

CITY COUNCIL MEETING Monday, October 6th, 2025 - 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.

- Call to order
 Pledge of Allegiance
- 3. Roll call
- 4. Welcome
- 5. Approve Agenda. /Move to action. (This is the time to approve the agenda as presented or amend the agenda (such as tabling items). Amendments or changes to the agenda require a motion, second and a full council vote.
- 6. Approve Consent Agenda/Move to action.
 - a. Approve minutes from the September 15, 2025 City Council meeting.
 - b. Approve the submission of the Annual Street Finance Report for FY25
 - c. Approve the Monthly Financial Report for July 2025
 - d. Approve Claims for October 6, 2025.
- 7. Presentations/Communications/Open Forum
- 8. Public Hearings/Non-Consent Agenda
 - a. Public Hearing Request for Proposals For Audit Services For Fiscal Years 2026 Through 2028 / Move to Action.
 - b. **Public Hearing** Proposed Development Agreement with Parkside Partners, LLC / Move to Action.
 - c. Public Hearing Proposed Development Agreement with Forza Enterprises, LLC / Move to Action.
 - d. Resolution 2025-108 Approving Development Agreement with Forza Enterprises, LLC/ Move to Action
 - e. Resolution 2025-112 Approval of Final Site Plan for Brown's Dealership Forza Enterprises / Move to Action.
 - f. **Resolution 2025-107** Approving A Service for Annual Audit RDF / Move to Action.
 - g. Resolution 2025-95 Approving A Developer's Agreement with Parkside Partners, LLC, Including Tax Increment Rebate Payments / Move to Action.
 - h. Third Reading and Adoption Ordinance 831 Amending Chapter 92 Water Rates. / Move to Action.
 - **Second Reading Ordinance 832** Amending Chapter 55 Animal Protection and Control / Move to Action.
 - j. Resolution 2025-109 Amending the City of WB Schedule of Fees / Move to Action.
 - k. Resolution 2025-110 Approving Change Order Number 3 in the amount of \$1,500.00 to the contract with Boomerang Corp for the 2025 Cedar-Johnson Road Reconstruction Project. / Move to Action
 - Resolution 2025-111 Approval of Invoice 10782 and 10783 from Barnhart's Custom Services, LLC for dirt hauled from the Cedar-Johnson Road Project / Move to Action.
 - m. Resolution 2025-113 Approving Pay Estimate Number 5 in the amount of \$341,044.03 to Boomerang Corp for the 2025 Cedar-Johnson Road Reconstruction Project. / Move to Action
- 9. Discussion
- 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.

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

West Branch, Iowa Council Chambers City Council Regular Meeting September 15, 2025 7:00 p.m.

Mayor Roger Laughlin called the West Branch City Council regular meeting to order at 6:58 p.m.

Roll call: Council members present; Colton Miller, Mike Horihan, Jerry Sexton, Tom Dean and Jodee Stoolman.

City Staff present: City Administrator Adam Kofoed, City Clerk Alycia Horras, Parks and Rec Director Erin Laughlin, City Lawyer Kevin Olsen, and City Engineer Eric Gould.

Attending via Zoom: Deputy Clerk Jessica Brown, Police Chief Greg Hall and, Library Director Jessie Schafer

APPROVE THE AGENDA

Motion to Approve the Agenda by Dean, second by Miller. Motion carried on a voice vote.

APPROVE CONSENT AGENDA

Approve minutes from the September 2, 2025 City Council meeting.

Approve Special Event Permit for Fall Fest

Approve Special Event Permit for WB Cross Country Meet Route

Approve Claims for September 15, 2025.

EXPENDITURES 9/15/2025

AMAZON.COM	CONCESSIONS POPCORN - P&R	220.94
ELITE HOLDING	FOOTBALL REVERSABLES - P&R	475.00
IMWCA	IMWCA FY26 INSTALLMENT 3	3,768.00
LEAF CAPITAL FUNDING	COPIER LEASE - LIBRARY	142.02
MOPPY MO'S	CLEANING SERVICES	910.00
PIP PRINTING & MARKETING	BUSINESS CARDS - CLERK	81.68
PROTECT YOUTH SPORTS	BACKGROUND CHECKS - P&R	174.00
QUILL	OFFICE SUPPLIES - PD & CITY	25.72

TOTAL 5,797.36

PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS 9/12/2025 63,204.06

PAID BETWEEN MEETINGS

SISCO	HEALTH CLAIMS 8-11-2025	3,837.01
SISCO	HEALTH CLAIMS 9-2-2025	10.90
MISCELLANEOUS VENDORS	UB REFUNDS	637.67
ARNOLD MOTOR SUPPLY	SHOP SUPPLIES - PW	31.74
AT & T	WIRELESS SERVICE	560.03
BAKER & TAYLOR	BOOKS - LIBRARY	406.34
IA PARKS & REC ASSOC	2025 FALL WORKSHOP	175.00
SISCO	HEALTH CLAIMS 9-8-2025	48.88

TOTAL 5,707.57

GRAND TOTAL EXPENDITURES 74,708.99

FUND TOTALS

	DIGIALS	
001	GENERAL FUND	31,636.68
022	CIVIC CENTER	4,600.09
031	LIBRARY	950.86
110	ROAD USE TAX	5,431.13
112	TRUST AND AGENCY	17,754.83
600	WATER FUND	7,399.67
610	SEWER FUND	6427.03
740	STORM WATER UTILITY	508.70

GRAND FUND TOTAL 74,708.99

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

PRESENTATIONS / COMMUNICATIONS / OPEN FORUM -

Kim Gaskill – Asked if Resolution 2025-101 was referencing the 2 properties that her family owns, that are to be removed from the Slum and Blight Designation. It was shared that it is referencing those properties. She requested again a response on what characteristics of the remaining Gaskill property carries to be designated as Slum and Blight. Kim also sent an email about the Gaskill easement in reference to the Wapsi Creek Widening project, with questions. It was shared that Kevin or Dave would respond to those questions for her.

PUBLIC HEARING / NON-CONSENT AGENDA

Second & Third Reading - Ordinance 830 Amending Chapter 92/ Move to Action.

ORDINANCE NO. 830

AN ORDINANCE AMENDING CHAPTER 92 – WATER RATES

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

1. Amendment. Section 92.09 is hereby amended by deleting it in its entirety and replacing it with the following: 92.09 Water Deposits for Rental Property.

A deposit shall be paid by the tenant(s) of rental property when the tenant(s) establish(es) service. The amount of this deposit shall be set by the City Council through Resolution, not to exceed the usual cost of 90 days of the combined services at the current utility rate. Upon disconnection of water service, the deposit, less deductions for any unpaid water usage, penalties, and interest, shall be returned to the tenant, without interest.

- 2. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.
- 3. Adjudication. If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.
- 4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

Passed and approved on the 15th day of September, 2025.

First Reading: September 2, 2025
Second Reading: September 15, 2025-Waived
Third Reading: September 15, 2025

ATTEST:	Roger Laughlin, Mayor

Alycia Horras, City Clerk

Motion by Sexton, second by Miller to approve Third Reading of Ordinance 830. AYES: Sexton, Miller, Horihan, Stoolman, Dean. NAYS: None. Motion carried.

Resolution 2025-96 Approval of Final Plat – Meadows Part 6/ Move to Action.

KLM is working on the Warranty Deed for the Out lots. The wording on the legal description was revised on the revised final plat. There was discussion on the private easement that Liberty Communication has and how far it should be within the property line and as to if the right of way should be 15' in from the road or 10'. KLM will work through the easement issues with Liberty, the city easement for right of way will be the standard 15' and the final plat will move forward with approval. Discussion about the condition of the outlot areas was brought up as well. Chris Kofoed stated that the areas have been mowed at least once each year and that they will be mowed and properly tended to before turning them over to the city.

Motion by Sexton, second by Dean to approve Resolution 2025-96. AYES: Sexton, Dean, Miller, Horihan, Stoolman. NAYS: None. Motion carried.

Resolution 2025-97 Resetting a Public Hearing for potential Agreement with Parkside Partners. /Move to <u>Action. -</u> Motion by Miller, second by Dean to approve Resolution 2025-97. AYES: Miller, Dean, Horihan, Sexton, Stoolman. NAYS: None. Motion carried.

Resolution 2025-98 Approval of Purchase of Hurco Trailer/ Move to Action.

This equipment allows for hydro excavating for easier repair work and efficiency. The equipment has been rented in the past a couple times a year and this would allow for work to be done without the downtime of

rental. It can be used with the lead lien work as well to be able to "pothole" them and this equipment will be needed more as we continue to grow as a city.

Motion by Dean, second by Sexton to approve Resolution 2025-98. AYES: Dean, Sexton, Miller, Stoolman, Horihan. NAYS: None. Motion carried

Resolution 2025-99 Approving Pay Estimate Number 4 in the amount of \$844,850.72 to Boomerang Corp for the 2025 Cedar-Johnson Road Reconstruction Project. / Move to Action. - Discussion about some of the line items with this pay estimate being way over the projected amount. In some cases, an area was broken into several line items such as the asphalt. It is broken into different variations of mix on the bid and then the amount used/charged appears to be \$30,000 more on one line item. When adding the different lines of variations of asphalt vs. the one-line item, the amount due is much closer to the bid amount. There will still be some differences with inflation and issues that arise during the project, but we appear to be within standard variation.

Motion by Sexton, second by Miller to approve Resolution 2025-99. AYES: Sexton, Miller, Stoolman, Dean, Horihan. NAYS: None. Motion carried.

Resolution 2025-100 Approving Change Order Number 2 in the amount of \$3,821.40 to the contract with Boomerang Corp for the 2025 Cedar-Johnson Road Reconstruction Project. / Move to Action.

Motion by Sexton, second by Dean to approve Resolution 2025-100. AYES: Sexton, Dean, Horihan, Stoolman, Miller. NAYS: None. Motion carried.

Resolution 2025-101 Resolution Deleting Two Parcels from the West Branch Urban Renewal Area / Move to Action. / Move to Action. - City Attorney Olsen shared that any property that is registered as Ag Land and is over 10 acres can not be put into the Slum and Blight designation. Two of the three parcels that are in the Gaskill name meet that requirement and will be removed from this designation within the Urban Renewal Plan. Motion by Sexton, second by Horihan to approve Resolution 2025-101. AYES: Sexton, Horihan, Stoolman, Dean, Miller. NAYS: None. Motion carried.

Resolution 2025-102 Amending the City of WB Schedule of Fees / Move to Action.

Changing the refundable, utility deposit for any resident that is renting a property within the city limits of West Branch and seeking to add a utility account with the City for that property, from \$150.00 to \$200.00 Motion by Dean, second by Miller to approve Resolution 2025-102. AYES: Dean, Miller, Sexton, Horihan, Stoolman. NAYS: None. Motion carried.

Resolution 2025-103 Approving an Insurance Proposal with Provident Fire Plus, Iowa Municipal Insurance LTD./ Move to Action - This is an annual renewal and appears to be approx. a 6.6% increase from the previous year. Part of this increase is due in part to the new truck that was added in October 2024.

Motion by Dean, second by Miller to approve Resolution 2025-103. AYES: Dean, Miller, Stoolman, Horihan, Sexton. NAYS: None. Motion carried.

Resolution 2025-104 Approval of Submission to TAP Grant for City of West Branch / Move to Action.

This grant provides funds to continue the current trail that is West of the WBHS. It will connect to this and stretch to the Roundabout providing a safer crossing for students as well.

Motion by Miller, second by Dean to approve Resolution 2025-104. AYES: Miller, Dean, Sexton, Horihan, Stoolman. NAYS: None. Motion carried.

Resolution 2025-105 Approval of Public Hearing on a Proposed Development Agreement with Forza Enterprises, LLC, which includes Annual Appropriation Tax Increment Rebates. / Move to Action

The question was asked, who bargains for the TIF amount in the agreements? In the past it has been the Mayor, City Administrator and a council person or two if available. It was requested that there be more transparency and more data shared in things like the Public Hearing notices for these agreements. Items such as a map of the area and proposed development plans and TIF info. This project would carry an agreed upon amount of 25% TIF rebate over 10 years and with a max of \$101,000.00 in rebates for Forza Enterprises, LLC.

Motion to approve the amendment of the following wording in the second paragraph, from "residential subdivision" to "commercial structure"; made by Miller, second by Sexton. Ayes: Miller, Sexton, Dean, Stoolman, Horrihan. Nays: None. Motion carried.

Motion by Miller, second by Sexton to approve Resolution 2025-105. AYES: Miller, Sexton, Dean, Stoolman, Horihan. NAYS: None. Motion carried.

First Reading – Ordinance 831 – Amending Chapter 92 – Water Rates. / Move to Action

Ordinance to remove the "after hours" services from reconnection of water services. Bills paid outside of the regular City Hall hours of 8:00am to 4:00pm, Monday thru Friday, will be verified and reconnection performed the next business day.

Motion by Miller, second by Sexton to approve the First Reading of Ordinance 831 and to waive the Second Reading. AYES: Miller, Sexton, Dean, Stoolman, Horihan. NAYS: None. Motion carried.

First Reading – Ordinance 832 – Amending Chapter 55 – Animal Protection and Control/ Move to Action.

Ordinance to remove the annual pet licensing within the city of West Branch. The registration for use of the Dog Park, would still be in place, but registering your dog or cat within city limits would be removed. It was stated that this was put in place to help enforce up to date rabies and vaccinations in these pets as this is a requirement when registering them. It was also to recoup some of the cost of WBPD taking pets to the Vet Clinic when picked up and needed. There was discussion on how we promote the accountability for dogs that attach other residents or cause harm to others. It was argued that this wouldn't really aid in that effort and that officer(s) that respond to such an incident will fill out a report that requires the pet owner to verify the pet is up to date on all vaccinations such as rabies. With the council being of mixed feelings on this topic, it was asked that we do not waive and we have 3 full readings of this Ordinance before adoption.

Motion by Miller, second by Horihan to approve the First Reading of Ordinance 832. AYES: Miller, Horihan, Sexton, Stoolman, Dean. NAYS: None. Motion carried.

Resolution 2025-106 Approval of Proposed Response to Admin Review to Abatement of Wastewater Fees / Move to Action - After discussion of the reasoning behind the proposal for adjustment to this account, and sharing that the reason this decision was being brought to the council due to being over the \$250.00 threshold for Admin approval of adjustment, it was agreed upon that this resident made every effort to quickly and thoroughly resolve the issue that was out of his control.

Motion by Miller, second by Sexton to approve Resolution 2025-106. AYES: Miller, Sexton, Dean, Stoolman, Horihan. NAYS: None. Motion carried.

Discussion – None

CITY ADMINISTRATOR REPORT - Thank you to Eric Gould of V&K Engineering for responding to and taking such good care of a resident that had an issue/complaint with happenings from the Johnson Cedar Road

CITY ATTORNEY REPORT - None

CITY ENGINEER REPORT – Eric shared that we have all but 1 residential easement secured for the Wapsi Creek Widening project. As soon as the last one has signed the agreement and all paperwork is in order, the project can move forward towards kick off.

