



**CITY COUNCIL MEETING
TUESDAY, SEPTEMBER 3, 2024 - 7:00 P.M.
CITY COUNCIL CHAMBERS
110 N. POPLAR ST., 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 August 19, 2024 City Council meeting.
 - b. Approve West Branch Fire Department appointment.
 - c. Approve a Special Event permit for the Iowa City High X Country West Branch Run on Saturday, October 5, 2024.
 - d. Approve a Special Event permit for Fall Fest, sponsored by Main Street West Branch for Friday, October 11 and Saturday, October 12, 2024.
 - e. Approve Claims for September 3, 2024.
7. Presentations/Communications/Open Forum
8. Public Hearing/Non-Consent Agenda
 - a. **Resolution 2024-94** Approve the Site Plan for Lot 4, The Meadows Part 3, West Branch. / Move to action.
 - b. **Resolution 2024-95** - Approving Change Order #2 in the amount of \$983.00 for the Phase 2 Eastside Water Main Improvement Project. / Move to action.
 - c. **Resolution 2024-96** - Approve Invoice #34740 in the amount of \$2852.50 to Impact7G for the Wapsi Creek Widening SRF Sponsored Project. / Move to action.
9. Discussion – Update on proposed economic development overlay district.
10. City Administrator Report
11. City Attorney Report
12. City Engineer Report
13. City Staff Reports
14. Comments from Mayor and Council Members
15. Motion to adjourn.

Mayor: Roger Laughlin • **Council Members:** Jodee Stoolman, Tom Dean, Jerry Sexton, Mike Horihan, Colton Miller
City Administrator Adam Kofoed • **City Clerk** Leslie Brick • **Finance Officer** Heidi Van Auken • **Police Chief** Greg Hall •
Fire Chief Kevin Stoolman • **Public Works Director** Matt Goodale • **Library Director** Jessica Schafer
Parks & Recreation Director Erin Laughlin

(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**

**August 19, 2024
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 Tom Dean, Mike Horihan and Jerry Sexton were present. Absent: Jodee Stoolman.

City Staff present: City Administrator Adam Kofoed, City Clerk Leslie Brick, Parks & Recreation Director Erin Laughlin, City Engineer Dave Schechinger and City Attorney Kevin Olson. Staff attending via Zoom: Deputy Clerk Jessica Brown.

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 August 5, 2024 City Council meeting.
- Approve a Special Event Permit for Izzy’s Flea Market at Heritage Square on Saturday, September 21, 2024 & October 19, 2024 from 10:00 a.m. to 4:00 p.m.
- Approve a Block Party application for Merle Eggert for September 14, 2024.
- Approve West Branch Fire Department appointments.
- Approve Claims for August 19, 2024.

EXPENDITURES	8/19/2024	
AERO RENTAL	LIFT RENTAL TO PAINT TOWN HALL	2,970.00
AMAZON.COM	VARIOUS ITEMS	348.29
BAKER & TAYLOR	BOOKS	224.45
BROWN'S WEST BRANCH	VEHICLE REPAIR-POLICE	301.10
CEDAR CO SHERIFF'S OFFICE	PATROL RESERVES	1,260.00
CEDAR COUNTY RECORDER	RECORDING FEES	19.00
DEMCO	BOOK PROCESSING SUPPLIES	51.22
GREATER IOWA CITY	FY25 MEMBER DUES	2,500.00
HAWKINS	CHEMICALS	3,294.39
IMWCA	IMWCA FY25 INSTALLMENT 2	2,747.00
IOWA CODIFICATION	JULY 2024 SUPPLEMENT	345.00
IOWA LAW ENFORCEMENT ACADEMY	HAZ MAT TRAINING-POLICE	15.00
KANOPI	ON DEMAND VIDEO SERVICE	39.00
L. L. PELLING	ANNUAL SEAL COAT	33,178.50
LAUGHLIN DESIGN	CA OFFICE ADDITION-CITY OFFICE	8,250.00
LRS HOLDINGS	TRASH & RECYCLING JULY 2024	18,790.75
MAIN STREET WEST BRANCH	HHTD GOLF CART RENTAL-PW	376.00
MOPPY MO'S	JANITORIAL SERVICES	962.50
NASH, KERRI	SUMMER CAMP FEE REFUND	60.00
PLUNKETT'S PEST CONTROL	PEST CONTROL SERVICES	160.14
QUILL	OFFICE SUPPLIES	219.37
UNIFORM DEN	UNIFORMS-POLICE	151.08
VAN AUKEN, HEIDI	MILEAGE & PARKING FEE-VANAUKEN	37.10
WEST BRANCH REPAIRS	BATTERIES FOR PW, PD, P&R	344.76
TOTAL		76,644.65
PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS	8/16/2024	70,780.07
PAID BETWEEN MEETINGS		
SISCO	HEALTH CLAIMS 8/12/24	3,689.43
AMAZON.COM	HHTD CANDY	46.93
AT&T MOBILITY	WIRELESS SERVICES	259.96
BAKER & TAYLOR	BOOKS	72.52
IA PARKS & REC ASSOCIATION	IA P&R ASSOC MEMBERSHIP	180.00
LEAF CAPITAL FUNDING	COPIER LEASE-LIBRARY	142.02
LIBERTY COMMUNICATIONS	LIBERTY COMMUNICATIONS	1,748.43

MIDWEST UNDERGROUND CONTRACTORS	EASTSIDE WATER MAINS PH2	82,852.75
OLSON, KEVIN	LEGAL SERVICES AUGUST 2024	1,500.00
OVERDRIVE	DIGITAL & AUDIO BOOKS	483.75
SCHINTLER, LISA	TOWN HALL FEE REFUND	150.00
STATE HYGIENIC LAB	LAB ANALYSIS	43.50
WEX BANK	VEHICLE FUEL	1,370.38
VARIOUS VENDORS	UB REFUNDS	243.90
TOTAL		92,783.57
GRAND TOTAL EXPENDITURES		240,208.29
FUND TOTALS		
001 GENERAL FUND	65,993.95	
022 CIVIC CENTER	3,377.77	
031 LIBRARY	6,640.35	
110 ROAD USE TAX	39,428.08	
112 TRUST AND AGENCY	21,981.90	
330 EASTSIDE WATER MAIN PH2	82,852.75	
600 WATER FUND	11,686.20	
610 SEWER FUND	7,641.24	
740 STORM WATER UTILITY	606.05	
GRAND FUND TOTAL	240,208.29	

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

PRESENTATIONS / COMMUNICATIONS / OPEN FORUM - NONE

PUBLIC HEARING / NON-CONSENT AGENDA

Resolution 2024-90- Appointing Colton Miller to the West Branch City Council to fill the vacancy of Nicholas Goodweiler. / Move to action.

Motion by Dean, second by Horihan to approve Resolution 2024-90. AYES: Dean, Horihan, Sexton. NAYS: None. Absent: Stoolman. Motion carried.

Oath of Office – Swearing in of Councilperson Colton Miller

Mayor Laughlin swore in Colton Miller and welcomed him back to the Council. Miller has been appointed to fill the vacancy of Nick Goodweiler who resigned on August 6, 2024 because he moved out of the community and is no longer eligible to serve.

Resolution 2024-91 – Approve Invoice #34618 in the amount of \$5,753.67 to Impact7G for the Wapsi Creek Widening SRF Sponsored Project. / Move to action.

Schechinger stated that the invoice represents the public outreach portion of the project by Impact7G. He gave a project update and said that FEMA is approximately at day 30 of the 90-day review process of investigating upstream impacts. Schechinger is still hopeful for late fall bid letting for the project.

Motion by Dean, second by Sexton to approve Resolution 2024-91. AYES: Dean, Sexton, Horihan, Miller. NAYS: None. Absent: Stoolman. Motion carried.

Resolution 2024-92 - Approving Pay Estimate Number 4 in the amount of \$78,679.00 to Midwest Underground Contractors Inc. for the Phase 2 Eastside Water Main Replacement Project. / Move to action.

Schechinger stated that he and members of city staff met with the contractor last week to review several issues left incomplete on the N. 4th Street portion of the project. Schechinger said expectations were set to have the contractor complete N. 4th Street before moving onto S. 2nd St. He said sections of N. 4th Street was in need of final grading and seeding, a few services still needed to be connected and street patching remained on the list. Schechinger reminded the Council that this project is a “completion day” project which is the end of October.

Motion by Sexton, second by Miller to approve Resolution 2024-92. AYES: Sexton, Miller, Horihan. NAYS: Dean. Absent: Stoolman. Motion carried.

Resolution 2024-93– Approving the addition of a parking space for persons with disabilities on the 100 block of North Downey Street. / Move to action.

Sexton asked if the City would consider making the current handicap parking space more accessible with a curb cut. Kofoed deferred the question to Public Works Director and the City Engineer. Schechinger said drainage would need to be looked at before being able to determine if that would be a possibility.

Motion by Sexton, second by Dean to approve Resolution 2024-93. AYES: Sexton, Dean, Horihan, Miller. NAYS: None. Absent: Stoolman. Motion carried.

Discussion – Review the (draft) Solid Waste and Recycling Request for Proposal (RFP) and tentative timeline

Kofoed noted one difference with the current contractor is that the RFP requests a price for curbside city-wide clean-up days (rather than a drop-off site). This change would hopefully encourage residents to dispose of large household items that they are not normally able to dispose of on their own. Miller asked if the City was still considering establishing their own in-house trash and recycling collection in the future. Kofoed said that he had looked into the feasibility of the idea and determined that the cost is too prohibitive for the City to take on. There were no other comments. Laughlin directed Kofoed to move forward with the RFP and the proposed timeline.

Discussion – Franchise fee revenue purpose statement

Kofoed proposed three options for preparing the revenue purpose statement for the use of the one percent electric franchise fee. The first option is to use the fees for police, public safety and parks depending on the needs of each department (matching the current LOSST language). The second option is a certain percentage for public safety (fire, police, infrastructure and parks). Kofoed's third option is a certain percentage for quality of life (public safety, parks & library, Main Street West Branch, and infrastructure). The majority of the Council thought matching the current LOSST language (option 1) was best suited for the city's needs. Kofoed said he would contact Alliant Energy and Linn County REC to start the franchise fee required documents.

CITY ADMINISTRATOR REPORT

Kofoed said the City would be looking into developing policies surrounding the use of Heritage Square as in recent months there have been many requests to use the space for a variety of purposes. He also said that the Historic Preservation Commission was meeting this week to discuss Main Street design guidelines as well as district boundaries for economic development.

CITY ATTORNEY REPORT

Olson said he is working with the Johnson County Attorney regarding the 28E Agreement for Cedar-Johnson Road and it should be finalized by the end of the month.

CITY ENGINEER REPORT

Schechinger reported that the appraisal for the property on Beranek Drive was nearing completion. He also gave brief updates on the Wastewater Treatment Facility project and said the contractor is working through the remaining punch list items. Schechinger also said a meeting has been scheduled to discuss the revised final plat for Heritage Hill, who is also now wanting to plat individual lots much like what Parkside Hills did late last fall. And finally, he said he has received construction plans for The Meadows Part 6 that are under review.

STAFF REPORTS – None

COMMENTS FROM MAYOR AND COUNCIL MEMBERS

Laughlin stated that Hoover's Hometown Days was very well attended, in part to the great weather. Sexton said he had heard that the NPS counted more than ten thousand visitors on Saturday of the event. Horihan also complimented the organizers and volunteers for Hoover's Hometown Days and thanked the city staff for their contributions as well. Dean suggested that the Council send a letter of thanks to the Cedar County Sheriff's office for supporting West Branch with police protection over the past several months. Dean also expressed his concern over his observation of kids driving golf carts around town which is an annual problem during summer break. Dean also said he observed on a couple of occasions this summer I-80 traffic detouring through downtown when an accident had occurred. Dean said he sent pictures of lines of semi's and other vehicles to

Rep. Bobby Kaufman, but has not received a response. Sexton commented that S. Downey Street (aka Baker Ave.) is being “destroyed” from all of the heavy trucks working on the I-80 project.

ADJOURNMENT

Motion to adjourn by Miller, second by Sexton. Motion carried on a voice vote. City Council meeting adjourned at 7:37 p.m.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: September 3, 2024
--

AGENDA ITEM: Approve West Branch Fire Department appointment.
--

PREPARED BY: Fire Chief, Kevin Stoolman
--

DATE: August 21, 2024

BACKGROUND:

Motion to approve the following:

Cole Tisinger – Firefighter (approved by the West Branch Fire Department on 8/14/2024)



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: September 3, 2024
--

AGENDA ITEM: Approve a Special Event Permit for the Iowa City High X Country West Branch Run on Saturday, October 5, 2024.

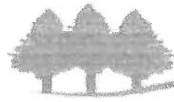
PREPARED BY: Leslie Brick, City Clerk
--

DATE: August 27, 2024

BACKGROUND:

The Special Event permit has been submitted by Angie Dixon, Iowa City High Cross-Country Parent-Volunteer Coordinator.

The route is the same as in years past and all City departments have reviewed and approved their request.



WEST BRANCH

Special Event Permit Application

Event Title/Name: Iowa City High XC West Branch Run

Event Organization: Iowa City High XC Phone: (319) 325-7486

Organization Address: 1900 Morningside Drive Tax ID #: _____

City: Iowa City State: IA 52245

Event Website: https://cityhighmenscrosscountry.weebly.com/ Event Email: addixon@gmail.com

Event Coordinator Name and Title: Angie Dixon, Parent-Volunteer Coordinator

Event Coordinator Email: addixon@gmail.com

Event Coordinator Cell Number: (319) 530-8653

Event Coordinator Address: 140 Raven Street State: _____ Zip Code: _____

City: Iowa City IA 52245

Description of Event: Training run for the Iowa City High/West Branch High School Cross Country teams (men, womens). Route in attached diagrams, from WBHS to downtown to Hoover Trail to Morse, return same route.

Requested Location(s) -All city facilities will also need to be reserved using the online Facility Reservation system. If there is a request to shut down a street, a traffic control plan including detour route drawing needs to be submitted and requires City Council approval.

Event set up will begin: (date, day of the week and time)	Event will begin: (date, day of the week, and time)	Event will end: (date, day of the week, and time)	Removal and clean-up will be completed: (date, day of the week, and time)
10/5/2024, Sat., 7:30am	10/5/2024, Sat. 8:00am	10/5/2024, Sat. 10:00am	10/5/2024, Sat. 10:30am

Maximum Number of Participants: 135 Maximum Number of Vehicles: 25 (WBHS parking lot)

Will there be an admission fee? No What is the admission fee? N/A

Will food be sold? No Organizers are responsible for making sure vendors have secured the appropriate permits.

Will alcohol be permitted or sold? No Organizers are responsible for insuring all permits have been obtained and all laws and regulations are followed.

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



WEST BRANCH

Please list other agencies involved. West Branch Community School District, West Branch Police

Traffic Control Plan (please attach diagram): Diagrams are attached.



WEST BRANCH

Public Notification Plan: Do not anticipate significant impact to public. Runners will run on sidewalks and Hoover Trail. Event is not a race, but a training run for the ICHS/WBHS cross country teams (women/men)

Amplified Sound/Noise Plan: Do not anticipate any additional noise. No music.

