



**CITY COUNCIL MEETING  
MONDAY, DECEMBER 18, 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 December 4, 2023 City Council meeting.
  - b. Approve a Class C Retail Alcohol license for Hazelhasky LLC dba Herb & Lou's.
  - c. Accept the Third Option Year of Contract 140P6021P0005, HEHO – City Services for the period of January 29, 2024 to January 28, 2025 (Snowplowing and alarm intrusion for the National Park Service and Herbert Hoover National Historic Site).
  - d. Approve the October Monthly Financial Report
  - e. Claims for 12/18/2023
7. Presentations/Communications/Open Forum
  - a. Swearing in of Michael Horihan, incoming Councilperson for 2024
  - b. Swearing in of Thomas Dean, returning Councilperson
  - c. Swearing in of Jerry Sexton, returning Councilperson
8. Public Hearing/Non-Consent Agenda
  - a. Appointing Tom Dean as Mayor Pro Tem for 2024. / Move to action.
  - b. **Resolution 2023-130** – Approve the annual agreement in the amount of \$9,740 with the U.S. Geological Survey for the ongoing operation and maintenance of the Streamflow Gaging located on the Wapsinonoc Creek at College Street. / Move to action.
  - c. **Resolution 2023-131** - Promoting Officer Cathy Steen to Police Sergeant and setting the salary of an appointed officer. / Move to action.
  - d. **Resolution 2023-132** – Appointing Matthew Bowers as a Part-Time Police Officer and setting the salary for FY24. / Move to action.
  - e. **Resolution 2023-133** - Approving Pay Estimate Number 14 in the amount of \$328,409.30 to Boomerang Corp. for the Wastewater Treatment Facility Improvements Project. / Move to action.
  - f. **Resolution 2023-134** – Approving that certain Easement Agreement with Interstate Power & Light Company in connection with the Wapsi Creek Widening Project. / Move to action.
  - g. **Resolution 2023-135** – Approving the Amended Final Plat for Heritage Hill Subdivision, West Branch, Iowa. / 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.

*(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**

**December 4, 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, Jodee Stoolman and Nick Goodweiler. City Staff present: City Administrator Adam Kofoed, City Clerk Leslie Brick, Police Chief John Hanna, Public Works Director Matt Goodale. City Staff attending via Zoom: Finance Officer Heidi Van Auken and City Engineer Dave Schechinger

**APPROVE THE AGENDA**

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

**APPROVE CONSENT AGENDA**

Approve Minutes from the November 20, 2023 City Council meeting.  
Claims for 12/4/2023

EXPENDITURES	12/4/2023	
101 MOBILITY	TOWN HALL LIFT DEPOSIT	8,762.50
AMANDA MALLOY	BLDG INCENTIVE PAYMENT	1,000.00
AMAZON.COM	VARIOUS ITEMS-LIBRARY	121.15
BAKER & TAYLOR	BOOKS	431.39
CASEYS GENERAL STORES	CASEY'S TIF REBATE #9	18,060.00
CEDAR COUNTY COOPERATIVE	FUEL-PW	1,413.78
CURTIS L CASPER	LAWN MOWING-NUISANCE	110.00
DORSEY & WHITNEY	2023A BOND LEGAL SERVICES	15,000.00
EMV HOLDINGS	EMV HOLDING TIF REBATE #5	7,500.00
FINNEGAN, JEANETTE	BLDG INCENTIVE PAYMENT	1,000.00
GREAT AMERICAN BUSINESS PROD	PET WASTE BAGS	1,040.00
HEIDI VAN AUKEN	MILEAGE REIMBURSE-VANAUKEN	24.24
IOWA ONE CALL	UTILITY LOCATION SERVICE	94.50
KNOCHE, REBECCA	STORY DREAM MACHINE REIMBURSE	39.95
LIBERTY COMMUNICATIONS	LIBERTY COMMUNICATIONS	1,571.38
MAINSTAY SYSTEMS OF IOWA	HP LAPTOP BATTERIES-LIBRARY	60.00
PLUNKETT'S PEST CONTROL	PEST CONTROL-LIBRARY	50.00
STATE INDUSTRIAL PRODUCTS	CHEMICALS	250.38
VEENSTRA & KIMM	VARIOUS PROJECTS	22,078.22
WILEY, BARBARA	BLDG INCENTIVE PAYMENT	1,000.00
TOTAL		79,607.49
PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS	11/24/2023	46,419.71
PAID BETWEEN MEETINGS		
SISCO	HEALTH CLAIMS 11/28/2023	11.13
LYNCH'S EXCAVATING	EAST SIDE WATER PAY ESTIMATE 6	177,021.15
BOOMERANG	WW TREATMENT PAY ESTIMATE 13	517,877.30
JOHN DEERE FINANCIAL	SUPPLIES, UNIFORM-PW	861.45
LEAF CAPITAL FUNDING	COPIER LEASE-LIBRARY	142.02
QC ANALYTICAL SERVICES	LAB ANALYSIS	855.75
TYLER TECHNOLOGIES	TOPS OUTPUT, TRAINING FEE	870.00
US BANK CORPORATE CARD	CREDIT CARD PURCHASES	2,031.25
USA TODAY	ANNUAL SUBSCRIPTION	399.24
VERIZON WIRELESS	VERIZON WIRELESS	371.37
METLIFE	INSURANCE	1,243.35
SISCO	INSURANCE	10,747.99
TOTAL		712,432.00
GRAND TOTAL EXPENDITURES		838,459.20

FUND TOTALS		
001	GENERAL FUND	21,782.19
022	CIVIC CENTER	8,807.71
031	LIBRARY	7,810.47
110	ROAD USE TAX	7,353.48
112	TRUST AND AGENCY	17,740.55
125	T I F	25,560.00
321	WIDENING WAPSI CREEK	3,681.00
324	WW TREATMENT FACILITY	528,755.14
326	ROUNDBOUT MAIN & CEDAR	6,450.00
329	EASTSIDE WATER MAIN PH 1	193,090.53
600	WATER FUND	8,560.35
610	SEWER FUND	8,343.27
740	STORM WATER UTILITY	524.51
GRAND FUND TOTAL		838,459.20

Miller questioned the dollar amount for pet waste bags the city purchased and asked for the quantity that represents the \$1040.00 charge. Goodale replied that the amount represents eight thousand bags and that the city orders at least once per year for the various parks. There were no other comments.

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

### **PRESENTATIONS / COMMUNICATIONS / OPEN FORUM**

deNovo Marketing - a marketing campaign presentation for Operation Blue Savior

Jen Neumann described deNovo's marketing strategy and how they can help West Branch "tell their story" to attract new employees to the City which promotes public safety and a safe community. Neumann said they would work with city leaders, staff and prominent business leaders to develop marketing materials to learn about West Branch and why this is the place to be. Neumann said it imperative to focus on positive things in the community and the "good" rather than the "negative" to attract and retain employees and make its residents feel safe. Neumann said as part of their offering, they would develop short videos that would be placed on the city website, social media platforms and recruiting sites such as LinkedIn and Indeed where potential employees and residents will visit to learn more about the West Branch community and culture.

### **PUBLIC HEARING / NON-CONSENT AGENDA**

Resolution 2023-129 – Adopting a Pay Scale for Permanent Full-time West Branch Police Officers. / Move to action.

Stoolman asked if the proposed pay scale was "close" to that of what surrounding counties pay their officers. Kofoed said the salaries were within a few thousand dollars and that years of service with other departments would follow a lateral move on the proposed pay scale.

Motion by Dean, second by Miller to approve Resolution 2023-129. AYES: Dean, Miller, Goodweiler, Stoolman, Sexton. NAYS: None. Motion carried.

Motion to accept the resignation of Police Chief John Hanna. / Move to action.

Miller thanked Hanna for his years of service with the West Branch Police Department (as well as his family for allowing Hanna to provide a safe community). Sexton addressed Hanna and stated that he has been and will always be remembered as a well-respected police chief and member of the community and thanked Hanna as well for his service. Sexton added that if his circumstances were to change, the city would welcome him back. The remaining members thanked Hanna as well.

Motion by Goodweiler, second by Sexton. AYES: Goodweiler, Sexton, Miller, Stoolman. NAYS: Dean. Motion carried.

Motion to approve the 2024 City Council regular meeting schedule. / Move to action.

Motion by Sexton, second by Dean. AYES: Sexton, Dean, Miller, Stoolman, Goodweiler. NAYS: None. Motion carried.

Discussion – Considering an employer benefits contribution change

Kofoed suggested the Council consider them approving a change in the employer contribution for health and dental insurance for employees from seventy percent to ninety percent. Kofoed said the Employee Benefits

Fund (which the city levies taxes for) currently has a healthy fund balance of more than four hundred thousand dollars and said that the fund continues to grow with a smaller staff and more employees opting for the stipend in lieu of health benefits when a spouse has better or less expensive coverage. Van Auken added that the Employee Benefits Fund will also now pay for Worker's Comp premiums rather than coming from the Tort Liability Fund. Kofoed said he felt that there were still enough reserves to offer the additional employer contribution. The Council informally agreed to the employer contribution increase. Kofoed said he would have a resolution drafted for Council approval at a later date.

**CITY ADMINISTRATOR REPORT**

Kofoed said Public Works employee interviews will occur this week and that a police department reorganization is needed for a smooth transition with the exiting Hanna. Kofoed asked the Council to think about deNovo's proposal and possible next steps.

**CITY ATTORNEY REPORT – Absent**

**CITY ENGINEER REPORT**

Schechinger said he and other city leaders met with IDOT last week regarding the next phase of the I-80 widening project. He said the project will consist of widening the eastbound lanes from east of the Wapsi Ave bridge to east of exit 254. Eastbound traffic will be moved to the westbound lanes and will result in a temporary closure of the West Branch exit during construction. Schechinger said the westbound lanes will then be constructed the following year.

**STAFF REPORTS**

Hanna explained his transition plans to the Council and requested permission to temporarily end the twenty-four hour on-call time with having only himself, Steen and one part-time officer available. Hanna also asked to be able to immediately post a supervisor/sergeant position and have in place by January 1<sup>st</sup> when he departs. This will provide supervisor responsibilities of part-time scheduling, reporting requirements and other necessary tasks the Chief is responsible for until the City replaces his position. The Council gave their approval to Hanna to do what is necessary to help with the transition of duties.

**COMMENTS FROM MAYOR AND COUNCIL MEMBERS**

The council discussed deNovo's proposal for marketing services to determine which offering they would go with. Most felt the "storytelling approach" was the least that they should do, but Miller suggested the third option as a "go big, or go home" effort. Miller asked Kofoed if local businesses would contribute to the cost of the marketing outreach as it would benefit them as well as the residents who live in West Branch. The consensus of the Council was to proceed with the second option.

Miller asked why Public Works did not put up all of the Christmas lights used in years past. Goodale said that many of the lights are very old and are in need of replacing as well as some of the light poles that they are placed on pose safety threats to his staff.

Laughlin asked Kofoed to prepared the FY25 budget meeting schedule as soon as possible.

**ADJOURNMENT**

Motion to adjourn by Miller, second by Sexton. Motion carried on a voice vote. City Council meeting adjourned at 8:02 p.m.

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Roger Laughlin, Mayor

ATTEST:

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Leslie Brick, City Clerk



## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b> December 18, 2023
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<b>AGENDA ITEM:</b> Approve a Class C Retail Alcohol License for Hazelhasky LLC., dba: Herb & Lou's, 105 N. Downey Street
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<b>PREPARED BY:</b> City Clerk, Leslie Brick
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<b>DATE:</b> December 5, 2023
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### BACKGROUND:

Liquor license renewal for Hazelhasky LLC., dba Herb & Lou's, 105 N. Downey Street.

Effective January 1, 2024 through December 31, 2024.



## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b> December 18, 2023
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<b>AGENDA ITEM:</b> Accept the Third Option Year of Contract 140P6021P0005, HEHO – City Services for the period of January 29, 2024 to January 28, 2025 (Snowplowing and alarm intrusion for the National Park Service and Herbert Hoover National Historic Site).
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<b>PREPARED BY:</b> City Clerk, Leslie Brick
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<b>DATE:</b> December 5, 2023
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### BACKGROUND:

The City Council passed Resolution 1986 on March 1, 2021 that approved a Service Agreement for the City of West Branch (Public Works) to provide snow removal and (Police Department) to provide intrusion alarm police response services for the National Park Service and Herbert Hoover National Historic Site.

The service agreement entitled, Option to Extend the Term of Contract allow for these services to be extended.

The City received a letter from the U.S. Department of Interior opting to exercise Option Period #3 for Contract 140P6021P0005 for the period of January 29, 2024 to January 28, 2025.

The City receives \$8500.00 per year from the U.S Department of Interior for these services.



United States Department of the Interior  
NATIONAL PARK SERVICE  
Interior Regions 3,4, 5  
601 Riverfront Drive  
Omaha, NE 68102



Nov 30, 2023

City of West Branch  
Attn: Heidi Van Auken  
110 N Popular  
West Branch, IA 52358

Exercising the Third Option Year of Contract 140P6021P0005, HEHO - City Services

Dar Ms. Van Auken,

The purpose of this letter is to notify you of the Government's intent, in accordance with FAR Clause 52.217-9 entitled, "Option to Extend the Term of the Contract", to exercise Option Period 03 for Contract #140P6021P0005 for the period of 1/29/2024, to 1/28/2025.

This notification does not commit the Government to exercise the pre-priced Option nor does it in any manner obligate Government funds against the subject contract. If the Option is exercised by the Government, it will be accomplished via a unilateral modification. The modification will specifically identify the Option period of performance and modification amount.

Please acknowledge receipt of this letter by signing below and returning it via email to me at james\_bissaillon@nps.gov. Please reply no later than December 8, 2023.

If there are any questions, please contact me via email or phone (402) 800-8292.

