pads L&M	\$ 15,000.00	\$ 11,250.00		75%	\$ 11,250.00

	Description	Extended Price	Pay Est. No. 11 Total Completed	Monthly Work Completed	Quantity Completed	Pay Est. No. 12 Total Completed
4.1	Masonry Materials	\$ 50,000.00	\$ 50,000.00		100%	\$ 50,000.00
4.2	Masonry Labor	\$ 100,000.00	\$ 100,000.00		100%	\$ 100,000.00
4.3	Submittals	\$ 5,000.00	\$ 5,000.00		100%	\$ 5,000.00
5.1	Structure Embeds Materials	\$ 65,000.00	\$ 30,000.00	\$ 35,000.00	100%	\$ 65,000.00
5.2	Grating Materials & Labor	\$ 50,000.00				
5.3	Handrail Labor & Materials	\$ 45,000.00				
5.4	Submittals	\$ 5,000.00	\$ 5,000.00		100%	\$ 5,000.00
6.1	UV Building Materials	\$ 25,000.00	\$ 25,000.00		100%	\$ 25,000.00
6.2	UV Building Labor	\$ 50,000.00	\$ 50,000.00		100%	\$ 50,000.00
6.3	Sampler Building Materials	\$ 15,000.00	\$ 10,000.00		67%	\$ 10,000.00
6.4	Sampler Building Labor	\$ 20,000.00	\$ 15,000.00		75%	\$ 15,000.00
6.5	Submittals	\$ 5,000.00	\$ 5,000.00		100%	\$ 5,000.00
7.1	UV Building Insulation	\$ 5,000.00				
7.2	Sampler Building Insulation	\$ 2,000.00				
7.3	UV Building Metal Roof Panels L&M	\$ 20,000.00				
7.4	Samp. Bldg Metal Roof Panels L&M	\$ 10,000.00				
7.5	UV Building Metal Wall Panels L&M	\$ 10,000.00				
7.6	Samp. Bldg Metal Wall Panels L&M	\$ 7,500.00				
7.7	Gutters & Downspouts L&M	\$ 3,000.00				
7.8	Joint Sealants Labor & Materials	\$ 7,500.00	\$ 2,250.00		30%	\$ 2,250.00
7.9	Submittals	\$ 5,000.00	\$ 5,000.00		100%	\$ 5,000.00
8.1	Steel Doors, Frames & Hdwe Mat'ls	\$ 20,000.00	\$ 1,405.00		7%	\$ 1,405.00
8.2	Steel Doors Frames & Hdwe Labor	\$ 5,000.00	\$ 500.00		10%	\$ 500.00
8.3	Coiling /Overhead Door L&M	\$ 25,000.00				
8.4	Access Hatches Labor & Materials	\$ 2,500.00				
8.5	Glazing	\$ 5,000.00				
8.6	Submittals	\$ 5,000.00	\$ 5,000.00		100%	\$ 5,000.00
9.1	Painting Labor & Materials	\$ 25,000.00	\$ 6,250.00		25%	\$ 6,250.00
9.2	Gypsum Board Labor & Materials	\$ 35,000.00				
9.3	Submittals	\$ 1,000.00				
10.1	Fire Extinguisher	\$ 300.00				
11.1	Sluice Gates Installation	\$ 80,000.00	\$ 56,000.00		70%	\$ 56,000.00
11.2	Sluice Gates Materials	\$ 200,000.00	\$ 118,500.00		59%	\$ 118,500.00
11.3	Primary SAGR Sac. Walls Mat'ls	\$ 50,000.00	\$ 50,000.00		100%	\$ 50,000.00
11.4	Secondary SAGR Sac. Wall Mat'ls	\$ 50,000.00	\$ 50,000.00		100%	\$ 50,000.00
11.5	Primary SAGR Walls Labor	\$ 75,000.00	\$ 75,000.00		100%	\$ 75,000.00
11.6	Secondary SAGR Walls Labor	\$ 75,000.00	\$ 75,000.00		100%	\$ 75,000.00
11.7	Primary SAGR Aggregate L&M	\$ 400,000.00		\$ 300,000.00	75%	\$ 300,000.00
11.8	Secondary SAGR Aggregate L&M	\$ 400,000.00		\$ 300,000.00	75%	\$ 300,000.00
11.9	Mulch Labor & Materials	\$ 60,000.00		\$ 9,000.00	15%	\$ 9,000.00
11.10	Fine grade for Liners L&M	\$ 60,000.00	\$ 60,000.00		100%	\$ 60,000.00
11.11	Inter SAGR piping Materials	\$ 50,000.00		\$ 15,000.00	30%	\$ 15,000.00
11.12	Inter SAGR Piping Labor	\$ 100,000.00		\$ 30,000.00	30%	\$ 30,000.00
11.13	Nexom Blower/Aeration Equip. Mat'ls	\$ 738,000.00	\$ 300,000.00	\$ 97,703.00	54%	\$ 397,703.00
11.14	Blower/Aeration Equipment Labor	\$ 250,000.00	\$ 150,000.00		60%	\$ 150,000.00
11.15	Nexom Blower/Aeration Downpaym't	\$ 82,000.00	\$ 82,000.00		100%	\$ 82,000.00
11.16	Sampler Labor & Materials	\$ 12,000.00				
11.17	UV Equipment Materials	\$ 225,000.00				
11.18	UV Equipment Labor	\$ 92,000.00				
11.19	UV Equipment Down payment	\$ 25,000.00	\$ 25,000.00		100%	\$ 25,000.00
11.20	Sanitary Pump Materials	\$ 50,000.00	\$ 10,000.00		20%	\$ 10,000.00
11.21	Pumps Labor	\$ 10,000.00	\$ 2,500.00		25%	\$ 2,500.00
11.22	Submittals UV/NEXOM/ sampler	\$ 15,000.00	\$ 15,000.00		100%	\$ 15,000.00