STAFF REPORTS -None

COMMENTS FROM MAYOR AND COUNCIL MEMBERS - None

ADJOURNMENT

Motion to adjourn by Miller, second by Sexton. Motion carried on a voice vote. City Council meeting adjourned at 8:13 p.m.

ATTEST:	Roger Laughlin, Mayor	
Alycia Horras, City Clerk		



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 6, 2025

AGENDA ITEM:	Street Finance Report FY25	
PREPARED BY:	Heidi Van Auken	
DATE:	September 12, 2025	

SUMMARY:

Street Finance Report: Iowa Code section 312.14 requires all cities to submit the SFR to the Iowa Department of Transportation (DOT) by December 1 of each year. The intent of this report is to provide an accounting of the entire roads/streets program of our city for a fiscal year.



Fiscal Year 2025 West Branch 9/12/2025 2:24:07 PM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		\$141,088					\$141,088
Benefits - Roads/Streets		\$928	\$64,573				\$65,501
Training & Dues		\$3,600					\$3,600
Building & Grounds Maint. & Repair		\$12,620					\$12,620
Road Beautification	\$32,135						\$32,135
Vehicle & Office Equip Operation and Repair		\$23,766					\$23,766
Other Maintenance and Repair		\$11,167					\$11,167
Engineering		\$751			\$298,613		\$299,364
Insurance	\$16,106						\$16,106
Printing		\$75					\$75
Street Maintenance Expense		\$54,314			\$4,320		\$58,634
Other Professional Services		\$1,237					\$1,237
Other Contract Services		\$341			\$170,728		\$171,069
Chemicals		\$291					\$291
Office Supplies		\$360					\$360
Postage & Safety		\$798					\$798



City Street Finance Report

Fiscal Year 2025 West Branch 9/12/2025 2:24:07 PM

Bureau of Local Systems Ames, IA 50010

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Replacement Posts & Signs		\$10,829					\$10,829
Other Supplies		\$1,436					\$1,436
Heavy Equipment	\$18,750	\$18,750					\$37,500
Street - Preservation					\$168,410		\$168,410
Principal Payment				\$375,049			\$375,049
Interest Payment				\$91,945			\$91,945
Bond Registration Fees				\$1,498			\$1,498
Street Lighting	\$39,018				\$28,436		\$67,454
Snow Removal		\$18,699					\$18,699
Depreciation & Building Utilities		\$5,224					\$5,224
Accounting/Recording					\$15		\$15
Total	\$106,009	\$306,274	\$64,573	\$468,492	\$670,522		\$1,615,870



City Street Finance Report

Fiscal Year 2025 West Branch 9/12/2025 2:24:07 PM

Bureau of Local Systems Ames, IA 50010

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$106,009		\$64,573	\$468,492			\$639,074
State Revenues - Road Use Taxes		\$356,326					\$356,326
Other State Grants - IDOT		\$8,824					\$8,824
Charges/fees						\$0	\$0
Proceeds from Debt					\$83,000		\$83,000
Total	\$106,009	\$365,150	\$64,573	\$468,492	\$83,000	\$0	\$1,087,224





Fiscal Year 2025 West Branch 9/12/2025 2:24:07 PM

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
GO corporate purpose bond - street improvments	\$390,000	\$180,000	\$7,663	\$90,000	\$3,832	\$210,000
GO corporate purpose bond - bridge, street and park	\$1,870,000	\$405,000	\$55,873	\$102,214	\$14,101	\$1,465,000
GO Corp Bond 2015	\$100,000	\$100,000	\$2,400	\$100,000	\$2,400	\$0
GO Corp 2023	\$2,990,000	\$130,000	\$119,600	\$74,921	\$68,928	\$2,860,000
SRF East Side Water Mains Phase 2	\$927,686	\$43,000	\$14,586	\$7,914	\$2,684	\$884,686
GO Corp 2025 Good Faith Deposit	\$83,000	\$0	\$0	\$0	\$0	\$83,000
Total	\$6,360,686	\$858,000	\$200,122	\$375,049	\$91,945	\$5,502,686





Fiscal Year 2025 West Branch 9/12/2025 2:24:07 PM

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
MAXEY 83" WIDE DUMP TRAILER	2014	Purchased	\$7,350	No Change
INTERNATIONAL 4900 W/PLOW	1991	Purchased	\$10,550	No Change
DODGE RAM 1500 PICKUP	2016	Purchased	\$25,435	No Change
OSHKOSH P1823 PLOW TRUCK	2000	Purchased	\$146,000	No Change
Bonnell Titan Pro Leaf Loader	2023	Purchased	\$76,525	No Change
CATERPILLAR 262C2 SA SKID LOADER W.BUCKET	2012	Purchased	\$50,000	No Change
Sterling L7500	2009	Purchased	\$35,205	No Change
FORD F-550	2016	Purchased	\$71,135	No Change
DODGE RAM 1500 ST	2012	Purchased	\$25,800	No Change
FORD F-550 4X4	2022	Purchased	\$76,168	No Change
JOHN DEERE 1025R UTILITY TRACTOR	2022	Purchased	\$18,915	No Change
PELICAN SWEEPER	2013	Purchased	\$165,203	No Change
FORD F-550 SUPER DUTY	2019	Purchased	\$68,976	No Change
FORD	2017	Purchased	\$26,000	No Change
John Deere Skid 324G Steer	2025	Purchased	\$59,475	New





Fiscal Year 2025 West Branch 9/12/2025 2:24:07 PM

Street Projects

Project Description	Contract Price	Final Price	Contractor Name	
East Side Water Mains Phase 2	\$170,728	\$170,728	Midwest Underground Contractors	



City Street Finance Report

Fiscal Year 2025 West Branch 9/12/2025 2:24:07 PM

Bureau of Local Systems Ames, IA 50010

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capitial Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	\$0	\$226,098	\$0	\$0	\$343,699	\$0	\$569,797
SubTotal Expenses (-)	\$106,009	\$306,274	\$64,573	\$468,492	\$670,522		\$1,615,870
Subtotal Revenues (+)	\$106,009	\$365,150	\$64,573	\$468,492	\$83,000	\$0	\$1,087,224
Ending Balance	\$0	\$284,974	\$0	\$0	(\$243,823)	\$0	\$41,151

Resolution Number:

Execution Date:

Signature:



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 6, 2025

AGENDA ITEM:	July Monthly Financial Report
PREPARED BY:	Heidi Van Auken
DATE:	September 25, 2025

SUMMARY:

Monthly Financial Report: This report includes revenue, investments, expenditures, and balances for the month of July 2025.

REVENUE-FISCAL YEAR 2025

FUND	JULY
001 GENERAL FUND	53,483.73
022 CIVIC CENTER	330.00
031 LIBRARY	132.00
036 TORT LIABILITY	429.33
110 ROAD USE TAX	27,409.43
112 TRUST & AGENGY	5,063.32
121 LOCAL OPTION SALES TAX	31,926.53
125 TIF	2,479.25
226 DEBT SERVICE	2,314.35
300 CAPITAL IMPROVEMENT RESERVE	572.43
331 CEDAR JOHNSON RD RECON	3,529,500.00
332 W MAIN ST IMPROVEMENT	520,774.70
500 CEMETERY PERPETUAL FUND	360.00
600 WATER FUND	77,005.66
610 SEWER FUND	100,271.22
740 STORM WATER UTILITY	6,390.74
TOTAL	4,358,442.69

	BANK TO BOOK	RECONCILIATION			
	7/3	1/2025			
DANIZ DA	LANCE @				
BANK BA	LANCE @ CASH - FIDELITY BANK & TRUST			\$ 12	,098,252.43
	CASH - FIDELITY BANK & TRUST - PERPETUAL CARE FL	IND		\$	37,290.6
	SUB TOTAL			-	,135,543.0
ADD:	CD'S:	Bank/CD #	Maturity Date		
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	ENLOW BUILDING CD	LIBERTY SAVINGS-10447	7/13/2026	\$	11,896.6
	CEMETERY PERPETUAL CARE	HILLS BANK-30282503	2/11/2026	\$	106,767.8
	LIBRARY-HANSEN DONATION CD	GREENSTATE-1037 (Old 1034)	8/4/2025		63,148.4
	LIBRARY-KROUTH PRINCIPAL CD	GREENSTATE-1038 (Old 1035)	9/2/2025	\$	58,143.8
	LIBRARY-KROUTH INTEREST CD	GREENSTATE-1039 (Old 1036)	9/2/2025	\$	27,257.3
	GEN FUND-STREETSCAPE-ACCIONA DONATION CD	GREENSTATE-1040 (Old 1033)	12/5/2025	\$	7,894.1
	SAVINGS ACCOUNTS				
	GENERAL FUND SAVINGS	GREENSTATE-0001		\$	5.0
	LIBRARY - KROUTH INTEREST	FIDELITY-SAVINGS ACCOUNT		\$	8,527.6
	LIBRARY - M GRAY SAVINGS	FIDELITY-SAVINGS ACCOUNT		\$	16,363.4
	TOTAL CD'S & SAVINGS ACCOUNTS			\$	300,004.4
	TOTAL CD'S & SAVINGS ACCOUNTS			Ψ	300,004.4
	SUB TOTAL			\$ 12	,435,547.4
PLUS	O/S DEPOSITS			\$	-
PLUS	ADJUSTMENTS			\$	=
LESS:	O/S CREDIT CARD			\$	-
LESS:	O/S CHECKS			\$	13,461.1
	ENDING BOOK BALANCE				,422,086.2

	CLERK'S REPORT FOR THE MONTH OF JULY 2025																
						BEGINNING			TF	RANSFER			Ŧ	RANSFER	NET CHANGE		CLERK'S
DESCRIPTION	(CHECKING	IN	VESTMENT		BALANCE		RECEIPTS		IN	DI	ISBURSED		OUT	LIABILITIES		BALANCE
GENERAL																	
*(001) GENERAL OPERATING FUND	\$	2,791,665.48	\$	5.00	\$	2,791,670.48	\$	53,483.73			\$	146,083.38				\$	2,699,070.83
** FIRE APPARATUS RESERVE	\$	214,059.29	\$	-	\$	214,059.29										\$	214,059.29
POLICE APPARATUS RESERVE	\$	150,727.05	\$	-	\$	150,727.05										\$	150,727.05
PARK & RECREATION RESERVE	\$	17,340.39	\$	-	\$	17,340.39										\$	17,340.39
PUBLIC WORKS RESERVE	\$	14,660.00		-	\$	14,660.00										\$	14,660.00
SIGNS-ACCIONA DTN INVESTMENT	\$	-	\$	7,894.14	\$	7,894.14										\$	7,894.14
PARK EQUIPMENT/RESERVE	\$	24,246.00	\$	-	\$	24,246.00										\$	24,246.00
(022) CIVIC CENTER	\$	61,098.15	\$	-	\$	61,098.15	\$	330.00			\$	1,026.96				\$	60,401.19
(027) MEMORIAL GARDEN PROJECT	\$	414.00	\$	-	\$	414.00										\$	414.00
(028) SPLASH PAD RESERVE	\$	100.00	\$	_	\$	100.00										\$	100.00
(031) LIBRARY	\$	116,059.79	\$	99,903.49	\$	215,963.28	\$	132.00			\$	25,010.56				\$_	191,084.72
(036) TORT LIABILITY	\$	1,577.05	\$		\$	1,577.05	\$	429.33			\$	59,981.61				\$	(57,975.23)
SPECIAL REVENUE																	
(110) ROAD USE TAX	\$	284,973.83	\$	_	\$	284,973.83	\$	27,409.43			\$	14,340.17				\$	298,043.09
(112) TRUST & AGENCY (EMPLOYEE BENEFITS)	\$	535,294.96		-	\$	535,294.96	\$	5,063.32			\$	41,768.83				\$	498,589.45
(119) EMERGENCY TAX FUND	\$	7,019.38	\$	-	\$	7,019.38										\$_	7,019.38
(121) LOCAL OPTION SALES TAX	\$	497,744.44	\$	-	\$	497,744.44	\$	31,926.53								\$	529,670.97
(125) TIF	\$	43,717.03		-	\$	43,717.03	\$	2,479.25								\$	46,196.28
(126) TIF LMI MEADOWS PT 4	\$	83,542.25		-	\$	83,542.25										\$	83,542.25
(160) REVOLVING LOAN FUND	\$	137,082.45			\$	137,082.45										\$	137,082.45
DEBT SERVICE																	
(226) DEBT SERVICE	\$	301,593.80	\$	_	\$	301,593.80	\$	2,314.35			\$	300.00		sum.		\$	303,608.15
CAPITAL PROJECTS	Ť		Ť	1											7		
(300) CAPITAL IMPROVEMENT RESERVE	\$	315,593.26	\$	_	\$	315,593.26	\$	572.43								\$	316,165.69
(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
(312) DOWNTOWN EAST REDEVELOPMENT	\$	172,412.82	_	_	\$	172,412.82										\$	172,412.82
(321) WIDENING WAPSI CREEK @ BERANEK PARK	_	12,835.10			\$	12,835.10					\$	1,800.00				\$	11,035.10
(324) WW TREATMT FAC IMP 2021	\$	80,000.00	_		\$	80,000.00										\$	80,000.00
(326) ROUNDABOUT MAIN & CEDAR	\$	156,500.72		_	\$	156,500.72			-							\$	156,500.72
(327) SPONSORED WATER QUALITY IMPE 2021	\$	(20,000.00)		_	\$	(20,000.00)										\$	(20,000.00)
(329) EASTSIDE WATER MAINS PH1	\$	320,331.70			\$	320,331.70										\$	320,331.70
(331) CEDAR JOHNSON RD RECONSTRUCT	\$	(457,812.03)		_	\$		\$	3,529,500.00			\$	15,957.50				\$	3,055,730.47
(332) W MAIN ST IMPROVEMENT	\$	41,500.00	_		\$	41,500.00	_	520,774.70			\$	15,972.50				\$	546,302.20
PERMANENT	Ť	,555.55	Ė		Ė												
(500) CEMETERY PERPETUAL FUND	\$	37,050.60	\$	106,767.84	\$	143,818.44	\$	360.00								\$	144,178.44
(501) KROUTH PRINCIPAL FUND	\$	-	\$	58,176.59	\$	58,176.59	Ė									\$	58,176.59
(502) KROUTH INTEREST FUND	\$	-	\$	27,257.36	\$	27,257.36										\$	27,257.36
ENTERPRISE	Ť																
(600) WATER FUND	\$	486,610.52	\$	_	\$	486,610.52	\$	77,005.66			\$	70,320.29	\$	10,321.27		\$	482,974.62
(603) WATER SINKING FUND	\$	13,396.12			\$	13,396.12	-	-	\$	10,321.27						\$	23,717.39
(610) SEWER FUND	\$	861,793.27			\$	861,793.27	_	100,271.22			\$	45,744.21	\$	53,438.89		\$	862,881.39
(611) SEWER FUND SPECIAL	\$	646,290.72			\$	646,290.72	_	-	\$	53,438.89						\$	699,729.61
(740) STORM WATER UTILITY	\$	239,492.60			\$	239,492.60		6,390.74			\$	11,792.78	2.00			\$	234,090.56
TOTAL	\$	8,213,737.94	\$	300,004.42	\$	8,513,742.36		4,358,442.69	\$	63,760.16	\$	450,098.79	\$	63,760.16	\$ -	\$	12,422,086.26
O/S CHECKS						\$96,784.06											\$13,461.19
ADJUSTMENTS						\$0.00	_										\$0.00
O/S DEPOSIT					T	\$0.00											\$0.00
O/S CREDIT CARD	\vdash					\$0.00	_		11								\$0.00
BANK STATEMENT BALANCE	1					\$8,610,526.42					U.						\$12,435,547.45
DAMIN OTATEMENT DALANGE																	