Site Plan/Race Course Map (please attach diagram): Diagrams attached.

Security Plan: Seargeant Steen will be assisting with the event (per email from Chief Greg Hall)

Restoration Plan: Only restoration anticipated is trash clean-up

Trash Management Plan: Trash at water stations along route will be cleaned up by volunteers. Trash at school will be cleaned up by parent volunteers.

Restroom Plan: Restrooms at West Branch High School will be used.

Signs/Banner Plan: Limited signage. Likely an arrow sign directing runners the direction of the route.

Insurance policy: _____

Signature: Angie Dixon Date: 8-23-24

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

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

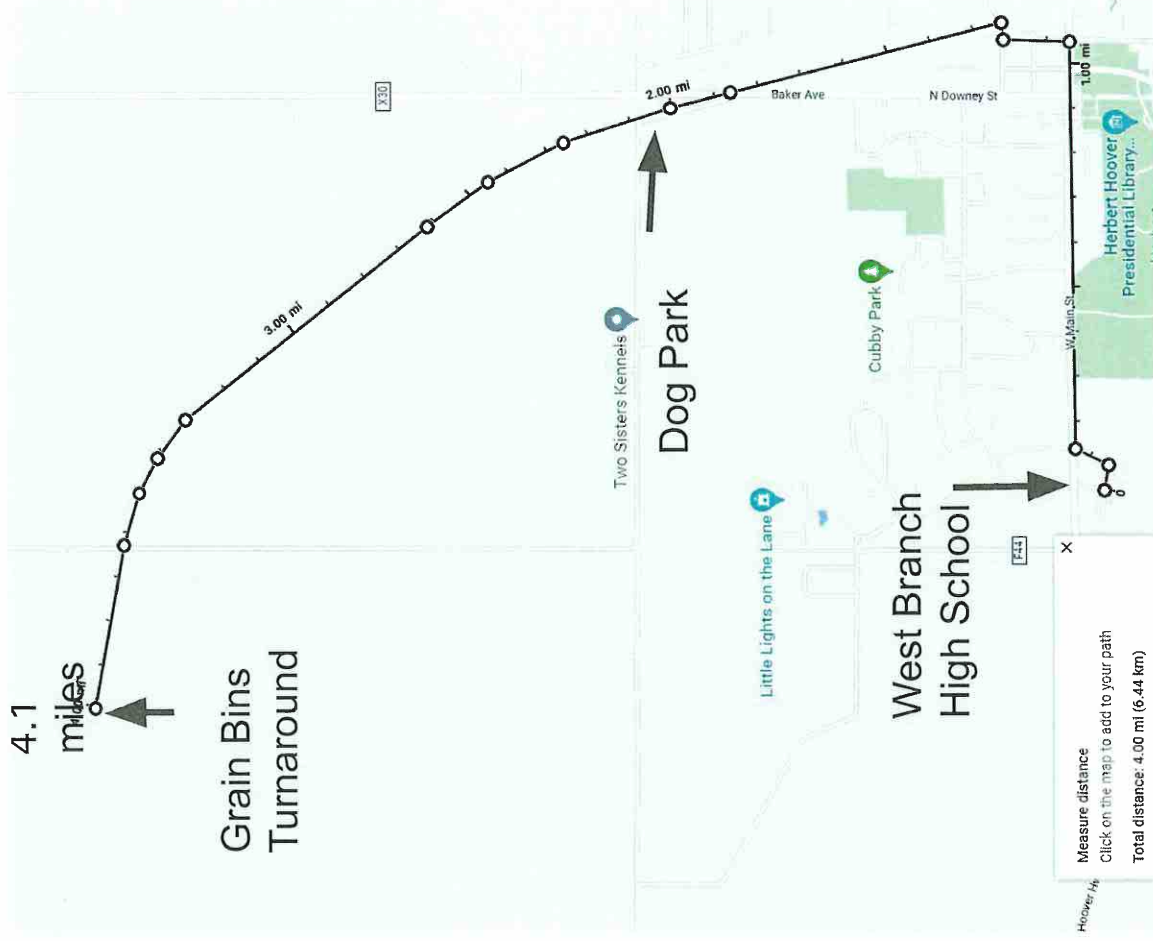
West Branch Run

Drive/carpool on your own OR ride school bus to WBHS by 8AM

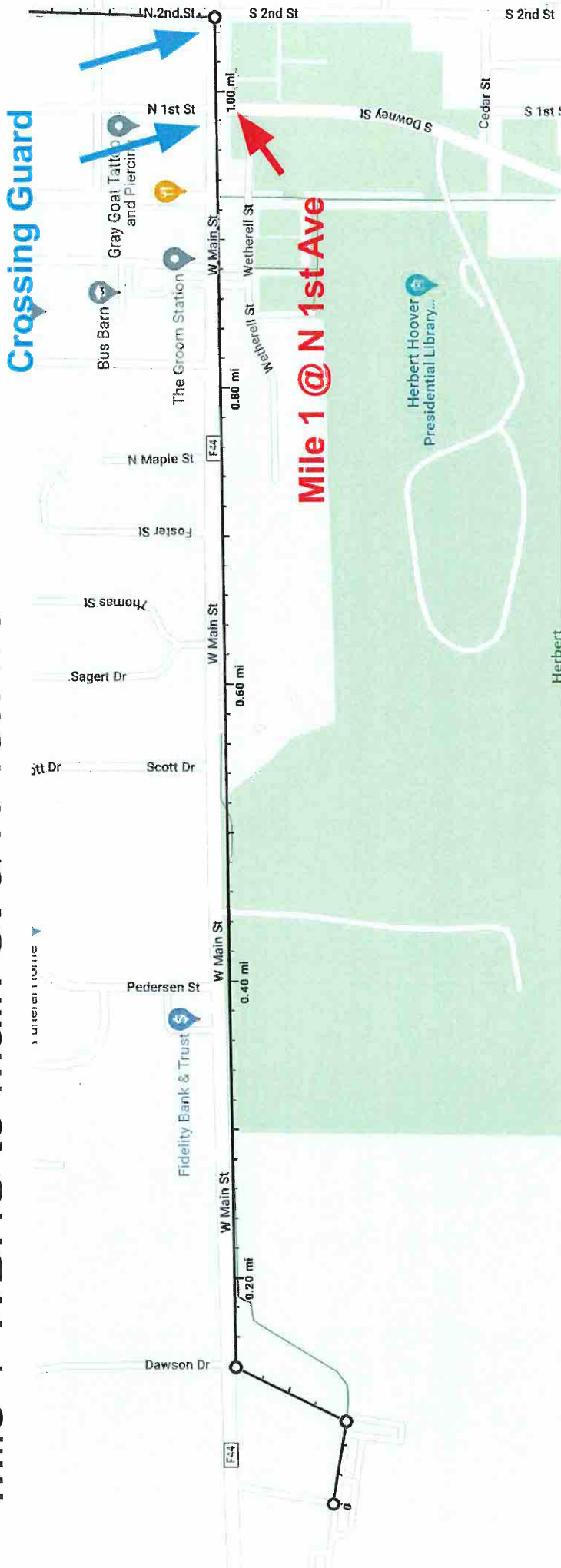
Bus is available if you need transportation!
Loads 7:30 AM @ City High, Departs @ 7:35 & returns around 10:15

Run on sidewalks in town and obey crossing guards directions. Be polite and thankful to all the volunteers!

8.25 Total Miles
WBHS-Main Street-
N 2nd St-E College to Herbert Hoover Trail
AND BACK!



Mile 1-WBHS to Main St & N 1st Ave

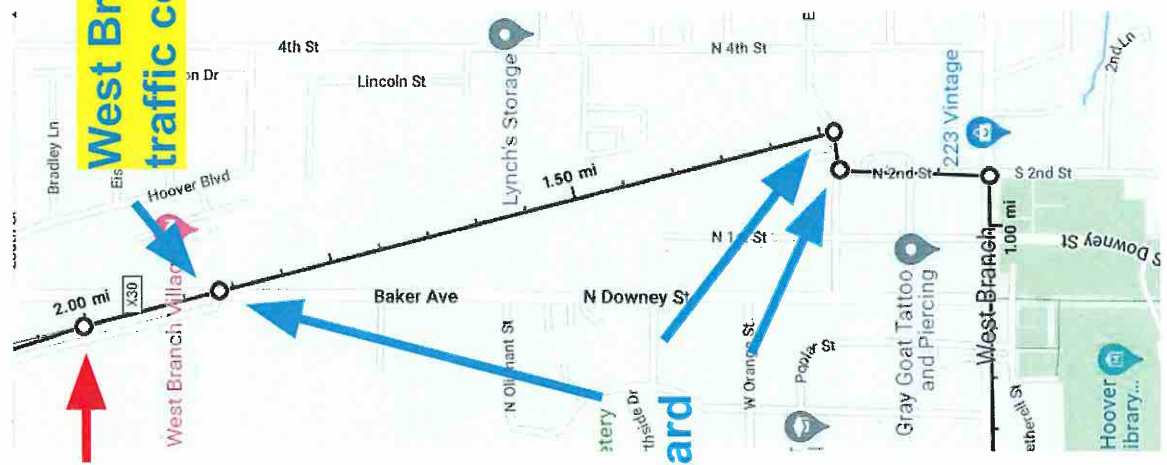


Mile 2 @ Water Stop

West Branch Police traffic control

Mile 2-N First Ave to Dog Park

Water at mile two Dog Park

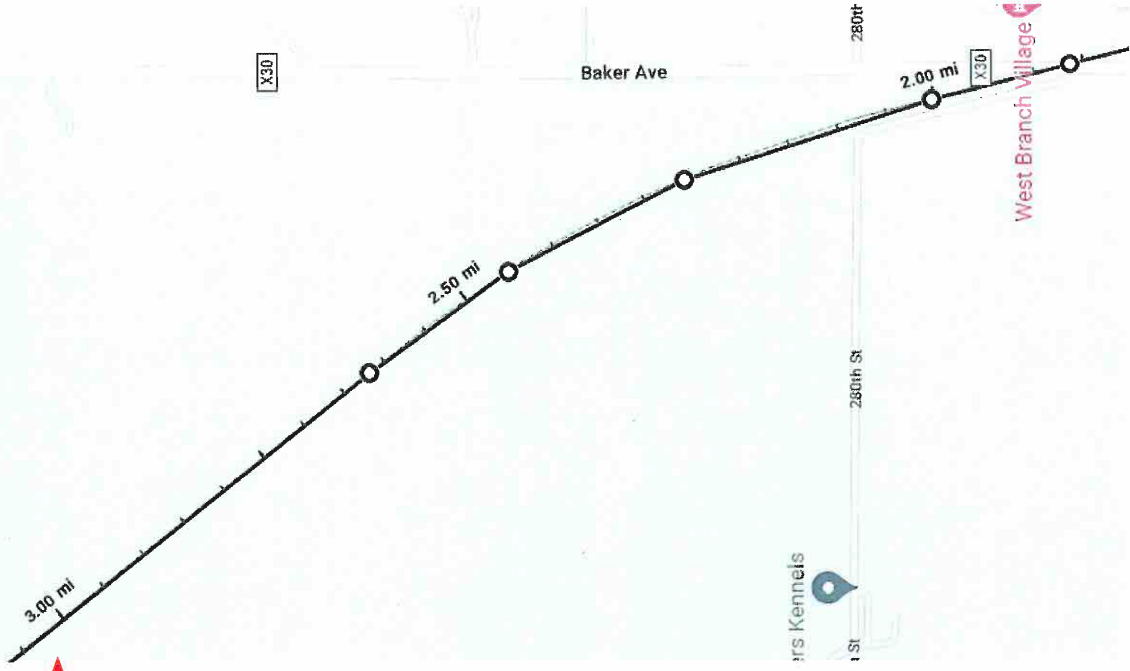


Crossing Guard

Mile 3 @ Old Silver Train Light Switch

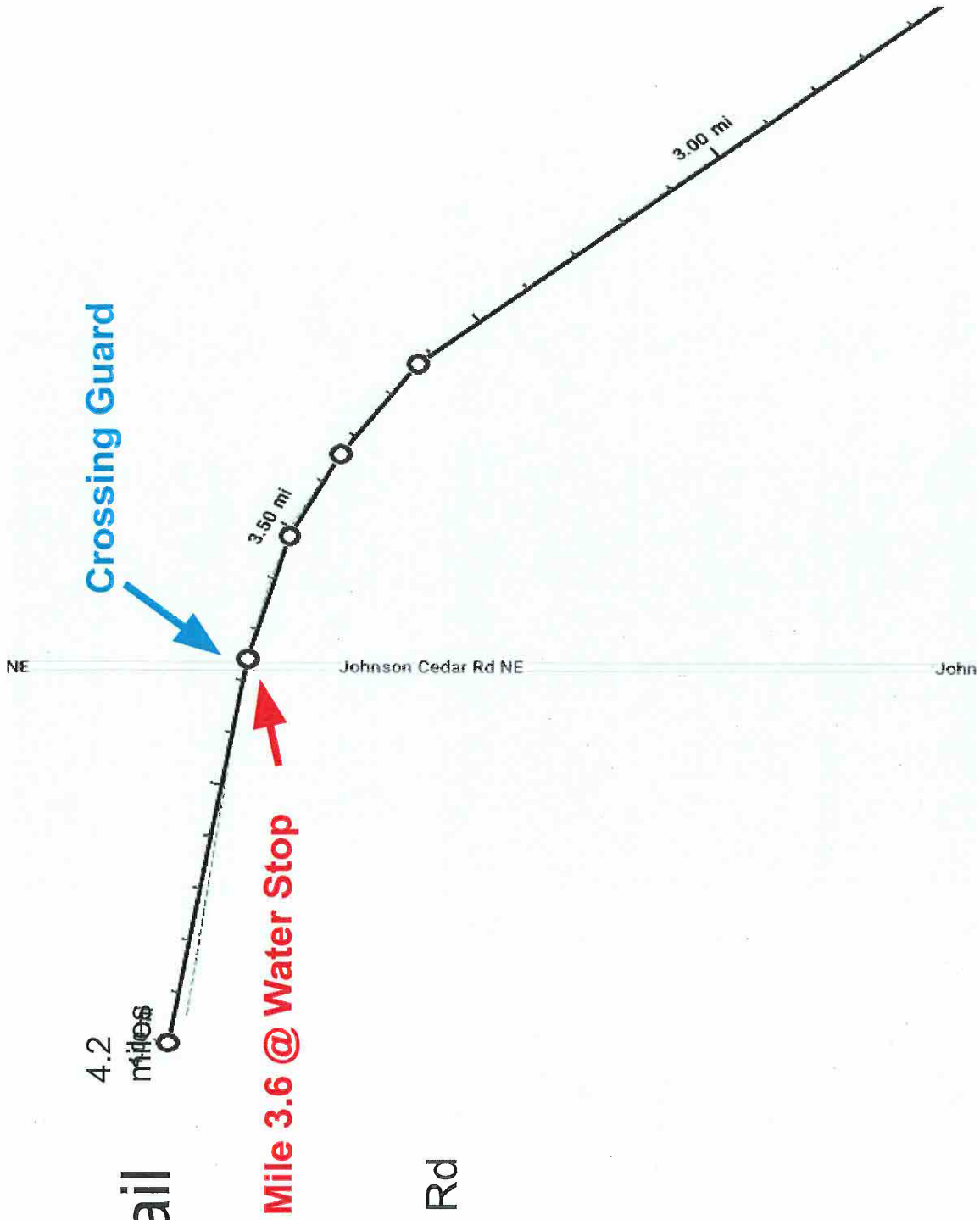


**Mile 3-Dog Park down Herbert
Hoover Trail**



Mile 4.1-HH Trail to end of trail Grain Bins

Water at Cedar Johnson Rd





REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE:	September 3, 2024
AGENDA ITEM:	Approve a Special Event permit for Fall Fest, sponsored by Main Street West Branch for Friday, October 11 and Saturday, October 12, 2024.
PREPARED BY:	Leslie Brick, City Clerk
DATE:	August 28, 2024

BACKGROUND:

The permit has been submitted by Jessi Simon of Main Street West Branch. This is an annual fall celebration event which will include vendors selling items at Heritage Square, local businesses having sidewalk sales, and outdoor family-friendly activities. The event is open to the public.