	Description	Extended Price	Pay Est. No. 11 Total Completed	Monthly Work Completed	Quantity Completed	Pay Est. No. 12 Total Completed
12.1	Laboratory Casework Materials	\$ 20,000.00				
12.2	Laboratory Casework Labor	\$ 5,000.00				
12.3	Submittals	\$ 1,000.00	\$ 1,000.00		100%	\$ 1,000.00
13.1	Process Piping Labor & Materials	\$ 275,000.00				
13.2	Submittals	\$ 5,000.00	\$ 5,000.00		100%	\$ 5,000.00
14.1	Hoists Equipment Materials	\$ 25,000.00	\$ 18,750.00		75%	\$ 18,750.00
14.2	Hoists Equipment Labor	\$ 5,000.00	\$ 4,000.00		80%	\$ 4,000.00
14.3	Submittals	\$ 1,000.00	\$ 500.00		50%	\$ 500.00
15.1	HVAC Materials	\$ 75,000.00				
15.2	HVAC Labor	\$ 9,000.00				
15.3	Plumbing Materials	\$ 50,000.00	\$ 10,871.50		22%	\$ 10,871.50
15.4	Plumbing Labor	\$ 15,000.00	\$ 4,200.00		28%	\$ 4,200.00
15.5	Submittals	\$ 5,000.00	\$ 5,000.00		100%	\$ 5,000.00
16.1	Generator & Transfer Switch Material	\$ 65,000.00				
16.2	Generator & Transfer Switch Labor	\$ 45,000.00				
16.3	Electrical Materials	\$ 115,000.00	\$ 3,000.00		3%	\$ 3,000.00
16.4	Electrical Labor	\$ 65,000.00	\$ 2,000.00		3%	\$ 2,000.00
16.5	Submittals	\$ 5,000.00	\$ 5,000.00		100%	\$ 5,000.00
17.1	Process Control & Instrument L&M	\$ 160,000.00				
17.2	Submittals	\$ 5,000.00	\$ 5,000.00		100%	\$ 5,000.00
Contract Price:		\$ 8,837,000.00	\$ 4,860,617.35	\$ 882,988.09	65%	\$ 5,743,605.44