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James Bissaillon  
Contracting Officer

RECEIPT ACKNOWLEDGED:

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Name and Title (Typed or Printed)

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Signature and Date

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INTERIOR REGIONS 3, 4, 5 – GREAT LAKES, MISSISSIPPI BASIN, MISSOURI BASIN

ARKANSAS, IOWA, ILLINOIS, INDIANA, KANSAS, MICHIGAN, MINNESOTA, MISSOURI,  
NEBRASKA, NORTH DAKOTA, OHIO, SOUTH DAKOTA, WISCONSIN



## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b> December 18, 2023
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<b>AGENDA ITEM:</b> Approve the October Monthly Financial Report
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<b>PREPARED BY:</b> Heidi Van Auken, Finance Officer
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<b>DATE:</b> November 30, 2023
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### SUMMARY:

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



<b>BANK TO BOOK RECONCILIATION</b>			
<b>10/31/2023</b>			
<b>BANK BALANCE @</b>			
	CASH - FIDELITY BANK & TRUST		\$ 7,649,385.24
	CASH - FIDELITY BANK & TRUST - PERPETUAL CARE FUND		\$ 33,090.60
	<b>SUB TOTAL</b>		<b>\$ 7,682,475.84</b>
<b>ADD:</b>	<b>CD'S:</b>	<b>Bank/CD #</b>	<b>Maturity Date</b>
	ENLOW BUILDING CD	LIBERTY SAVINGS-10447	5/2/2024 \$ 11,212.98
	CEMETERY PERPETUAL CARE	HILLS BANK-30282503	1/11/2024 \$ 99,759.60
	LIBRARY-HANSEN DONATION CD	GREENSTATE-1034 (Old 1029)	8/1/2024 \$ 57,739.56
	LIBRARY-KROUTH PRINCIPAL CD	GREENSTATE-1035 (Old 1030)	9/2/2023 \$ 53,153.77
	LIBRARY-KROUTH INTEREST CD	GREENSTATE-1036 (Old 1031)	9/2/2023 \$ 24,918.03
	GEN FUND-STREETScape-ACCIONA DONATION CD	GREENSTATE-1033 (Old 1028)	12/6/2024 \$ 7,293.44
	<b>SAVINGS ACCOUNTS</b>		
	GENERAL FUND SAVINGS	GREENSTATE-0001	\$ 5.00
	LIBRARY - KROUTH INTEREST	FIDELITY-SAVINGS ACCOUNT	\$ 8,520.19
	LIBRARY - M GRAY SAVINGS	FIDELITY-SAVINGS ACCOUNT	\$ 16,349.15
	<b>TOTAL CD'S &amp; SAVINGS ACCOUNTS</b>		<b>\$ 278,951.72</b>
	<b>SUB TOTAL</b>		<b>\$ 7,961,427.56</b>
<b>PLUS</b>	<b>O/S DEPOSITS</b>		<b>\$ -</b>
<b>PLUS</b>	<b>ADJUSTMENTS</b>		<b>\$ -</b>
<b>LESS:</b>	<b>O/S CREDIT CARD</b>		<b>\$ -</b>
<b>LESS:</b>	<b>O/S CHECKS</b>		<b>\$ 4,630.92</b>
	<b>ENDING BOOK BALANCE</b>		<b>\$ 7,956,796.64</b>
	<b>NON-RECONCILIATION ITEM-CUBBY PARK CONCESSIONS</b>		<b>\$ 600.00</b>

**CLERK'S REPORT FOR THE MONTH OF OCTOBER 2023**

DESCRIPTION	CHECKING	INVESTMENT	BEGINNING BALANCE	RECEIPTS	TRANSFER IN	DISBURSED	TRANSFER OUT	NET CHANGE LIABILITIES	CLERK'S BALANCE
<b>GENERAL</b>									
*(001) GENERAL OPERATING FUND	\$ 1,728,535.68	\$ 5.00	\$ 1,728,540.68	\$ 569,951.78		\$ 70,249.60			\$ 2,228,242.86
** 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	\$ -	\$ 7,293.44	\$ 7,293.44						\$ 7,293.44
PARK EQUIPMENT/RESERVE	\$ 13,000.00	\$ -	\$ 13,000.00						\$ 13,000.00
(022) CIVIC CENTER	\$ 49,010.59	\$ -	\$ 49,010.59	\$ 8,246.42		\$ 608.08			\$ 56,648.93
(027) MEMORIAL GARDEN PROJECT	\$ 414.00	\$ -	\$ 414.00						\$ 414.00
(028) SPLASH PAD RESERVE	\$ 100.00	\$ -	\$ 100.00						\$ 100.00
(031) LIBRARY	\$ (3,732.85)	\$ 93,803.48	\$ 90,070.63	\$ 12,409.41		\$ 15,639.83			\$ 86,840.21
(036) TORT LIABILITY	\$ (28,196.35)	\$ -	\$ (28,196.35)	\$ 29,463.50		\$ 24,927.62			\$ (23,660.47)
<b>SPECIAL REVENUE</b>									
(110) ROAD USE TAX	\$ 137,496.94	\$ -	\$ 137,496.94	\$ 28,168.73		\$ 18,781.74			\$ 146,883.93
(112) TRUST & AGENCY (EMPLOYEE BENEFITS)	\$ 321,282.72	\$ -	\$ 321,282.72	\$ 131,756.15		\$ 16,751.76			\$ 436,287.11
(119) EMERGENCY TAX FUND	\$ 10,638.33	\$ -	\$ 10,638.33	\$ 15,833.35					\$ 26,471.68
(121) LOCAL OPTION SALES TAX	\$ 438,905.91	\$ -	\$ 438,905.91	\$ 24,045.69					\$ 462,951.60
(125) TIF	\$ 190,409.52	\$ -	\$ 190,409.52	\$ 194,518.87					\$ 384,928.39
(126) TIF LMI MEADOWS PT 4	\$ -	\$ -	\$ 16,056.60	\$ 31,661.88					\$ 47,718.48
(160) REVOLVING LOAN FUND	\$ 137,082.45	\$ -	\$ 137,082.45	\$ -					\$ 137,082.45
<b>DEBT SERVICE</b>									
(226) DEBT SERVICE	\$ 327,079.99	\$ -	\$ 327,079.99	\$ 120,255.68					\$ 447,335.67
<b>CAPITAL PROJECTS</b>									
(300) CAPITAL IMPROVEMENT RESERVE	\$ 135,962.04	\$ -	\$ 135,962.04	\$ 30,218.73					\$ 166,180.77
(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	\$ (365,332.95)	\$ -	\$ (365,332.95)						\$ (365,332.95)
(321) WIDENING WAPSI CREEK @ BERANEK PARK	\$ 224,024.34	\$ -	\$ 224,024.34			\$ 39,549.03			\$ 184,475.31
(322) SPLASH PAD	\$ -	\$ -	\$ -						\$ -
(323) I-80 WEST, WATER MAIN RELOCATE	\$ (24,271.48)	\$ -	\$ (24,271.48)						\$ (24,271.48)
(324) WW TREATMT FAC IMP 2021	\$ (221,144.71)	\$ -	\$ (221,144.71)	\$ 753,647.09		\$ 747,624.30			\$ (215,121.92)
(326) ROUNDABOUT MAIN & CEDAR	\$ 442,042.81	\$ -	\$ 442,042.81			\$ 1,342.70			\$ 440,700.11
(327) SPONSORED WATER QUALITY IMPE 2021	\$ (20,000.00)	\$ -	\$ (20,000.00)						\$ (20,000.00)
(329) EASTSIDE WATER MAINS	\$ 768,926.15	\$ -	\$ 768,926.15			\$ 9,153.93			\$ 759,772.22
<b>PERMANENT</b>									
(500) CEMETERY PERPETUAL FUND	\$ 32,970.60	\$ 99,759.60	\$ 132,730.20	\$ 120.00					\$ 132,850.20
(501) KROUTH PRINCIPAL FUND	\$ 0.00	\$ 53,172.17	\$ 53,172.17						\$ 53,172.17
(502) KROUTH INTEREST FUND	\$ -	\$ 24,918.03	\$ 24,918.03						\$ 24,918.03
<b>ENTERPRISE</b>									
(600) WATER FUND	\$ 393,379.92	\$ -	\$ 393,379.92	\$ 67,498.12		\$ 35,397.74	\$ 5,147.29		\$ 420,333.01
(603) WATER SINKING FUND	\$ 20,615.45	\$ -	\$ 20,615.45	\$ -	\$ 5,147.29				\$ 25,762.74
(610) SEWER FUND	\$ 817,081.65	\$ -	\$ 817,081.65	\$ 85,629.09		\$ 17,496.62	\$ 42,904.31		\$ 842,309.81
(611) SEWER FUND SPECIAL	\$ 679,395.81	\$ -	\$ 679,395.81	\$ -	\$ 42,904.31				\$ 722,300.12
(614) WASTEWATER LIFT STATION	\$ -	\$ -	\$ -						\$ -
(740) STORM WATER UTILITY	\$ 179,293.86	\$ -	\$ 179,293.86	\$ 5,733.29		\$ 2,236.29			\$ 182,790.86
<b>TOTAL</b>	<b>\$ 6,552,389.78</b>	<b>\$ 278,951.72</b>	<b>\$ 6,847,398.10</b>	<b>\$ 2,109,157.78</b>	<b>\$ 48,051.60</b>	<b>\$ 999,759.24</b>	<b>\$ 48,051.60</b>	<b>\$ -</b>	<b>\$ 7,956,796.64</b>
O/S CHECKS			\$53,921.37						\$4,630.92
ADJUSTMENTS			\$0.00						\$0.00
O/S DEPOSIT			\$0.00						\$0.00
O/S CREDIT CARD			\$0.00						\$0.00
<b>BANK STATEMENT BALANCE</b>			<b>\$6,901,319.47</b>						<b>\$7,961,427.56</b>

CITY OF WEST BRANCH  
 MTD TREASURERS REPORT  
 AS OF: OCTOBER 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	1,869,013.46	569,951.78	70,249.60	2,368,715.64	0.00	0.00	2,368,715.64
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	49,010.59	8,246.42	608.08	56,648.93	0.00	0.00	56,648.93
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	90,070.63	12,409.41	15,639.83	86,840.21	0.00	0.00	86,840.21
036-TORT LIABILITY	( 28,196.35)	29,463.50	24,927.62	( 23,660.47)	0.00	0.00	( 23,660.47)
050-HOME TOWN DAYS FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
110-ROAD USE TAX	137,496.94	28,168.73	18,781.74	146,883.93	0.00	0.00	146,883.93
111-POLICE RECOVERY ACT GRANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
112-TRUST AND AGENCY	321,282.72	131,756.15	16,751.76	436,287.11	0.00	0.00	436,287.11
119-EMERGENCY TAX FUND	10,638.33	15,833.35	0.00	26,471.68	0.00	0.00	26,471.68
121-OPTION TAX	438,905.91	24,045.69	0.00	462,951.60	0.00	0.00	462,951.60
125-T I F	190,409.52	194,518.87	0.00	384,928.39	0.00	0.00	384,928.39
126-TIF LMI MEADOWS PT 4	16,056.60	31,661.88	0.00	47,718.48	0.00	0.00	47,718.48
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	327,079.99	120,255.68	0.00	447,335.67	0.00	0.00	447,335.67
300-CAPITAL IMPROV. RESERVE	135,962.04	30,218.73	0.00	166,180.77	0.00	0.00	166,180.77
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	( 365,332.95)	0.00	0.00	( 365,332.95)	0.00	0.00	( 365,332.95)
320-LIBRARY PARKING LOT IMPRO	0.00	0.00	0.00	0.00	0.00	0.00	0.00
321-WIDENING WAPSI CREEK @ BE	224,024.34	0.00	39,549.03	184,475.31	0.00	0.00	184,475.31
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	( 221,144.71)	753,647.09	747,624.30	( 215,121.92)	0.00	0.00	( 215,121.92)
326-ROUNDAABOUT MAIN & CEDAR-J	442,042.81	0.00	1,342.70	440,700.11	0.00	0.00	440,700.11
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: OCTOBER 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 MAIN PH1	768,926.15	0.00	9,153.93	759,772.22	0.00	0.00	759,772.22
500-CEMETERY PERPETUAL FUND	132,730.20	120.00	0.00	132,850.20	0.00	0.00	132,850.20
501-KROUTH PRINCIPAL FUND	53,172.17	0.00	0.00	53,172.17	0.00	0.00	53,172.17
502-KROUTH INTEREST FUND	24,918.03	0.00	0.00	24,918.03	0.00	0.00	24,918.03
600-WATER FUND	393,379.92	67,498.12	40,545.03	420,333.01	0.00	0.00	420,333.01
601-WATER RESERVE FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
603-WATER SINKING FUND	20,615.45	5,147.29	0.00	25,762.74	0.00	0.00	25,762.74
610-SEWER FUND	817,081.65	85,629.09	60,400.93	842,309.81	0.00	0.00	842,309.81
611-SEWER FUND SPECIAL	679,395.81	42,904.31	0.00	722,300.12	0.00	0.00	722,300.12
614-WASTEWATER LIFT STATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
740-STORM WATER UTILITY	179,293.86	5,733.29	2,236.29	182,790.86	0.00	0.00	182,790.86
950-BC/BS FLEXIBLE BENEFIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>GRAND TOTAL</b>	<b>6,847,398.10</b>	<b>2,157,209.38</b>	<b>1,047,810.84</b>	<b>7,956,796.64</b>	<b>0.00</b>	<b>0.00</b>	<b>7,956,796.64</b>

\*\*\* END OF REPORT \*\*\*

CITY OF WEST BRANCH  
 YTD TREASURERS REPORT  
 AS OF: OCTOBER 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	864,911.21	423,302.11	2,368,715.64	0.00	0.00	2,368,715.64
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	12,026.11	3,381.72	56,648.93	0.00	0.00	56,648.93
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	19,478.25	72,902.22	86,840.21	0.00	0.00	86,840.21
036-TORT LIABILITY	19,354.65	39,447.11	82,462.23	( 23,660.47)	0.00	0.00	( 23,660.47)
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	123,464.68	119,813.20	146,883.93	0.00	0.00	146,883.93
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	182,133.69	83,223.27	436,287.11	0.00	0.00	436,287.11
119-EMERGENCY TAX FUND	5,268.84	21,202.84	0.00	26,471.68	0.00	0.00	26,471.68
121-OPTION TAX	354,223.23	108,728.37	0.00	462,951.60	0.00	0.00	462,951.60
125-T I F	107,755.95	277,172.44	0.00	384,928.39	0.00	0.00	384,928.39
126-TIF LMI MEADOWS PT 4	13,479.59	34,238.89	0.00	47,718.48	0.00	0.00	47,718.48
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	162,156.28	0.00	447,335.67	0.00	0.00	447,335.67
300-CAPITAL IMPROV. RESERVE	125,745.00	40,435.77	0.00	166,180.77	0.00	0.00	166,180.77
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	344,218.44	( 365,332.95)	0.00	0.00	( 365,332.95)
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	57,182.60	184,475.31	0.00	0.00	184,475.31
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	1,264,925.70	1,560,047.62	( 215,121.92)	0.00	0.00	( 215,121.92)
326-ROUNDAABOUT MAIN & CEDAR-J	( 51,236.09)	1,347,197.70	855,261.50	440,700.11	0.00	0.00	440,700.11
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: OCTOBER 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 MAIN PH1	( 39,352.46)	1,535,178.77	736,054.09	759,772.22	0.00	0.00	759,772.22
500-CEMETERY PERPETUAL FUND	131,922.36	927.84	0.00	132,850.20	0.00	0.00	132,850.20
501-KROUTH PRINCIPAL FUND	52,634.25	537.92	0.00	53,172.17	0.00	0.00	53,172.17
502-KROUTH INTEREST FUND	24,666.83	251.20	0.00	24,918.03	0.00	0.00	24,918.03
600-WATER FUND	327,497.42	313,911.00	221,075.41	420,333.01	0.00	0.00	420,333.01
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	20,589.16	0.00	25,762.74	0.00	0.00	25,762.74
610-SEWER FUND	724,784.24	374,279.25	256,753.68	842,309.81	0.00	0.00	842,309.81
611-SEWER FUND SPECIAL	550,682.88	171,617.24	0.00	722,300.12	0.00	0.00	722,300.12
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	23,504.52	24,158.00	182,790.86	0.00	0.00	182,790.86
950-BC/BS FLEXIBLE BENEFIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>GRAND TOTAL</b>	<b>5,215,601.07</b>	<b>7,581,031.66</b>	<b>4,839,836.09</b>	<b>7,956,796.64</b>	<b>0.00</b>	<b>0.00</b>	<b>7,956,796.64</b>