MTD TREASURERS REPORT

PAGE: 1

AS OF: JULY 31ST, 2025

			OF: JULY 31ST,				
	BEGINNING	M-T-D	M-T-D	CASH BASIS	NET CHANGE	NET CHANGE	ACCRUAL ENDING
FUND	CASH BALANCE	REVENUES	EXPENSES	ENDING BAL.	OTHER ASSETS	LIABILITIES	CASH BALANCE
001-GENERAL FUND	3,220,597.35	53,483.73	146,083.38	3,127,997.70	0.00	0.00	3,127,997.70
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	61,098.15	330.00	1,026.96	60,401.19	0.00	0.00	60,401.19
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	215,963.28	132.00	25,010.56	191,084.72	0.00	0.00	191,084.72
036-TORT LIABILITY	1,577.05	429.33	59,981.61		0.00	0.00	
050-HOME TOWN DAYS FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
110-ROAD USE TAX	284,973.83	27,409.43	14,340.17	298,043.09	0.00	0.00	298,043.09
	0.00	0.00	0.00	0.00	0.00	0.00	0.00
111-POLICE RECOVERY ACT GRANT	535,294.96	5,063.32	41,768.83	498,589.45	0.00	0.00	498,589.45
112-TRUST AND AGENCY	7,019.38	0.00	0.00	7,019.38	0.00	0.00	7,019.38
119-EMERGENCY TAX FUND			0.00		0.00	0.00	
121-OPTION TAX	497,744.44	31,926.53	0.00	529,670.97	0.00	0.00	529,670.97 46,196.28
125-T I F	43,717.03	2,479.25		46,196.28			
126-TIF LMI MEADOWS PT 4	83,542.25	0.00	0.00	83,542.25	0.00	0.00	83,542.25
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	301,593.80	2,314.35	300.00	303,608.15	0.00	0.00	303,608.15
300-CAPITAL IMPROV. RESERVE	315,593.26	572.43	0.00	316,165.69	0.00	0.00	316,165.69
301-REAP GRANT PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
302-ARPA NEU FUND	0.00	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	172,412.82	0.00	0.00	172,412.82	0.00	0.00	172,412.82
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
320-LIBRARY PARKING LOT IMPRO	0.00	0.00	0.00	0.00	0.00	0.00	0.00
321-WIDENING WAPSI CREEK @ BE	12,835.10	0.00	1,800.00	11,035.10	0.00	0.00	11,035.10
322-SPLASH PAD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
323-I-80 WEST, WATER MAIN REL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
324-WW TREATMT FAC IMP 2021	80,000.00	0.00	0.00	80,000.00	0.00	0.00	80,000.00
326-ROUNDABOUT MAIN & CEDAR-J	156,500.72	0.00	0.00	156,500.72	0.00	0.00	156,500.72
327-SPONS WATER QUAL IMP 2021		0.00	0.00		0.00	0.00	
Ja. Javan Markett Korm and Month	,						

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MTD TREASURERS REPORT AS OF: JULY 31ST, 2025

AS OF JULY 31ST 2

		A:	S OF: JULY 31ST,	2025			
	BEGINNING	M-T-D	M-T-D	CASH BASIS	NET CHANGE	NET CHANGE	ACCRUAL ENDING
FUND	CASH BALANCE	REVENUES	EXPENSES	ENDING BAL.	OTHER ASSETS	LIABILITIES	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	320,331.70	0.00	0.00	320,331.70	0.00	0.00	320,331.70
330-EASTSIDE WATER MAIN PH2	0.00	0.00	0.00	0.00	0.00	0.00	0.00
331-CEDAR JOHNSON RD RECONS	(457,812.03)	3,529,500.00	15,957.50	3,055,730.47	0.00	0.00	3,055,730.47
332-W MAIN ST IMPROVE	41,500.00	520,774.70	15,972.50	546,302.20	0.00	0.00	546,302.20
500-CEMETERY PERPETUAL FUND	143,818.44	360.00	0.00	144,178.44	0.00	0.00	144,178.44
501-KROUTH PRINCIPAL FUND	58,176.59	0.00	0.00	58,176.59	0.00	0.00	58,176.59
502-KROUTH INTEREST FUND	27,257.36	0.00	0.00	27,257.36	0.00	0.00	27,257.36
600-WATER FUND	486,610.52	77,005.66	80,641.56	482,974.62	0.00	0.00	482,974.62
601-WATER RESERVE FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
603-WATER SINKING FUND	13,396.12	10,321.27	0.00	23,717.39	0.00	0.00	23,717.39
610-SEWER FUND	861,793.27	100,271.22	99,183.10	862,881.39	0.00	0.00	862,881.39
611-SEWER FUND SPECIAL	646,290.72	53,438.89	0.00	699,729.61	0.00	0.00	699,729.61
614-WASTEWATER LIFT STATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
740-STORM WATER UTILITY	239,492.60	6,390.74	11,792.78	234,090.56	0.00	0.00	234,090.56
950-BC/BS FLEXIBLE BENEFIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GRAND TOTAL	8,513,742.36	4,422,202.85	513,858.95	12,422,086.26	0.00	0.00	12,422,086.26

*** END OF REPORT ***

PAGE: 1 CITY OF WEST BRANCH 9-24-2025 02:03 PM YTD TREASURERS REPORT

	AS	OF:	JULY 31ST,	2025
DEGINITIO	V_M_D		V-T-D	CA

	BEGINNING	Y-T-D	Y-T-D	CASH BASIS	NET CHANGE	NET CHANGE	ACCRUAL ENDING
FUND	CASH BALANCE	REVENUES	EXPENSES	ENDING BAL.	OTHER ASSETS	LIABILITIES	CASH BALANCE
							2 107 007 70
001-GENERAL FUND	3,220,597.35	53,483.73	146,083.38	3,127,997.70	0.00	0.00	3,127,997.70 60,401.19
022-CIVIC CENTER	61,098.15	330.00	1,026.96	60,401.19	0.00		414.00
027-MEMORIAL GARDEN PROJECT	414.00	0.00	0.00	414.00	0.00	0.00	100.00
028-SPLASH PAD RESERVE	100.00	0.00	0.00	100.00	0.00	0.00	
031-LIBRARY	215,963.28	132.00	25,010.56	191,084.72	0.00	0.00	191,084.72
036-TORT LIABILITY	1,577.05	429.33	59,981.61		0.00	0.00	
110-ROAD USE TAX	284,973.83	27,409.43	14,340.17	298,043.09	0.00	0.00	298,043.09
112-TRUST AND AGENCY	535,294.96	5,063.32	41,768.83	498,589.45	0.00	0.00	498,589.45
119-EMERGENCY TAX FUND	7,019.38	0.00	0.00	7,019.38	0.00	0.00	7,019.38
121-OPTION TAX	497,744.44	31,926.53	0.00	529,670.97	0.00	0.00	529,670.97
125-T I F	43,717.03	2,479.25	0.00	46,196.28	0.00	0.00	46,196.28
126-TIF LMI MEADOWS PT 4	83,542.25	0.00	0.00	83,542.25	0.00	0.00	83,542.25
160-REVOLVING LOAN FUND	137,082.45	0.00	0.00	137,082.45	0.00	0.00	137,082.45
226-GO DEBT SERVICE	301,593.80	2,314.35	300.00	303,608.15	0.00	0.00	303,608.15
300-CAPITAL IMPROV. RESERVE	315,593.26	572.43	0.00	316,165.69	0.00	0.00	316,165.69
304-W MAIN ST STORMWATER IMP	10,000.00	0.00	0.00	10,000.00	0.00	0.00	10,000.00
308-PARK IMP - PEDERSEN VALLE	14,827.20	0.00	0.00	14,827.20	0.00	0.00	14,827.20
312-DOWNTOWN EAST REDEVELOPME	172,412.82	0.00	0.00	172,412.82	0.00	0.00	172,412.82
321-WIDENING WAPSI CREEK @ BE	12,835.10	0.00	1,800.00	11,035.10	0.00	0.00	11,035.10
324-WW TREATMT FAC IMP 2021	80,000.00	0.00	0.00	80,000.00	0.00	0.00	80,000.00
326-ROUNDABOUT MAIN & CEDAR-J	156,500.72	0.00	0.00	156,500.72	0.00	0.00	156,500.72
327-SPONS WATER QUAL IMP 2021		0.00	0.00	(20,000.00)	0.00	0.00	(20,000.00)
329-EASTSIDE WATER MAIN PH1	320,331.70	0.00	0.00	320,331.70	0.00	0.00	320,331.70
331-CEDAR JOHNSON RD RECONS	(457,812.03)	3,529,500.00	15,957.50	3,055,730.47	0.00	0.00	3,055,730.47
331-CEDAR DORNSON RD RECORD 332-W MAIN ST IMPROVE	41,500.00	520,774.70	15,972.50	546,302.20	0.00	0.00	546,302.20
500-CEMETERY PERPETUAL FUND	143,818.44	360.00	0.00	144,178.44	0.00	0.00	144,178.44
500-CEMETERI PERPETUAL FUND 501-KROUTH PRINCIPAL FUND	58,176.59	0.00	0.00	58,176.59	0.00	0.00	58,176.59
501-KROUTH PRINCIPAL FUND 502-KROUTH INTEREST FUND	27,257.36	0.00	0.00	27,257.36	0.00	0.00	27,257.36
600-WATER FUND	486,610.52	77,005.66	80,641.56	482,974.62	0.00	0.00	482,974.62
	13,396.12	10,321.27	0.00	23,717.39	0.00	0.00	23,717.39
603-WATER SINKING FUND	861,793.27	100,271.22	99,183.10	862,881.39	0.00	0.00	862,881.39
610-SEWER FUND	646,290.72	53,438.89	0.00	699,729.61	0.00	0.00	699,729.61
611-SEWER FUND SPECIAL		6,390.74	11,792.78	234,090.56	0.00	0.00	234,090.56
740-STORM WATER UTILITY	239,492.60	0,390.74	11,192.10	254,050.50	0.00		
GRAND TOTAL	8,513,742.36	4,422,202.85	513,858.95	12,422,086.26	0.00	0.00	12,422,086.26
				=======================================			

*** END OF REPORT ***

	-		- Car		71			8.33%
FUNCTIONS		BUDGET		MTD EXP		YTD EXP	REMAINING	PERCENT
		EXP					BALANCE	OF EXPENSES
PUBLIC SAFETY								
POLICE DEPARTMENT						•		
GENERAL FUND	\$	635,858.00	\$	37,392.06	\$	37,392.06	\$ 598,465.94	5.88%
TORT LIABILITY	\$	17,000.00	\$	13,209.25	\$	13,209.25	\$ 3,790.75	77.70%
TRUST & AGENCY	\$	156,982.00	\$	14,700.86	\$	14,700.86	\$ 142,281.14	9.36%
FIRE DEPARTMENT	S.							
GENERAL FUND	\$	319,400.00	\$	6,268.32	\$	6,268.32	\$ 313,131.68	1.96%
TORT LIABILITY	\$	40,000.00	\$	5,815.39	\$	5,815.39	\$ 34,184.61	14.54%
TRUST & AGENCY	\$	71,280.00	\$	7,552.31	\$	7,552.31	\$ 63,727.69	10.60%
BUILDING INSPECTIONS								
GENERAL FUND	\$	59,193.00	\$	2,722.61	\$	2,722.61	\$ 56,470.39	4.60%
TRUST & AGENCY	\$	18,820.00	\$	962.31	\$	962.31	\$ 17,857.69	5.11%
ANIMAL CONTROL	\$	4,050.00	\$	_	\$		\$ 4,050.00	0.00%
TOTAL PUBLIC SAFETY	\$	1,322,583.00	\$	88,623.11	\$	88,623.11	\$ 1,233,959.89	6.70%
PUBLIC WORKS								
ROADS & STREETS								
GENERAL FUND	\$	50,750.00	\$	_	\$	_	\$ 50,750.00	0.00%
TORT LIABILITY	\$	22,000.00	\$	16,615.40	\$	16,615.40	\$ 5,384.60	75.52%
ROAD USE TAX FUND	\$	340,002.00	\$	14,340.17	\$	14,340.17	\$ 325,661.83	4.22%
TRUST & AGENCY	\$	78,418.00	\$	5,346.21	\$	5,346.21	\$ 73,071.79	6.82%
STREET LIGHTING - GENERAL FUND	\$	45,000.00	\$	3,068.60	\$	3,068.60	\$ 41,931.40	6.82%
SOLID WASTE - GENERAL FUND	\$	333,562.00	\$	19,532.50	\$	19,532.50	\$ 314,029.50	5.86%
TOTAL PUBLIC WORKS	\$	869,732.00	\$	58,902.88	\$	58,902.88	\$ 810,829.12	6.77%
TOTAL HEALTH & SOCIAL SERVICES	\$		\$		\$		\$	#DIV/0!
					-			
CULTURE & RECREATION				ı				
LIBRARY		•						
GENERAL FUND	\$	209,621.00	\$	25,010.56	\$	25,010.56	\$ 184,610.44	11.93%
TORT LIABILITY	\$	10,000.00	\$	7,310.78	_	7,310.78	\$ 2,689.22	73.11%
TRUST & AGENCY	\$	43,518.00	\$	3,555.70	\$		\$ 39,962.30	8.17%
PARKS & RECREATION					Ė			_
GENERAL FUND	\$	267,669.00	\$	13,654.37	\$	13,654.37	\$ 254,014.63	5.10%
TORT LIABILITY	\$	10,000.00	\$	6,396.92	\$	6,396.92	\$ 3,603.08	63.97%
TRUST & AGENCY	\$	43,280.00	\$	3,773.19	\$	3,773.19	\$ 39,506.81	8.72%
CEMETERY								