Staff has reviewed the application and recommend approval on the following conditions:

- 1) All vendors (except non-West Branch brick & mortar) will need to apply for a Peddler/Solicitor/Transient Merchant permit in order to participate in the event. Vendors must apply for a permit by October 1, 2024.
- 2) Alcohol sales are not permitted.
- 3) Alcohol consumption is not permitted in Heritage Square except for in designated areas.
- 4) Trash – event organizers are responsible for disposing of all trash and ensuring that Heritage Square is cleaned-up when done.
- 5) Insurance will be at the sole expense of the event organizer. A Certificate of Liability Insurance will be submitted to the City Office two weeks prior to the event date.
- 6) Wetherell Street and S. Downey Street must remain open at all times for vehicular traffic.



Special Event Permit Application

Event Title/Name: Fall Fest

Event Organization: Main Street West Branch / Whitney's Wings Phone: 319-643-7100

Organization Address: 127 W Main St Tax ID #: 20-3304311 / 86-3047120

City: WB State: IA Zip Code: 52358

Event Website: mainstreetwestbranch.org/fall Event Email: mainstreetwestbranch@gmail.com

Event Coordinator Name and Title: Jessi Simon, MSWB Director / Tiffany Frederick, Whitney's Wings

Event Coordinator Email: mainstreetwestbranch@gmail.com / whitneyswingsiowa@gmail.com

Event Coordinator Cell Number: 319-530-2985 / 224-628-1309

Event Coordinator Address: 127 W Main St, PO Box 786

City: WB State: IA Zip Code: 52358

Description of Event: Activities will include Sidewalk Sales on Main Street, Youth Business Fair in Town "Pumpkin Patch Party" featuring free family fun like bounce houses, crafts + an outdoor movie screening in Village

Requested Location(s) -All city facilities will also need to be reserved using the Facility Request Form. If there is a request to shut down a street, a traffic control plan including detour route drawing needs to be submitted.
Sidewalks downtown, Heritage Square for vendors, Town Hall on Saturday

Event set up will begin: (date, day of the week and time)	Event will begin: (date, day of the week, and time)	Event will end: (date, day of the week, and time)	Removal and clean-up will be completed: (date, day of the week, and time)
Friday	Fri 10/11, 11am-Sat 10/12, 11am	5pm both days	Each night by 7pm
Village Green fun - Sat Oct 12 at 3pm	Sat. Oct 12 @ 5pm	Sat. Oct 12 at 9pm	Sat. by 10pm

Maximum Number of Participants: 500 Maximum Number of Vehicles: 100

Will there be an admission fee? No What is the admission fee? n/a

Will food be sold? No Organizers are responsible for making sure vendors have secured the appropriate permits.

Will alcohol be permitted or sold? No Organizers are responsible for insuring all permits have been obtained and all laws and regulations are followed.

Has all approval from non-city agencies (such as NPS, Johnson County, Cedar County, WBCSD) been granted? ___
 Please list other agencies involved. Yes, Whitney's Wings has worked with NPS on Village Green activities

Traffic Control Plan (please attach diagram): Regular traffic flow



Public Notification Plan: Event will be promoted in WB Times and on social media along with posters throughout town.

Amplified Sound/Noise Plan: Outdoor movie will require amplified sound from 7-9pm

Site Plan/Race Course Map (please attach diagram): Bounce houses, crafts and more in Village Green.

Sidewalk Sales downtown. Youth Business Fair in Town Hall.

Security Plan: Organization staff/volunteers will oversee all activities

Restoration Plan: All public spaces will be restored to original state by 10pm.

Trash Management Plan: Regular use of receptacles. A few added trash cans downtown would be appreciated.

Restroom Plan: Use of public restrooms in Town Hall, Visitor's Center, open businesses.

Signs/Banner Plan: Banner displayed at Town Hall. A-frames used downtown.

Insurance policy: Whitney's Wings has policy for Village Green activities.

Signature: *Jessie Simon* Date: 8/27/2024

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

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

Please contact Parks and Recreation Director Melissa Russell with any questions 319-930-0393 or melissa@westbranchiowa.org



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: September 3, 2024
--

AGENDA ITEM: Claims for September 3, 2024
--

PREPARED BY: Heidi Van Auken, Finance Officer
--

DATE: August 28, 2024

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**9/3/2024**

AMAZON.COM	VARIOUS ITEMS	483.35
BAKER & TAYLOR	BOOKS	567.38
CEDAR COUNTY COOPERATIVE	FUEL-MOWERS PW	861.48
DES MOINES PUBLIC LIBRARY	INTERLIBRARY LOAN REPLACEMENT	23.00
DORSEY, RYAN	ILEA TRAINING MILEAGE REIMBURSEMENT	1,013.04
DRISCOLL, MEGAN	SUMMER CAMP FEE REFUND	30.00
HOTSY CLEANING SYSTEMS	POWER WASHER SOAP	445.50
IOWA DEPARTMENT OF JUSTICE	DV PREVENT TRAINING-STEEN	175.00
KIRKWOOD COMM. COLLEGE	BLS PROVIDER FEES-POLICE	36.00
LYNCH'S PLUMBING	CUBBY IRRIGATION VALVE	948.80
MENARDS	CUBBY BATHROOM DRYWALL	150.14
QC ANALYTICAL SERVICES	LAB ANALYSIS	1,362.00
STATE INDUSTRIAL PRODUCTS	CHEMICALS	250.38
THE HOME DEPOT PRO	BLDG SUPPLIES-PARKS	121.61
THOMAS HEATING & AIR	BLOWER MOTOR SERVICE-TH	433.00
VEENSTRA & KIMM	VARIOUS PROJECTS	42,759.76
TOTAL		49,660.44

**PAYROLL-WAGES, TAXES, EMPLOYEE
BENEFITS****8/30/2024****54,304.20****PAID BETWEEN MEETINGS**

IA DNR	NPDES FEE FY25	210.00
JOHN DEERE FINANCIAL	WEED SPRAY, BALL MOUNTS-PW	259.94
QUILL	OFFICE SUPPLIES-POLICE	41.02
STATE HYGIENIC LAB	LAB ANALYSIS	250.38
US BANK CORP. CARD	CREDIT CARD PURCHASES	2,145.63
VARIOUS VENDORS	UB REFUNDS	48.22
METLIFE	INSURANCE	2,416.59
SISCO	INSURANCE	21,316.16
VARIOUS VENDORS	UB REFUNDS	1.25
ALLIANT ENERGY	ALLIANT ENERGY	17,503.96
ICAP	FY25 INSURANCE PREMIUM	80,531.00
JOHNSON CONTROLS	FIRE ALARM INSPECTION & MONITORING	1,049.49
LINN COUNTY REC	STREET LIGHTS	304.80
PITNEY BOWES PURCHASE POWER	REPLENISH POSTAGE-LIBRARY	143.60
ARNOLD MOTOR SUPPLY	OIL DRI-FIRE	225.36
CJ COOPER & ASSOCIATES	FIRE DEPT DRUG TESTING	371.35
CULLIGAN WATER TECH	WATER SOFTENER SERVICE	74.23
FELD FIRE EQUIPMENT	AIR COMPRESSOR SERVICE-FIRE	1,046.00
HEIMAN FIRE EQUIPMENT	UNIFORMS-FIRE	1,038.00
LINDE GAS & EQUIPMENT	AIR TANKS RENTAL-FIRE	64.35
OMNISITE	SEWER WIRELESS ALARMS SERVICE	245.8

PAPAS TRUCK & TRAILER REPAIR	191 SERVICE-FIRE	1,111.79
PARKSIDE SERVICE	MOWER TIRES-PW	772.92
QUILL	OFFICE SUPPLIES-CITY	9.34
RIVER PRODUCTS COMPANY	ROCK FOR RESURFACING	491.63
TOTAL		131,672.81
GRAND TOTAL EXPENDITURES		235,637.45
FUND TOTALS		
001 GENERAL FUND		42,756.36
022 CIVIC CENTER		1,068.68
031 LIBRARY		6,861.54
036 TORT LIABILITY		58,143.40
110 ROAD USE TAX		6,289.34
112 TRUST AND AGENCY		24,300.71
321 WIDENING WAPSI CREEK		6,595.41
324 WW TREATMENT FACILITY		6,840.00
330 EASTSIDE WATER MAIN PH2		15,166.25
331 CEDAR JOHNSON RD RECON		13,898.32
600 WATER FUND		24,545.79
610 SEWER FUND		28,546.86
740 STORM WATER UTILITY		624.79
GRAND FUND TOTAL		235,637.45

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE OPERATION	GENERAL FUND	KIRKWOOD COMM. COLLEGE AMAZON.COM.CA.,INC. IOWA DEPARTMENT OF JUSTICE DORSEY, RYAN	BLS PROVIDER FEES-POLICE	36.00
			PRINTER	319.00
			DV PREVENT TRAINING-STEEN	175.00
			ILEA TRAINING MILEAGE REIM	1,013.04
			TOTAL:	1,543.04
PARK & RECREATION	GENERAL FUND	LYNCH'S PLUMBING INC MENARDS THE HOME DEPOT PRO DRISCOLL, MEGAN	CUBBY IRRIGATION VALVE	948.80
			CUBBY BATHRM DRYWALL	39.38
			BLDG SUPPLIES-PARKS	121.61
			SUMMER CAMP FEE REFUND	30.00
			TOTAL:	1,139.79
CEMETERY	GENERAL FUND	CEDAR COUNTY COOPERATIVE	FUEL-MOWERS PW	861.48
			TOTAL:	861.48
CLERK & TREASURER	GENERAL FUND	AMAZON.COM.CA.,INC.	OFFICE SUPPLIES	31.82
			TOTAL:	31.82
COMMISSION	GENERAL FUND	VEENSTRA & KIMM INC.	NORDEX SITE PLAN REVIEW	259.78
			TOTAL:	259.78
TOWN HALL	CIVIC CENTER	THOMAS HEATING & AIR LLC	BLOWER MOTOR SERVICE-TH	433.00
			TOTAL:	433.00
LIBRARY	LIBRARY	BAKER & TAYLOR INC. AMAZON.COM.CA.,INC. DES MOINES PUBLIC LIBRARY	BOOKS	312.44
			BOOKS	254.94
			BOOKS & DVDS-LIBRARY	78.49
			BLDG SUPPLIES-LIBRARY	54.04
			INTERLIBRARY LOAN REPLACEM	23.00
			TOTAL:	722.91
ROADS & STREETS	ROAD USE TAX	MENARDS	LEAF VAC PRE PARTS	110.76
			TOTAL:	110.76
CAPITAL PROJECT	WIDENING WAPSI CRE	VEENSTRA & KIMM INC.	CHANNEL WIDENING FLOOD IMP	6,595.41
			TOTAL:	6,595.41
CAPITAL PROJECT	WW TREATMT FAC IMP	VEENSTRA & KIMM INC.	WW TREATMENT FACILITY	6,840.00
			TOTAL:	6,840.00
CAPITAL PROJECT	EASTSIDE WATER MAI	VEENSTRA & KIMM INC.	EAST SIDE WATER MAINS PH2	590.70
			EAST SIDE WATER MAINS PH2	700.00
			EAST SIDE WATER MAINS PH2	13,875.55
			TOTAL:	15,166.25
CAPITAL PROJECT	CEDAR JOHNSON RD R	VEENSTRA & KIMM INC.	CEDAR JOHNSON RD RECON	13,898.32
			TOTAL:	13,898.32
SEWER OPERATING	SEWER FUND	QC ANALYTICAL SERVICES LLC HOTSY CLEANING SYSTEMS STATE INDUSTRIAL PRODUCTS	LAB ANALYSIS	1,362.00
			POWER WASHER SOAP	445.50
			CHEMICALS	250.38
			TOTAL:	2,057.88

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
------------	------	-------------	-------------	--------

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

001	GENERAL FUND			3,835.91
022	CIVIC CENTER			433.00
031	LIBRARY			722.91
110	ROAD USE TAX			110.76
321	WIDENING WAPSI CREEK @ BE			6,595.41
324	WW TREATMT FAC IMP 2021			6,840.00
330	EASTSIDE WATER MAIN PH2			15,166.25
331	CEDAR JOHNSON RD RECONS			13,898.32
610	SEWER FUND			2,057.88

 GRAND TOTAL: 49,660.44

TOTAL PAGES: 2



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: September 3, 2024
--

AGENDA ITEM: Resolution 2024-94 - Approve the Site Plan for Lot 4, The Meadows Part 3, West Branch.
--

PREPARED BY: Leslie Brick, City Clerk
--

DATE: August 28, 2024

SUMMARY:

Advantage Development has submitted a site plan for an assisted living center on Lot 4 of The Meadows Part 3.

The site plan has been reviewed and approved by the City Engineer, city staff and the Planning & Zoning Commission.

RESOLUTION 2024-94

**RESOLUTION APPROVING THE SITE PLAN FOR LOT 4, THE MEADOWS PART 3,
WEST BRANCH, IOWA.**

WHEREAS, Advantage Development, Inc. (“Advantage”), is the owner of Lot 4, The Meadows Part 3, West Branch, Iowa (the “Property”); and

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

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

WHEREAS, said Site Plan complies with the requirements of Chapter 167 of the Code of Ordinances of the City of West Branch.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Cedar County, Iowa, that the site plan from Advantage Development, Inc. for Lot 4, The Meadows Part 3, West Branch, Iowa, is hereby approved.

Passed and approved this 3rd day of September, 2024.