\*\*\* END OF REPORT \*\*\*

**PROGRAM EXPENDITURES FOR THE MONTH OF OCTOBER 2023**

33.33%

<b>FUNCTIONS</b>	<b>BUDGET EXP</b>	<b>MTD EXP</b>	<b>YTD EXP</b>	<b>REMAINING BALANCE</b>	<b>PERCENT OF EXPENSES</b>
<b>PUBLIC SAFETY</b>					
<b>POLICE DEPARTMENT</b>					
GENERAL FUND	\$ 421,181.00	\$ 20,322.05	\$ 113,318.04	\$ 307,862.96	26.90%
TORT LIABILITY	\$ 19,122.00	\$ 402.42	\$ 12,078.40	\$ 7,043.60	63.16%
TRUST & AGENCY	\$ 93,277.00	\$ 5,893.98	\$ 25,380.25	\$ 67,896.75	27.21%
<b>FIRE DEPARTMENT</b>					
GENERAL FUND	\$ 287,550.00	\$ 788.14	\$ 15,545.78	\$ 272,004.22	5.41%
TORT LIABILITY	\$ 35,668.00	\$ 23,777.24	\$ 36,099.99	\$ (431.99)	101.21%
TRUST & AGENCY	\$ 41,303.00	\$ (572.22)	\$ 2,832.04	\$ 38,470.96	6.86%
<b>BUILDING INSPECTIONS</b>				\$ -	#DIV/0!
GENERAL FUND	\$ 70,623.00	\$ 3,752.00	\$ 15,435.82	\$ 55,187.18	21.86%
TORT LIABILITY	\$ 200.00	\$ 47.99	\$ 303.96	\$ (103.96)	151.98%
TRUST & AGENCY	\$ 17,850.00	\$ 973.83	\$ 4,019.88	\$ 13,830.12	22.52%
<b>ANIMAL CONTROL</b>	\$ 3,800.00	\$ -	\$ -	\$ 3,800.00	0.00%
<b>TOTAL PUBLIC SAFETY</b>	<b>\$ 990,574.00</b>	<b>\$ 55,385.43</b>	<b>\$ 225,014.16</b>	<b>\$ 765,559.84</b>	<b>22.72%</b>
<b>PUBLIC WORKS</b>					
<b>ROADS &amp; STREETS</b>					
GENERAL FUND	\$ 43,000.00	\$ 22.82	\$ 579.42	\$ 42,420.58	1.35%
TORT LIABILITY	\$ 18,022.00	\$ 338.47	\$ 14,130.68	\$ 3,891.32	78.41%
ROAD USE TAX FUND	\$ 299,953.00	\$ 18,781.74	\$ 119,813.20	\$ 180,139.80	39.94%
TRUST & AGENCY	\$ 60,195.00	\$ 2,431.62	\$ 13,803.17	\$ 46,391.83	22.93%
<b>STREET LIGHTING - GENERAL FUND</b>	\$ 40,000.00	\$ 3,051.01	\$ 12,003.10	\$ 27,996.90	30.01%
<b>SOLID WASTE - GENERAL FUND</b>	\$ 275,218.00	\$ -	\$ 69,354.07	\$ 205,863.93	25.20%
<b>TOTAL PUBLIC WORKS</b>	<b>\$ 736,388.00</b>	<b>\$ 24,625.66</b>	<b>\$ 229,683.64</b>	<b>\$ 506,704.36</b>	<b>31.19%</b>
<b>TOTAL HEALTH &amp; SOCIAL SERVICES</b>	\$ -	\$ -	\$ -	\$ -	#DIV/0!
<b>CULTURE &amp; RECREATION</b>					
<b>LIBRARY</b>					
GENERAL FUND	\$ 231,365.00	\$ 15,639.83	\$ 72,902.22	\$ 158,462.78	31.51%
TORT LIABILITY	\$ 5,260.00	\$ 16.68	\$ 5,379.47	\$ (119.47)	102.27%
TRUST & AGENCY	\$ 42,841.00	\$ 3,700.18	\$ 15,983.12	\$ 26,857.88	37.31%
<b>PARKS &amp; RECREATION</b>				\$ -	
GENERAL FUND	\$ 228,196.00	\$ 15,683.74	\$ 54,097.06	\$ 174,098.94	23.71%
TORT LIABILITY	\$ 6,863.00	\$ 215.29	\$ 5,978.69	\$ 884.31	87.11%
TRUST & AGENCY	\$ 53,368.00	\$ 1,128.21	\$ 7,046.40	\$ 46,321.60	13.20%

FUNCTIONS	BUDGET	MTD EXP	YTD EXP	REMAINING	PERCENT
	EXP			BALANCE	OF EXPENSES
<b>CEMETERY</b>					
GENERAL FUND	\$ 92,223.00	\$ 4,466.05	\$ 29,002.43	\$ 63,220.57	31.45%
TORT LIABILITY	\$ 3,094.00	\$ 90.51	\$ 2,191.13	\$ 902.87	70.82%
TRUST & AGENCY	\$ 18,293.00	\$ 938.49	\$ 4,667.72	\$ 13,625.28	25.52%
<b>CIVIC CENTER</b>				\$ -	
GENERAL FUND	\$ 19,900.00	\$ 608.08	\$ 3,381.72	\$ 16,518.28	16.99%
TRUST & AGENCY	\$ -	\$ -	\$ -	\$ -	#DIV/0!
COMMUNITY & CULTURAL DEV. (HHTD)	\$ 32,050.00	\$ 22.48	\$ 15,702.92	\$ 16,347.08	49.00%
<b>LOCAL CABLE ACCESS</b>				\$ -	
GENERAL FUND	\$ 22,801.00	\$ 382.85	\$ 16,904.35	\$ 5,896.65	74.14%
TRUST & AGENCY	\$ 3,846.00	\$ -	\$ -	\$ 3,846.00	0.00%
<b>TOTAL CULTURE &amp; RECREATION</b>	<b>\$ 760,100.00</b>	<b>\$ 42,892.39</b>	<b>\$ 233,237.23</b>	<b>\$ 526,862.77</b>	<b>30.69%</b>
<b>COMMUNITY &amp; ECONOMIC DEV.</b>					
ECONOMIC DEVELOPMENT	\$ 91,500.00	\$ 6,684.06	\$ 11,184.06	\$ 80,315.94	12.22%
PLANNING & ZONING	\$ 20,000.00	\$ 1,830.21	\$ 3,241.56	\$ 16,758.44	16.21%
REVOLVING LOAN FUND	\$ -	\$ -	\$ -	\$ -	
TIF DEBT SERVICE	\$ 183,881.00	\$ -	\$ -	\$ 183,881.00	0.00%
<b>TOTAL COMMUNITY &amp; E.D.</b>	<b>\$ 295,381.00</b>	<b>\$ 8,514.27</b>	<b>\$ 14,425.62</b>	<b>\$ 280,955.38</b>	<b>4.88%</b>
<b>GENERAL GOVERNMENT</b>					
<b>MAYOR &amp; COUNCIL</b>					
GENERAL FUND	\$ 20,500.00	\$ 435.19	\$ 1,740.76	\$ 18,759.24	8.49%
TRUST & AGENCY	\$ 2,906.00	\$ 47.39	\$ 189.56	\$ 2,716.44	6.52%
<b>CLERK &amp; TREASURER</b>					
GENERAL FUND	\$ 181,346.00	\$ 10,559.33	\$ 55,441.84	\$ 125,904.16	30.57%
TORT LIABILITY	\$ 6,792.00	\$ 39.02	\$ 6,299.91	\$ 492.09	92.75%
TRUST & AGENCY	\$ 44,670.00	\$ 2,210.28	\$ 9,301.13	\$ 35,368.87	20.82%
LEGAL SERVICES	\$ 27,000.00	\$ 2,249.67	\$ 9,750.90	\$ 17,249.10	36.11%
<b>TOTAL GENERAL GOVERNMENT</b>	<b>\$ 283,214.00</b>	<b>\$ 15,540.88</b>	<b>\$ 82,724.10</b>	<b>\$ 200,489.90</b>	<b>29.21%</b>
<b>GO DEBT SERVICE</b>	<b>\$ 930,769.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 930,769.00</b>	<b>0.00%</b>
<b>CAPITAL PROJECTS</b>					
ARPA FUNDED PROJECT	\$ 372,612.00	\$ -	\$ -	\$ 372,612.00	0.00%
RELOCATING WATER & SEWER LINES	\$ 658,100.00	\$ -	\$ 344,218.44	\$ 313,881.56	52.30%
WIDENING WAPSI CREEK @ BERANEK	\$ 1,000,000.00	\$ 39,549.03	\$ 57,182.60	\$ 942,817.40	5.72%
WW TREATMENT FACILITY IMP 2021	\$ 7,000,000.00	\$ 747,624.30	\$ 1,560,047.62	\$ 5,439,952.38	22.29%



FUNCTIONS	BUDGET	MTD EXP	YTD EXP	REMAINING	PERCENT
	EXP			BALANCE	OF EXPENSES
ROUNDBOUT MAIN & CEDAR	\$ 1,100,000.00	\$ 1,342.70	\$ 855,261.50	\$ 244,738.50	77.75%
EASTSIDE WATER MAINS	\$ 1,800,000.00	\$ 9,153.93	\$ 736,054.09	\$ 1,063,945.91	40.89%
<b>TOTAL CAPITAL PROJECTS</b>	<b>\$ 11,930,712.00</b>	<b>\$ 797,669.96</b>	<b>\$ 3,552,764.25</b>	<b>\$ 8,377,947.75</b>	<b>29.78%</b>
<b>BUSINESS TYPE ACTIVITIES</b>					
WATER FUND	\$ 475,028.00	\$ 35,397.74	\$ 200,486.25	\$ 274,541.75	42.21%
TRUST & AGENCY	\$ 28,597.00	\$ -	\$ -	\$ 28,597.00	
WATER SINKING FUND	\$ 61,768.00	\$ -	\$ -	\$ 61,768.00	0.00%
SEWER FUND	\$ 318,560.00	\$ 17,496.62	\$ 85,136.44	\$ 233,423.56	26.73%
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	\$ 2,236.29	\$ 24,158.00	\$ 25,506.00	48.64%
TRUST & AGENCY	\$ 2,522.00	\$ -	\$ -	\$ 2,522.00	0.00%
<b>TOTAL BUSINESS TYPE ACTIVITIES</b>	<b>\$ 1,463,151.00</b>	<b>\$ 55,130.65</b>	<b>\$ 309,780.69</b>	<b>\$ 1,153,370.31</b>	<b>21.17%</b>
<b>NON-DEPARTMENTAL TRANSFERS</b>					
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	\$ 20,589.16	\$ 110,787.84	15.67%
SEWER FUND	\$ 584,395.00	\$ 42,904.31	\$ 171,617.24	\$ 412,777.76	29.37%
SEWER FUND SPECIAL	\$ -	\$ -	\$ -	\$ -	#DIV/0!
STORM WATER UTILITY	\$ -	\$ -	\$ -	\$ -	#DIV/0!
<b>TOTAL NON-DEPARMENTAL TRANSFERS</b>	<b>\$ 1,577,858.00</b>	<b>\$ 48,051.60</b>	<b>\$ 192,206.40</b>	<b>\$ 1,385,651.60</b>	<b>12.18%</b>
<b>TOTAL FOR ALL FUNCTIONS</b>	<b>\$ 18,968,147.00</b>	<b>\$ 1,047,810.84</b>	<b>\$ 4,839,836.09</b>	<b>\$ 14,128,310.91</b>	<b>25.52%</b>

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

001-GENERAL FUND

33.33% 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	192,206.40	12.18	1,385,651.60
TOTAL PUBLIC SAFETY	990,574.00	55,385.43	225,014.16	22.72	765,559.84
TOTAL PUBLIC WORKS	736,388.00	24,625.66	229,683.64	31.19	506,704.36
TOTAL HEALTH & SOCIAL SERVICES	0.00	0.00	0.00	0.00	0.00
TOTAL CULTURE & RECREATION	760,100.00	42,892.39	233,237.23	30.69	526,862.77
TOTAL COMMUNITY & ECON DEVELOP	295,381.00	8,514.27	14,425.62	4.88	280,955.38
TOTAL GENERAL GOVERNMENT	283,214.00	15,540.88	82,724.10	29.21	200,489.90
TOTAL DEBT SERVICE	930,769.00	0.00	0.00	0.00	930,769.00
TOTAL CAPITAL PROJECTS	11,930,712.00	797,669.96	3,552,764.25	29.78	8,377,947.75
TOTAL BUSINESS TYPE/ENTERPRISE	1,463,151.00	55,130.65	309,780.69	21.17	1,153,370.31
<b>TOTAL EXPENDITURES</b>	<b>18,968,147.00</b>	<b>1,047,810.84</b>	<b>4,839,836.09</b>	<b>25.52</b>	<b>14,128,310.91</b>



## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b> December 18, 2023
--

<b>AGENDA ITEM:</b> Claims for December 18, 2023
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<b>PREPARED BY:</b> Heidi Van Auken, Finance Officer
--

<b>DATE:</b> December 14, 2023
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### 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****12/18/2023**