FUNCTIONS		BUDGET		MTD EXP		YTD EXP		REMAINING	PERCENT
		EXP	13					BALANCE	OF EXPENSES
GENERAL FUND	\$	141,908.00	\$	7,410.46	\$	7,410.46	\$	134,497.54	5.22%
TORT LIABILITY	\$	5,000.00	\$	2,243.09	\$	2,243.09	\$	2,756.91	44.86%
TRUST & AGENCY	\$	34,225.00	\$	1,562.51	\$	1,562.51	\$	32,662.49	4.57%
CIVIC CENTER				-					
GENERAL FUND	\$	17,900.00	\$	1,026.96	\$	1,026.96	\$	16,873.04	5.74%
COMMUNITY & CULTURAL DEV.	\$	30,000.00	\$	10,024.42	\$	10,024.42	\$	19,975.58	33.41%
LOCAL CABLE ACCESS	\$	22,741.00	\$	14,355.16	\$	14,355.16	\$	8,385.84	63.12%
HISTORIC PRESERVATION	\$	2,000.00	\$	_	\$	-	\$	2,000.00	0.00%
TOTAL CULTURE & RECREATION	\$	837,862.00	\$	96,324.12	\$	96,324.12	\$	741,537.88	11.50%
COMMUNITY & ECONOMIC DEV.									
ECONOMIC DEVELOPMENT	\$	92,500.00	\$	4,525.00	\$	4,525.00	\$	87,975.00	4.89%
PLANNING & ZONING	\$	14,000.00	\$	_	\$	_	\$	14,000.00	0.00%
TIF DEBT SERVICE	\$	170,779.00	\$		\$	_	\$	170,779.00	0.00%
TIF LMI MEADOWS PT 4	\$	30,000.00	\$	_	\$	_	\$	30,000.00	0.00%
TOTAL COMMUNITY & E.D.	\$	307,279.00	\$	4,525.00	\$	4,525.00	\$	302,754.00	1.47%
GENERAL GOVERNMENT	B								
MAYOR & COUNCIL									
GENERAL FUND	\$	19,000.00	\$	435.19	\$	435.19	\$	18,564.81	2.29%
TRUST & AGENCY	\$	3,248.00	\$	47.39	\$	47.39	\$	3,200.61	1.46%
CLERK & TREASURER									
GENERAL FUND	\$	239,898.00	\$	24,671.69	\$	24,671.69	\$	215,226.31	10.28%
TORT LIABILITY	\$	13,000.00	\$	8,390.78	\$	8,390.78	\$	4,609.22	64.54%
TRUST & AGENCY	\$	58,192.00	\$	4,268.35	\$	4,268.35	\$	53,923.65	7.33%
LEGAL SERVICES	\$	27,000.00	\$	2,023.00	\$	2,023.00	\$	24,977.00	7.49%
TOTAL GENERAL GOVERNMENT	\$	360,338.00	\$	39,836.40	\$	39,836.40	\$	320,501.60	11.06%
GO DEBT SERVICE	\$	789,653.00	\$	300.00	\$	300.00	\$	789,353.00	0.04%
CAPITAL PROJECTS					<u></u>		ļ.		
(308) PARK IMPROVEMENTS	\$	14,827.00	\$		\$		\$	14,827.00	0.00%
(321) WIDENING WAPSI CREEK	\$	1,000,000.00	\$	1,800.00	\$	1,800.00	\$	998,200.00	0.18%
(324) WW TREATMENT FACILITY 2021	\$	1,100,000.00	_	_	\$		\$	1,100,000.00	0.00%
(331) CEDAR JOHNSON RD RECON	\$	4,000,000.00	\$	15,957.50	\$	15,957.50	\$	3,984,042.50	0.40%
(332) W MAIN ST IMPROVEMENT	\$	100,000.00	\$	15,972.50	\$	15,972.50	\$	84,027.50	15.97%
TOTAL CAPITAL PROJECTS	\$	6,214,827.00	\$	33,730.00	\$	33,730.00	\$	6,181,097.00	0.54%

FUNCTIONS	BUDGET	MTD EXP	YTD EXP	REMAINING	PERCENT
	EXP			BALANCE	OF EXPENSES
BUSINESS TYPE ACTIVITIES					
WATER FUND	\$ 637,280.00	\$ 70,320.29	\$ 70,320.29	\$ 566,959.71	11.03%
WATER SINKING FUND	\$ 135,040.00	\$ -	\$ part .	\$ 135,040.00	0.00%
SEWER FUND	\$ 515,250.00	\$ 45,744.21	\$ 45,744.21	\$ 469,505.79	8.88%
SEWER FUND SPECIAL	\$ 641,280.00	\$ -	\$ -	\$ 641,280.00	0.00%
STORM WATER UTILITY	\$ 39,905.00	\$ 11,792.78	\$ 11,792.78	\$ 28,112.22	29.55%
TOTAL BUSINESS TYPE ACTIVITIES	\$ 1,968,755.00	\$ 127,857.28	\$ 127,857.28	\$ 1,840,897.72	6.49%
			1		
NON-DEPARTMENTAL TRANSFERS		the state			
GENERAL FUND	\$ 194,298.00	\$ 	\$ -	\$ 194,298.00	0.00%
EMERGENCY TAX FUND	\$ 7,020.00	\$ -	\$ -	\$ 7,020.00	0.00%
LOCAL OPTION SALES TAX	\$ 61,403.00	\$ -	\$ 	\$ 61,403.00	0.00%
TIF	\$ 292,778.00	\$ -	\$ -	\$ 292,778.00	0.00%
(326) ROUNDABOUT PROJECT	\$ 156,501.00	\$ -		\$ 156,501.00	0.00%
(329) EAST SIDE WATER MAINS PH1	\$ 320,332.00	\$ -	\$ -	\$ 320,332.00	0.00%
WATER FUND	\$ 209,640.00	\$ 10,321.27	\$ 10,321.27	\$ 199,318.73	4.92%
SEWER FUND	\$ 710,823.00	\$ 53,438.89	\$ 53,438.89	\$ 657,384.11	7.52%
STORM WATER UTILITY	\$ 100,000.00	\$ _	\$ 	\$ 100,000.00	0.00%
TOTAL NON-DEPARMENTAL TRANSFERS	\$ 2,052,795.00	\$ 63,760.16	\$ 63,760.16	\$ 1,989,034.84	3.11%
TOTAL FOR ALL FUNCTIONS	\$ 14,723,824.00	\$ 513,858.95	\$ 513,858.95	\$ 14,209,965.05	3.49%

9-25-2025 08:16 AM

CITY OF WEST BRANCH
EXPENDITURES BY ACTIVITY (UNAUDITED)
AS OF: JULY 31ST, 2025

PAGE: 1

001-GENERAL FUND

08.33% OF FISCAL YEAR

	CURRENT	CURRENT	YEAR TO DATE	% OF	BUDGET
EXPENDITURES	BUDGET	PERIOD	ACTUAL	BUDGET	BALANCE
TOTAL NON-PROGRAM	2,052,795.00	63,760.16	63,760.16	3.11	1,989,034.84
TOTAL PUBLIC SAFETY	1,322,583.00	88,623.11	88,623.11	6.70	1,233,959.89
TOTAL PUBLIC WORKS	869,732.00	58,902.88	58,902.88	6.77	810,829.12
TOTAL HEALTH & SOCIAL SERVICES	0.00	0.00	0.00	0.00	0.00
TOTAL CULTURE & RECREATION	837,862.00	96,324.12	96,324.12	11.50	741,537.88
TOTAL COMMUNITY & ECON DEVELOP	307,279.00	4,525.00	4,525.00	1.47	302,754.00
TOTAL GENERAL GOVERNMENT	360,338.00	39,836.40	39,836.40	11.06	320,501.60
TOTAL DEBT SERVICE	789,653.00	300.00	300.00	0.04	789,353.00
TOTAL CAPITAL PROJECTS	6,214,827.00	33,730.00	33,730.00	0.54	6,181,097.00
TOTAL BUSINESS TYPE/ENTERPRISE	1,968,755.00	127,857.28	127,857.28	6.49	1,840,897.72
TOTAL EXPENDITURES	14,723,824.00	513,858.95	513,858.95	3.49	14,209,965.05
			===========	======	



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 6, 2025

AGENDA ITEM:	Claims for October 6, 2025
PREPARED BY:	Jessica Brown, Deputy City Clerk
DATE:	October 6, 2025

SUMMARY:

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

EXPENDITURES 10/6/2025

AMAZON.COM BARNHART'S CUSTOM SERVICES BOOMERANG CORP CODEWORK CROELL FRIIS, ALYCIA GOERDT INSPECTION IA DEPT OF PUBLIC SAFETY IA MUNICIPAL FIN OFFICERS KOFOED, ADAM MUNICIPAL SUPPLY PLUNKETT'S PEST CONTROL	VARIOUS ITEMS - LIB NUISANCE ABATEMENT CEDAR JOHNSON RD PAY EST 4 SOFTWARE NEW LICENSES- LIBRARY SIDEWALK REPAIR MILEAGE TO CDR CTY - FRIIS BLDG INSPECTIONS WARRANTS & ARTICLES SYSTEM IMFOA REGISTRATION - FRIIS TRAINING MILEAGE - KOFOED WATER METER ANNUAL FEE PEST CONTROL - LIBRARY	121.73 1,575.00 844,850.72 831.60 720.00 25.20 1,840.00 1,200.00 225.00 172.20 7,375.00 50.00
STATE INDUSTRIAL PRODUCTS	CHEMICALS	257.89
STERICYCLE THE HOME DEPOT	SHREDDING SERVICES PARK TRASH BAGS - P&R	194.70 37.75
THE HOME DEPOT	PARK TRASH BAGS - PAR	37.73
TOTAL		859,476.79
PAYROLL-WAGES, TAXES,		
EMPLOYEE BENEFITS	9/26/2025	69,310.52
PAID BETWEEN MEETINGS		
ALLIANT ENERGY	ALLIANT ENERGY	22,792.96
AMAZON.COM	VARIOUS ITEMS - LIBRARY, P&R	1,162.31
BAKER & TAYLOR	BOOKS	72.61
BOUND TREE MEDICAL	MEDICAL SUPPLIES - FIRE	236.79
CAPITAL ONE	VARIOUS ITEMS - LIBRARY	232.63
CJ COOPER & ASSOCIATES	DDEER ADI OVA AENT TECT DIA/	
	PREEMPLOYMENT TEST - PW	75.00
CULLIGAN	WATER SOFTENER SERVICE	30.49
CULLIGAN HATFIELD CONCRETE	WATER SOFTENER SERVICE SIDEWALK CROSSING/REPAIR	
	WATER SOFTENER SERVICE	30.49
HATFIELD CONCRETE	WATER SOFTENER SERVICE SIDEWALK CROSSING/REPAIR	30.49 2,900.00
HATFIELD CONCRETE IOWA ONE CALL KANOPY LIBERTY COMMUNICATIONS	WATER SOFTENER SERVICE SIDEWALK CROSSING/REPAIR UTILITY LOCATION SERVICES	30.49 2,900.00 105.30
HATFIELD CONCRETE IOWA ONE CALL KANOPY LIBERTY COMMUNICATIONS LINN COUNTY R.E.C.	WATER SOFTENER SERVICE SIDEWALK CROSSING/REPAIR UTILITY LOCATION SERVICES ON DEMAND VIDEO SERVICE LIBERTY COMMUNICATIONS STREET LIGHTS	30.49 2,900.00 105.30 26.00
HATFIELD CONCRETE IOWA ONE CALL KANOPY LIBERTY COMMUNICATIONS LINN COUNTY R.E.C. LRS HOLDINGS	WATER SOFTENER SERVICE SIDEWALK CROSSING/REPAIR UTILITY LOCATION SERVICES ON DEMAND VIDEO SERVICE LIBERTY COMMUNICATIONS STREET LIGHTS TRASH & RECYCLING, TRASH STICKERS	30.49 2,900.00 105.30 26.00 1,620.67 310.75 20,637.50
HATFIELD CONCRETE IOWA ONE CALL KANOPY LIBERTY COMMUNICATIONS LINN COUNTY R.E.C. LRS HOLDINGS LYNCH'S EXCAVATING	WATER SOFTENER SERVICE SIDEWALK CROSSING/REPAIR UTILITY LOCATION SERVICES ON DEMAND VIDEO SERVICE LIBERTY COMMUNICATIONS STREET LIGHTS TRASH & RECYCLING, TRASH STICKERS CEDAR JOHNSON RD MEADOWS CONNECT	30.49 2,900.00 105.30 26.00 1,620.67 310.75 20,637.50 10,555.16
HATFIELD CONCRETE IOWA ONE CALL KANOPY LIBERTY COMMUNICATIONS LINN COUNTY R.E.C. LRS HOLDINGS LYNCH'S EXCAVATING MISCELLANEOUS VENDOR	WATER SOFTENER SERVICE SIDEWALK CROSSING/REPAIR UTILITY LOCATION SERVICES ON DEMAND VIDEO SERVICE LIBERTY COMMUNICATIONS STREET LIGHTS TRASH & RECYCLING, TRASH STICKERS CEDAR JOHNSON RD MEADOWS CONNECT P&R SPORTS REFUND	30.49 2,900.00 105.30 26.00 1,620.67 310.75 20,637.50 10,555.16 75.00
HATFIELD CONCRETE IOWA ONE CALL KANOPY LIBERTY COMMUNICATIONS LINN COUNTY R.E.C. LRS HOLDINGS LYNCH'S EXCAVATING MISCELLANEOUS VENDOR OFFICE EXPRESS	WATER SOFTENER SERVICE SIDEWALK CROSSING/REPAIR UTILITY LOCATION SERVICES ON DEMAND VIDEO SERVICE LIBERTY COMMUNICATIONS STREET LIGHTS TRASH & RECYCLING, TRASH STICKERS CEDAR JOHNSON RD MEADOWS CONNECT P&R SPORTS REFUND OFFICE SUPPLIES - CLERK	30.49 2,900.00 105.30 26.00 1,620.67 310.75 20,637.50 10,555.16 75.00 67.98
HATFIELD CONCRETE IOWA ONE CALL KANOPY LIBERTY COMMUNICATIONS LINN COUNTY R.E.C. LRS HOLDINGS LYNCH'S EXCAVATING MISCELLANEOUS VENDOR OFFICE EXPRESS OLSON, KEVIN D	WATER SOFTENER SERVICE SIDEWALK CROSSING/REPAIR UTILITY LOCATION SERVICES ON DEMAND VIDEO SERVICE LIBERTY COMMUNICATIONS STREET LIGHTS TRASH & RECYCLING, TRASH STICKERS CEDAR JOHNSON RD MEADOWS CONNECT P&R SPORTS REFUND OFFICE SUPPLIES - CLERK LEGAL SERVICES SEPTEMBER 2025	30.49 2,900.00 105.30 26.00 1,620.67 310.75 20,637.50 10,555.16 75.00 67.98 1,500.00
HATFIELD CONCRETE IOWA ONE CALL KANOPY LIBERTY COMMUNICATIONS LINN COUNTY R.E.C. LRS HOLDINGS LYNCH'S EXCAVATING MISCELLANEOUS VENDOR OFFICE EXPRESS OLSON, KEVIN D OVERDRIVE	WATER SOFTENER SERVICE SIDEWALK CROSSING/REPAIR UTILITY LOCATION SERVICES ON DEMAND VIDEO SERVICE LIBERTY COMMUNICATIONS STREET LIGHTS TRASH & RECYCLING, TRASH STICKERS CEDAR JOHNSON RD MEADOWS CONNECT P&R SPORTS REFUND OFFICE SUPPLIES - CLERK LEGAL SERVICES SEPTEMBER 2025 DIGITAL & AUDIO BOOKS	30.49 2,900.00 105.30 26.00 1,620.67 310.75 20,637.50 10,555.16 75.00 67.98 1,500.00 596.30
HATFIELD CONCRETE IOWA ONE CALL KANOPY LIBERTY COMMUNICATIONS LINN COUNTY R.E.C. LRS HOLDINGS LYNCH'S EXCAVATING MISCELLANEOUS VENDOR OFFICE EXPRESS OLSON, KEVIN D OVERDRIVE PARKSIDE SERVICE	WATER SOFTENER SERVICE SIDEWALK CROSSING/REPAIR UTILITY LOCATION SERVICES ON DEMAND VIDEO SERVICE LIBERTY COMMUNICATIONS STREET LIGHTS TRASH & RECYCLING, TRASH STICKERS CEDAR JOHNSON RD MEADOWS CONNECT P&R SPORTS REFUND OFFICE SUPPLIES - CLERK LEGAL SERVICES SEPTEMBER 2025 DIGITAL & AUDIO BOOKS FLAT TIRE REPAIR - PW, PD	30.49 2,900.00 105.30 26.00 1,620.67 310.75 20,637.50 10,555.16 75.00 67.98 1,500.00 596.30 88.04
HATFIELD CONCRETE IOWA ONE CALL KANOPY LIBERTY COMMUNICATIONS LINN COUNTY R.E.C. LRS HOLDINGS LYNCH'S EXCAVATING MISCELLANEOUS VENDOR OFFICE EXPRESS OLSON, KEVIN D OVERDRIVE PARKSIDE SERVICE PLUNKETT'S PEST CONTROL	WATER SOFTENER SERVICE SIDEWALK CROSSING/REPAIR UTILITY LOCATION SERVICES ON DEMAND VIDEO SERVICE LIBERTY COMMUNICATIONS STREET LIGHTS TRASH & RECYCLING, TRASH STICKERS CEDAR JOHNSON RD MEADOWS CONNECT P&R SPORTS REFUND OFFICE SUPPLIES - CLERK LEGAL SERVICES SEPTEMBER 2025 DIGITAL & AUDIO BOOKS FLAT TIRE REPAIR - PW, PD PEST CONTROL - TH, CLERK, TH	30.49 2,900.00 105.30 26.00 1,620.67 310.75 20,637.50 10,555.16 75.00 67.98 1,500.00 596.30 88.04 164.54
HATFIELD CONCRETE IOWA ONE CALL KANOPY LIBERTY COMMUNICATIONS LINN COUNTY R.E.C. LRS HOLDINGS LYNCH'S EXCAVATING MISCELLANEOUS VENDOR OFFICE EXPRESS OLSON, KEVIN D OVERDRIVE PARKSIDE SERVICE	WATER SOFTENER SERVICE SIDEWALK CROSSING/REPAIR UTILITY LOCATION SERVICES ON DEMAND VIDEO SERVICE LIBERTY COMMUNICATIONS STREET LIGHTS TRASH & RECYCLING, TRASH STICKERS CEDAR JOHNSON RD MEADOWS CONNECT P&R SPORTS REFUND OFFICE SUPPLIES - CLERK LEGAL SERVICES SEPTEMBER 2025 DIGITAL & AUDIO BOOKS FLAT TIRE REPAIR - PW, PD	30.49 2,900.00 105.30 26.00 1,620.67 310.75 20,637.50 10,555.16 75.00 67.98 1,500.00 596.30 88.04