Roger Laughlin, Mayor

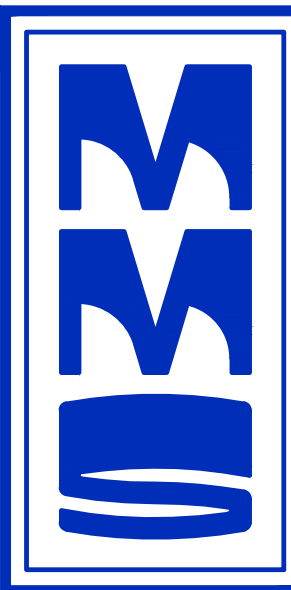
ATTEST:

Leslie Brick, City Clerk

SITE PLAN

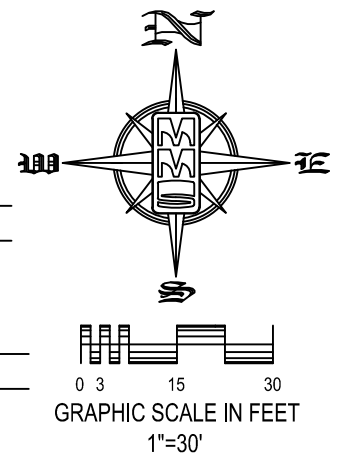
LOT 4, THE MEADOWS - PART THREE

WEST BRANCH, 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



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

OWNER/SUBDIVIDER:
ADVANTAGE DEVELOPMENT
CO/CHAD KEUNE
2881 INDEPENDENCE ROAD
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY
KIRSTEN H. FREY
327 2ND STREET SUITE 300
CORALVILLE, IA 52241

LEGAL:
LOT 4, THE MEADOWS SUBDIVISION - PART THREE, IN WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF CONTAINING 3.78 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

SITE DEVELOPMENT SUMMARY:
ZONING: RB-1
SQUARE FOOTAGE: 164,573 SF COMMERCIAL
PROPOSED USE: COMMERCIAL

DEVELOPMENT CHARACTERISTICS:
LOT 4, THE MEADOWS SUBDIVISION - PART THREE IS TO BE A 3.78 ACRE PARCEL. THE PLAN WILL CONSIST OF 1 (ONE) PROPOSED ASSISTED LIVING FACILITY. THE ASSISTED LIVING FACILITY IS ESTIMATED TO HAVE 12 FULL TIME EMPLOYEES AND 13 PART TIME EMPLOYEES.

DEVELOPMENT SCHEDULE
APPLICANT PLANS TO BEGIN CONSTRUCTION ON FALL 2023, WITH AN ESTIMATED COMPLETION DATE IN FALL 2024.

SITE COVERAGE:
TOTAL LOT AREA 164,573 S.F. (100%)
PROPOSED BUILDING AREA 36,927 S.F. (22.4%)
PROPOSED PAVING AREA 32,865 S.F. (20.0%)
TOTAL IMPERVIOUS AREA 69,792 S.F. (42.4%)
TOTAL OPEN AREA 94,781 S.F. (57.6%)

LOT REQUIREMENTS:
FRONT YARD SETBACK (MEADOWS PLACE) 25 FEET
(CEDAR JOHNSON ROAD) 25 FEET
(WEST MAIN STREET) 25 FEET
10 FEET
SIDE YARD SETBACK 10 FEET

PARKING REQUIREMENTS:
1 SPACE PER EACH 3 BEDS PLUS 1 SPACE FOR EACH 2 EMPLOYEES
49 BEDS / 3 = 17 SPACES
25 EMPLOYEES / 2 = 13 SPACES
TOTAL PARKING REQUIRED = 30 SPACES
TOTAL PARKING PROVIDED = 39 SPACES (3 ADA)

SHEET INDEX
C120 SITE LAYOUT AND DIMENSION PLAN
C140 SWPPP AND EROSION CONTROL PLAN
C141 DETAILED GRADING PLAN
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN

NUMBER	KEYNOTE	DETAIL
1	INSTALL PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL)	
2	INSTALL DRIVEWAY (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL)	
3	INSTALL STANDARD 6" CURB AND GUTTER	
4	INSTALL ADA PARKING, SYMBOL, BOLLARD W/ SIGNAGE	
5	INSTALL 4" PCC SIDEWALK	
6	CONNECT DRIVE TO EXISTING PCC PAVEMENT	
7	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP)	
8	INSTALL ADA RAMP	
9	INSTALL THICKENED EDGE SIDEWALK	
10	LOADING SPACE	
11	DUMPSTER LOCATION	
12	INSTALL LIGHT POLE	
13	TRANSITION 6" CURB TO 3" ROLL CURB	
14	INSTALL 3" ROLL CURB	
15	POSSIBLE FUTURE PARKING	

☆ LITHONIA LIGHTING RSX2 LED P2 40K R35 HS
⊕ LITHONIA LIGHTING WPXO LED ALO SSW2 MVOLT

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
200	616079.013	2223336.734	782.780	5/8" REBAR WITH RED PLASTIC CAP LOCATED 33 FEET EAST OF CENTERLINE OF CEDAR JOHNSON ROAD AND 50.6 FEET NORTH OF CENTERLINE OF W MAIN STREET
201	615952.509	2223306.697	785.796	5/8" REBAR WITH RED PLASTIC CAP LOCATED ON THE CENTERLINE OF CEDAR JOHNSON ROAD APPROXIMATELY 41.3 FEET SOUTH OF INTERSECTION WITH W MAIN STREET
203	616782.22	2223320.74	759.839	PIPE FOUND APPROXIMATELY 31.18 FEET EAST OF CEDAR JOHNSON ROAD AND DIRECTLY ON NORTHERN BOUNDARY OF THE MEADOWS SUBDIVISION PART THREE
205	616521.19	2224136.24	741.913	PIPE FOUND APPROXIMATELY 33.9 FEET EAST AND 29.1 FEET NORTH OF NORTHEASTERN BOUNDARY OF THE MEADOWS SUBDIVISION PART THREE

PAVEMENT LEGEND	MATERIAL	TOTAL*
	7" PCC OVER 6" GRANULAR SUBBASE	2,000 SY
	6" PCC OVER 6" GRANULAR SUBBASE	852 SY
	4" PCC	1,307 SY

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

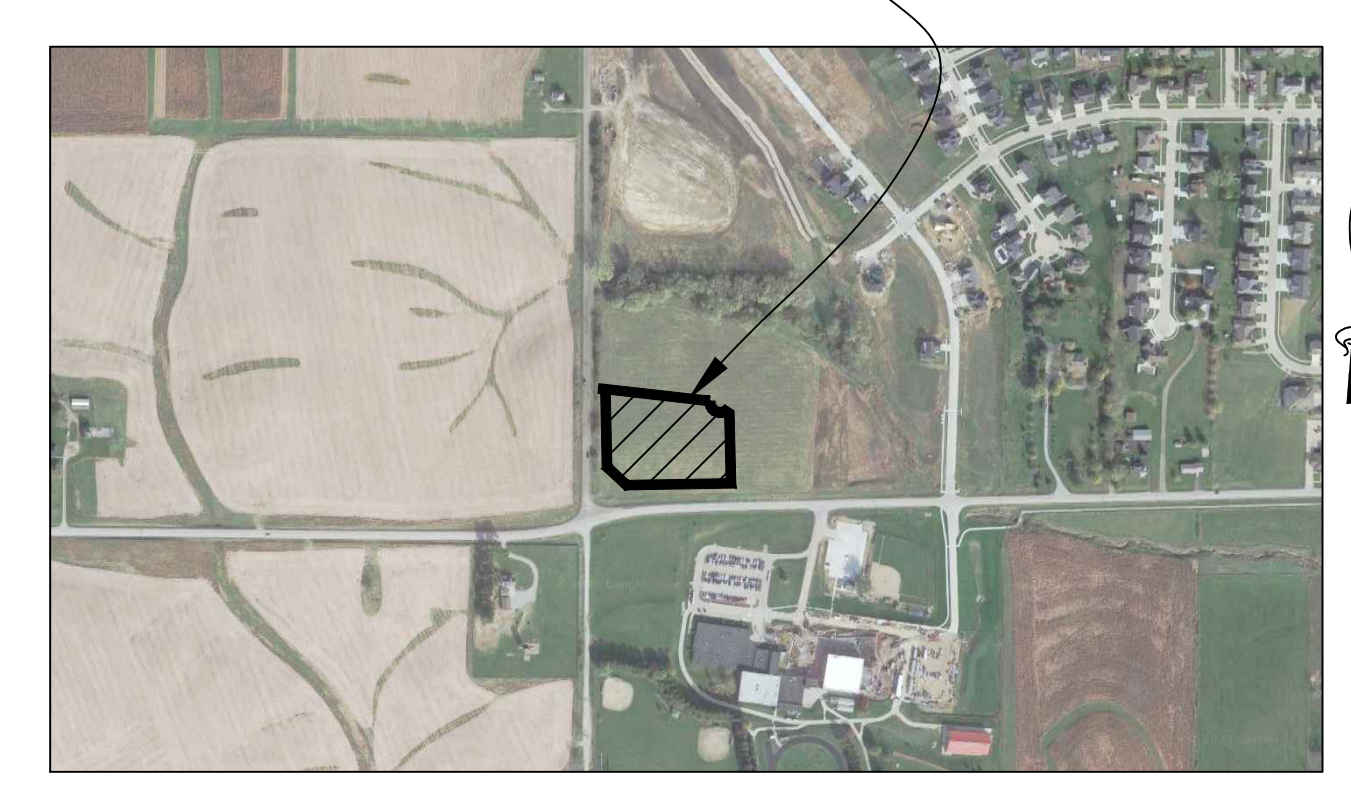
- #### PAVING CONSTRUCTION NOTES
- PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION SECTION 2301.
 - I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
 - PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PV-101.
 - SUBGRADE UNDER PROPOSED PAVEMENT SHALL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

STANDARD LEGEND AND NOTES

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

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

LOT 4, THE MEADOWS SUBDIVISION - PART THREE



LOCATION MAP
NOT TO SCALE



UTILITIES
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/232-8888 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.
WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
RONALD L. AMELON, P.E. Iowa Lic. No. 14201
Date: 06-30-23
Field Book No. FIELDBOOK
Scale: 1"=30'
Checked by: RLA
Project No: C120
11770-001 of 6

SITE LAYOUT AND DIMENSION PLAN

LOT 4, THE MEADOWS SUBDIVISION - PART THREE

WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.
Date: 06-30-23
Designed by: RLA
Drawn by: ADP
Checked by: RLA
Project No: C120
11770-001 of 6



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
07/12/23	PER CITY REVIEW -RLC
08/11/23	PER CITY REVIEW -ADP
09/11/23	REVISED WATER SERVICE -HEH
02/08/24	PER FIRE MARSHAL REVIEW -ADP

SWPPP AND EROSION CONTROL PLAN

LOT 4, THE MEADOWS SUBDIVISION - PART THREE
WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.
Date: 06-30-23

Designed by: RLA Field Book No: FIELDBOOK
Drawn by: ADP Scale: 1"=30'
Checked by: RLA Sheet No:

Project No: C140
11770-001 of 6

STANDARD LEGEND AND NOTES

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

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

SHEET INDEX
C120 SITE LAYOUT AND DIMENSION PLAN
C140 SWPPP AND EROSION CONTROL PLAN
C141 DETAILED GRADING PLAN
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 3.78 ACRES
TOTAL AREA TO BE DISTURBED: 3.78 ACRES

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

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

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

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

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

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

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

IOWA ONE CALL

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8899 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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

SILT FENCE DETAIL

INSTALLATION

- POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
- SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4198.01.A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
- FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
- THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

MAINTENANCE

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

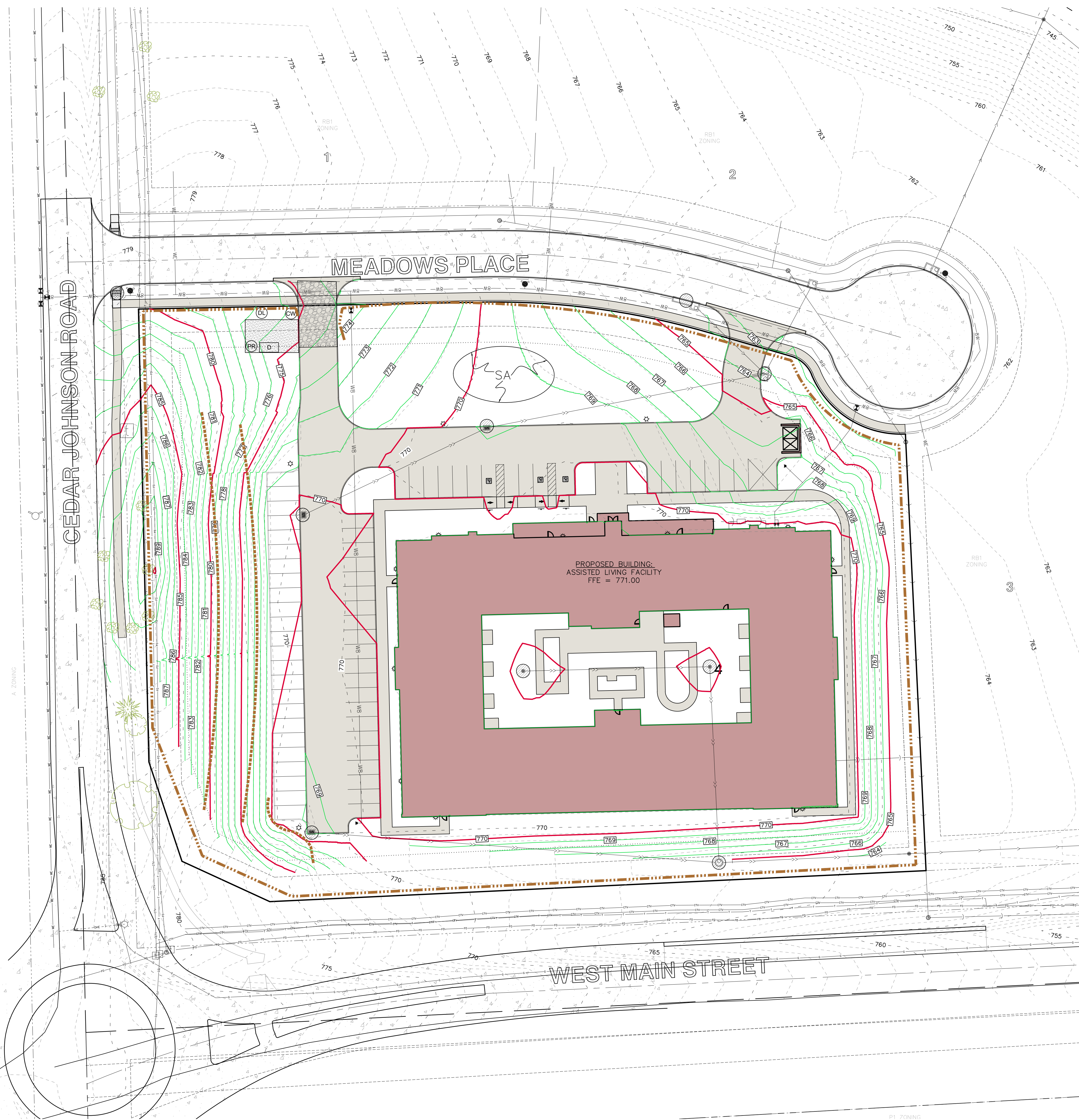
GRADING NOTES

- MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL.
- NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
- COMPACTION TO BE 95% STANDARD PROCTOR WHERE > 6:1 SLOPE.
- ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
- PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
- STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
- SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
- ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH SUDAS DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

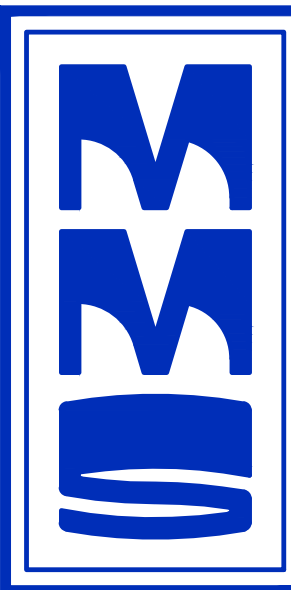
EROSION CONTROL LEGEND

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

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



© 2023 MMS CONSULTANTS, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF MMS CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MMS CONSULTANTS, INC.