AERO RENTAL	BOOM LIFT RENTAL-LIGHTS	629.88
ALATORRE LLC	WINDOW CLEANING-CITY BLDG	81.00
ALTORFER	SKID LOADER HYD OIL	108.97
AMAZON.COM	VARIOUS ITEMS-LIBRARY	214.85
BROWN'S WEST BRANCH FORD	TRUCK LIGHT-PW	193.73
CEDAR COUNTY AUDITOR	CITY/SCHOOL ELECTION SERVICES	1,313.98
CEDAR COUNTY RECORDER	RECORDING FEES	21.00
DORSEY & WHITNEY	EASTSIDE WATER PH2 LEGAL SRF	4,000.00
EASTERN IA YOUTH BASKETBALL	3/4 GRADE BB REGISTRATION	780.00
HANSEN, TRENT	SERVER SERVICE-POLICE	910.00
HAWKINS	CHEMICALS	3,900.82
IMWCA	IMWCA FY24 INSTALLMENT 6	2,836.00
KANOPY	ON DEMAND VIDEO SERVICE	31.00
LINN COUNTY R.E.C.	STREET LIGHTS	291.90
LRS HOLDINGS	CART SWAP FEE	30.00
MAIN STREET WEST BRANCH	HHTD 2024 CONTRIBUTION	10,000.00
MAINSTAY SYSTEMS OF IOWA	ETHERNET SWITCH-LIBRARY	42.00
MENARDS	LIFT STATION SUPPLIES	318.60
MIDWEST FRAME & AXLE	PLOW EDGES	1,600.76
MIDWEST RADAR & EQUIPMENT	RADAR CALIBRATION	200.00
MOPPY MO'S	JANITORIAL SERVICES-LIBRARY, TH, CITY	770.00
OLSON, KEVIN D	LEGAL SERVICES-DEC 2023	1,500.00
OVERDRIVE	DIGITAL & AUDIO BOOKS	728.43
POLICE LEGAL SCIENCES	LEGAL TRAINING 2024-POLICE	480.00
QC ANALYTICAL SERVICES	LAB ANALYSIS	911.75
QUILL	OFFICE SUPPLIES-CITY, PW	43.30
STATE HYGIENIC LAB	LAB ANALYSIS	43.50
TIPTON CONSERVATIVE	JOB AD-POLICE	122.65
TRIMPE, GABRIEL	PESTICIDE APP CLASS FEE-TRIMPE	45.00
U.S. POSTAL SERVICE	LIB ANNUAL PO BOX RENTAL	108.00
WEST BRANCH TIMES	LEGAL PUBLICATIONS & JOB ADS	1,432.05

**TOTAL 33,689.17**

REGULAR PAYROLL	42,784.07
COUNCIL ANNUAL PAYROLL	10,131.53
FIRE ANNUAL PAYROLL	34,582.36

**PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS****12/8/2023 87,497.96****PAID BETWEEN MEETINGS**

CARDCONNECT LLC	PCI COMPLIANCE FEE NOV 2023	29.95
SISCO	HEALTH CLAIMS 12/11/2023	677.83
AT&T MOBILITY	WIRELESS SERVICE	314.96

IMWCA	WORK COMP FY23 FIRE ADJUSTMENT	6,103.00
IA DEPT OF PUBLIC SAFETY	WARRANTS & ARTICLES SYSTEM	1,200.00
LEAF CAPITAL FUNDING	COPIER LEASE-LIBRARY	142.02
MEDIACOM	CABLE SERVICE	41.90
VEENSTRA & KIMM	VARIOUS PROJECTS	33,199.21
WEX BANK	VEHICLE FUEL	732.79
IOWA FINANCE AUTHORITY	SRF LOANS INTEREST: WATER, SEWER	58,789.92
VARIOUS VENDORS	UB REFUNDS	138.03
UMB BANK	GO BONDS INTEREST	86,823.75
<b>TOTAL</b>		<b>188,193.36</b>
<b>GRAND TOTAL EXPENDITURES</b>		<b>309,380.49</b>
<b>FUND TOTALS</b>		
001 GENERAL FUND		78,208.46
022 CIVIC CENTER		192.50
031 LIBRARY		7,759.23
036 TORT LIABILITY		8,776.62
110 ROAD USE TAX		2,451.65
112 TRUST AND AGENCY		14,697.36
226 DEBT SERVICE		86,823.75
330 EASTSIDE WATER MAIN PH		35,678.66
600 WATER FUND		9,432.90
603 WATER SINKING FUND		1,660.00
610 SEWER FUND		6,129.28
611 SEWER FUND SPECIAL		57,129.92
740 STORM WATER UTILITY		440.16
<b>GRAND FUND TOTAL</b>		<b>309,380.49</b>

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT			
POLICE OPERATION	GENERAL FUND	WEST BRANCH TIMES	JOB ADS-POLICE	167.25			
		TIPTON CONSERVATIVE	JOB AD-POLICE	55.75			
		HANSEN, TRENT	SERVER SERVICE-POLICE	910.00			
		MIDWEST RADAR & EQUIPMENT	RADAR CALIBRATION	200.00			
		POLICE LEGAL SCIENCES, INC	LEGAL TRAINING 2024-POLICE	480.00			
		TOTAL:		1,813.00			
STREET LIGHTING	GENERAL FUND	LINN COUNTY R.E.C.	STREET LIGHTS- WEST	41.40			
			STREET LIGHTS	250.50			
			TOTAL:	291.90			
PARK & RECREATION	GENERAL FUND	EASTERN IOWA YOUTH BASKETBALL	3/4 GRADE BB REGISTRATION	780.00			
			TOTAL:	780.00			
COMM & CULTURAL DEVEL	GENERAL FUND	AERO RENTAL INC MAIN STREET WEST BRANCH	BOOM LIFT RENTAL-LIGHTS	629.88			
			HHTD 2024 CONTRIBUTION	10,000.00			
			TOTAL:	10,629.88			
CLERK & TREASURER	GENERAL FUND	CEDAR COUNTY AUDITOR QUILL CORP ALATORRE LLC MOPPY MO'S LLC	CITY/SCHOOL ELECTION SERVI	1,313.98			
			OFFICE SUPPLIES-CITY	17.81			
			WINDOW CLEANING-CITY BLDG	81.00			
			CLEANING SERVICES-CITY, TH	140.00			
			TOTAL:	1,552.79			
LEGAL SERVICES	GENERAL FUND	WEST BRANCH TIMES CEDAR COUNTY RECORDER OLSON, KEVIN D	LEGAL PUBLICATIONS	1,131.00			
			RECORDING FEES	21.00			
			LEGAL SERVICES-DEC 2023	1,500.00			
			TOTAL:	2,652.00			
SOLID WASTE	GENERAL FUND	LRS HOLDINGS, LLC	CART SWAP FEE	30.00			
TOTAL:				30.00			
TOWN HALL	CIVIC CENTER	MOPPY MO'S LLC	CLEANING SERVICES-CITY, TH	192.50			
TOTAL:				192.50			
LIBRARY	LIBRARY	OVERDRIVE INC  U.S. POSTAL SERVICE KANOPY AMAZON.COM.CA., INC.  MAINSTAY SYSTEMS OF IOWA LLC MOPPY MO'S LLC	DIGITAL & AUDIO BOOKS	95.00			
			DIGITAL & AUDIO BOOKS	631.44			
			DIGITAL & AUDIO BOOKS	1.99			
			LIB ANNUAL PO BOX RENTAL	108.00			
			ON DEMAND VIDEO SERVICE	31.00			
			VIDEO GAME-LIBRARY	65.95			
			CHRISTMAS PAST PROG SUPPLI	93.54			
			SUPPLIES-LIBRARY	35.37			
			VIDEO GAME-LIBRARY	19.99			
			ETHERNET SWITCH-LIBRARY	42.00			
			JANITORIAL SERVICES-LIBRAR	437.50			
			TOTAL:	1,561.78			
			POLICE OPERATIONS	TORT LIABILITY	IMWCA	WORK COMP - POLICE	402.42
						TOTAL:	402.42
			FIRE OPERATION	TORT LIABILITY	IMWCA	WORK COMP - FIRE	1,523.24
TOTAL:	1,523.24						
BUILDING INSPECTIONS	TORT LIABILITY	IMWCA	WORK COMP - BLDG INSPECT	47.99			
TOTAL:				47.99			

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
ROADS & STREETS	TORT LIABILITY	IMWCA	WORK COMP - STREETS	338.47		
			TOTAL:	338.47		
LIBRARY	TORT LIABILITY	IMWCA	WORK COMP - LIBRARY	16.68		
			TOTAL:	16.68		
PARK & RECREATION	TORT LIABILITY	IMWCA	WORK COMP - PARK & REC	215.29		
			TOTAL:	215.29		
CEMETERY	TORT LIABILITY	IMWCA	WORK COMP - CEMETERY	90.51		
			TOTAL:	90.51		
CLERK & TREASURER	TORT LIABILITY	IMWCA	WORK COMP - ADMIN	39.02		
			TOTAL:	39.02		
ROADS & STREETS	ROAD USE TAX	WEST BRANCH TIMES	JOB ADS-PW	133.80		
		ALTORFER INC	SKID LOADER HYD OIL	108.97		
		QUILL CORP	OFFICE SUPPLIES-PW	25.49		
		MENARDS	SHOP SUPPLIES-PW	224.63		
		TIPTON CONSERVATIVE	JOB AD-PW	66.90		
		BROWN'S WEST BRANCH FORD LLC	TRUCK LIGHT-PW	193.73		
		MIDWEST FRAME & AXLE	FLOW EDGES	1,600.76		
		TRIMPE, GABRIEL	PESTICIDE APP CLASS FEE-TR	45.00		
		TOTAL:	2,399.28			
		CAPITAL PROJECT	EASTSIDE WATER MAI	DORSEY & WHITNEY LLP	EASTSIDE WATER PH2 LEGAL S	4,000.00
					TOTAL:	4,000.00
WATER OPERATING	WATER FUND	STATE HYGIENIC LAB	LAB ANALYSIS	43.50		
		HAWKINS INC	CHEMICALS	3,900.82		
		IMWCA	WORK COMP - WATER	91.90		
		TOTAL:	4,036.22			
SEWER OPERATING	SEWER FUND	QC ANALYTICAL SERVICES LLC	LAB ANALYSIS	911.75		
		MENARDS	LIFT STATION SUPPLIES	93.97		
		IMWCA	WORK COMP - SEWER	70.48		
		TOTAL:	1,076.20			

DEPARTMENT                      FUND                      VENDOR NAME                      DESCRIPTION                      AMOUNT

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

001	GENERAL FUND	17,749.57
022	CIVIC CENTER	192.50
031	LIBRARY	1,561.78
036	TORT LIABILITY	2,673.62
110	ROAD USE TAX	2,399.28
330	EASTSIDE WATER MAIN PH2	4,000.00
600	WATER FUND	4,036.22
610	SEWER FUND	1,076.20
----- GRAND TOTAL: -----		33,689.17
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TOTAL PAGES: 3





## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b> December 18, 2023
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<b>AGENDA ITEM:</b> <b>Resolution 2023-130</b> – Approve the annual agreement in the amount of \$9,740 with the U.S. Geological Survey for the ongoing operation and maintenance of the Streamflow Gaging located on the Wapsinoc Creek at College Street.
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<b>PREPARED BY:</b> City Clerk, Leslie Brick
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<b>DATE:</b> December 5, 2023
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### BACKGROUND:

In May 2015, the City of West Branch partnered with the U.S. Geological Survey (USGS) to install a streamgage on the west branch of the Wapsinoc Creek at College Street. The USGS streamgage collects and computes highly accurate real-time water-level and streamflow data. This data was critical for the development of a watershed flood inundation model (published in 2018).

The highest recorded flood event since the start of recording in 2015 occurred in 2018. Continuation of the streamgage for 2023 will continue to provide ongoing real-time monitoring and alerts for the Wapsinococ Creek at College Street.

With the continuation of the agreement, USGS will continue the O&M on the streamgage which includes routine site visits, daily checks of the data, immediate repair if malfunctioning and processing data for historical storage. Continual data collection will also have the benefit of collecting data to possibly improve flood inundation model, better simulations of flood plain alteration and streamflow statistics such as the 100-year flood.

2022 price \$8,640

2023 price \$9,040

2024 price \$9,740

\$700 price increase

**RESOLUTION 2023-130**

**APPROVE THE ANNUAL AGREEMENT IN THE AMOUNT OF \$9,740 WITH THE U.S. GEOLOGICAL SURVEY FOR THE ONGOING OPERATION AND MAINTENANCE OF THE STREAMFLOW GAGING LOCATED ON THE WAPSINONOC CREEK AT COLLEGE STREET.**

**WHEREAS**, the USGS Iowa Water Science Center proposes to continue streamgage monitoring in the Wapsinonoc Creek watershed at the College Street Bridge; and

**WHEREAS**, the streamgage provides real-time information, allowing city officials and residents to view current levels in the creek to be better prepared for the possibility of flooding; and

**WHEREAS**, these gages are intended to provide data that can be used for future flood inundation modeling; and

**WHEREAS**, the monitoring location will continue to assist city officials in implementing flood mitigation practices; and

**WHEREAS**, a joint funding agreement for monitoring has been provided to the City of West Branch by the USGS Iowa Water Science Center for the time period beginning January 1, 2024 through December 31, 2024; and

**WHEREAS**, the City of West Branch would pay \$9,740 annually for the services under this agreement; and

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

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of West Branch, Iowa that the aforementioned joint funding agreement between the City of West Branch and the United States Geologic Survey (USGS) Iowa Water Science Center for stormwater monitoring is hereby approved. Further, the Mayor is directed to execute the agreement on behalf of the City.

\* \* \* \*

**Passed and approved this 18th day of December, 2023.**

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Roger Laughlin, Mayor

ATTEST:

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Leslie Brick, City Clerk



# United States Department of the Interior

U.S. GEOLOGICAL SURVEY

CENTRAL MIDWEST WATER SCIENCE CENTER

MISSOURI

ILLINOIS

IOWA

1400 Independence Rd. MS100  
Rolla, MO 65401

405 N. Goodwin Ave.  
Urbana, IL 61801

400 S. Clinton St. Rm 269  
Iowa City, IA 52240

November 30, 2023

Mr. Adam Kofoed  
City Administrator  
City of West Branch  
PO Box 218 110 N. Poplar St  
West Branch, IA 52358

Dear Mr. Kofoed:

Attached is our standard joint-funding agreement for the operation and maintenance of one streamflow-gaging station located on the WB Wapsinonoc Creek on College Street in West Branch, Iowa, during the period January 1, 2024 through December 31, 2024 in the amount of \$9,740 from your agency. U.S. Geological Survey contributions for this agreement are \$5,760 for a combined total of \$15,500. Please sign and return a copy to Amy Williams at [akwilliams@usgs.gov](mailto:akwilliams@usgs.gov).

Federal law requires that we have a signed agreement before we start or continue work. Please return the signed agreement by **January 1, 2024**. If, for any reason, the agreement cannot be signed and returned by the date shown above, please contact Jon Nania by phone number (319) 430-6974 or email [jfnania@usgs.gov](mailto:jfnania@usgs.gov) to make alternative arrangements.

This is a fixed cost agreement to be billed annually via Down Payment Request (automated Form DI-1040). Please allow 30-days from the end of the billing period for issuance of the bill. If you experience any problems with your invoice(s), please contact Amy Williams at phone number (217) 328-9748 or email at [akwilliams@usgs.gov](mailto:akwilliams@usgs.gov).

The results of all work performed under this agreement will be available for publication by the U.S. Geological Survey. We look forward to continuing this and future cooperative efforts in these mutually beneficial water resources studies.