MATERIALS STORED SUMMARY				
	Description	# of Units	Pay Est. 11	Pay Est. 12
2.9	Buried Pipe (Schimberg)	LS	\$ 331,840.65	\$ 284,315.64
3.1	Reinforcing Materials (CMI)	LS	\$ 24,110.00	\$ 24,110.00
5.1	Structure Embeds Materials (Weirs & Beams) (Breuer)	LS	\$ 4,210.68	\$ -
5.2	Grating Materials (Breuer)	LS	\$ 9,976.04	\$ 9,976.04
5.3	Handrail Materials (Platform & Stairs)	LS	\$ 12,458.73	\$ 12,458.73
8.1	Doors & Door Hardware	LS	\$ 17,180.00	\$ 17,180.00
8.3	Overhead Doors	LS	\$ 21,275.00	\$ 21,275.00
11.2	Sluice Gates	LS	\$ 24,000.00	\$ 24,000.00
11.13	Nexom Blower & Aeration Equipment Materials	LS	\$ 316,300.00	\$ 258,297.00
11.17	Trojan UV Equipment	LS	\$ 173,251.25	\$ 173,251.25
15.1	Fan	1	\$ 356.00	\$ 356.00
15.1	Indeeco Heaters	LS	\$ 14,755.00	\$ 14,755.00
15.1	Split System	1	\$ 10,795.00	\$ 10,795.00
15.1	Dehumidifier	1	\$ 3,485.00	\$ 3,485.00
15.1	Grilles	LS	\$ 280.00	\$ 280.00
15.1	Greenheck Fans & Dampers	LS	\$ 14,650.00	\$ 14,650.00
16.3	Electrical Equipment	LS	\$ 18,460.49	\$ 18,460.49
Total				\$ 887,645.15

SUMMARY

		Total Approved	Total Completed
Contract Price		\$ 8,837,000.00	Pay Est. 12
Approved Change Order (list each)	Change Order No. 1	\$ 6,687.10	\$ 6,687.10
	Change Order No. 2	\$ 19,261.90	\$ 19,261.90
	Revised Contract Price	\$ 8,862,949.00	\$ 5,769,554.44

Stored \$ 887,645.15

Total Earned \$ 6,657,199.59

Retainage (5%) \$ 332,859.98

Total Earned Less Retainage \$ 6,324,339.61

Total Previously Approved (list each)			
	Pay Estimate No. 1	\$ 756,667.50	
	Pay Estimate No. 2	\$ 511,380.70	
	Pay Estimate No. 3	\$ 1,265,515.11	
	Pay Estimate No. 4	\$ 165,941.25	
	Pay Estimate No. 5	\$ 479,240.80	
	Pay Estimate No. 6	\$ 510,181.34	
	Pay Estimate No. 7	\$ 151,883.91	
	Pay Estimate No. 8	\$ 522,618.05	
	Pay Estimate No. 9	\$ 468,052.07	
	Pay Estimate No. 10	\$ 476,187.40	
	Pay Estimate No. 11	\$ 282,084.55	

Total Previously Approved \$ 5,589,752.68

Percent Complete 65%

Amount Due This Request \$ 734,586.93

The amount \$734,586.93 is recommended for approval for payment in accordance with the terms of the contract.

RESOLUTION 2023-107

A RESOLUTION APPROVING PAY ESTIMATE NUMBER 12 IN THE AMOUNT OF \$734,586.93 TO BOOMERANG CORP. FOR THE WASTEWATER TREATMENT FACILITY IMPROVEMENTS PROJECT.