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
07/12/23	PER CITY REVIEW -RLC
08/11/23	PER CITY REVIEW -ADP
09/11/23	REVISED WATER SERVICE -HEH
02/08/24	PER FIRE MARSHAL REVIEW -ADP

DETAILED GRADING PLAN

LOT 4, THE MEADOWS
SUBDIVISION -
PART THREE
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 06-30-23

Designed by:	RLA	Field Book No:	FIELDBOOK
Drawn by:	ADP	Scale:	1"=20'
Checked by:	RLA	Sheet No:	

Project No: 11770-001
of 6

STANDARD LEGEND AND NOTES

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

EXIST - 22-1

- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

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

GRADING LEGEND

- 0000.00GC - EXISTING GRADE
- 0000.00FC - FINISHED GRADE
- 0000.00TC - TOP CURB
- 0000.00TS - TOP SLAB
- 0000.00TW - TOP WALK
- 0000.00TR - TOP RIM
- 0000.00WE - BOTTOM WALL*
- 0000.00WT - TOP WALL*

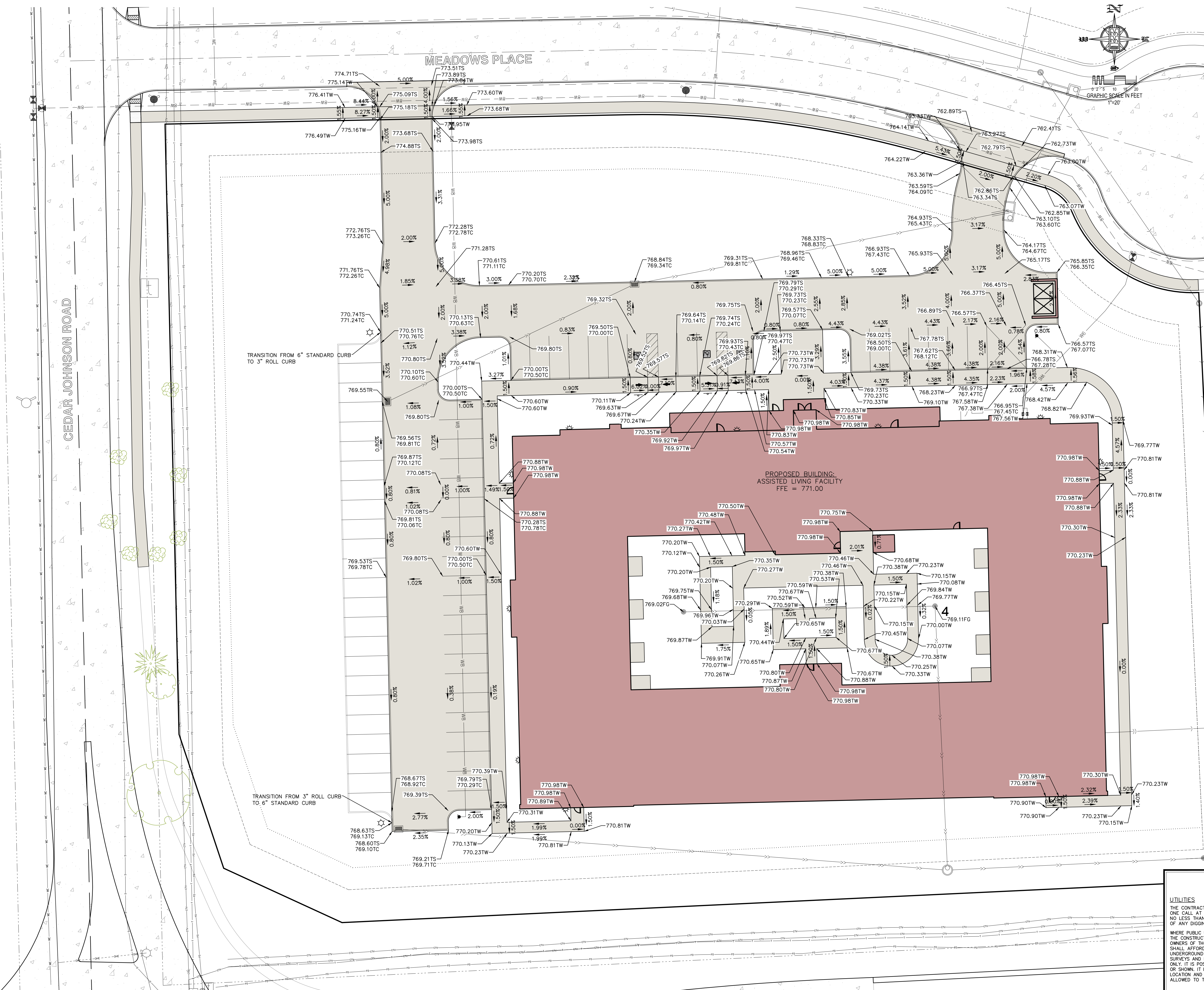
*REPRESENT GROUND ELEVATION AT WALL

SHEET INDEX
 C120 SITE LAYOUT AND DIMENSION PLAN
 C140 SWPPP AND EROSION CONTROL PLAN
 C141 DETAILED GRADING PLAN
 C160 UTILITY PLAN
 C500 GENERAL NOTES AND DETAILS
 L100 LANDSCAPE PLAN

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

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

IOWA ONE CALL

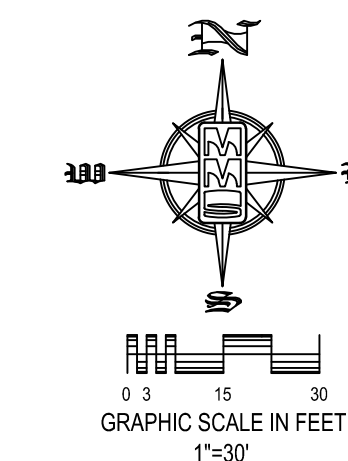




CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date	Revision
07/12/23	PER CITY REVIEW -RLC
08/11/23	PER CITY REVIEW -ADP
09/11/23	REVISED WATER SERVICE -HEH
02/08/24	PER FIRE MARSHAL REVIEW -ADP



STANDARD LEGEND AND NOTES

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

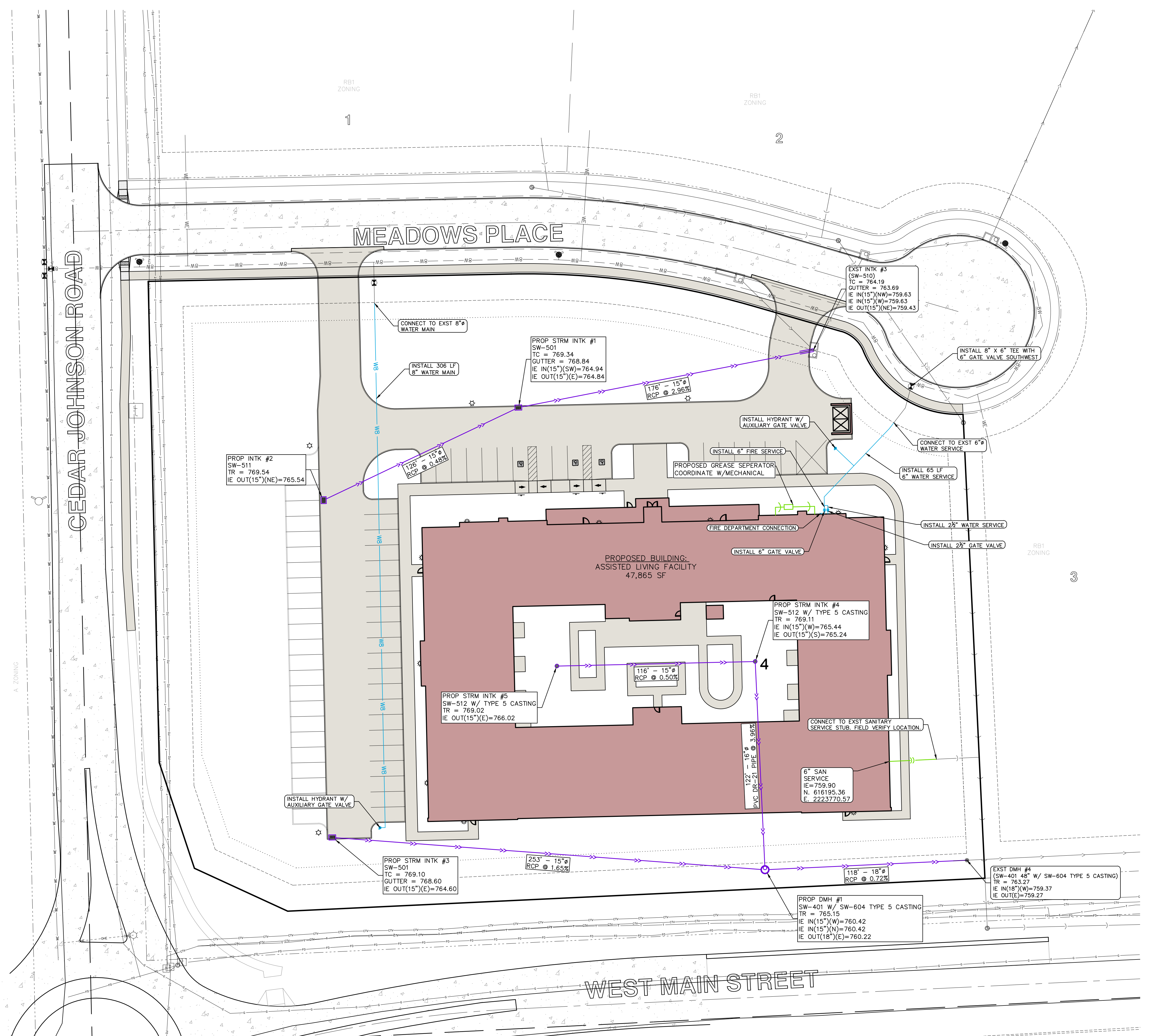
EXISTING

- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

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

SHEET INDEX

- C120 SITE LAYOUT AND DIMENSION PLAN
- C140 SWPPP AND EROSION CONTROL PLAN
- C141 DETAILED GRADING PLAN
- C160 UTILITY PLAN
- C500 GENERAL NOTES AND DETAILS
- L100 LANDSCAPE PLAN



UTILITY PLAN

LOT 4, THE MEADOWS SUBDIVISION - PART THREE
WEST BRANCH CEDAR COUNTY IOWA

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8889 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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

IOWA ONE CALL

MMS CONSULTANTS, INC.

Date: 06-30-23

Designed by: RLA Field Book No: FIELDBOOK

Drawn by: ADP Scale: 1"=30'

Checked by: RLA Sheet No:

Project No: **C160**

11770-001 of 6



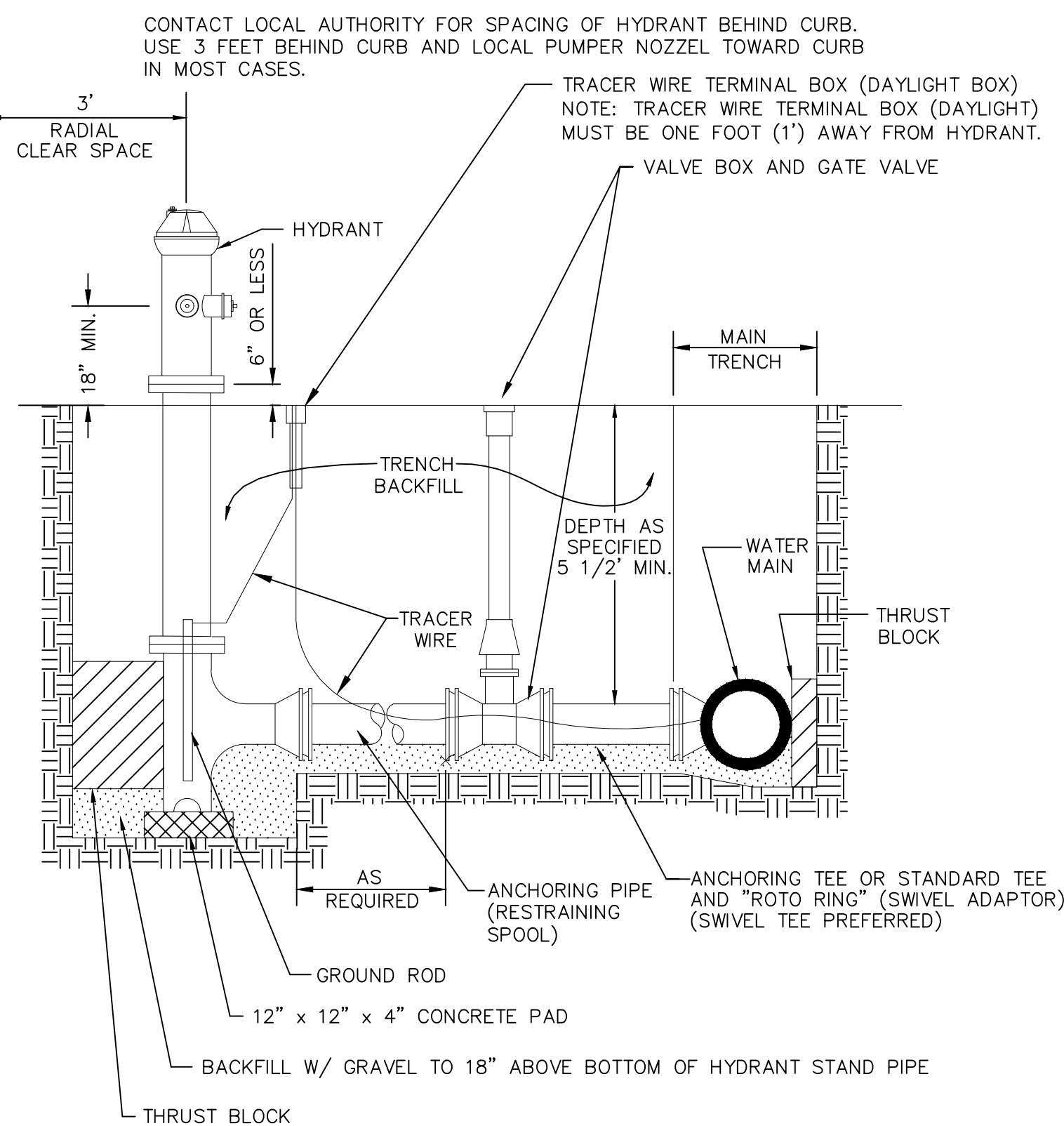
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date	Revision
07/12/23	PER CITY REVIEW -RLC
08/11/23	PER CITY REVIEW -ADP
09/11/23	REVISED WATER SERVICE - NEH
02/08/24	PER FIRE MARSHAL REVIEW -ADP

TYPICAL HYDRANT

N.T.S.