UNIVERSITY OF IOWA HEALTH	DRUG TEST - PW	21.00
USA BLUE BOOK	MARKING FLAGS FOR SEWER - PW	2,598.90
VEENSTRA & KIMM	VARIOUS PROJECTS	35,448.95
WB COMMUNITY SCHOOL	INDOOR ACTIVITIES - P&R	320.00
WEST BRANCH REPAIRS	BATTERY REPLACE - FIRE	616.85
WEST BRANCH TIMES	LEGAL PUBLICATIONS	485.80
WEX BANK	VEHICLE FUEL	1,393.13
ACTION SEWER & SEPTIC	JETTING SAGR CELLS - PW	474.00
AMAZON.COM	VARIOUS ITEMS - LIBRARY, P&R	989.15
CASSABAUM, LEE & PATRICIA	LAND PURCHASE - FINAL PAYMENT	4,750.00
CURTIS L CASPER.	LAWN MOWING - NUISANCE	75.00
DIAMOND VOGEL	STREET PAINT	872.50
DIRK WIENEKE	CUBBY & LIONS LAWN CARE-P&R	2,490.00
ELITE HOLDING	YOUTH VBALL SHIRTS - P&R	701.50
HAWKINS	CHEMICALS	4,121.69
KIESLER POLICE SUPPLY	AMMUNITION INSTR. SCHOOL - PD	1,317.95
L. L. PELLING	ST SEALCOAT & 1/3 CEMETERY RD	74,697.02
MPEC	OIL - PW	83.04
NOEL AUTOMOTIVE	VEHICLE BODY REPAIR - POLICE	470.50
OVERDRIVE	DIGITAL & AUDIO BOOKS- LIBRARY	338.44
STATE HYGIENIC LAB	LAB ANALYSIS	1,833.00
STATE INDUSTRIAL PRODUCTS	BUG PRODUCTS - P&R	113.18
US BANK CORPORATE CARD	CREDIT CARD PURCHASES	7,099.37
BAKER & TAYLOR	BOOKS	146.42
BI-STATE REGIONAL COMM	MAC MEETING - KOFOED	17.04
JOHN DEERE FINANCIAL	SUPPLIES - PW	523.94
L. L. PELLING	NATURE TRAIL RESURFACING-P&R	17,234.50
MEDIACOM	CABLE SERVICES	41.90
MENARDS	VARIOUS ITEMS - PW, P&R	115.30
VERIZON WIRELESS	VERIZON WIRELESS	424.71
CARDCONNECT	ANNUAL COMPLIANCE SERVICE FEE	219.00
SISCO	HEALTH CLAIMS 9-15-2025	406.03
SISCO	HEALTH CLAIMS 9-22-2025	133.47
UMB BANK N.A.	BOND FEE GO 2023	600.00
METLIFE	INSURANCE PREMIUM	2,324.12
SISCO	INSURANCE PREMIUM	15,517.61
TOTAL		243,997.75
GRAND TOTAL EXPENDITURES		1,172,785.06
FUND TOTALS		
001 GENERAL FUND		135,898.76
022 CIVIC CENTER		967.78
031 LIBRARY		10,337.31
110 ROAD USE TAX		48,798.58
TTO HOND OUT IN		

112 TRUST AND AGENCY	29,431.64
226 DEBT SERVICE	600.00
321 WIDENING WAPSI CREEK	5,632.95
326 ROUNDABOUT MAIN & CEDAR	28,400.00
331 CEDAR JOHNSON RD	855,405.88
600 WATER FUND	34,004.63
610 SEWER FUND	22,377.78
614 WASTEWATER LIFT STATION	245.00
740 STORM WATER UTILITY	684.75
GRAND FUND TOTAL	1,172,785.06

PAGE:

1

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	TRUOMA
POLICE OPERATION	GENERAL FUND	IOWA DEPARTMENT OF PUBLIC SAFETY	WARRANTS & ARTICLES SYSTEM	1,200.00
BUILDING INSPECTIONS	GENERAL FUND	GOERDT INSPECTION & CONSULTATION SERVI	BLDG INSPECTIONS	1,840.00
PARK & RECREATION	GENERAL FUND	THE HOME DEPOT PRO	PARK TRASH BAGS	37.75 37.75
ECONOMIC DEVELOPMENT	GENERAL FUND	BARNHART'S CUSTOM SERVICES LLC	NUISANCE ABATEMENT	1,575.00 1,575.00
CLERK & TREASURER	GENERAL FUND	IOWA MUNICIPAL FINANCE OFFICERS ASSN. KOFOED, ADAM STERICYCLE, INC. FRIIS, ALYCIA	IMFOA TRAINING - FRIIS TRAINING MILEAGE - KOFOED SHREDDING SERVICES MILEAGE TO CDR CTY - FRIIS TOTAL:	225.00 172.20 194.70 25.20 617.10
LIBRARY	LIBRARY	PLUNKETT'S PEST CONTROL INC AMAZON.COM.CA., INC. CODEWORK INC.	PEST CONTROL - LIBRARY YOUTH PROGRAM SUPPLIES - L YOUTH BOOKS - LIBRARY SOFTWARE NEW LICENSES- LIB TOTAL:	50.00 108.83 12.90 831.60 1,003.33
CAPITAL PROJECT	CEDAR JOHNSON RD R	BOOMERANG CORP	CEDAR JOHNSON RD PAY EST 4	844,850.72 844,850.72
WATER OPERATING	WATER FUND	MUNICIPAL SUPPLY INC. CROELL, INC.	WATER METER ANNUAL FEE SIDEWALK REPAIR TOTAL:	7,375.00 720.00 8,095.00
SEWER OPERATING	SEWER FUND	STATE INDUSTRIAL PRODUCTS	CHEMICALS	257.89 257.89

001 GENERAL FUND 5,269.85 031 LIBRARY 1,003.33 031 LIBRARY 331 CEDAR JOHNSON RD RECONS 844,850.72 8,095.00 600 WATER FUND 257.89 610 SEWER FUND GRAND TOTAL:

TOTAL PAGES: 1

NOTICE OF PUBLIC HEARING ON PROPOSED AGREEMENT REGARDING AUDIT SERVICES FOR FY2026 THROUGH FY2028

NOTICE is hereby given that the City Council of the City of West Branch, Cedar County, Iowa, will hold a public hearing on the proposed agreement to provide audit services for the City of West Branch for Fiscal Years 2026 through 2028 at 7:00 p.m. on Monday, October 6th, 2025 in the Council Chambers, City Hall, 110 N. Poplar Street, West Branch, Iowa 52358.

The City previously sent out requests for proposals and the City intends to enter into an agreement with a firm to provide said auditing services at this meeting

All persons desiring to make comment may attend the public hearing on the date and time outlined above to make comments on the proposed revenue purpose statement or may deliver written comments to the City Clerk.

/s/ Alycia Friis, City Clerk At the Direction of the West Branch City Council

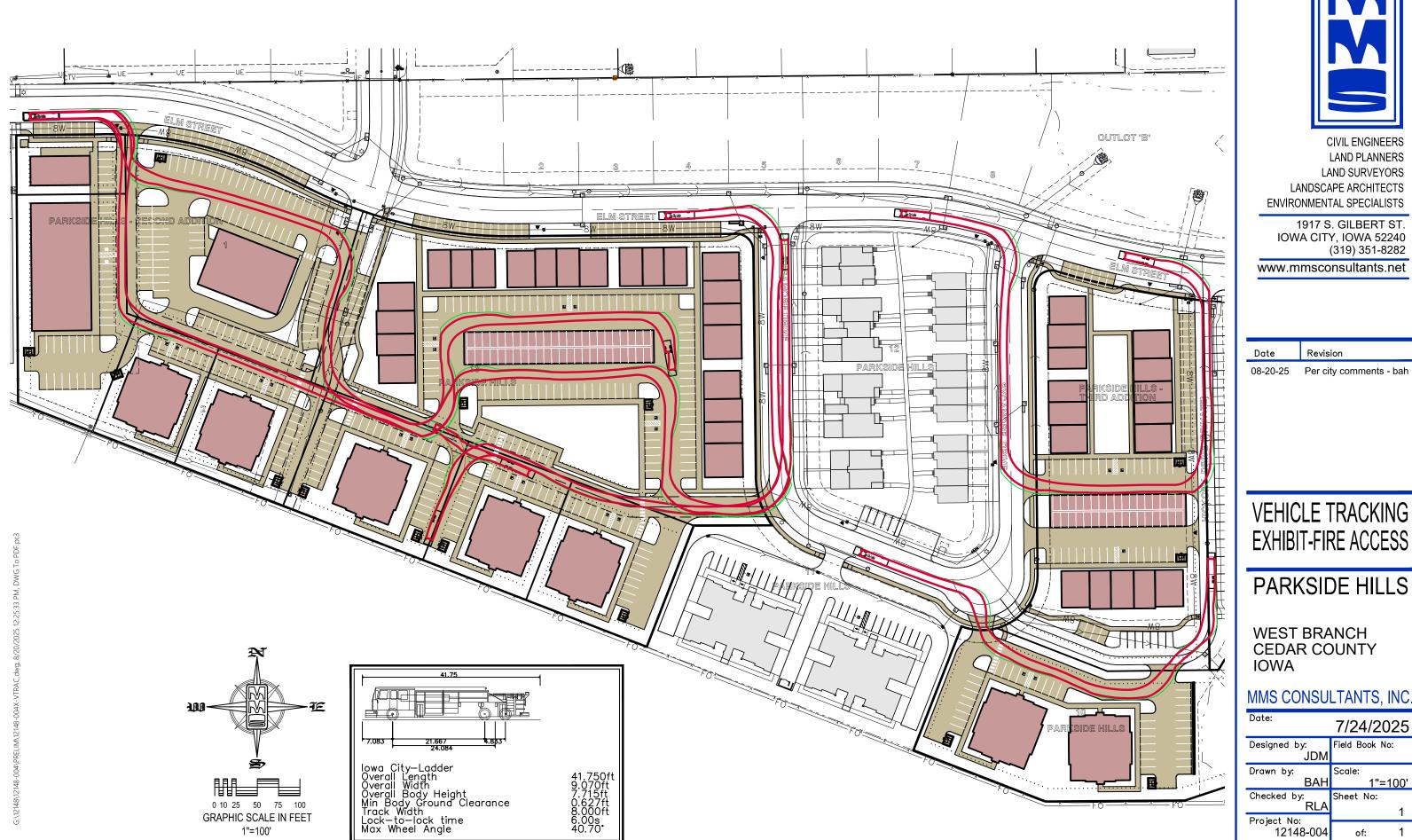
NOTICE OF PUBLIC HEARING ON PROPOSED DEVELOPMENT AGREEMENT WITH PARKSIDE PARTNERS, LLC

NOTICE is hereby given that the City Council of the City of West Branch, Cedar County, Iowa, will hold a public hearing on the proposed development agreement with Parkside Partners, LLC for the reconstruction of the mixed-use development known as Parkside Hills at 7:00 p.m. on Monday, October 6th, 2025 in the Council Chambers, City Hall, 110 N. Poplar Street, West Branch, Iowa 52358.