Sincerely,

Jon Nania  
Deputy Director, Central Midwest WSC

Enclosure  
24NEJFA126

Form 9-1366  
(May 2018)

U.S. Department of the Interior  
U.S. Geological Survey  
Joint Funding Agreement  
FOR  
Water Resource Investigations

Customer #: 600004586  
Agreement #: 24NEJFA126  
Project #: NE009KT  
TIN #: 42-6005357

Fixed Cost Agreement YES[ X ] NO[ ]

THIS AGREEMENT is entered into as of the January 1, 2024, by the U.S. GEOLOGICAL SURVEY, Central Midwest Water Science Center, UNITED STATES DEPARTMENT OF THE INTERIOR, party of the first part, and the City of West Branch party of the second part.

1. The parties hereto agree that subject to the availability of appropriations and in accordance with their respective authorities there shall be maintained in cooperation the **operation and maintenance of one streamflow-gaging station located on the WB Wapsinonoc Creek on College Street in West Branch, Iowa** herein called the program. The USGS legal authority is 43 USC 36C; 43 USC 50, and 43 USC 50b.

2. The following amounts shall be contributed to cover all of the cost of the necessary field and analytical work directly related to this program. 2(b) include In-Kind-Services in the amount of \$0.00.

- (a) \$5,760 by the party of the first part during the period January 1, 2024 to December 31, 2024
- (b) \$9,740 by the party of the second part during the period January 1, 2024 to December 31, 2024
- (c) Contributions are provided by the party of the first part through other USGS regional or national programs, in the amount of: \$0.00.

Description of the USGS regional/national program:

- (d) Additional or reduced amounts by each party during the above period or succeeding periods as may be determined by mutual agreement and set forth in an exchange of letters between the parties.
- (e) The performance period may be changed by mutual agreement and set forth in an exchange of letters between the parties.

3. The costs of this program may be paid by either party in conformity with the laws and regulations respectively governing each party.

4. The field and analytical work pertaining to this program shall be under the direction of or subject to periodic review by an authorized representative of the party of the first part.

5. The areas to be included in the program shall be determined by mutual agreement between the parties hereto or their authorized representatives. The methods employed in the field and office shall be those adopted by the party of the first part to insure the required standards of accuracy subject to modification by mutual agreement.

6. During the course of this program, all field and analytical work of either party pertaining to this program shall be open to the inspection of the other party, and if the work is not being carried on in a mutually satisfactory manner, either party may terminate this agreement upon 60 days written notice to the other party.

7. The original records resulting from this program will be deposited in the office of origin of those records. Upon request, copies of the original records will be provided to the office of the other party.

8. The maps, records or reports resulting from this program shall be made available to the public as promptly as possible. The maps, records or reports normally will be published by the party of the first part. However, the party of the second part reserves the right to publish the results of this program, and if already published by the party of the first part shall, upon request, be furnished by the party of the first part, at cost, impressions suitable for purposes of reproduction similar to that for which the original copy was prepared. The maps, records or reports published by either party shall contain a statement of the cooperative relations between the parties. The Parties acknowledge that scientific information and data developed as a result of the Scope of Work (SOW) are subject to applicable USGS review, approval, and release requirements, which are available on the USGS Fundamental Science Practices website (<https://www2.usgs.gov/fsp/>).

U.S. Department of the Interior  
U.S. Geological Survey  
Joint Funding Agreement  
FOR

Customer #: 6000004586  
Agreement #: 24NEJFA126  
Project #: NE009KT  
TIN #: 42-6005357

Water Resource Investigations

9. Billing for this agreement will be rendered annually. Invoices not paid within 60 days from the billing date will bear Interest, Penalties, and Administrative cost at the annual rate pursuant the Debt Collection Act of 1982, (codified at 31 U.S.C. § 3717) established by the U.S. Treasury.

**USGS Technical Point of Contact**

Name: Jon Nania  
Supervisory Hydrologist  
Address: 400 S Clinton St Rm 269  
Iowa City, IA 52240  
Telephone: (319) 430-6974  
Fax: (319) 358-3606  
Email: jfnania@usgs.gov

**Customer Technical Point of Contact**

Name: Adam Kofoed  
City Administrator  
Address: PO Box 218 110 N. Poplar St  
West Branch, IA 52358  
Telephone: (319) 643-5888  
Fax:  
Email: adam@westbranchiowa.org

**USGS Billing Point of Contact**

Name: Amy Williams  
Budget Analyst  
Address: 405 N. Goodwin Avenue  
Urbana, IL 61801  
Telephone: (217) 328-9748  
Fax: (217) 328-9770  
Email: akwilliams@usgs.gov

**Customer Billing Point of Contact**

Name: Leslie Brick  
City Clerk  
Address: PO Box 218 110 N. Poplar  
West Branch, IA 52358  
Telephone: (319) 648-5888  
Fax: (319) 643-2305  
Email: leslie@westbranchiowa.org

U.S. Geological Survey  
United States  
Department of Interior

City of West Branch

Signature

Signatures

By \_\_\_\_\_  
Name: Jon Nania acting for Amy Beussink  
Title: Deputy Director, Central Midwest WSC

By \_\_\_\_\_ Date: \_\_\_\_\_  
Name:  
Title:

By \_\_\_\_\_ Date: \_\_\_\_\_  
Name:  
Title:

By \_\_\_\_\_ Date: \_\_\_\_\_  
Name:  
Title:

# City of West Branch

Attachment for 24NEJFA126

2024-01-01 to 2024-12-31

## SURFACE WATER

SITE Collection Description	FUNDS		
	USGS	COOP	TOTAL
0546494170 WB Wapsinonoc Cr at College St at West Branch, IA Full Range Streamflow Station	\$5,760	\$9,740	\$15,500
	<b>Total:</b>	<b>\$5,760</b>	<b>\$9,740</b>
			<b>\$15,500</b>
		<b>GRAND TOTAL:</b>	<b>\$15,500</b>



## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b> December 18, 2023
--

<b>AGENDA ITEM:</b> Resolution 2023-131 Promoting Officer Cathy Steen to Police Sergeant and setting the salary of an appointed officer.
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<b>PREPARED BY:</b> John K. Hanna, Chief of Police
--

<b>DATE:</b> December 15, 2023
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### BACKGROUND:

Officer Cathy Steen came to the West Branch Police Department with over 16 years of experience at the Johnson County Sheriff's Office.

Officer Steen has been a Criminal Justice Instructor at Kirkwood Community College for 13 years.

Officer Cathy Steen has been with the Department since 2015, starting as a part-time Officer working as a part-time School Resource Officer until being appointed full-time in 2019.

Officer Steen graduated from First Line Leadership School on April 29, 2022, and holds a Master's Degree in Criminal Justice from St. Ambrose University.

Officer Steen is a highly recognized member of the Department with over 24 years of experience as a Peace Officer, I relied on Officer Steen to oversee the Department during my absences. Officer Steen's ability to provide a high level of service to the community is unmatched and the relationships that she has cultivated within the community are invaluable.

This promotion is long overdue, Officer Steen's dedication, loyalty and leadership within the Department are amongst the highest standards of Law Enforcement.

Having a ranking supervisor at the Department is imperative for a smooth transition as the Department takes steps to re-hire and re-organize.

I recommend setting Sgt. Steen's pay at \$41.35/hr or \$86,000.00 which falls at the 20-year step level of Police Sergeant.

**RESOLUTION 2023-131**

**A RESOLUTION PROMOTING CATHY STEEN TO POLICE SERGEANT FOR THE CITY OF WEST BRANCH, IOWA AND SETTING THE SALARY FOR THE POSITION FOR FISCAL YEAR 2024.**

BE IT RESOLVED by the Council of the City of West Branch, Iowa:

Section 1. That the City of West Branch, Iowa will promote Officer Cathy Steen to Police Sergeant.

Section 2. The following person and position named shall be paid the hourly wage indicated and the Finance Officer or City Clerk is authorized to issue warrants/checks, less legally required or authorized deductions for the amounts set out below, and make such contributions to IPERS and Social Security or other purposes as required by law or authorization of the Council:

Position	Name	Wage	Basic Hours
Police Sergeant	Cathy Steen	\$41.35/hour	40/week

SECTION 3. The above named employee is subject to the City of West Branch Personnel Policies and Procedures applicable to their department.

SECTION 4. This resolution will be effective upon final passage of the City Council.

SECTION 5. The hourly wage established in this resolution shall be effective upon final passage of the City Council.

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

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

ATTEST:

\_\_\_\_\_  
Leslie Brick, City Clerk





## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b> December 18, 2023
--

<b>AGENDA ITEM:</b> <b>Resolution 2023-132</b> Appointing Matthew Bowers as a Part-time Police Officer for the City of West Branch and setting the salary for the position for Fiscal Year 2024.
--

<b>PREPARED BY:</b> John K. Hanna, Chief of Police
--

<b>DATE:</b> December 13, 2023
--------------------------------

### BACKGROUND:

Matthew Bowers previously served as a part-time Officer of the Department for several years and left in good standing.

Matt is an Iowa Certified Officer in good standing with the Iowa Law Enforcement Academy.

Matt has completed all required steps to join WBPD, as of the date of this staff-sheet fingerprint results have not been returned from the State of Iowa. There is nothing apparent that prohibits proceeding with a conditional appointment.

I recommend Matthew Bowers is hired as a part-time Officer with the following condition - subject to successful fingerprint clearance.

**RESOLUTION 2023-132**

**A RESOLUTION APPOINTING MATTHEW BOWERS AS A PART-TIME POLICE OFFICER FOR THE CITY OF WEST BRANCH, IOWA AND SETTING THE SALARY FOR THE POSITION FOR FISCAL YEAR 2024.**

BE IT RESOLVED by the Council of the City of West Branch, Iowa:

Section 1. That the City of West Branch, Iowa will hire Matthew Bowers as a part-time police officer.

Section 2. The following person and position named shall be paid the hourly wage indicated and the City Clerk is authorized to issue warrants/checks, less legally required or authorized deductions for the amounts set out below, and make such contributions to IPERS and Social Security or other purposes as required by law or authorization of the Council:

Position	Name	Wage	Basic Hours
PT Police Officer	Matthew Bowers	\$32.00/hour	20/week

SECTION 3. The above named employee is subject to the City of West Branch Personnel Policies and Procedures applicable to their department.

SECTION 4. This resolution will be effective upon final passage of the City Council.

SECTION 5. The hourly wage established in this resolution shall be effective upon final passage of the City Council.

Passed and Approved this 18th day of December, 2023.

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

ATTEST:

\_\_\_\_\_  
Leslie Brick, City Clerk



## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b> December 18, 2023
--

<b>AGENDA ITEM:</b> <b>Resolution 2023-133</b> - Approving Pay Estimate Number 14 in the amount of \$328,409.30 to Boomerang Corp. for the Wastewater Treatment Facility Improvements Project.
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<b>PREPARED BY:</b> City Clerk, Leslie Brick
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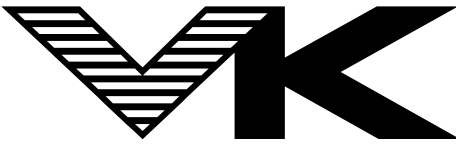
<b>DATE:</b> December 13, 2023
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**SUMMARY:**

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	\$282,084.55	2023-97	September 5, 2023
12	\$734,586.93	2023-110	October 16, 2023
13	<u>\$517,877.30</u>	2023-123	November 20, 2023
	\$6,842,216.91		



**COMPARISON BETWEEN PAY ESTIMATE NOS. 13 & 14**

**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. 13 Total Completed	Monthly Work Completed	Quantity Completed	Pay Est. No. 14 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	\$ 85,000.00	\$ 5,000.00	90%	\$ 90,000.00
1.3	Mobilization	\$ 230,000.00	\$ 195,500.00	\$ 11,500.00	90%	\$ 207,000.00
1.4	Toilets/Dumpster/Etc	\$ 5,200.00	\$ 4,420.08	\$ 260.00	90%	\$ 4,680.08
1.5	Testing	\$ 15,000.00	\$ 13,500.50		90%	\$ 13,500.50
1.6	Survey	\$ 40,000.00	\$ 36,000.00		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	\$ 855,019.36	\$ 44,980.64	95%	\$ 900,000.00
2.10	Buried Piping Labor	\$ 475,000.00	\$ 427,500.00	\$ 17,500.00	94%	\$ 445,000.00
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		95%	\$ 57,000.00
3.1	Reinforcing Materials	\$ 180,000.00	\$ 180,000.00		100%	\$ 180,000.00
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	\$ 60,000.00		100%	\$ 60,000.00
3.11	SAGR Control #1 Materials	\$ 30,000.00	\$ 30,000.00		100%	\$ 30,000.00
3.12	SAGR Control #2 Labor	\$ 40,000.00	\$ 40,000.00		100%	\$ 40,000.00
3.13	SAGR Control #2 Materials	\$ 20,000.00	\$ 20,000.00		100%	\$ 20,000.00
3.14	SAGR Control #3 Labor	\$ 60,000.00	\$ 60,000.00		100%	\$ 60,000.00
3.15	SAGR Control #3 Materials	\$ 30,000.00	\$ 30,000.00		100%	\$ 30,000.00
3.16	SAGR control #4 Labor	\$ 40,000.00	\$ 40,000.00		100%	\$ 40,000.00
3.17	SAGR control #4 Materials	\$ 20,000.00	\$ 20,000.00		100%	\$ 20,000.00
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	\$ 15,000.00		100%	\$ 15,000.00

	Description	Extended Price	Pay Est. No. 13 Total Completed	Monthly Work Completed	Quantity Completed	Pay Est. No. 14 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	\$ 65,000.00		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	\$ 10,001.00	\$ 4,999.00	75%	\$ 15,000.00
8.2	Steel Doors Frames & Hdwe Labor	\$ 5,000.00	\$ 2,500.00	\$ 1,250.00	75%	\$ 3,750.00
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	\$ -	\$ 5,000.00	100%	\$ 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	\$ 2,500.00	35%	\$ 8,750.00
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	\$ 76,000.00		95%	\$ 76,000.00
11.2	Sluice Gates Materials	\$ 200,000.00	\$ 200,000.00		100%	\$ 200,000.00
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	\$ 400,000.00		100%	\$ 400,000.00
11.8	Secondary SAGR Aggregate L&M	\$ 400,000.00	\$ 400,000.00		100%	\$ 400,000.00
11.9	Mulch Labor & Materials	\$ 60,000.00	\$ 30,000.00		50%	\$ 30,000.00
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	\$ 50,000.00		100%	\$ 50,000.00
11.12	Inter SAGR Piping Labor	\$ 100,000.00	\$ 100,000.00		100%	\$ 100,000.00
11.13	Nexom Blower/Aeration Equip. Mat'ls	\$ 738,000.00	\$ 556,000.00		75%	\$ 556,000.00
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. 13 Total Completed	Monthly Work Completed	Quantity Completed	Pay Est. No. 14 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	\$ -	\$ 275,000.00	100%	\$ 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	\$ 128.50	22%	\$ 11,000.00
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	\$ 8,498.50	10%	\$ 11,498.50
16.4	Electrical Labor	\$ 65,000.00	\$ 2,000.00	\$ 4,498.00	10%	\$ 6,498.00
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
<b>Contract Price:</b>		<b>\$ 8,837,000.00</b>	<b>\$ 6,691,662.44</b>	<b>\$ 381,114.64</b>	<b>80%</b>	<b>\$ 7,079,777.08</b>

<b>MATERIALS STORED SUMMARY</b>				
	Description	# of Units	Pay Est. 13	Pay Est. 14
2.9	Buried Pipe (Schimberg)	LS	\$ 94,980.64	\$ 50,000.00
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	\$ 9,999.00	\$ 5,000.00
8.3	Overhead Doors	LS	\$ 21,275.00	\$ 21,275.00
11.13	Nexom Blower & Aeration Equipment Materials	LS	\$ 100,000.00	\$ 100,000.00
11.17	Trojan UV Equipment	LS	\$ 173,251.25	\$ 173,251.25
12.1	Cabinetry	LS	\$ -	\$ 7,559.00
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
<b>Total</b>				<b>\$ 442,301.51</b>

**SUMMARY**

		<b>Total Approved</b>	<b>Total Completed</b>
Contract Price		\$ 8,837,000.00	Pay Est. 14
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	\$ 7,105,726.08

Stored \$ 442,301.51

Total Earned \$ 7,548,027.59

Retainage (5%) \$ 377,401.38

Total Earned Less Retainage \$ 7,170,626.21

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	
	Pay Estimate No. 12	\$ 734,586.93	
	Pay Estimate No. 13	\$ 517,877.30	

Total Previously Approved \$ 6,842,216.91

Percent Complete 80%

**Amount Due This Request \$ 328,409.30**

The amount     \$328,409.30     is recommended for approval for payment in accordance with the terms of the contract.