HYDRANT ASSEMBLIES SHALL HAVE THREE NOZZLES (TWO 2 1/2" AND ONE 1 1/2" PUMPER NOZZLE). PUMPER NOZZLE SHALL BE STORZ STYLE. OPERATING UNIT SHALL BE TAPERED 11/16" TO 3/4" SQUARE NUT, OPENING RIGHT (CLOCKWISE).

SANITARY SEWER AND WATERMAIN NOTES

- SANITARY SEWER & WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SPECIFICATIONS (2018) AS AMENDED.
 - SANITARY SEWERS SHALL BE PVC TRUSS PIPE (SUDAS 4010.2,01E), CONTECH A-2000, OR CITY ENGINEER APPROVED EQUAL, AS NOTED ON THE PLANS. SANITARY SEWER SERVICE LINES SHALL BE PVC SDR-23.5 WITH GASKETED JOINTS.
 - WATER MAINS SHALL BE DR-18 PVC PIPE.
 - CONTRACTOR TO PROVIDE FERNCO STRONG BACK RC 1000 SERIES COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
 - GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
 - ALL SANITARY SEWERS SHOWN ON THE PROFILE VIEW AND ALL SANITARY SEWERS AND WATER MAINS UNDER PAVING OR WITHIN 5 FEET OF INVERT SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL.
 - ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
 - CONTRACTOR SHALL PROVIDE SUDAS CLASS F-3 BEDDING FOR ALL PVC TRUSS SANITARY SEWERS UNLESS OTHERWISE NOTED.
 - ENTRY INTO EXISTING CITY MANHOLE TO BE BY CORE DRILL AND SEAL BY "LINK-SEAL" PENETRATION SEAL OR CITY ENGINEER APPROVED EQUAL.
 - ALL MANHOLES TO BE TURNED OVER TO CITY SHALL:
1) WILL NOT SHOW STEPS.
2) WILL HAVE EXTERNAL CHIMNEY SEAL BY INFISHIELD UNIBAND, CRETEX, OR APPROVED EQUAL.
3) WILL HAVE MANHOLE FRAME AND LID TO BE NEENAH R-1642 SELF-SEALING WITH CITY LOGO.
4) WILL HAVE RISERS RINGS OF CRETEX PRO-RING, AMERICAN HIGHWAY PRODUCTS RUBBER ADJUSTMENT RING OR STANDARD PCC IF PCC RINGS ARE USED. SHIMS TO LEVEL MANHOLE FRAME MADE OF MATERIALS OTHER THAN PCC OR THE RING MATERIAL DISCUSSED ABOVE WILL NOT BE ALLOWED. IE: WOOD, BRICK, ROCKS, ETC.
5) WILL USE LINK-SEALS PENETRATION SEALS FOR PIPE PENETRATIONS.
- ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED:
- TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.
 - TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.
 - THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2 x 4 PAINTED GREEN.
 - ALL SANITARY SEWER MANHOLES IN PAVING AREAS OR AREAS SUBJECT TO WATER INUNDATION SHALL BE PROVIDED WITH CRETEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL. ALL SANITARY MANHOLES IN PAVING SHALL HAVE 3-PIECE FLOATING CASTING.
- AIR TESTING
- NOTE: CITY REPRESENTATIVE MUST BE PRESENT DURING TESTING.
- PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL.
 - PLACE PNEUMATIC PLUGS: (1) SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER, (2) CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT EXTERNAL BRACING OR BLOCKING.
 - INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE OF 5 PSI & MAINTAIN FOR A MINIMUM OF 5 MINUTES.
 - LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG.
 - ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.
 - MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT:
- | PIPE DIAMETER IN INCHES | TIME IN MINUTES |
|-------------------------|-----------------|
| 4 | 2.0 |
| 6 | 3.0 |
| 8 | 4.0 |
| 10 | 5.0 |
| 12 | 5.5 |
| 15 | 7.5 |
- G. IN AREAS WHERE GROUND WATER IS KNOWN TO EXIST, THE HEIGHT OF WATER ABOVE THE TOP OF THE PIPE BEING TESTED, IN FEET, SHALL BE DETERMINED AND THAT HEIGHT DIVIDED BY 2.3 TO ESTABLISH THE PRESSURE THAT WILL BE ADDED ABOVE. ALTERNATIVELY, THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE INFILTRATION INTO THE SEWER BY USING A V-NOTCH WEIR OR OTHER SUITABLE DEVICE.
- H. LOCATE, REPAIR AND RETEST LEAKS.
- I. AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.
- ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:
- DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
 - DEFLECTION TEST TO BE CONDUCTED USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES ALLOWED.
 - NO PIPE SHALL EXCEED A DEFLECTION OF 5%.

THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED:

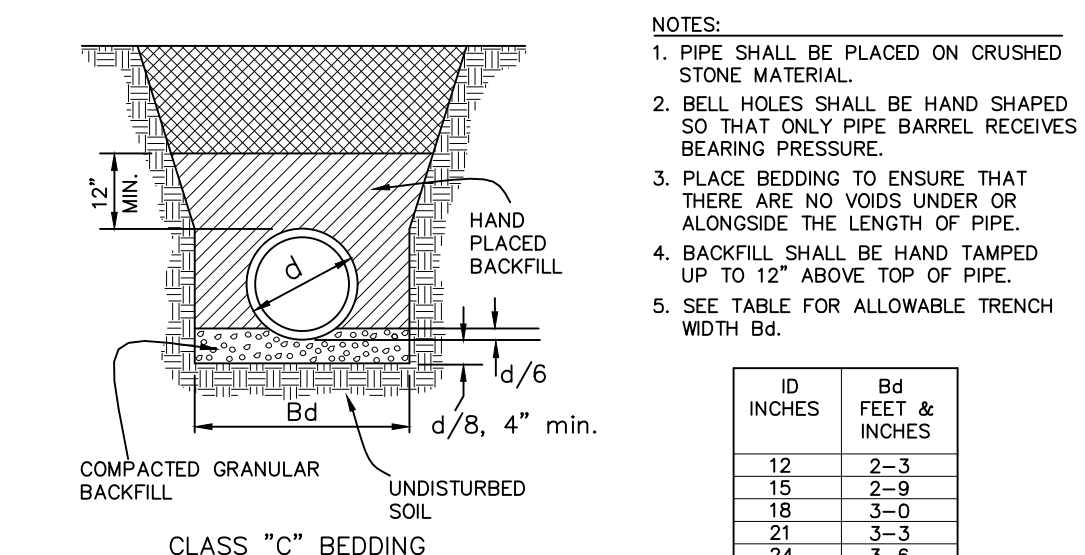
- WATER MAIN SHALL BE LOCATED TO FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.
- WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.
- VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY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

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

STORM SEWER NOTES

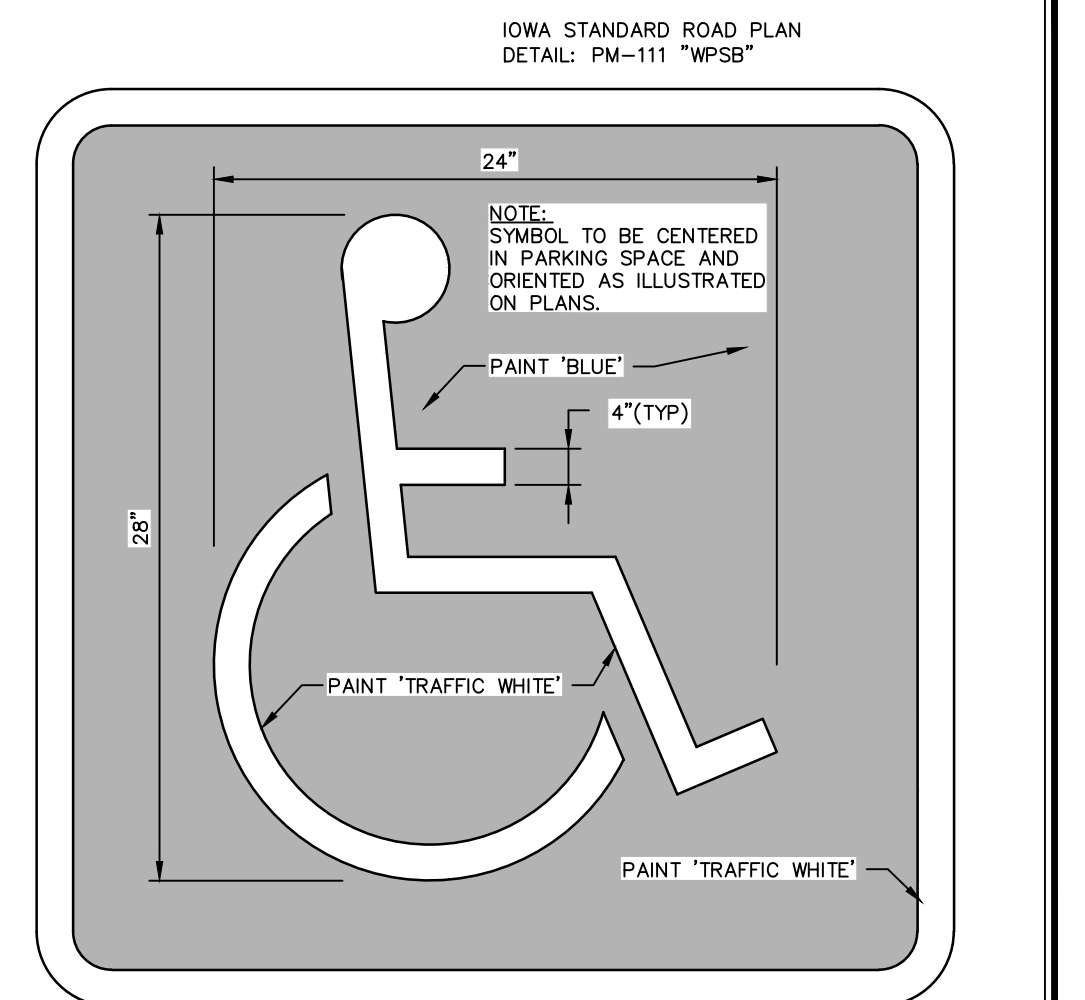
- STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT. CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE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

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



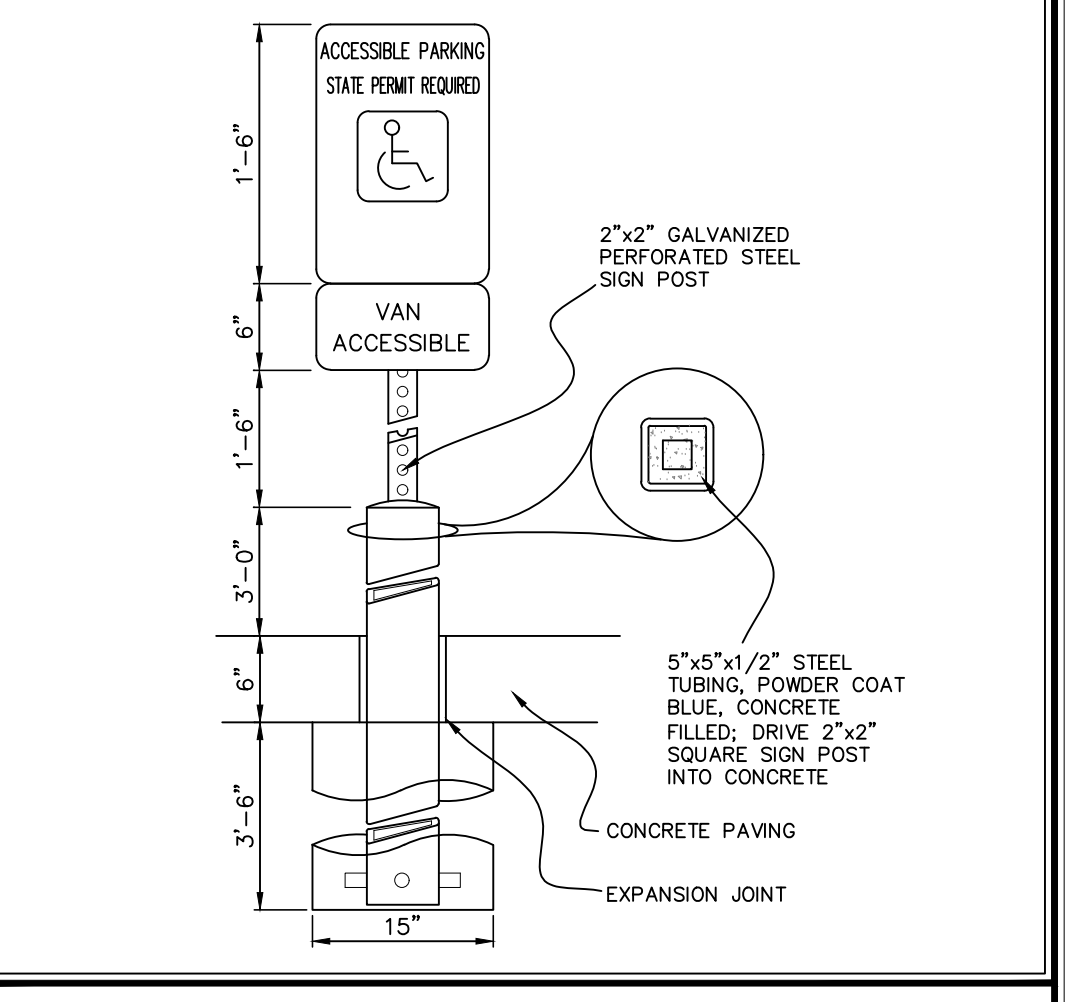
ACCESSIBLE PARKING SYMBOL

N.T.S.



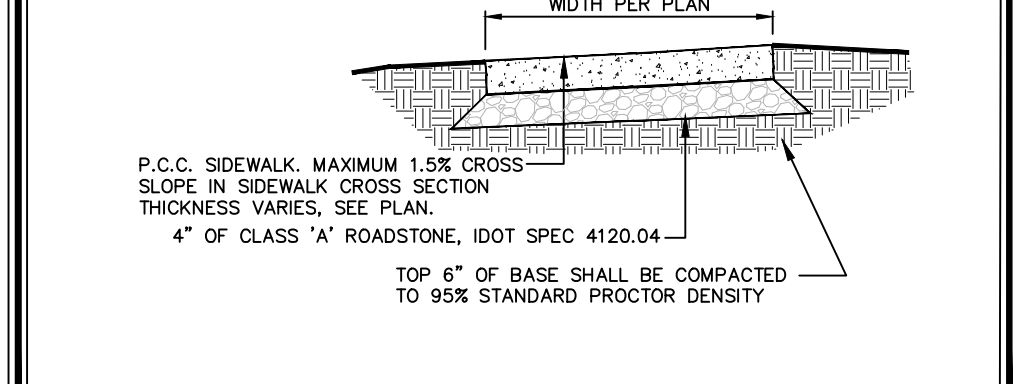
ACCESSIBLE SIGN DETAIL

N.T.S.