WHEREAS, Boomerang Corp. of Anamosa, Iowa was awarded the construction contract for the Wastewater Treatment Facility Improvements Project for West Branch, Iowa (the “Project”) by the West Branch City Council through the passage of Resolution 2022-19 on March 7, 2022 in the amount of \$8,837,000.00; and

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

WHEREAS, the City Council of West Branch, previously approved Pay Estimates Number 1 through 11 in the amount of \$5,589,752.68 to Boomerang Corp. of Anamosa, IA to date; and

WHEREAS, it is now necessary for the City Council to accept Pay Estimate Number 12 in the amount of \$734,586.93.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Branch, that Pay Estimate Number 12 in the amount of \$734,586.93 to Boomerang Corp. of Anamosa, IA is approved.

Passed and approved this 2nd day of October, 2023.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk



VEENSTRA & KIMM INC.

2600 University Parkway, Suite 1
Coralville, Iowa 52241

319.466.1000 // 888.241.8001
www.v-k.net

September 25, 2023

PAY ESTIMATE NO. 12
WASTEWATER TREATMENT FACILITY IMPROVEMENTS
WEST BRANCH, IOWA

Boomerang Corp.
P.O. Box 227
Anamosa, Iowa 52205

Contract Amount \$8,837,000.00
Contract Date March 7, 2022
Pay Period August 19, 2023 - September 20, 2023