Said Development Agreement will require the developer to reconstruct and redevelop the Parkside Hills development (the "Project") in exchange for the rebate of 75% of the incremental property taxes created by the Project.

All persons desiring to make comment may attend the public hearing on the date and time outlined above to make comments on the proposed revenue purpose statement or may deliver written comments to the City Clerk.

/s/ Alycia Friis, City Clerk
At the Direction of the West Branch City Council





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

VEHICLE TRACKING **EXHIBIT-FIRE ACCESS**

PARKSIDE HILLS

WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

	•
Date:	7/24/2025
Designed by: JDM	Field Book No:
Drawn by: BAH	Scale: 1"=100'
Checked by: RLA	Sheet No:
Project No: 12148-004	of: 1

NOTICE OF PUBLIC HEARING ON PROPOSED DEVELOPMENT AGREEMENT WITH FORZA ENTERPRISES, LLC

NOTICE is hereby given that the City Council of the City of West Branch, Cedar County, Iowa, will hold a public hearing on the proposed development agreement with Forza Enterprises, LLC for the expansion of the car dealershop at 205 Tidewater Drive at 7:00 p.m. on Monday, October 6th, 2025 in the Council Chambers, City Hall, 110 N. Poplar Street, West Branch, Iowa 52358.

Said Development Agreement will require the developer to construct an expansion of the current dealership located at 205 Tidewater Drive (the "Project") in exchange for the rebate of 25% of the incremental property taxes created by the Project over a ten-year period, the total amount of incremental tax rebates not to exceed \$101,000.

All persons desiring to make comment may attend the public hearing on the date and time outlined above to make comments on the proposed revenue purpose statement or may deliver written comments to the City Clerk.

/s/ Alycia Friis, City Clerk At the Direction of the West Branch City Council

SQUARE FOOTAGE:

SITE COVERAGES:

PROPOSED BUILDING AREA

PROPOSED PAVING AREA

TOTAL IMPERVIOUS AREA

TOTAL LOT AREA

TOTAL OPEN AREA

LOT REQUIREMENTS:

FRONT YARD SETBACK

SIDE YARD SETBACK

REAR YARD SETBACK

PARKING REQUIREMENTS TOTAL PARKING PROVIDED

BUILDING'S SERVICE AREA

NUMBER OF EMPLOYEES CUSTOMER PARKING*

DEVELOPMENT CHARACTERISTICS:

DEVELOPMENT SCHEDULE

THE PROPOSED DEVELOPMENT WILL CONSIST OF 1 (ONE) PROPOSED

APPLICANT PLANS TO BEGIN CONSTRUCTION ON SUMMER 2025, WITH

*ADDITIONAL CUSTOMER PARKING PROVIDED WITHIN

COMMERCIAL BUILDING FOR AUTOMOTIVE SALES AND SERVICE.

AN ESTIMATED COMPLETION DATE IN SPRING 2026.

PROPOSED USE:

254,437 SF

COMMERCIAL

254,437 S.F. (100%)

27,856 S.F. (11.0%)

151,507 S.F. (59.5%)

179,363 S.F. (70.5%)

75,074 S.F. (29.5%)

83 SPACES (4 ADA)

25 FEET

45 SPACES

38 SPACES

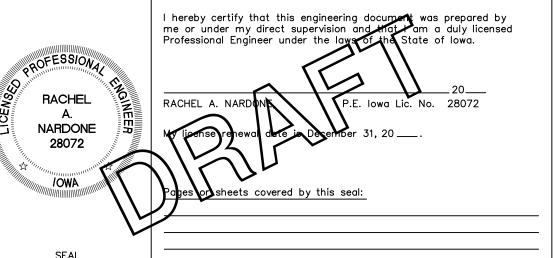
NONE

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

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

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

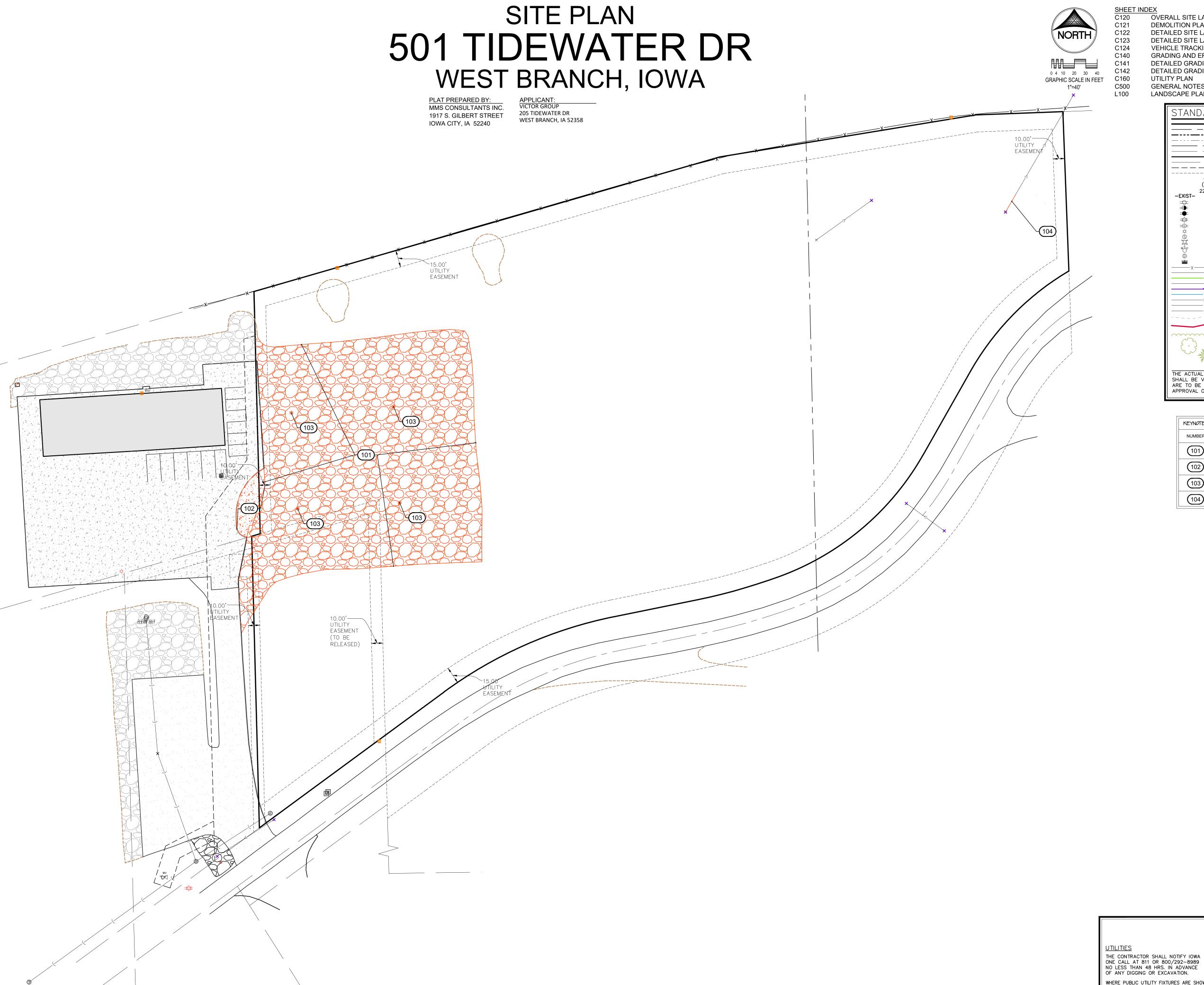
LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



MMS CONSULTANTS, INC.

CEDAR COUNTY

05/12/2025 Designed by: Field Book No: RAN 1379,1394,1412 Drawn by:



OVERALL SITE LAYOUT AND DIMENSION PLAN **DEMOLITION PLAN**

DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF

VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP

DETAILED GRADING PLAN - WEST HALF DETAILED GRADING PLAN - EAST HALF UTILITY PLAN

GENERAL NOTES AND DETAILS LANDSCAPE PLAN

STANDARD LEGEND AND NOTES — PROPERTY &/or BOUNDARY LINES
— CONGRESSIONAL SECTION LINES ------ - CENTER LINES — — EXISTING CENTER LINES - LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK - RECORDED DIMENSIONS CURVE SEGMENT NUMBER POWER POLEPOWER POLE W/DROP - POWER POLE W/TRANS - POWER POLE W/LIGHT 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

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.

— EXISTING TREE LINE

- EXISTING DECIDUOUS TREE & SHRUB

- EXISTING EVERGREEN TREES & SHRUBS

KEYNOTES		
NUMBER	KEYNOTE	DETAIL
101	REMOVE 4,458 SY GRAVEL	
102	REMOVE 96 SY ASPHALT	
103	REMOVE LIGHT POLE	
104	REMOVE 18 LF STORM PIPE	

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

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

DEMOLITION PLAN

501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

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

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MMS CONSULTANTS, INC.

05/12/2025 Field Book No: RAN 1379,1394,1412

CIVIL ENGINEERS

LAND PLANNERS

LAND SURVEYORS

1917 S. GILBERT ST.

(319) 351-8282

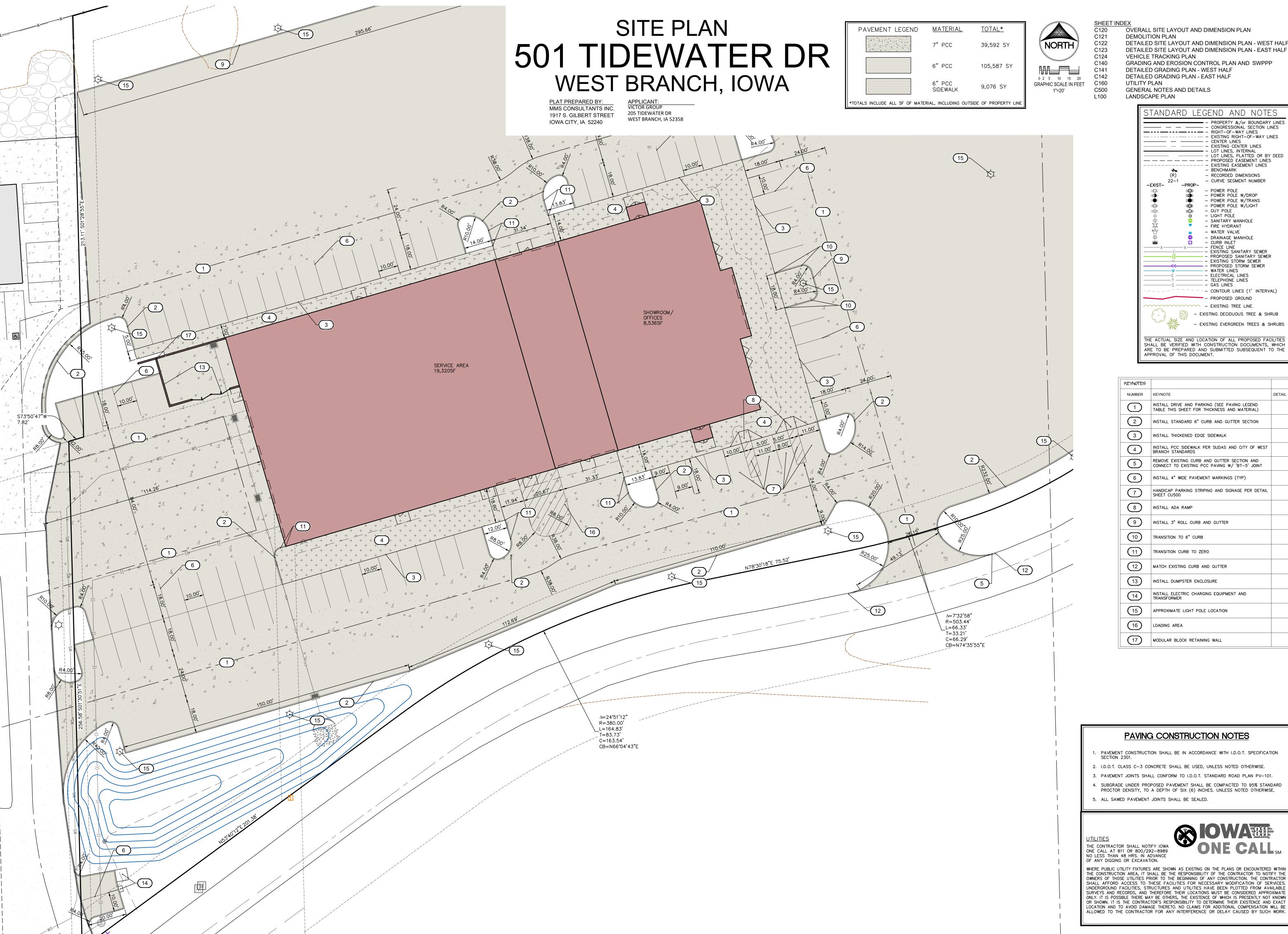
IOWA CITY, IOWA 52240

www.mmsconsultants.net

LANDSCAPE ARCHITECTS

ENVIRONMENTAL SPECIALISTS

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

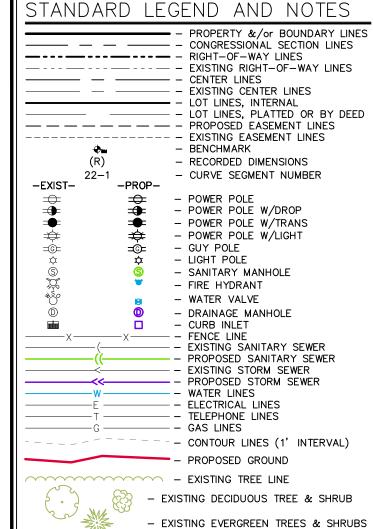


OVERALL SITE LAYOUT AND DIMENSION PLAN **DEMOLITION PLAN** DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF

DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP DETAILED GRADING PLAN - WEST HALF

DETAILED GRADING PLAN - EAST HALF UTILITY PLAN

GENERAL NOTES AND DETAILS LANDSCAPE PLAN — – CENTER LINES



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

KEYNOTES NUMBER INSTALL DRIVE AND PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL) INSTALL STANDARD 6" CURB AND GUTTER SECTION INSTALL THICKENED EDGE SIDEWALK INSTALL PCC SIDEWALK PER SUDAS AND CITY OF WEST REMOVE EXISTING CURB AND GUTTER SECTION AND CONNECT TO EXISTING PCC PAVING W/ 'BT-5' JOINT INSTALL 4" WIDE PAVEMENT MARKINGS (TYP) INSTALL ADA RAMP INSTALL 3" ROLL CURB AND GUTTER TRANSITION TO 6" CURB TRANSITION CURB TO ZERO MATCH EXISTING CURB AND GUTTER INSTALL DUMPSTER ENCLOSURE INSTALL ELECTRIC CHARGING EQUIPMENT AND TRANSFORMER APPROXIMATE LIGHT POLE LOCATION MODULAR BLOCK RETAINING WALL

DETAILED SITE LAYOUT AND DIMENSION PLAN
- WEST HALF

501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

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

PAVING CONSTRUCTION NOTES

MMS CONSULTANTS, INC		
Date:		05/12/2025
Designed by:	RAN	Field Book No: 1379,1394,1412
Drawn by:	RAN	Scale: 1"=20'
Checked by:	KJB	Sheet No:

SITE PLAN 501 TIDEWATER DR WEST BRANCH, IOWA

APPLICANT: VICTOR GROUP

205 TIDEWATER DR

WEST BRANCH, IA 52358

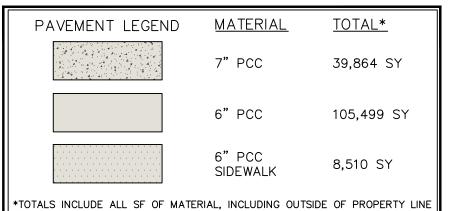
PLAT PREPARED BY: MMS CONSULTANTS INC.