**RESOLUTION 2023-133**

**A RESOLUTION APPROVING PAY ESTIMATE NUMBER 14 IN THE AMOUNT OF \$328,409.30 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 13 in the amount of \$6,842,216.91 to Boomerang Corp. of Anamosa, IA to date; and

**WHEREAS**, it is now necessary for the City Council to accept Pay Estimate Number 14 in the amount of \$328,409.30.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of West Branch, that Pay Estimate Number 14 in the amount of \$328,409.30 to Boomerang Corp. of Anamosa, IA is approved.

**Passed and approved this 18th day of December, 2023.**

---

Roger Laughlin, Mayor

ATTEST:

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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

December 12, 2023

**PAY ESTIMATE NO.** 14  
**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 November 1, 2023 - November 30, 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	90%	\$ 90,000.00
1.3	Mobilization	LS	XXXXX	XXXXX	\$ 230,000.00	90%	\$ 207,000.00
1.4	Toilets/Dumpster/Etc	LS	XXXXX	XXXXX	\$ 5,200.00	90%	\$ 4,680.08
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	95%	\$ 900,000.00
2.10	Buried Piping Labor	LS	XXXXX	XXXXX	\$ 475,000.00	94%	\$ 445,000.00
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	95%	\$ 57,000.00
3.1	Reinforcing Materials	LS	XXXXX	XXXXX	\$ 180,000.00	100%	\$ 180,000.00
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	100%	\$ 60,000.00
3.11	SAGR Control #1 Materials	LS	XXXXX	XXXXX	\$ 30,000.00	100%	\$ 30,000.00
3.12	SAGR Control #2 Labor	LS	XXXXX	XXXXX	\$ 40,000.00	100%	\$ 40,000.00
3.13	SAGR Control #2 Materials	LS	XXXXX	XXXXX	\$ 20,000.00	100%	\$ 20,000.00
3.14	SAGR Control #3 Labor	LS	XXXXX	XXXXX	\$ 60,000.00	100%	\$ 60,000.00
3.15	SAGR Control #3 Materials	LS	XXXXX	XXXXX	\$ 30,000.00	100%	\$ 30,000.00
3.16	SAGR control #4 Labor	LS	XXXXX	XXXXX	\$ 40,000.00	100%	\$ 40,000.00
3.17	SAGR control #4 Materials	LS	XXXXX	XXXXX	\$ 20,000.00	100%	\$ 20,000.00
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	100%	\$ 15,000.00

	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	75%	\$ 15,000.00
8.2	Steel Doors Frames & Hdwe Labor	LS	XXXXX	XXXXX	\$ 5,000.00	75%	\$ 3,750.00
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	100%	\$ 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	35%	\$ 8,750.00
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	95%	\$ 76,000.00
11.2	Sluice Gates Materials	LS	XXXXX	XXXXX	\$ 200,000.00	100%	\$ 200,000.00
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	100%	\$ 400,000.00
11.8	Secondary SAGR Aggregate L&M	LS	XXXXX	XXXXX	\$ 400,000.00	100%	\$ 400,000.00
11.9	Mulch Labor & Materials	LS	XXXXX	XXXXX	\$ 60,000.00	50%	\$ 30,000.00
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	100%	\$ 50,000.00
11.12	Inter SAGR Piping Labor	LS	XXXXX	XXXXX	\$ 100,000.00	100%	\$ 100,000.00
11.13	Nexom Blower/Aeration Equip. Mat'ls	LS	XXXXX	XXXXX	\$ 738,000.00	75%	\$ 556,000.00
11.14	Blower/Aeration Equipment Labor	LS	XXXXX	XXXXX	\$ 250,000.00	60%	\$ 150,000.00
11.15	Nexom Blower/Aeration Downpayment	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	100%	\$ 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%	\$ 11,000.00
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	10%	\$ 11,498.50
16.4	Electrical Labor	LS	XXXXX	XXXXX	\$ 65,000.00	10%	\$ 6,498.00
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
<b>Contract Price:</b>					<b>\$ 8,837,000.00</b>		<b>\$ 7,079,777.08</b>

### MATERIALS STORED SUMMARY

	Description	# of Units	Unit Price	Extended Cost
2.9	Buried Pipe (Schimberg)	LS	\$ 50,000.00	\$ 50,000.00
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	\$ 5,000.00	\$ 5,000.00
8.3	Overhead Doors	LS	\$ 21,275.00	\$ 21,275.00
11.13	Nexom Blower	LS	\$ 100,000.00	\$ 100,000.00
11.17	Trojan UV Equipment	LS	\$ 173,251.25	\$ 173,251.25
12.1	Cabinetry	LS	\$ 7,559.00	\$ 7,559.00
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
<b>Total</b>				<b>\$ 442,301.51</b>

**SUMMARY**

		Total Approved	Total Completed
Contract Price		\$ 8,837,000.00	\$ 7,079,777.08
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	\$ 7,105,726.08

Stored \$ 442,301.51  
 Total Earned \$ 7,548,027.59  
 Retainage (5%) \$ 377,401.38  
**Total Earned Less Retainage \$ 7,170,626.21**

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	
	Pay Estimate No. 12	\$ 734,586.93	
	Pay Estimate No. 13	\$ 517,877.30	

Total Previously Approved \$ 6,842,216.91  
**Amount Due This Request \$ 328,409.30**


Percent Complete 80%


The amount \$328,409.30 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: Jennifer Haas  
 Title: VP  
 Date: 12/12/23

Signature:   
 Name: Emily Linebaugh  
 Title: Engineer  
 Date: December 12, 2023

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



## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b>	December 18, 2023
<b>AGENDA ITEM:</b>	<b>Resolution 2023-134</b> – Approving that certain Easement Agreement with Interstate Power & Light Company in connection with the Wapsi Creek Widening Project.
<b>PREPARED BY:</b>	City Clerk, Leslie Brick
<b>DATE:</b>	December 13, 2023

### BACKGROUND:

ProSource Technologies, LLC has been hired by Interstate Power and Light Company (Alliant Energy) to work with property owners in obtaining an underground gas pipeline easement.

Interstate Power and Light (Alliant Energy) is upgrading their gas pipeline system in our area. Replacing a pipeline or lines for the transportation and distribution of gas, steam, and other substances, consisting of necessary fixtures, equipment and for communication and electrical controls, including the necessary appurtenances under and on the surface of the ground, are some of the items that could change along our property.

**RESOLUTION 2023-134**

**RESOLUTION APPROVING THAT CERTAIN EASEMENT AGREEMENT  
WITH INTERSTATE POWER & LIGHT COMPANY IN CONNECTION WITH  
THE WAPSI CREEK WIDENING PROJECT.**

**WHEREAS**, in order to construct the Wapsi Creek Widening Project, Iowa Interstate Power & Light Company (a/k/a Alliant Energy) needs to move a gas pipeline; and

**WHEREAS**, Iowa Interstate Power & Light Company has drafted an easement that now requires approval of the City Council; and

**NOW, THEREFORE**, It Is Resolved by the Council of the City of West Branch, Iowa, that the aforementioned easement agreement with Iowa Interstate Power & Light Company is hereby accepted and approved and the Mayor is hereby directed to execute said easement on behalf of the City.

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

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Roger Laughlin, Mayor

ATTEST:

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Leslie Brick, City Clerk

## GAS PIPELINE EASEMENT

For and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, **The City of West Branch, Iowa, so long as the real estate is used as a public park, title to said real estate shall revert to Ruth L. Beranek and David L. Beranek or their heirs** ("Grantor(s)"), **ADDRESS 110 N Poplar Street, PO Box 218, West Branch, IA 52358** do(es) hereby warrant and convey unto **Interstate Power and Light Company, an Iowa Corporation**, its successor and assigns, ("Grantee"), a perpetual easement with the right, privilege and authority to construct, reconstruct, maintain, operate, repair, patrol and remove a pipeline or lines for the transportation and distribution of gas, steam and other substances, consisting of necessary fixtures, equipment and for communication and electrical controls, including the necessary appurtenances under and on the surface of the ground used or useful for all Corporate purposes, together with the power to extend to any other party the right to use, jointly with the Grantee and pursuant to the provisions hereof, upon, under, over and across the following described lands located in the County of Cedar, and the State of Iowa:

See Attached Exhibit A, page 3

together with all the rights and privileges for the full enjoyment or use thereof for the aforesaid purpose.

Grantor(s) agrees that it will not construct or place any buildings, structures, plants or other obstructions on the property described above.

Grantor(s) also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on said described land and such other trees and vegetation adjacent thereto as in the judgment of the Grantee may interfere with construction, reconstruction, maintenance, operation, repair or the use thereof.

Grantee, its contractor or agent, may enter said premises for the purpose of making surveys and preliminary estimates immediately upon the execution of this easement.

The Grantor(s) also grants to the Grantee the right of ingress and egress to said line or lines, over/under lands now owned by the Grantor(s), for the purpose of constructing, reconstructing, maintaining, operating, patrolling, repairing and removing said line or lines, and the Grantee agrees to pay to the Grantor(s) or its tenants all damages done to the lands (except the cutting and trimming of trees or other vegetation), including crops, field tiles, terraces, fences, equipment or livestock of the Grantor(s) or its tenants, by the Grantee or its employees while constructing, reconstructing, patrolling or repairing said line or lines.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**THE CITY OF WEST BRANCH, A GOVERNMENTAL SUBDIVISION OF THE STATE OF IOWA:**

**GRANTOR(S)**

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

**ALL PURPOSE ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, AD. 20\_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ to me personally known

or \_\_\_\_\_ provided to me on the basis of satisfactory evidence

to be the persons(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NOTARY SEAL \_\_\_\_\_

(Sign in Ink)

\_\_\_\_\_

(Print/type name)

Notary Public in and for the State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CAPACITY CLAIMED BY SIGNER**

\_\_\_\_\_ INDIVIDUAL  
\_\_\_\_\_ CORPORATE  
Title(s) of Corporate Officers(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ N/A  
\_\_\_\_\_ Corporate Seal is affixed  
\_\_\_\_\_ No Corporate Seal procured

\_\_\_\_\_ PARTNER(s)  
\_\_\_\_\_ Limited Partnership  
\_\_\_\_\_ General Partnership

\_\_\_\_\_ ATTORNEY-IN-FACT  
\_\_\_\_\_ EXECUTOR(s),  
\_\_\_\_\_ ADMINISTRATOR(s),  
\_\_\_\_\_ or TRUSTEE(s):  
\_\_\_\_\_ GUARDIAN(s)  
\_\_\_\_\_ or CONSERVATOR(s)  
\_\_\_\_\_ OTHER

\_\_\_\_\_

\_\_\_\_\_

**SIGNER IS REPRESENTING:**

List name(s) of persons(s) or entity(ies):

\_\_\_\_\_

\_\_\_\_\_



## EXHIBIT A

### **Parent Parcel:**

A portion of the NW1/4 of the NW1/4 of Section 8, Township 79 North, Range 4 West, in the City of West Branch, Cedar County, Iowa, more typically described as: Lot C of Block One (1), of Lot "B" of I. W. Haines Subdivision of West Branch, Cedar County, Iowa.

Also described as: Commence at the Northeast corner of said Block One (1), thence Westerly 4 chains, 53 links, thence Southeasterly to a point on the East line of said Block One (1) 151 feet 2 inches Southeasterly from beginning, thence Northwesterly to beginning. (See Surveyor's Record 4, page 193.)

As conveyed by Quit Claim Deed recorded April 4, 1989, as Document No. 694 at Book 179, Page 144.

### **Easement:**

*Commencing in the Northeast (NE) corner; thence West approximately Seventy (70') feet to the Point of Beginning; thence Southwest to the Southwest property line approximately Eight-Five (85') feet; thence Northwest Ten (10') feet; thence Northeast to the North property line approximately Eight-Five (85') feet; thence East Ten (10') feet to the Point of Beginning.*



## REQUEST FOR COUNCIL CONSIDERATION

<b>MEETING DATE:</b> December 18, 2023
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<b>AGENDA ITEM:</b> Resolution 2023-135 – Approving the Amended Final Plat for Heritage Hill Subdivision, West Branch, Iowa.
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<b>PREPARED BY:</b> Leslie Brick, City Clerk
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<b>DATE:</b> December 13, 2023
--------------------------------

### BACKGROUND:

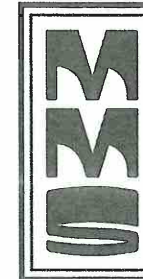
The City Council approved a final plat for Heritage Hill Subdivision on October 3, 2022 via Resolution 2022-88 which included Auditor’s Parcel “O”.

Parcel “O” is owned by the City and desires to retain ownership of that parcel as it is part of Wapsi Creek Park.

The detention basin for Heritage Hill that the developer is required to construct will lie on a portion of Parcel “O”. An easement will be needed so the developer will be able to construct and maintain that basin. This easement will be included in the final plat ancillary documents and drafted by the City Attorney.

This amended final plat removes Auditor’s Parcel “O” from the final plat so the City can retain ownership rights.