BID ITEMS							
	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
1.1	Bonds/Permits/Insurance	LS	XXXXX	XXXXX	\$ 155,000.00	100%	\$ 155,000.00
1.2	Adminstration/Project Management	LS	XXXXX	XXXXX	\$ 100,000.00	80%	\$ 80,000.00
1.3	Mobilization	LS	XXXXX	XXXXX	\$ 230,000.00	80%	\$ 184,000.00
1.4	Toilets/Dumpster/Etc	LS	XXXXX	XXXXX	\$ 5,200.00	80%	\$ 4,160.08
1.5	Testing	LS	XXXXX	XXXXX	\$ 15,000.00	90%	\$ 13,500.50
1.6	Survey	LS	XXXXX	XXXXX	\$ 40,000.00	90%	\$ 36,000.00
1.7	SWPPP Prep./Maint./Inspection	LS	XXXXX	XXXXX	\$ 20,000.00	100%	\$ 20,000.00
2.1	Fence Removal	LS	XXXXX	XXXXX	\$ 2,500.00	100%	\$ 2,500.00
2.2	Silt Fence	LS	XXXXX	XXXXX	\$ 12,500.00	100%	\$ 12,500.00
2.3	Clear & Grub	LS	XXXXX	XXXXX	\$ 45,000.00	100%	\$ 45,000.00
2.4	Demo Piping/ Aeration/ Manholes	LS	XXXXX	XXXXX	\$ 25,000.00	90%	\$ 22,500.00
2.5	Sludge Removal Cell #2	LS	XXXXX	XXXXX	\$ 170,000.00	100%	\$ 170,000.00
2.6	Sludge Removal Cell #3	LS	XXXXX	XXXXX	\$ 95,000.00	100%	\$ 95,000.00
2.7	Synthetic Lining System Cell #1A, 1B	LS	XXXXX	XXXXX	\$ 75,000.00	97%	\$ 73,000.00
2.8	Synthetic Lining system Cell #2A, 2B	LS	XXXXX	XXXXX	\$ 75,000.00	97%	\$ 73,000.00
2.9	Buried Piping Materials	LS	XXXXX	XXXXX	\$ 950,000.00	70%	\$ 665,684.36
2.10	Buried Piping Labor	LS	XXXXX	XXXXX	\$ 475,000.00	80%	\$ 380,000.00
2.11	Wire Fence	LS	XXXXX	XXXXX	\$ 35,000.00		
2.12	Seeding/ Matting	LS	XXXXX	XXXXX	\$ 45,000.00		
2.13	Lagoon Construction Labor & Equip.	LS	XXXXX	XXXXX	\$ 625,000.00	100%	\$ 625,000.00
2.14	Strip/Respread Topsoil	LS	XXXXX	XXXXX	\$ 60,000.00	83%	\$ 50,000.00
3.1	Reinforcing Materials	LS	XXXXX	XXXXX	\$ 180,000.00	75%	\$ 135,681.00
3.2	Reinforcing Submittals	LS	XXXXX	XXXXX	\$ 3,000.00	100%	\$ 3,000.00
3.3	Submittals	LS	XXXXX	XXXXX	\$ 5,000.00	100%	\$ 5,000.00
3.4	Sampler Building Labor	LS	XXXXX	XXXXX	\$ 40,000.00	95%	\$ 38,000.00
3.5	Sampler Building Concrete Mat'ls	LS	XXXXX	XXXXX	\$ 10,000.00	95%	\$ 9,500.00
3.6	UV Building Labor	LS	XXXXX	XXXXX	\$ 125,000.00	100%	\$ 124,400.00
3.7	UV Building Materials	LS	XXXXX	XXXXX	\$ 45,000.00	99%	\$ 44,500.00
3.8	Effluent Flume Labor	LS	XXXXX	XXXXX	\$ 35,000.00	100%	\$ 35,000.00
3.9	Effluent Flume Materials	LS	XXXXX	XXXXX	\$ 10,000.00	100%	\$ 10,000.00
3.10	SAGR Control #1 Labor	LS	XXXXX	XXXXX	\$ 60,000.00	95%	\$ 57,000.00
3.11	SAGR Control #1 Materials	LS	XXXXX	XXXXX	\$ 30,000.00	95%	\$ 28,500.00
3.12	SAGR Control #2 Labor	LS	XXXXX	XXXXX	\$ 40,000.00	95%	\$ 38,000.00
3.13	SAGR Control #2 Materials	LS	XXXXX	XXXXX	\$ 20,000.00	95%	\$ 19,000.00
3.14	SAGR Control #3 Labor	LS	XXXXX	XXXXX	\$ 60,000.00	67%	\$ 40,000.00
3.15	SAGR Control #3 Materials	LS	XXXXX	XXXXX	\$ 30,000.00	60%	\$ 18,000.00
3.16	SAGR control #4 Labor	LS	XXXXX	XXXXX	\$ 40,000.00	83%	\$ 33,000.00
3.17	SAGR control #4 Materials	LS	XXXXX	XXXXX	\$ 20,000.00	83%	\$ 16,500.00
3.18	UV Building Labor	LS	XXXXX	XXXXX	\$ 90,000.00	100%	\$ 90,000.00
3.19	UV Materials	LS	XXXXX	XXXXX	\$ 45,000.00	100%	\$ 45,000.00
3.20	Gen. Pad/Misc. Concrete/Pads L&M	LS	XXXXX	XXXXX	\$ 15,000.00	75%	\$ 11,250.00