1917 S. GILBERT STREET

IOWA CITY, IA 52240

SHOWROOM/ OFFICES 8,536SF

SERVICE AREA 19,320SF



 $\Delta = 42^{\circ}23'30"$ R=240.00' Ĺ=177.57

T=93.07'

C=173.55'

CB=N50'42'36"E

C140 C142 0 2 5 10 15 20 C160 GRAPHIC SCALE IN FEET C500

∕∆=29°52′12″ R=240.00'

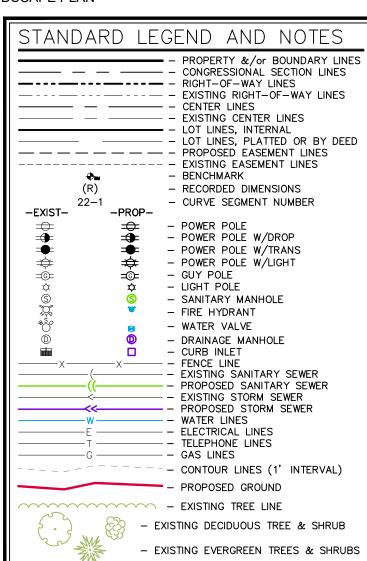
_L=125.12 T=64.02'

C=123.71' CB=N44*26'58"E

OVERALL SITE LAYOUT AND DIMENSION PLAN C121 **DEMOLITION PLAN** C122 DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF C123 DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF C124

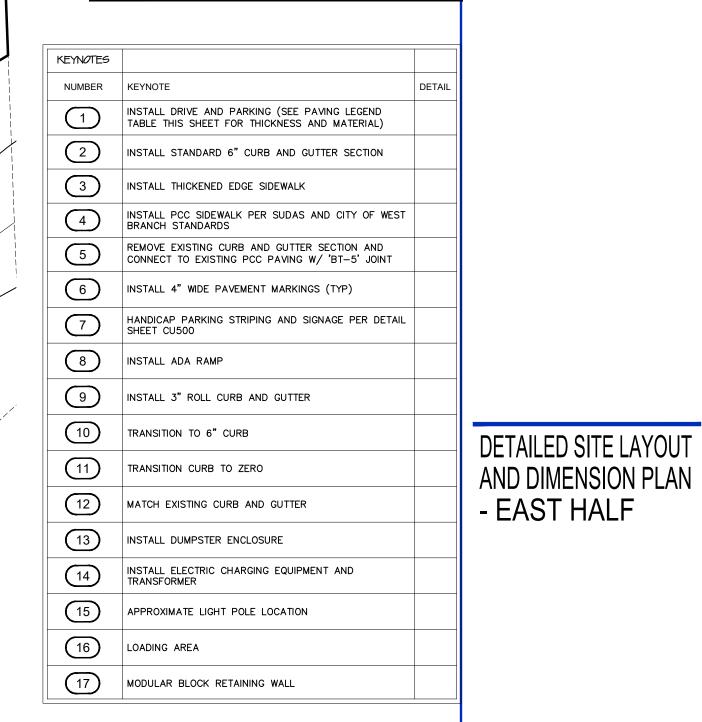
VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP DETAILED GRADING PLAN - WEST HALF DETAILED GRADING PLAN - EAST HALF

UTILITY PLAN GENERAL NOTES AND DETAILS L100 LANDSCAPE PLAN



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APPROVAL OF THIS DOCUMENT.





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

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

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

5. ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.

OF ANY DIGGING OR EXCAVATION.

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PAVING CONSTRUCTION NOTES

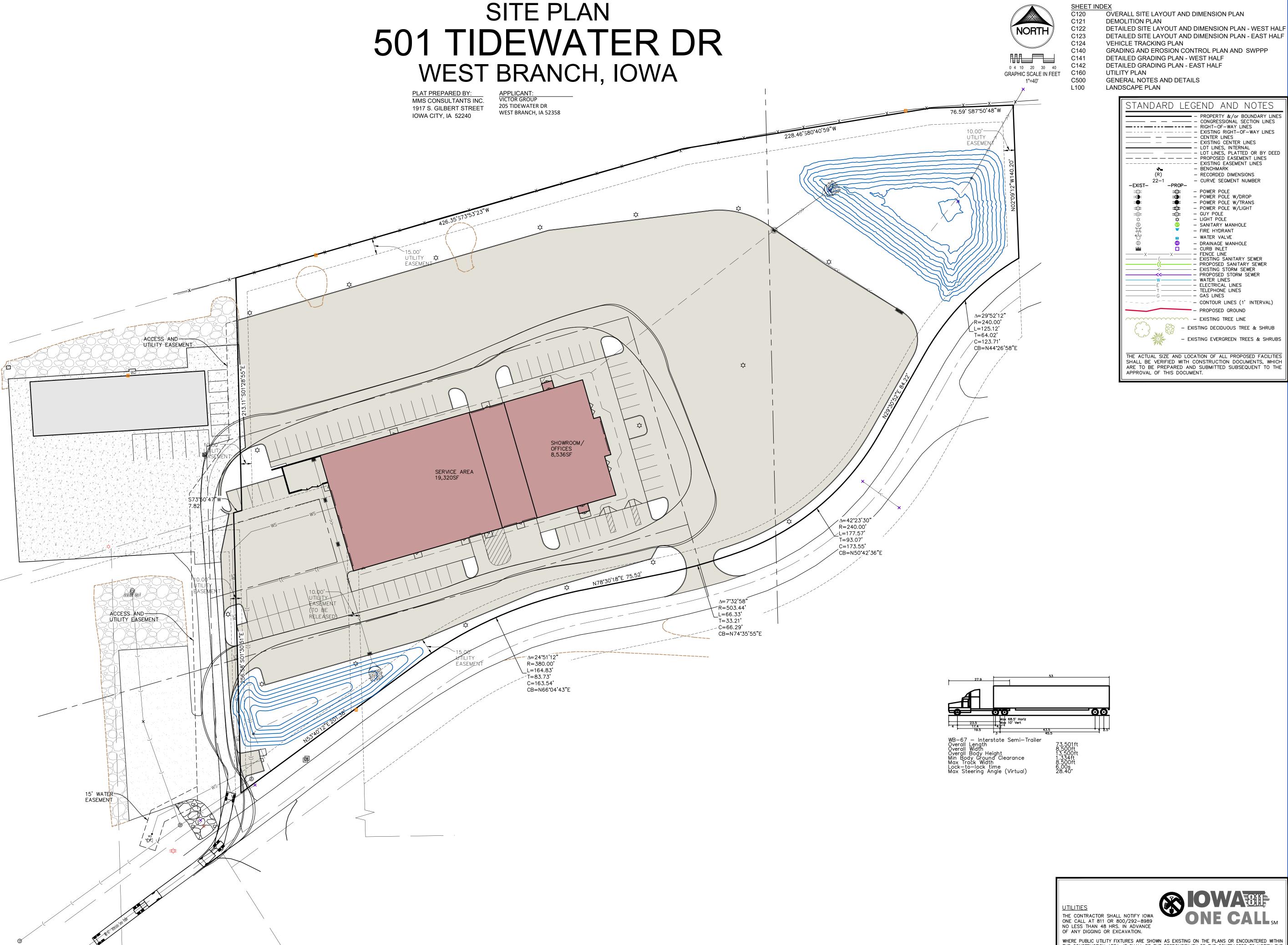
1. PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION

2. I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.

3. PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PV-101. 4. SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES. UNLESS NOTED OTHERWISE.

MMS CONSULTANTS, INC		
Date:		05/12/2025
Designed by:	RAN	Field Book No: 1379,1394,1412
Drawn by:	RAN	Scale: 1"=20
Checked by:	KJB	Sheet No:





- EXISTING CENTER LINES

- RECORDED DIMENSIONS CURVE SEGMENT NUMBER

POWER POLEPOWER POLE W/DROP

- POWER POLE W/TRANS

- POWER POLE W/LIGHT

- SANITARY MANHOLE FIRE HYDRANT

- DRAINAGE MANHOLE

- FENCE LINE - EXISTING SANITARY SEWER

- PROPOSED SANITARY SEWER - - EXISTING STORM SEWER -- PROPOSED STORM SEWER

- - CONTOUR LINES (1' INTERVAL)

- EXISTING DECIDUOUS TREE & SHRUB

- EXISTING EVERGREEN TREES & SHRUBS

LIGHT POLE

WATER VALVE

- CURB INLET

 – WATER LINES - ELECTRICAL LINES - TELEPHONE LINES - - GAS LINES

- PROPOSED GROUND

- EXISTING TREE LINE

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS **ENVIRONMENTAL SPECIALISTS** 1917 S. GILBERT ST. IOWA CITY, IOWA 52240

www.mmsconsultants.net

(319) 351-8282

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

VEHICLE TRACKING **PLAN**

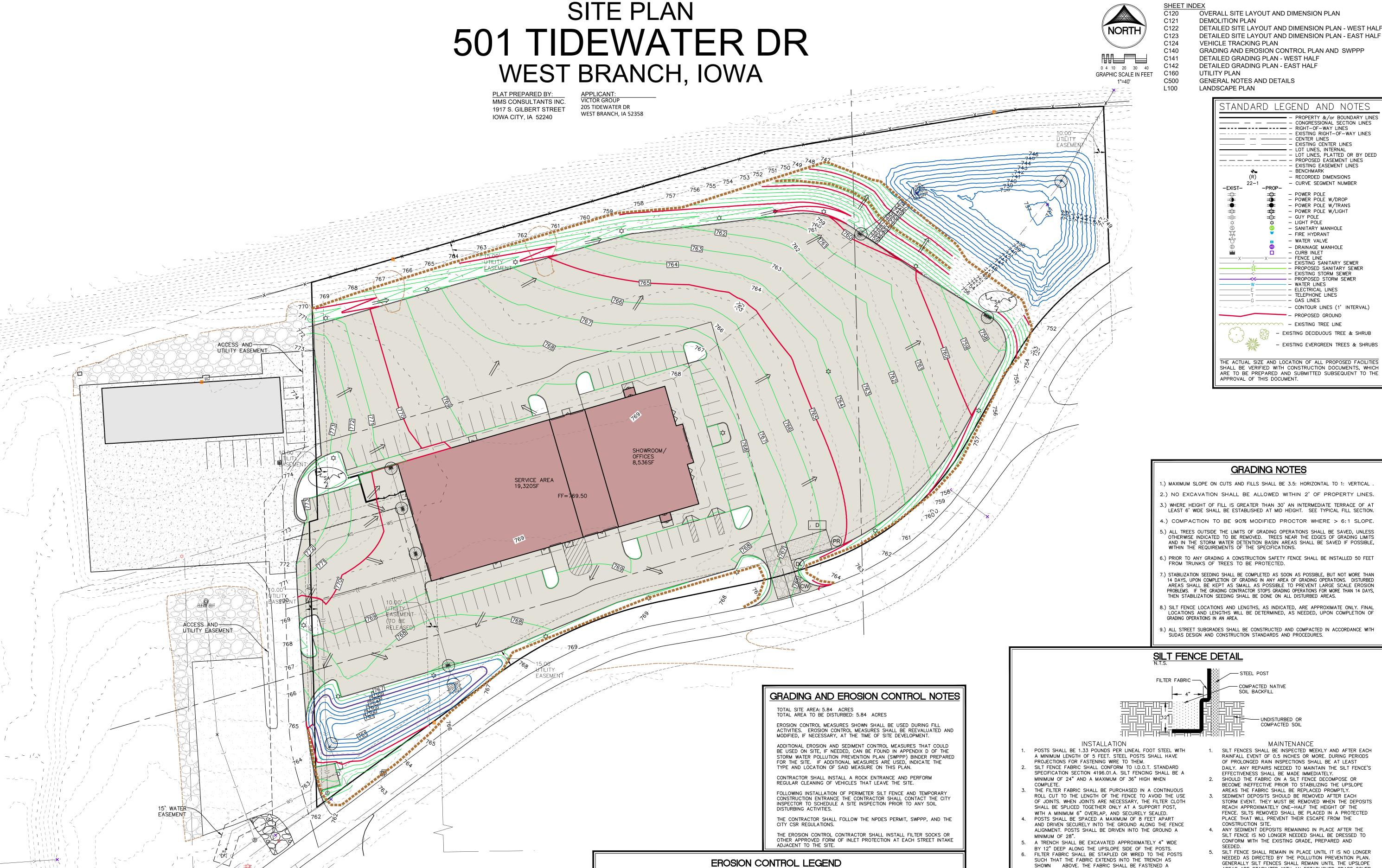
501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

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MMS CONSULTANTS, INC.

05/12/2025 Field Book No: RAN 1379,1394,1412



FINAL FILTER SOCK

TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT

DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE

SHOWN ABOVE IS IMPLEMENTED ON SITE, ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN

SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT

TEMPORARY PARKING AND STORAGE

FILTER SOCK INLET PROTECTION

PORTABLE RESTROOM

CONCRETE TRUCK/EQUIPMENT WASHOUT

FILTER SOCK BEHIND CURB AT CURB RAMP

SILT FENCE

PERIMETER SILT FENCE

 \Longrightarrow

EROSION CONTROL MATTING

TEMPORARY SOIL STOCKPILE AREA

DUMPSTER FOR CONSTRUCTION WASTE

DIRECTION OF OVERLAND FLOW

RIP RAP OUTLET PROTECTION

OTHER MEASURE: ___

OTHER MEASURE: _

OTHER MEASURE: _____

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06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY

AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989

AS A MINIMUM.