# FINAL PLAT HERITAGE HILL SUBDIVISION WEST BRANCH, CEDAR COUNTY, IOWA



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS  
1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
www.mmsconsultants.net

Date	Revision



**LACEY STUTZMAN**  
Commission Number 822560  
MY COMMISSION EXPIRES  
DECEMBER 3, 2025

## FINAL PLAT

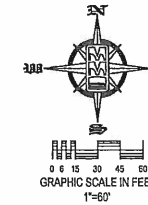
A PORTION OF THE  
SOUTHWEST QUARTER  
OF SECTION 5, TOWNSHIP  
79 NORTH, RANGE 4  
WEST, OF THE FIFTH  
PRINCIPAL MERIDIAN

WEST BRANCH  
CEDAR COUNTY,  
IOWA

MMS CONSULTANTS, INC.

Date:	08/04/22
Designed by:	DMW
Field Book No.:	1343, PG 39
Drawn by:	TAV
Scale:	1"=60'
Checked by:	RNN
Sheet No.:	1
Project No.:	11186-002

<b>LOCATION:</b> A PORTION OF SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA	<b>SUBDIVIDER:</b> BECO LLC C/O BARRY FRANTZ CONSTRUCTION INC. PO BOX 277 WEST LIBERTY, IOWA, 52776
<b>LAND SURVEYOR:</b> RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	<b>SUBDIVIDER'S ATTORNEY:</b> JAMES D. HOUGHTON 216 STENS DRIVE IOWA CITY, IOWA 52240
<b>DATE OF SURVEY:</b> 08-16-2022	<b>PROPRIETOR OR OWNER:</b> BECO LLC C/O BARRY FRANTZ CONSTRUCTION INC. PO BOX 277 WEST LIBERTY, IOWA, 52776
<b>DOCUMENT RETURN INFORMATION:</b> ATTORNEY	<b>PROPRIETOR OR OWNER:</b> BECO LLC C/O BARRY FRANTZ CONSTRUCTION INC. PO BOX 277 WEST LIBERTY, IOWA, 52776



LEGAL DESCRIPTION: A PORTION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

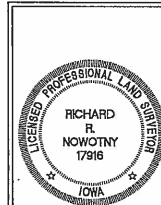
BEGINNING AT THE SOUTHWEST CORNER OF A RETRACEMENT PLAT, RECORDED IN BOOK "K", AT PAGE 110, IN THE OFFICE OF THE CEDAR COUNTY RECORDER; THENCE NORTHWESTERLY 348.65 FEET, ALONG THE WEST LINE OF SAID RETRACEMENT PLAT AND ALONG AN ARC OF A 6527.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 348.61 FOOT CHORD BEARS N21°18'22"W, TO THE SOUTHEAST CORNER OF A PLAT OF SURVEY, RECORDED IN BOOK 1, PAGE 257 IN THE OFFICE OF THE CEDAR COUNTY RECORDER; THENCE S70°12'37"W, ALONG SAID SOUTHERLY LINE, 100.00 FEET TO A SOUTHERLY CORNER OF SAID PLAT OF SURVEY; THENCE N04°43'12"W, 437.71 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF SURVEY; THENCE NORTHWESTERLY 6.85 FEET, ALONG THE WEST LINE OF SAID PLAT OF SURVEY, WHOSE CHORD BEARS N16°01'59"W, 6.85 FEET, TO THE NORTHWEST CORNER OF SAID RETRACEMENT SURVEY; THENCE N80°52'43"E, ALONG THE PERIMETER, A DISTANCE OF 102.72 FEET; THENCE S15°49'17"E, ALONG SAID PERIMETER, A DISTANCE OF 2.95 FEET; THENCE SOUTHEASTERLY 72.61 FEET, ALONG SAID PERIMETER OF SAID RETRACEMENT PLAT, ALONG AN ARC OF A 6427.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE CHORD BEARS N16°01'59"W, 6.85 FEET, TO THE NORTHWEST CORNER OF SAID RETRACEMENT SURVEY; THENCE N80°52'43"E, ALONG THE PERIMETER, A DISTANCE OF 102.72 FEET; THENCE S15°49'17"E, ALONG SAID PERIMETER, A DISTANCE OF 2.95 FEET; THENCE SOUTHEASTERLY 72.61 FEET, ALONG SAID PERIMETER OF SAID RETRACEMENT PLAT, ALONG AN ARC OF A 6427.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE CHORD BEARS N16°01'59"W, 6.85 FEET, TO THE NORTHWEST CORNER OF SAID RETRACEMENT SURVEY; THENCE N73°02'27"E, ALONG THE NORTH LINE OF SAID LOT 1 OF TRACT 1, 197.38 FEET TO THE EAST LINE OF SAID LOT 1 OF TRACT 1; THENCE N08°53'39"W, ALONG THE EAST LINE OF A DEED DESCRIBED IN BOOK 293 AT PAGE 168, IN THE OFFICE OF THE CEDAR COUNTY RECORDER, A DISTANCE OF 20.39 FEET TO THE WESTERLY LINE OF BLOCK 13 OF ORIGINAL TOWN OF CAMERON, NOW WEST BRANCH, CEDAR COUNTY, IOWA; THENCE SOUTHEASTERLY 38.82 FEET, ALONG SAID WESTERLY LINE, AND AN ARC OF A 6227.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 38.82 FOOT CHORD BEARS S16°26'45"E TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE N88°48'39"E, ALONG THE NORTH LINE OF LOT 9 OF SAID BLOCK 13, A DISTANCE OF 131.51 FEET TO THE EAST LINE OF SAID BLOCK 13 OF ORIGINAL TOWN OF CAMERON, NOW WEST BRANCH, CEDAR COUNTY, IOWA, ALSO THE EASTERLY LINE OF SAID RETRACEMENT PLAT AND ALSO BEING THE WESTERLY LINE OF 4TH STREET RIGHT OF WAY; THENCE S01°11'57"E, ALONG SAID EASTERLY LINE, A DISTANCE OF 831.20 FEET TO THE NORTH LINE OF A WARRANTY DEED AS RECORDED IN BOOK 327, AT PAGE 322 IN THE OFFICE OF THE CEDAR COUNTY RECORDER; THENCE S89°01'49"W, ALONG SAID NORTH LINE, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID WARRANTY DEED; THENCE S01°12'21"E, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID WARRANTY DEED, AND THE NORTH RIGHT OF WAY LINE OF EAST MAIN STREET; THENCE S89°01'49"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 135.88 FEET THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5.93 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PLAT/PLAN APPROVED  
by the  
City of West Branch

*Booze Lovelace* 2/24-23  
City Clerk Date:  
*Justin Smith* 3/20/23  
City Clerk Date:

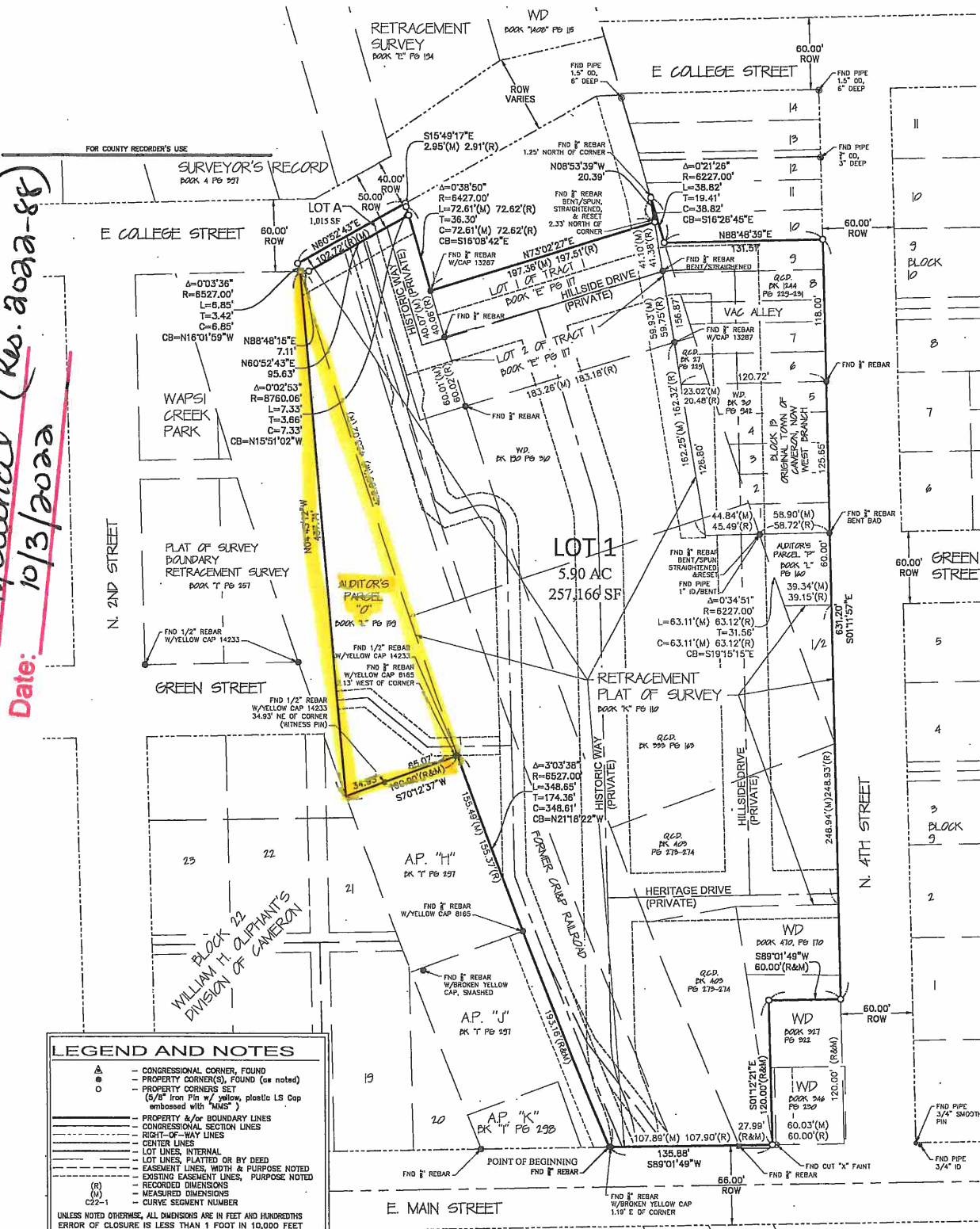
UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:	Date:
<i>John Wilson</i> 5/18/23	Date:
ALLIANT ENERGY	3/20/23
LIBERTY COMMUNICATIONS	Date:
<i>Wanda L. Smith</i> 3-16-23	Date:
MEDIACOM	Date:

Signed before me this 24<sup>th</sup> day of Feb. 2023  
Lacey Stutzman  
Notary Public, In and for the State of Iowa.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.  
*Richard R. Nowotny* 2-24-23  
RICHARD R. NOWOTNY  
P.L.S. Iowa Lic. No. 17916  
My license renewal date is December 31, 20 23

Pages or sheets covered by this seal: 2



**LEGEND AND NOTES**

- ▲ - CONGRESSIONAL CORNER, FOUND
- - PROPERTY CORNER(S), FOUND (as noted)
- - PROPERTY CORNER(S) SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- — — — — PROPERTY &/or BOUNDARY LINES
- — — — — CONGRESSIONAL SECTION LINES
- — — — — RIGHT-OF-WAY LINES
- — — — — CENTER LINES
- — — — — LOT LINES, INTERNAL
- — — — — LOT LINES, FLATTED OR BY DEED
- — — — — EASEMENT LINES, WIDTH & PURPOSE NOTED
- — — — — EXISTING EASEMENT LINES, PURPOSE NOTED
- — — — — RECORDED DIMENSIONS
- — — — — MEASURED DIMENSIONS
- — — — — CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS  
ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 10,000 FEET

**APPROVED**  
By: *City Council* (Res. 2022-88)  
Date: 10/3/2022

Prepared by: Kevin D. Olson, 1400 5<sup>th</sup> Street, Coralville, Iowa 52241 (319) 351-2277  
Return to: City of West Branch, 110 Poplar Street, PO Box 218, West Branch, Iowa 52358 (319) 643-5888

**RESOLUTION 2023-135**

**RESOLUTION APPROVING THE (AMENDED) FINAL PLAT OF HERITAGE HILL  
SUBDIVISION, WEST BRANCH, IOWA.**

WHEREAS, the developer did file with the City Clerk of West Branch, an amended final plat for Heritage Hill, West Branch, Iowa; and

WHEREAS, the legal description for said Subdivision is as follows: See Exhibit “A” attached hereto; and

WHEREAS, said property has been dedicated with the free consent and in accordance with the desires of the owner; and

WHEREAS, the aforementioned plat and subdivision is found to conform with Chapter 354 of the State Code of Iowa, Chapter 166 of the West Branch Code of Ordinances, and all other ordinances and statutory requirements; and

WHEREAS, said final platting of the aforementioned subdivision has been examined by the West Branch Planning and Zoning Commission; and

WHEREAS, recommendations from both said Commission and City Staff have been made; and

WHEREAS, after due deliberation, said Commission has recommended that the final platting of the proposed subdivision, be accepted and approved.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Branch, Iowa, that the final platting of Heritage Hill, West Branch, Iowa, be and the same is hereby approved, subject to the following requirements:

1. Advisory review committee of one planning and zoning member, mayor, engineer, building inspector, city attorney, and city administrator to advocate on behalf of planning and zoning commission and city council.
2. Developer’s engineer is responsible for costs and resubmittal of a final plat in the event an error occurs after final plat has been recorded.
3. Submission of a performance bond/letter of credit for the completion of the public improvements for the subdivision.

BE IT FURTHER RESOLVED that the City Clerk of the City of West Branch, Iowa, is hereby authorized and directed to certify a copy of this Resolution to the County Recorder of Cedar County, Iowa, along with all other required ancillary documents.

\* \* \* \* \*

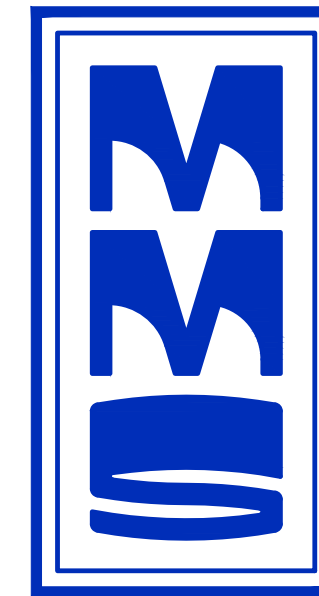
Passed and approved this 18th day of December, 2023.