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
4.1	Masonry Materials	LS	XXXXX	XXXXX	\$ 50,000.00	100%	\$ 50,000.00
4.2	Masonry Labor	LS	XXXXX	XXXXX	\$ 100,000.00	100%	\$ 100,000.00
4.3	Submittals	LS	XXXXX	XXXXX	\$ 5,000.00	100%	\$ 5,000.00
5.1	Structure Embeds Materials	LS	XXXXX	XXXXX	\$ 65,000.00	100%	\$ 65,000.00
5.2	Grating Materials & Labor	LS	XXXXX	XXXXX	\$ 50,000.00		
5.3	Handrail Labor & Materials	LS	XXXXX	XXXXX	\$ 45,000.00		
5.4	Submittals	LS	XXXXX	XXXXX	\$ 5,000.00	100%	\$ 5,000.00
6.1	UV Building Materials	LS	XXXXX	XXXXX	\$ 25,000.00	100%	\$ 25,000.00
6.2	UV Building Labor	LS	XXXXX	XXXXX	\$ 50,000.00	100%	\$ 50,000.00
6.3	Sampler Building Materials	LS	XXXXX	XXXXX	\$ 15,000.00	67%	\$ 10,000.00
6.4	Sampler Building Labor	LS	XXXXX	XXXXX	\$ 20,000.00	75%	\$ 15,000.00
6.5	Submittals	LS	XXXXX	XXXXX	\$ 5,000.00	100%	\$ 5,000.00
7.1	UV Building Insulation	LS	XXXXX	XXXXX	\$ 5,000.00		
7.2	Sampler Building Insulation	LS	XXXXX	XXXXX	\$ 2,000.00		
7.3	UV Building Metal Roof Panels L&M	LS	XXXXX	XXXXX	\$ 20,000.00		
7.4	Samp. Bldg Metal Roof Panels L&M	LS	XXXXX	XXXXX	\$ 10,000.00		
7.5	UV Building Metal Wall Panels L&M	LS	XXXXX	XXXXX	\$ 10,000.00		
7.6	Samp. Bldg Metal Wall Panels L&M	LS	XXXXX	XXXXX	\$ 7,500.00		
7.7	Gutters & Downspouts L&M	LS	XXXXX	XXXXX	\$ 3,000.00		
7.8	Joint Sealants Labor & Materials	LS	XXXXX	XXXXX	\$ 7,500.00	30%	\$ 2,250.00
7.9	Submittals	LS	XXXXX	XXXXX	\$ 5,000.00	100%	\$ 5,000.00
8.1	Steel Doors, Frames & Hdwe Mat'ls	LS	XXXXX	XXXXX	\$ 20,000.00	7%	\$ 1,405.00
8.2	Steel Doors Frames & Hdwe Labor	LS	XXXXX	XXXXX	\$ 5,000.00	10%	\$ 500.00
8.3	Coiling /Overhead Door L&M	LS	XXXXX	XXXXX	\$ 25,000.00		
8.4	Access Hatches Labor & Materials	LS	XXXXX	XXXXX	\$ 2,500.00		
8.5	Glazing	LS	XXXXX	XXXXX	\$ 5,000.00		
8.6	Submittals	LS	XXXXX	XXXXX	\$ 5,000.00	100%	\$ 5,000.00
9.1	Painting Labor & Materials	LS	XXXXX	XXXXX	\$ 25,000.00	25%	\$ 6,250.00
9.2	Gypsum Board Labor & Materials	LS	XXXXX	XXXXX	\$ 35,000.00		
9.3	Submittals	LS	XXXXX	XXXXX	\$ 1,000.00		
10.1	Fire Extinguisher	LS	XXXXX	XXXXX	\$ 300.00		
11.1	Sluice Gates Installation	LS	XXXXX	XXXXX	\$ 80,000.00	70%	\$ 56,000.00
11.2	Sluice Gates Materials	LS	XXXXX	XXXXX	\$ 200,000.00	59%	\$ 118,500.00
11.3	Primary SAGR Sac. Walls Mat'ls	LS	XXXXX	XXXXX	\$ 50,000.00	100%	\$ 50,000.00
11.4	Secondary SAGR Sac. Wall Mat'ls	LS	XXXXX	XXXXX	\$ 50,000.00	100%	\$ 50,000.00
11.5	Primary SAGR Walls Labor	LS	XXXXX	XXXXX	\$ 75,000.00	100%	\$ 75,000.00
11.6	Secondary SAGR Walls Labor	LS	XXXXX	XXXXX	\$ 75,000.00	100%	\$ 75,000.00
11.7	Primary SAGR Aggregate L&M	LS	XXXXX	XXXXX	\$ 400,000.00	75%	\$ 300,000.00
11.8	Secondary SAGR Aggregate L&M	LS	XXXXX	XXXXX	\$ 400,000.00	75%	\$ 300,000.00
11.9	Mulch Labor & Materials	LS	XXXXX	XXXXX	\$ 60,000.00	15%	\$ 9,000.00
11.10	Fine grade for Liners L&M	LS	XXXXX	XXXXX	\$ 60,000.00	100%	\$ 60,000.00
11.11	Inter SAGR piping Materials	LS	XXXXX	XXXXX	\$ 50,000.00	30%	\$ 15,000.00
11.12	Inter SAGR Piping Labor	LS	XXXXX	XXXXX	\$ 100,000.00	30%	\$ 30,000.00
11.13	Nexom Blower/Aeration Equip. Mat'ls	LS	XXXXX	XXXXX	\$ 738,000.00	54%	\$ 397,703.00
11.14	Blower/Aeration Equipment Labor	LS	XXXXX	XXXXX	\$ 250,000.00	60%	\$ 150,000.00
11.15	Nexom Blower/Aeration Downpaym't	LS	XXXXX	XXXXX	\$ 82,000.00	100%	\$ 82,000.00
11.16	Sampler Labor & Materials	LS	XXXXX	XXXXX	\$ 12,000.00		
11.17	UV Equipment Materials	LS	XXXXX	XXXXX	\$ 225,000.00		
11.18	UV Equipment Labor	LS	XXXXX	XXXXX	\$ 92,000.00		
11.19	UV Equipment Down payment	LS	XXXXX	XXXXX	\$ 25,000.00	100%	\$ 25,000.00
11.20	Sanitary Pump Materials	LS	XXXXX	XXXXX	\$ 50,000.00	20%	\$ 10,000.00
11.21	Pumps Labor	LS	XXXXX	XXXXX	\$ 10,000.00	25%	\$ 2,500.00
11.22	Submittals UV/NEXOM/ sampler	LS	XXXXX	XXXXX	\$ 15,000.00	100%	\$ 15,000.00