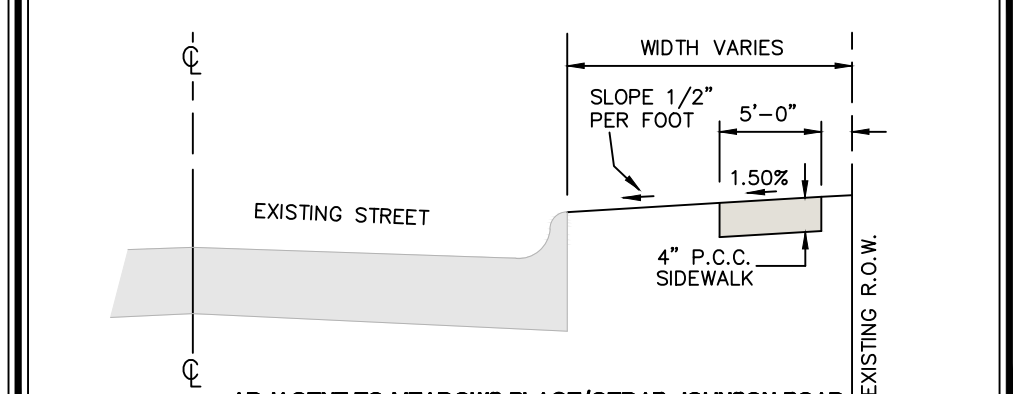
TYPICAL SIDEWALK DETAIL

N.T.S.



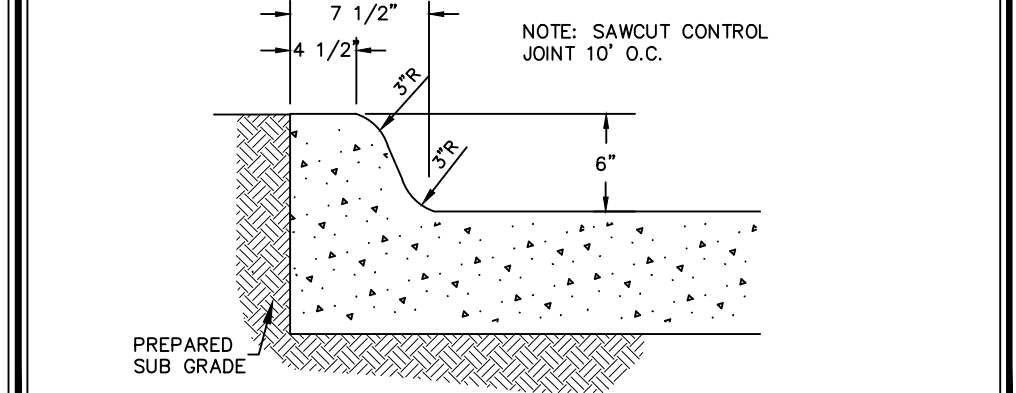
TYPICAL SIDEWALK INSTALLATION

N.T.S.



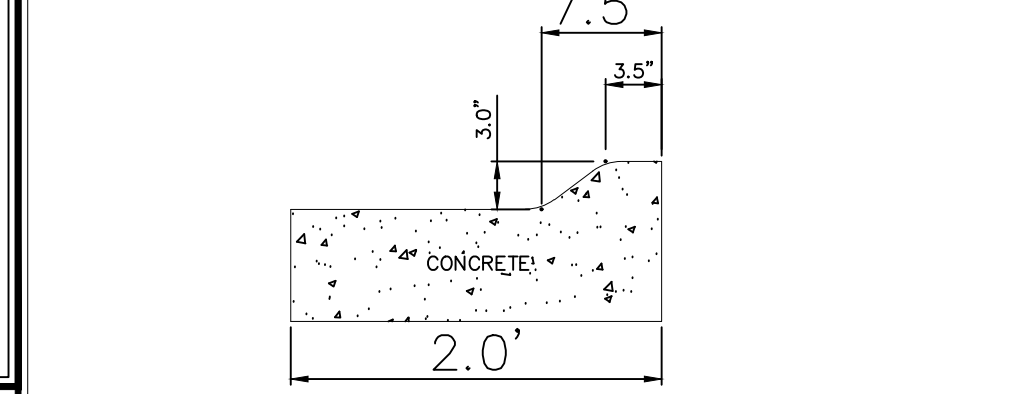
6" STANDARD CURB DETAIL

N.T.S.



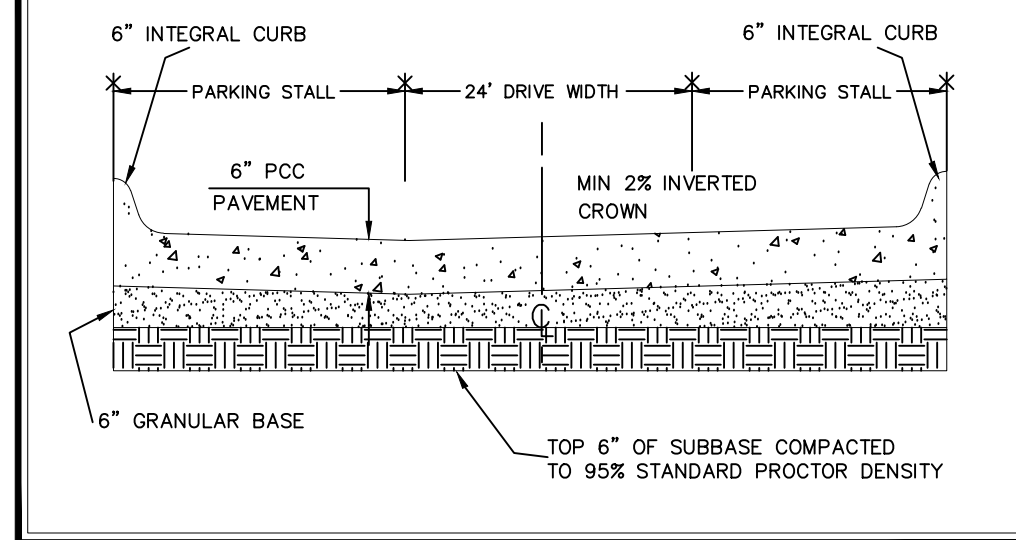
3" ROLL CURB DETAIL

N.T.S.



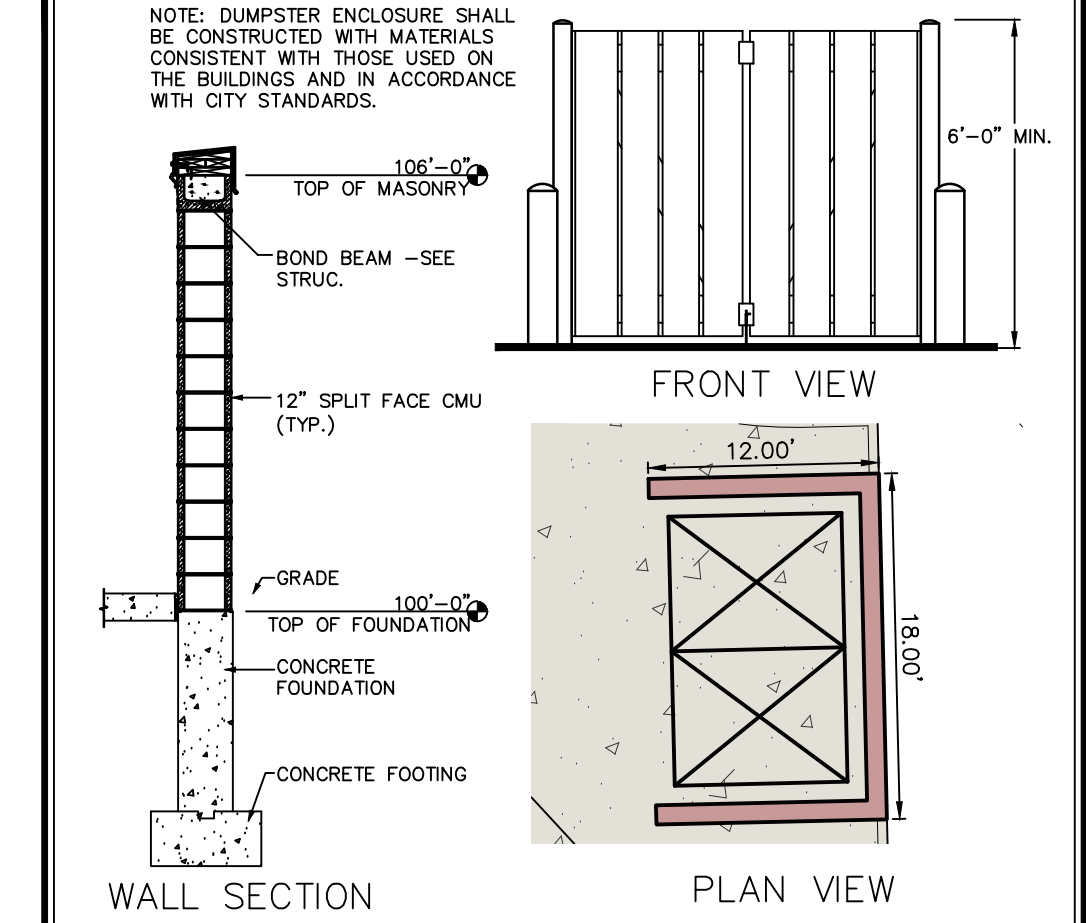
TYPICAL DRIVE/PARKING SECTION

N.T.S.



TRASH ENCLOSURE DETAIL

N.T.S.



GENERAL NOTES AND DETAILS

LOT 4, THE MEADOWS SUBDIVISION - PART THREE
WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 06-30-23

Designed by: RLA Field Book No: FIELDBOOK

Drawn by: ADP Scale:

Checked by: RLA Sheet No:

Project No: C500

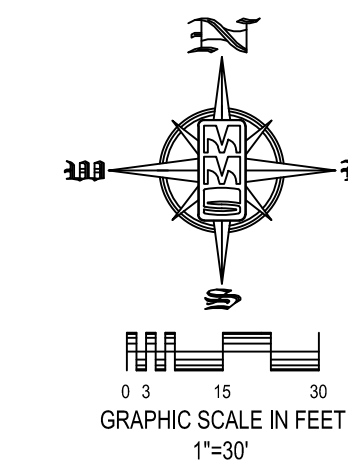
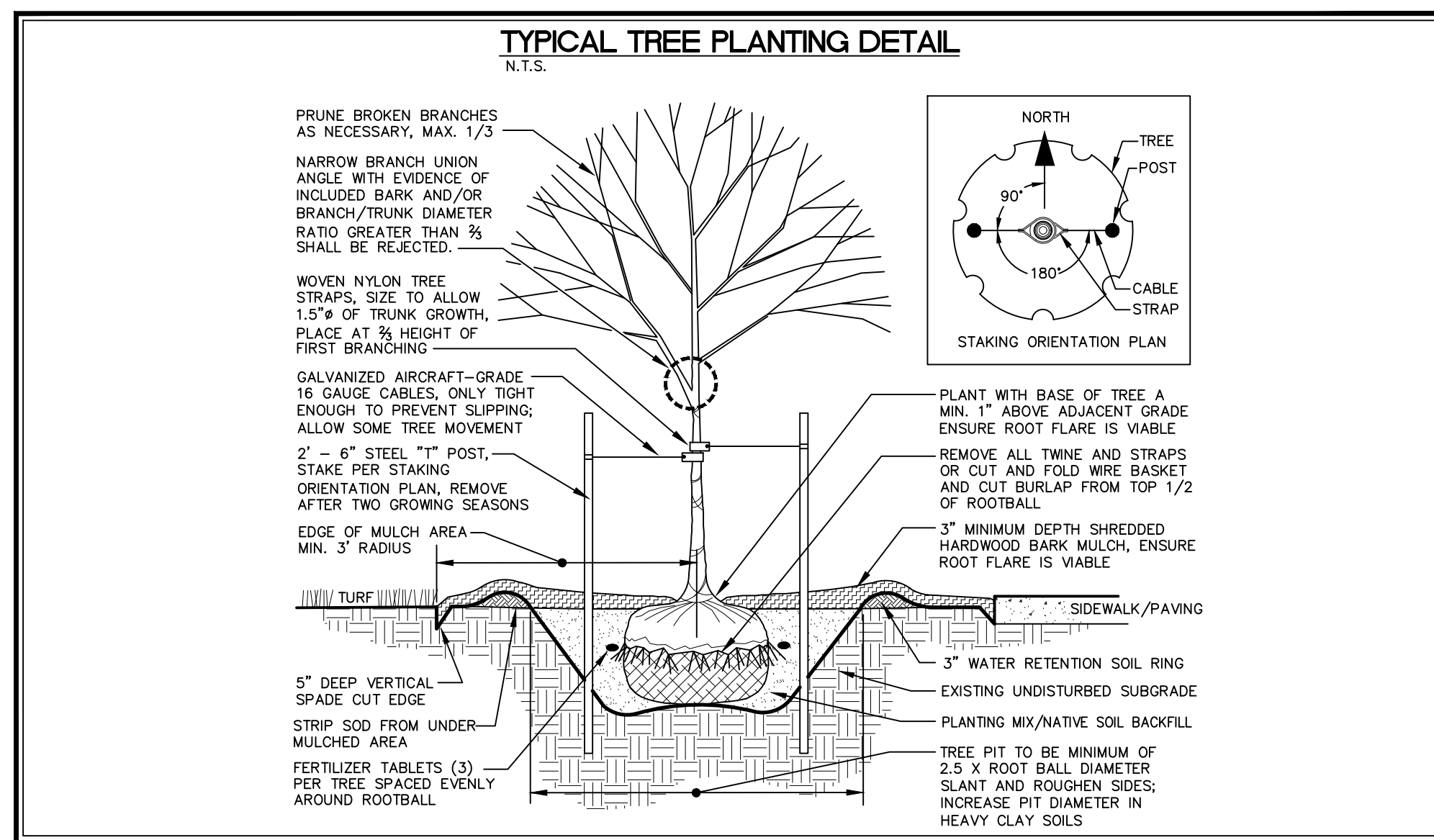
- SHEET INDEX
- C120 SITE LAYOUT AND DIMENSION PLAN
 - C140 SWPPP AND EROSION CONTROL PLAN
 - C141 DETAILED GRADING PLAN
 - C160 UTILITY PLAN
 - C500 GENERAL NOTES AND DETAILS
 - L100 LANDSCAPE PLAN