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

ATTEST:

\_\_\_\_\_  
Leslie Brick, City Clerk

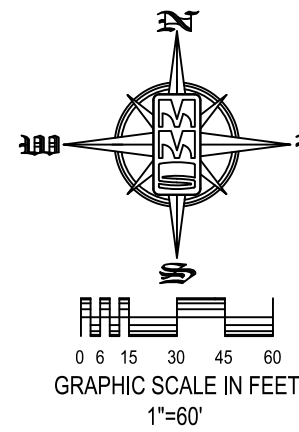
# FINAL PLAT HERITAGE HILL SUBDIVISION WEST BRANCH, CEDAR COUNTY, IOWA



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
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1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
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<b>LAND SURVEYOR:</b> RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	<b>SUBDIVIDER'S ATTORNEY:</b> JAMES D. HOUGHTON 216 STEVENS DRIVE IOWA CITY, IOWA 52240
<b>DATE OF SURVEY:</b> 05-16-2022	<b>PROPRIETOR OR OWNER:</b> BBCO LLC C/O BARRY FRANTZ CONSTRUCTION INC. PO BOX 277 WEST LIBERTY, IOWA, 52776
<b>DOCUMENT RETURN INFORMATION:</b> ATTORNEY	<b>PROPRIETOR OR OWNER:</b> BBCO LLC C/O BARRY FRANTZ CONSTRUCTION INC. PO BOX 277 WEST LIBERTY, IOWA, 52776



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Date	Revision
6/26/2023	PER CITY REQUEST - LSS
10/02/2023	REMOVE AUDITORS PARCEL "O" - LSS
11/29/2023	PER DMW REVIEW - LSS

PLAT/PLAN APPROVED by the City of West Branch	
Mayor	Date:
City Clerk	Date:
UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:	
ALLIANT ENERGY	Date:
LIBERTY COMMUNICATIONS	Date:
MEDIACOM	Date:

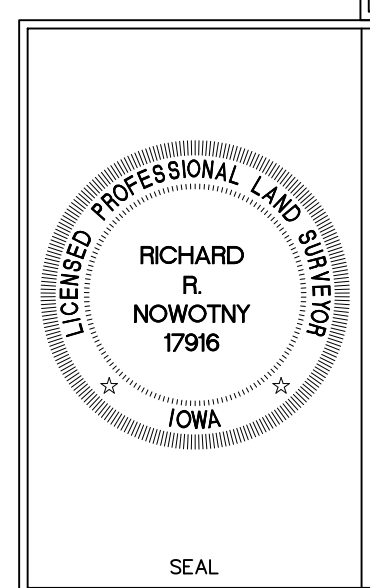
## FINAL PLAT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN

WEST BRANCH CEDAR COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	08/04/22
Designed by:	DMW
Field Book No:	1343, PG 39
Drawn by:	TAV
Scale:	1"=60'
Checked by:	RNN
Sheet No:	1
Project No:	11186-002
of:	2



Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, in and for the State of Iowa.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

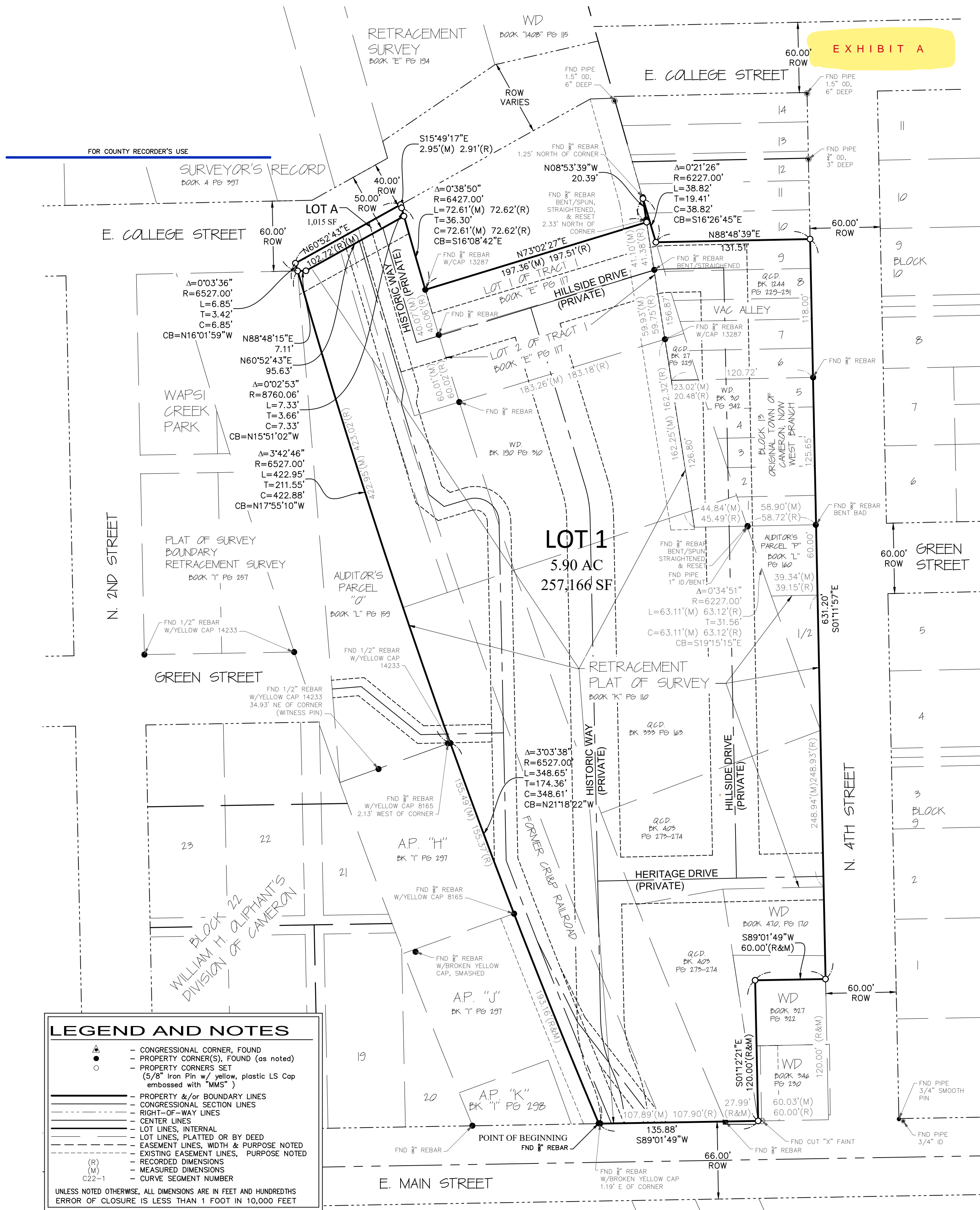
\_\_\_\_\_, 20\_\_\_\_

RICHARD R. NOWOTNY  
P.L.S. Iowa Lic. No. 17916  
My license renewal date is December 31, 20\_\_\_\_.

Pages or sheets covered by this seal:

LOT A CONTAINS 1,015 SF AND IS TO BE DEDICATED TO THE CITY OF WEST BRANCH FOR PUBLIC RIGHT-OF-WAY TO EAST COLLEGE STREET.

NOTES:  
1) BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE LIBRARY CALIBRATION, UTILIZING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83(2011) (EPOCH2010.000). THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.  
2) SEE PLAT BOOK K, PAGES 142, 143, & 144 FOR RIGHT OF WAY ACQUISITION PLATS ON E. COLLEGE STREET.  
3) SEE SHEET 2 FOR EASEMENT INFORMATION



LEGEND AND NOTES	
	CONGRESSIONAL CORNER, FOUND
	PROPERTY CORNER(S), FOUND (as noted)
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	RIGHT-OF-WAY LINES
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	EASEMENT LINES, WIDTH & PURPOSE NOTED
	EXISTING EASEMENT LINES, PURPOSE NOTED
	RECORDED DIMENSIONS
	MEASURED DIMENSIONS
	CURVE SEGMENT NUMBER

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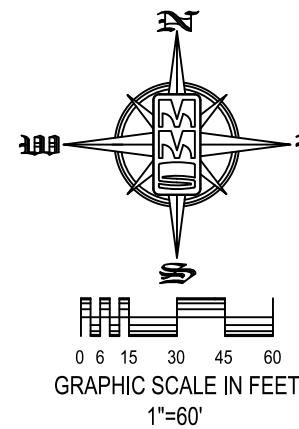
# FINAL PLAT HERITAGE HILL SUBDIVISION WEST BRANCH, CEDAR COUNTY, IOWA



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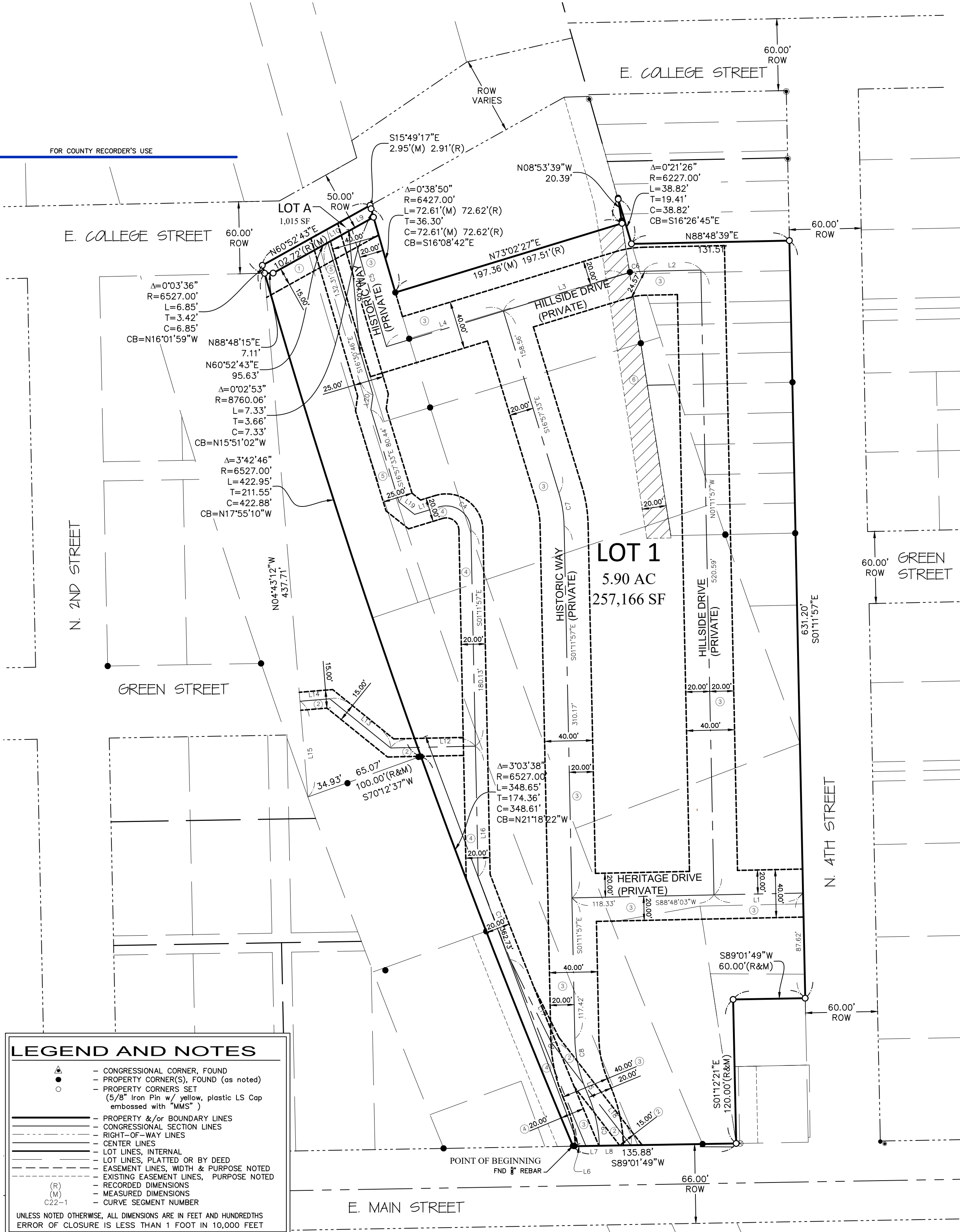


Line #	Direction	Length
L1	S88°48'03"W	74.17'
L2	S88°48'03"W	47.82'
L3	S73°02'27"W	104.14'
L4	S73°02'27"W	101.75'
L5	N22°29'30"W	8.46'
L6	S89°01'49"W	10.78'
L7	N89°01'49"E	11.13'
L8	N89°01'49"E	26.29'
L9	N60°52'43"E	20.54'
L10	N60°52'43"E	23.02'
L11	N73°02'27"E	21.34'
L12	N88°48'03"E	70.63'
L13	S51°03'26"E	65.12'
L14	N85°16'48"E	24.91'
L15	N4°43'12"W	79.98'
L16	S1°11'57"E	108.79'
L17	S26°26'59"E	77.06'
L18	S37°41'59"E	108.43'
L19	S51°31'47"E	16.53'
L20	S8°02'14"W	12.40'

Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	1°28'31"	83.90'	167.79'	6517.00'	167.79'	S22°08'03"E
C4	105°45'36"	27.09'	37.84'	20.50'	32.69'	S54°04'45"E
C5	0°54'22"	50.97'	101.95'	6447.00'	101.95'	S16°22'53"E
C6	15°45'36"	8.72'	17.33'	63.00'	17.27'	N80°55'15"E
C7	15°45'36"	13.84'	27.51'	100.00'	27.42'	N09°04'45"W
C8	21°17'33"	21.24'	41.99'	113.00'	41.75'	S11°50'44"E
C9	21°03'58"	21.01'	41.55'	113.00'	41.31'	N11°57'31"W
C11	0°38'56"	36.90'	73.79'	6517.00'	73.79'	S21°04'20"E

Date	Revision
6/26/2023	PER CITY REQUEST - LSS
10/02/2023	REMOVE AUDITORS PARCEL "O" - LSS
11/29/2023	PER DMW REVIEW - LSS

FOR COUNTY RECORDER'S USE



LEGEND AND NOTES	
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	EXISTING EASEMENT LINES, PURPOSE NOTED
	RECORDED DIMENSIONS
	MEASURED DIMENSIONS
	CURVE SEGMENT NUMBER
(R)	RECORDED DIMENSIONS
(M)	MEASURED DIMENSIONS
C22-1	CURVE SEGMENT NUMBER

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ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 10,000 FEET

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	15.00 FOOT PUBLIC UTILITY AND WATERMAIN EASEMENT
②	15.00 FOOT PUBLIC WATERMAIN EASEMENT
③	40.00 FOOT PRIVATE ACCESS AND UTILITY EASEMENT
④	20.00 FOOT PUBLIC TRAIL AND WATERMAIN EASEMENT
⑤	25.00 FOOT PUBLIC TRAIL AND WATERMAIN EASEMENT
⑥	20.00 FOOT DRIVE EASEMENT RECORDED IN BK 21, PG 93 TO BE VACATED

NOTES:  
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MMS CONSULTANTS, INC.

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Field Book No.:	1343, PG 39
Drawn by:	TAV
Scale:	1"=60'
Checked by:	RNN
Sheet No.:	2
Project No.:	11186-002