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
12.1	Laboratory Casework Materials	LS	XXXXX	XXXXX	\$ 20,000.00		
12.2	Laboratory Casework Labor	LS	XXXXX	XXXXX	\$ 5,000.00		
12.3	Submittals	LS	XXXXX	XXXXX	\$ 1,000.00	100%	\$ 1,000.00
13.1	Process Piping Labor & Materials	LS	XXXXX	XXXXX	\$ 275,000.00		
13.2	Submittals	LS	XXXXX	XXXXX	\$ 5,000.00	100%	\$ 5,000.00
14.1	Hoists Equipment Materials	LS	XXXXX	XXXXX	\$ 25,000.00	75%	\$ 18,750.00
14.2	Hoists Equipment Labor	LS	XXXXX	XXXXX	\$ 5,000.00	80%	\$ 4,000.00
14.3	Submittals	LS	XXXXX	XXXXX	\$ 1,000.00	50%	\$ 500.00
15.1	HVAC Materials	LS	XXXXX	XXXXX	\$ 75,000.00		
15.2	HVAC Labor	LS	XXXXX	XXXXX	\$ 9,000.00		
15.3	Plumbing Materials	LS	XXXXX	XXXXX	\$ 50,000.00	22%	\$ 10,871.50
15.4	Plumbing Labor	LS	XXXXX	XXXXX	\$ 15,000.00	28%	\$ 4,200.00
15.5	Submittals	LS	XXXXX	XXXXX	\$ 5,000.00	100%	\$ 5,000.00
16.1	Generator & Transfer Switch Material	LS	XXXXX	XXXXX	\$ 65,000.00		
16.2	Generator & Transfer Switch Labor	LS	XXXXX	XXXXX	\$ 45,000.00		
16.3	Electrical Materials	LS	XXXXX	XXXXX	\$ 115,000.00	3%	\$ 3,000.00
16.4	Electrical Labor	LS	XXXXX	XXXXX	\$ 65,000.00	3%	\$ 2,000.00
16.5	Submittals	LS	XXXXX	XXXXX	\$ 5,000.00	100%	\$ 5,000.00
17.1	Process Control & Instrument L&M	LS	XXXXX	XXXXX	\$ 160,000.00		
17.2	Submittals	LS	XXXXX	XXXXX	\$ 5,000.00	100%	\$ 5,000.00
Contract Price:					\$ 8,837,000.00		\$ 5,743,605.44