LANDSCAPE REQUIREMENTS

- 25% OPEN SPACE REQUIRED
- 164,573 X 0.25 = 41,143 SF
- 1 TREE PER 1,500 SF OF OPEN SPACE
- 41,143 / 1,500 = 27 TREES
- 1 SHRUB PER 1,000 SF OF OPEN SPACE
- 41,143 / 1,000 = 41 SHRUBS

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
	BN	3	Betula nigra	River Birch	2" Cal.	B4B	60' x 45'
	GB	1	Ginkgo biloba 'Autumn Gold'™	Autumn Gold Ginkgo	2" Cal.	B4B	50' x 30'
	GT	1	Gleditsia truncanthos inermis 'Skycole'™	Skyline Thornless Honey Locust	2" Cal.	B4B	45' x 35'
	LT	1	Liriodendron tulipifera	Tulip Tree	2" Cal.	B4B	80' x 50'
	PG	11	Picea glauca 'Densata'	Black Hills Spruce	6" Ht.	B4B	40' x 15'
	PS	3	Pinus strobus	Eastern White Pine	6" Ht.	B4B	60' x 35'
	QB	3	Quercus bicolor	Swamp White Oak	2" Cal.	B4B	60' x 60'
	QR	2	Quercus rubra	Red Oak	2" Cal.	B4B	70' x 70'
	TA	2	Tilia americana 'Bailey'	Frontyard® American Linden	2" Cal.	B4B	60' x 40'
SHRUBS, ORNAMENTAL GRASSES & PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
	JC	21	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" Ht.	Container	4' x 6'
	TO	9	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	24" Ht.	Container	5' x 5'
	VT	20	Viburnum trilobum 'Bailey Compact'	Bailey's Compact Viburnum	30" Ht.	Container	6' x 5'



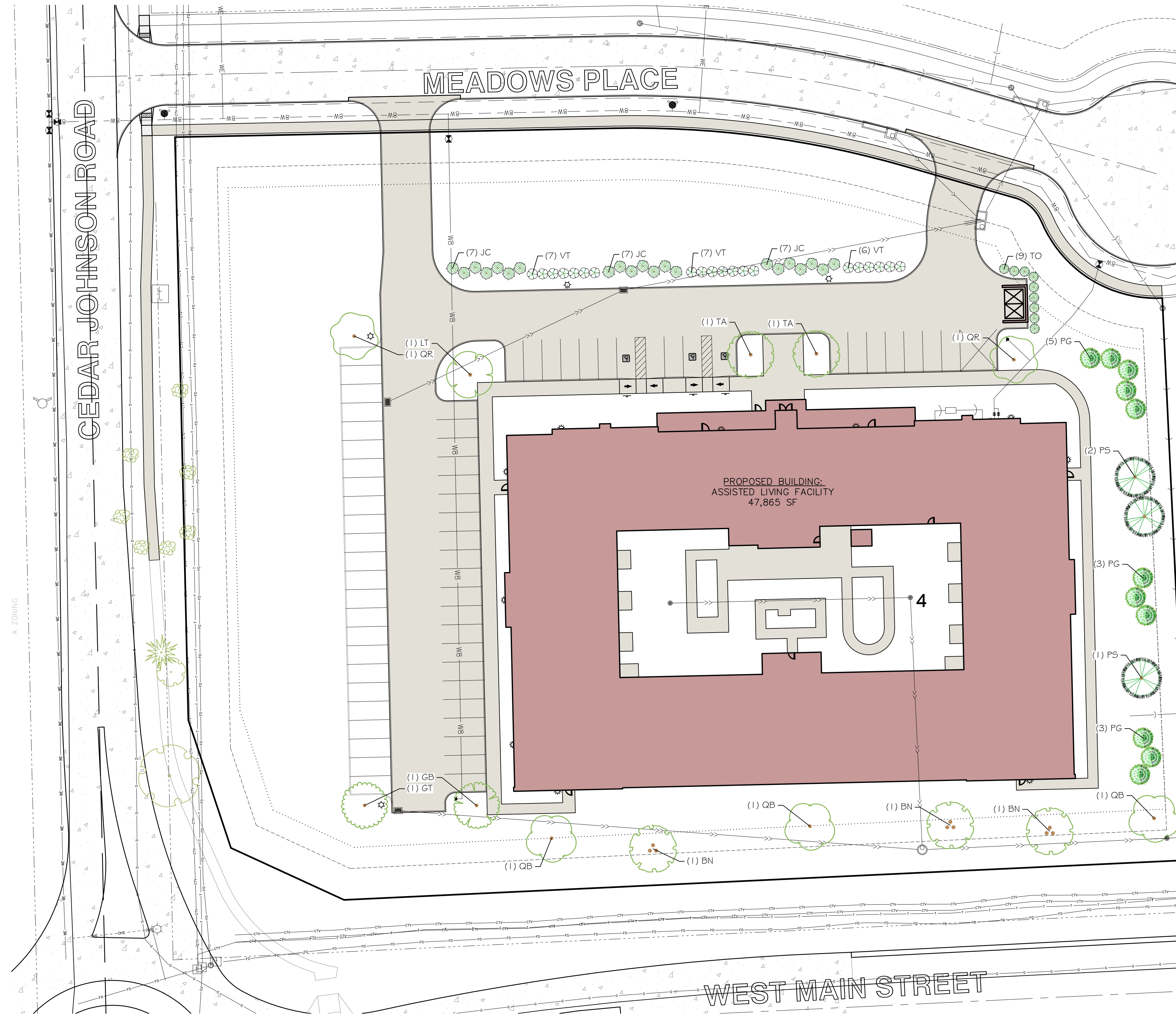
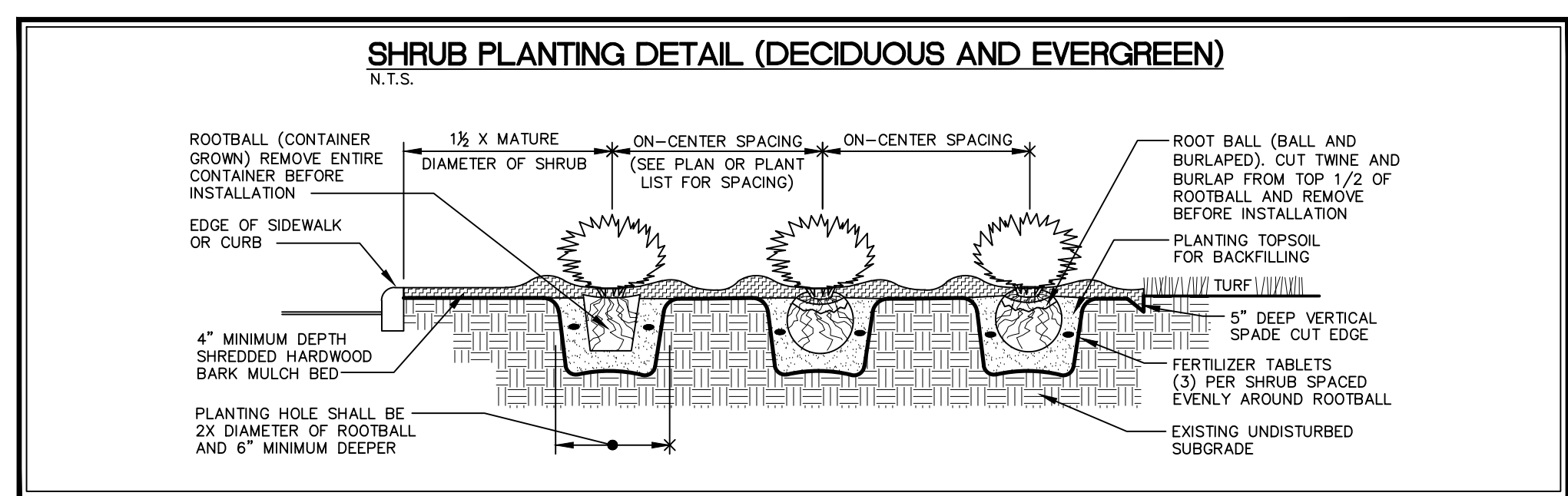
SHEET INDEX
 C120 SITE LAYOUT AND DIMENSION PLAN
 C140 SWPPP AND EROSION CONTROL PLAN
 C141 DETAILED GRADING PLAN
 C160 UTILITY PLAN
 C500 GENERAL NOTES AND DETAILS
 L100 LANDSCAPE PLAN



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
07/12/23	PER CITY REVIEW -RLC
08/11/23	PER CITY REVIEW -ADP
09/11/23	REVISED WATER SERVICE -HEH
02/08/24	PER FIRE MARSHAL REVIEW -ADP



STANDARD LEGEND AND NOTES

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

UTILITIES

- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

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

IOWA ONE CALL

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

LANDSCAPE PLAN

LOT 4, THE MEADOWS SUBDIVISION - PART THREE
 WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 06-30-23

Designed by: RLA Field Book No: FIELDBOOK
 Drawn by: ADP Scale: 1"=30'
 Checked by: RLA Sheet No:
 Project No: L100
 11770-001 of 6



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: September 3, 2024
--

AGENDA ITEM: Resolution 2024-95 - Approving Change Order Number 2 in the amount \$983.00 for the Phase 2 Eastside Water Main Improvement Project.
--

PREPARED BY: Leslie Brick, City Clerk
--

DATE: August 23, 2024

SUMMARY:

The details for Change Order #2 for the Phase 2 Eastside Water Main Improvements Project is for the following modifications:

1. Additional labor, equipment, and materials to install HMA Commercial Mix for the St. Bernadette's Catholic Church lower driveway access. Driveway was removed to allow for water main connection of Orange and 5th Street water mains.
2. Decrease quantity of Bid Item No. 2.14 7" PCC Pavement for the St. Bernadette's Catholic Church lower driveway access due to placement of HMA.

Change Order No. 2 increases the contract amount by \$ 983.00.

RESOLUTION 2024-95

A RESOLUTION APPROVING CHANGE ORDER #2 IN THE AMOUNT OF \$983.00 FOR THE PHASE 2 EASTSIDE WATER MAIN IMPROVEMENT PROJECT.

WHEREAS, Midwest Underground Contractors Inc., of Walford, Iowa was awarded the construction contract for the Eastside Water Main Replacement Project (the “Project”) by the West Branch City Council through the passage of Resolution 2024-11 on February 20, 2024 in the amount of \$840,277.00; and

WHEREAS, Midwest Underground Contractors, Inc. 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; and

WHEREAS, Change Order #2 is for additional labor, equipment, and materials to install HMA Commercial Mix for the St. Bernadette’s Catholic Church lower driveway access. Driveway was removed to allow for water main connections at East Orange Street and North 5th Street water mains; and

WHEREAS, it is now necessary to approve Change Order #2 that increases the contract amount by \$983.00.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Branch, that Change Order #2 in the amount of \$983.00 for the Phase 2 Eastside Water Main Improvement Project is approved.

Passed and approved this 3rd day of September, 2024.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk



VEENSTRA & KIMM INC.

2600 University Parkway, Suite 1
Coralville, Iowa 52241

319.466.1000 // 888.241.8001
www.v-k.net

August 21, 2024

CHANGE ORDER NO. 2

**PHASE 2 EAST SIDE WATER MAIN REPLACEMENT
WEST BRANCH, IOWA**

Change Order No. 2 is for the following modifications to the project:

- 1. Additional labor, equipment, and materials to install HMA Commercial Mix for the St Bernadettes Catholic Church lower driveway access. Driveway was removed to allow for water main connection of Orange and 5th Street water mains.

201 SF@\$16.00/SF \$ 3,216.00
 - 2. Decrease quantity of Bid Item No. 2.14 7" PCC Pavement for the St Bernadettes Catholic Church lower driveway access due to placement of HMA.

-22.33 SY@\$100.00/SY \$ (2,233.00)
- Total: \$ 983.00

Change Order No. 2 increases the contract amount by \$ 983.00.

MIDWEST UNDERGROUND CONTRACTORS

CITY OF WEST BRANCH, IOWA

By _____

By _____

Title _____

Title _____

Date _____

Date _____

VEENSTRA & KIMM, INC.

ATTEST:

By  _____

By _____

Title Project Engineer

Title _____

Date 8/21/2024

Date _____

V&K No. 368302



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE:	September 3, 2024
AGENDA ITEM:	Resolution 2024-96 - Approve Invoice #34740 in the amount of \$2,852.50 to Impact7G for the Wapsi Creek Widening SRF Sponsored Project.
PREPARED BY:	City Clerk, Leslie Brick
DATE:	August 27, 2024

SUMMARY:

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

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

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

Invoice	Amount	Purpose	Date
25942	\$20,782	Data collection	6/6/2022
26230	\$25,385	Data collection & planning & design	6/17/2022
25519	\$5,508	Data collection, design & funding mmgt.	6/24/2022
26665	\$9,768	Data collection & design	7/18/2022
26986	\$17,253	Data collection, design & funding mmgt.	8/19/2022
27315	\$4,802	Data collection, design & funding mmgt.	9/19/2022
27724	\$1,424	Data collection & design	11/7/2022
28474	\$6,456	Data collection, design & funding mmgt.	12/19/2022
28888	\$1,429	Funding mmgt & planning & design	2/6/2023
28265	\$1,267	Data collection, planning & design	2/21/2023
29216	\$7,056	Funding mmgt	2/21/2023
29478	\$5,210	Funding mmgt, planning & design	3/25/2023
29822	\$2,940	Funding mmgt	5/15/2023
31168	\$5,020	Funding mmgt	9/5/2023
31444	\$770.00	Funding mmgt	10/2/2023
33192	\$4970.00	Funding mmgt	2/20/2024
34364	\$382.50	Funding mmgt	7/1/2024
34618	<u>\$5753.67</u>	Public outreach	8/19/2024

\$126,176.17

RESOLUTION 2024-96

A RESOLUTION APPROVING INVOICE #34740 IN THE AMOUNT OF \$2,852.50 TO IMPACT7G INC. FOR THE WAPSI CREEK WIDENING – SRF SPONSORED PROJECT

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

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

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

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

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

WHEREAS, it is now necessary to approve said invoice number 34740 in the amount of \$2,852.50.

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

Passed and approved this 3rd day of September, 2024.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk



Impact7G

8951 Windsor Parkway
Johnston, IA 50131
515.473.6256

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

Invoice number 34740
Date 08/08/2024

Project 22003 WEST BRANCH WAPSI CREEK
SRF SPONSORED PROJECT

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

Email Invoice to:
adam@westbranchiowa.org
accountspayable@westbranchiowa.org

Description	Contract Amount	Percent Complete	Prior Billed	Current Billed	Remaining Contract
Task 1 - Project & SRF Funding Management	29,400.00	96.04	28,163.75	72.50	1,163.75
Task 2 - Data Collection	64,400.00	100.00	64,400.00	0.00	0.00
Task 3 - Planning and Design	22,700.00	99.94	22,686.25	0.00	13.75
Task 4 - Public Outreach and Education	20,200.00	64.42	10,233.75	2,780.00	7,186.25
Total	136,700.00	93.88	125,483.75	2,852.50	8,363.75

Invoice total 2,852.50

Thank you for your business!