MATERIALS STORED SUMMARY				
	Description	# of Units	Unit Price	Extended Cost
2.9	Buried Pipe (Schimberg)	LS	\$ 284,315.64	\$ 284,315.64
3.1	Reinforcing Materials (CMI)	LS	\$ 24,110.00	\$ 24,110.00
5.2	Grating Materials (Breuer)	LS	\$ 9,976.04	\$ 9,976.04
5.3	Handrail Materials (Platform & Stairs)	LS	\$ 12,458.73	\$ 12,458.73
8.1	Doors & Door Hardware	LS	\$ 17,180.00	\$ 17,180.00
8.3	Overhead Doors	LS	\$ 21,275.00	\$ 21,275.00
11.2	Sluice Gates	LS	\$ 24,000.00	\$ 24,000.00
11.13	Nexom Blower & Aeration Equipment Materials	LS	\$ 258,297.00	\$ 258,297.00
11.17	Trojan UV Equipment	LS	\$ 173,251.25	\$ 173,251.25
15.1	Fan	1	\$ 356.00	\$ 356.00
15.1	Indeeco Heaters	LS	\$ 14,755.00	\$ 14,755.00
15.1	Split System	1	\$ 10,795.00	\$ 10,795.00
15.1	Dehumidifier	1	\$ 3,485.00	\$ 3,485.00
15.1	Grilles	LS	\$ 280.00	\$ 280.00
15.1	Greenheck Fans & Dampers	LS	\$ 14,650.00	\$ 14,650.00
16.3	Electrical Equipment	LS	\$ 18,460.49	\$ 18,460.49
Total				\$ 887,645.15

SUMMARY

		Total Approved	Total Completed
Contract Price		\$ 8,837,000.00	\$ 5,743,605.44
Approved Change Order (list each)	Change Order No. 1	\$ 6,687.10	\$ 6,687.10
	Change Order No. 2	\$ 19,261.90	\$ 19,261.90
		Revised Contract Price	\$ 8,862,949.00

Stored \$ 887,645.15
 Total Earned \$ 6,657,199.59
 Retainage (5%) \$ 332,859.98
 Total Earned Less Retainage \$ 6,324,339.61

Total Previously Approved (list each)			
	Pay Estimate No. 1	\$ 756,667.50	
	Pay Estimate No. 2	\$ 511,380.70	
	Pay Estimate No. 3	\$ 1,265,515.11	
	Pay Estimate No. 4	\$ 165,941.25	
	Pay Estimate No. 5	\$ 479,240.80	
	Pay Estimate No. 6	\$ 510,181.34	
	Pay Estimate No. 7	\$ 151,883.91	
	Pay Estimate No. 8	\$ 522,618.05	
	Pay Estimate No. 9	\$ 468,052.07	
	Pay Estimate No. 10	\$ 476,187.40	
	Pay Estimate No. 11	\$ 282,084.55	

Total Previously Approved \$ 5,589,752.68

Percent Complete 65%


Amount Due This Request \$ 734,586.93

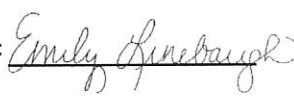
The amount \$734,586.93 is recommended for approval for payment in accordance with the terms of the contract.

Prepared By:
Boomerang Corp.

Recommended By:
Veenstra & Kimm, Inc.

Approved By:
West Branch, Iowa

Signature: 
 Name: Jani Hoas
 Title: VP
 Date: 9/25/23

Signature: 
 Name: Emily Linebaugh
 Title: Engineer
 Date: September 25, 2023

Signature: _____
 Name: _____
 Title: _____
 Date: _____