MINIMUM OF THREE PLACES ON EACH POST.

MATERIAL AND THOROUGHLY COMPACTED.

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-419

THE CONTRACTOR SHALL COORDINATE WITH

TEMPORARY STABILIZATION IS REQUIRED ON

DISTURBED AREAS AFTER THE 14TH DAY OF

14 DAYS OF FINAL GRADING COMPLETION.

2. FINAL STABILIZATION SHALL BE IMPLEMENTED WITHIN

UTILITY PROVIDERS FOR ANY REQUIRED

DURING WORK WITHIN PUBLIC R.O.W.

RELOCATION OF EXISTING UTILITIES.

INACTIVITY.

OR SUDAS 8030-110 REQUIREMENTS AT ALL TIMES

THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED

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

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MMS CO	NSU	LTANTS, INC
Date:		05/12/2025
Designed by:	RAN	Field Book No: 1379,1394,1412
Drawn by:	RAN	Scale: 1"=40
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SITE PLAN 501 TIDEWATER DR WEST BRANCH, IOWA

SHOWROOM/ OFFICES 8,536SF

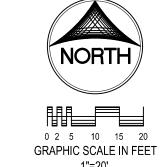
APPLICANT: VICTOR GROUP 205 TIDEWATER DR

WEST BRANCH, IA 52358

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

SERVICE AREA 19,320SF

FF=769.50



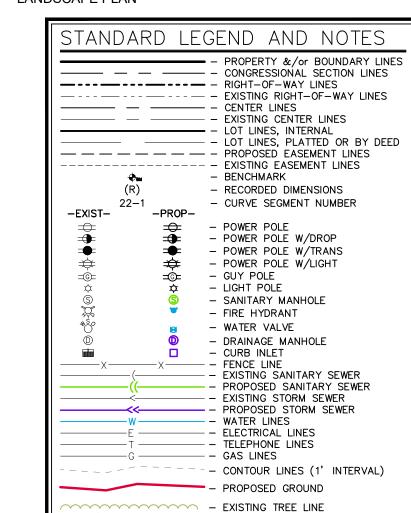
L100

C124 0 2 5 10 15 20 GRAPHIC SCALE IN FEET C160 C500

OVERALL SITE LAYOUT AND DIMENSION PLAN **DEMOLITION PLAN** DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF C123 DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF

VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP DETAILED GRADING PLAN - WEST HALF DETAILED GRADING PLAN - EAST HALF

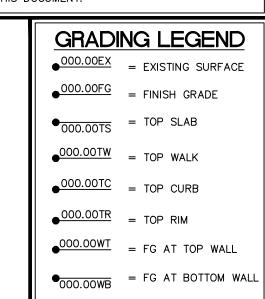
UTILITY PLAN GENERAL NOTES AND DETAILS LANDSCAPE PLAN



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.

- EXISTING DECIDUOUS TREE & SHRUB

- EXISTING EVERGREEN TREES & SHRUBS



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

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06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

DETAILED GRADING PLAN
- WEST HALF

501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA



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.

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	MMS CO	NSU	LTANTS, INC
М	Date:		05/12/202
THIN	Designed by:	RAN	Field Book No: 1379,1394,141
THE TOR	Drawn by:	RAN	Scale: 1"=20
BLE ATE	Checked by:	KJB	Sheet No:
OWN	Project No:		\bigcirc 111

SITE PLAN 501 TIDEWATER DR WEST BRANCH, IOWA

Δ=42°23'30" R=240.00'

T=93.07'

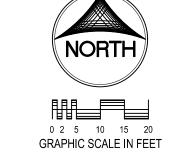
C=173.55'

CB=N50°42'36"E

PLAT PREPARED BY: MMS CONSULTANTS INC.

1917 S. GILBERT STREET

FF=769.50



Δ=29**°**52'12" R=240.00' _L=125.12**'** T=64.02' C=123.71' CB=N44*26'58"E

OVERALL SITE LAYOUT AND DIMENSION PLAN **DEMOLITION PLAN** DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF C123 DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF

C124

C140

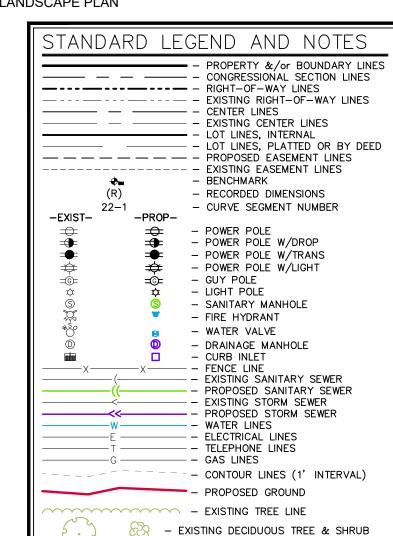
C160

C500

L100

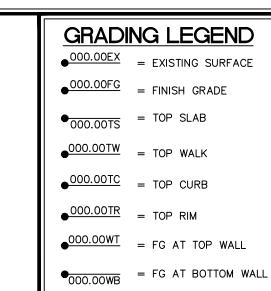
VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP DETAILED GRADING PLAN - WEST HALF DETAILED GRADING PLAN - EAST HALF

UTILITY PLAN GENERAL NOTES AND DETAILS LANDSCAPE PLAN



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.

- EXISTING EVERGREEN TREES & SHRUBS



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06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

DETAILED GRADING PLAN
- EAST HALF

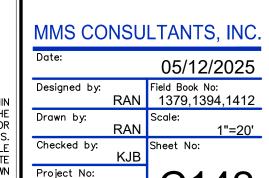
501 TIDEWATER DR

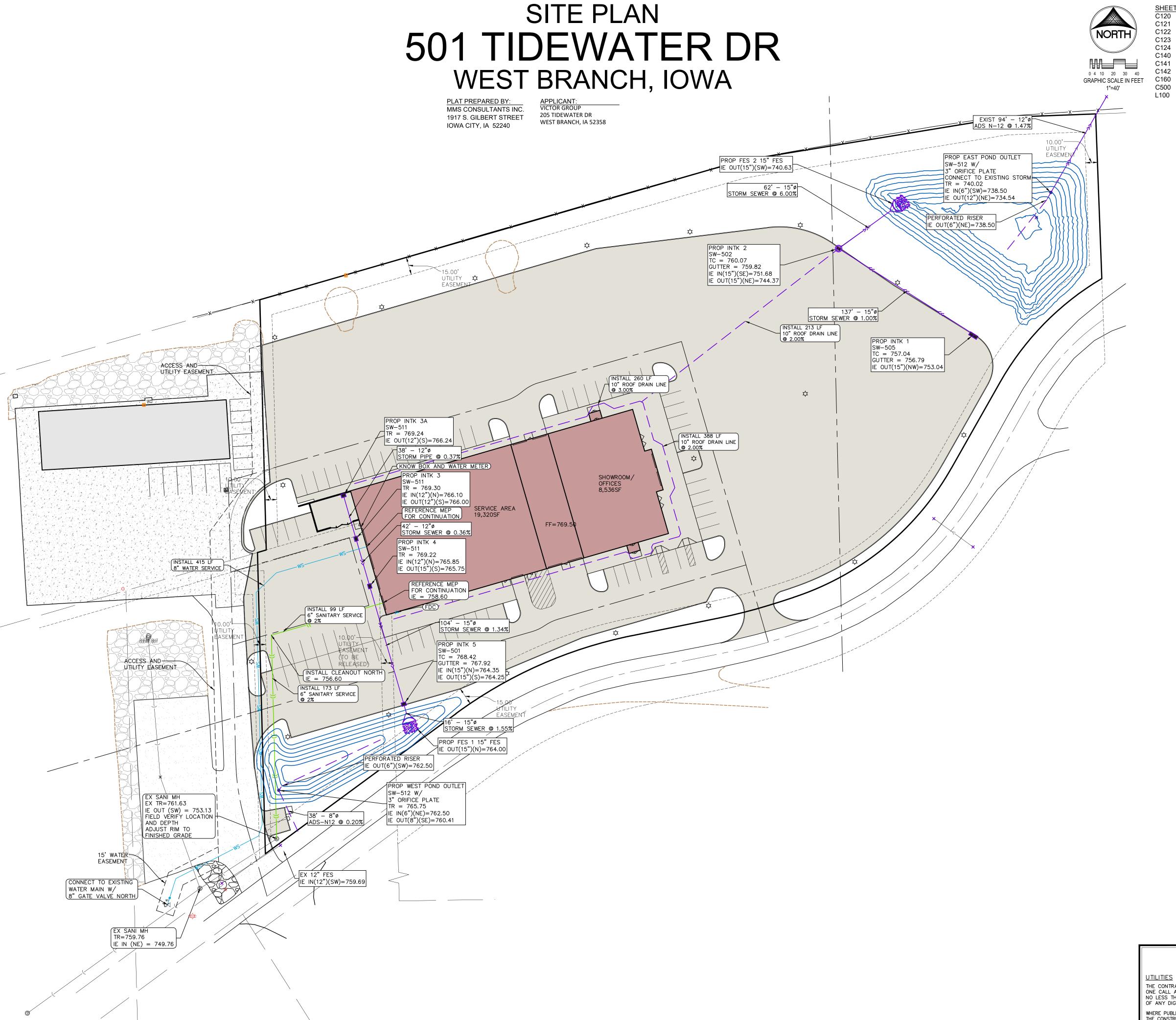
WEST BRANCH CEDAR COUNTY IOWA



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.





OVERALL SITE LAYOUT AND DIMENSION PLAN

DEMOLITION PLAN

DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF

VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP DETAILED GRADING PLAN - WEST HALF

DETAILED GRADING PLAN - EAST HALF UTILITY PLAN GENERAL NOTES AND DETAILS

LANDSCAPE PLAN STANDARD LEGEND AND NOTES PROPERTY &/or BOUNDARY LINES
CONGRESSIONAL SECTION LINES --- - - EXISTING RIGHT-OF-WAY LINES ----- - CENTER LINES - EXISTING CENTER LINES - LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES BENCHMARK - RECORDED DIMENSIONS CURVE SEGMENT NUMBER POWER POLEPOWER POLE W/DROP - POWER POLE W/TRANS - POWER POLE W/LIGHT - 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

> 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.

EXISTING TREE LINE

- EXISTING DECIDUOUS TREE & SHRUB

- EXISTING EVERGREEN TREES & SHRUBS

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS **ENVIRONMENTAL SPECIALISTS** 1917 S. GILBERT ST. IOWA CITY, IOWA 52240

www.mmsconsultants.net

(319) 351-8282

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

UTILITY PLAN

501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

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11799-001

OVERALL SITE LAYOUT AND DIMENSION PLAN

DETAILED GRADING PLAN - WEST HALF

DETAILED GRADING PLAN - EAST HALF

<u>TYPICAL SIDEWALK DETAIL</u>

GENERAL NOTES AND DETAILS

4" OF CLASS 'A' ROADSTONE, IDOT SPEC 4120.04-

DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF

DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF

TOP 6" OF BASE SHALL BE COMPACTED \longrightarrow

NOTE: SAWCUT CONTROL

SIDEWALKS SHALL CONFORM TO THE REQUIREMENTS

OF THE "AMERICANS WITH DISABILITIES" ACT (ADA)

JOINT 10' O.C.

6" STANDARD CURB DETAIL

SIDEWALK THICKENED EDGE

3" ROLL CURB DETAIL

ACCESSIBLE PARKING

STATE PERMIT REQUIRED

IMPROPER USE

\$200 FINE

VAN

ACCESSIBLE

MODULAR BLOCK RETAINING WALL DETAIL

1. SEE PLAN VIEW FOR WALL LOCATIONS

CAP UNIT-

KEYSTONE BLOCK-RETAINING WALL

FINISHED GRADE-

UNREINFORCED CONCRETE OR CRUSHED STONE LEVELING PAD-

PAINTED BLACK

WITH SLOPED MOW EDGE

GROUND

PERFORATED DRAIN

PIPE (OPTIONAL)

ELEV.=734.54

GRADING AND EROSION CONTROL PLAN AND SWPPP

DEMOLITION PLAN

UTILITY PLAN

LANDSCAPE PLAN

P.C.C. SIDEWALK, MAXIMUM 1.5% CROSS-

SLOPE IN SIDEWALK CROSS SECTION

THICKNESS VARIES, SEE PLAN.

SUB GRADE

1" CHAMFER -

1 - #4 BAR CONT.

PAVEMENT AS-INDICATED

VEHICLE TRACKING 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

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[△]△

CONCRETE¹

✓ .4 . 4. 4. ✓ ACCESSIBLE SIGN DETAIL

> **GENERAL NOTES** ADA PARKING SIGN -SIGNAGE MESSAGE PER AND DETAILS REGULATIONS. ATTACH SIGNS TO POST WITH STAINLESS STEEL SCREWS. VAN ACCESSIBLE SIGN PER REGULATIONS " SQUARE PAINTED

> > 501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

Designed by: Field Book No: Drawn by: Checked by:

C120 C121 C122 C123

C124

C140

C141

C142

C160

C500

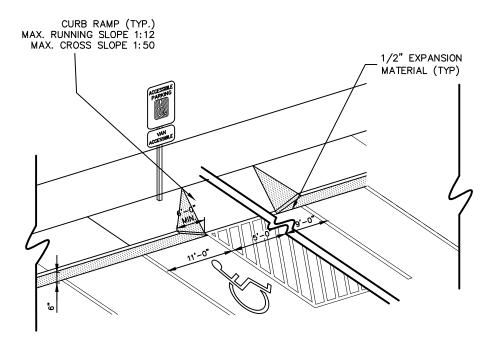
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ACCESSIBLE PARKING SYMBOL IOWA STANDARD ROAD PLAN DETAIL: PM-111 "WPSB"

PAINT 'TRAFFIC WHITE'

MBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATE PAINT 'TRAFFIC WHITE'

<u>ACCESSIBLE PARKING DETAIL</u>



EAST BASIN INTAKE -NEENAH R-2560-EB GRATE THREADED CAP ----ELEV.=740.00 STAINLESS STEEL PIPE STRAP AND %"---STAINLESS STEEI ANCHOR BOLTS 2'ø RCP 1/2"ø HOLES -(12 COLUMNS OF HOLES, 6 ROWS IN. ROCK) AROUND -PERFORATED RISER STEEL PLATE WITH FILTER FABRIC _3"ø ORIFICE ELEV.=739.30 12"ø |OUTLET_PIPE 6"ø SUBDRAIN ELEV.=738.50 BACKFILL (GRADATION #29) THREADED CAP -DUTLET WORKS WITH RISER BARREL AND GRAVEL PACK FOR INLET DEBRIS PROTECTION

6" WA IER QUALITY
OUTLET HOLES
DUCTILE
IRON PIPE NUMBER OF PERFORATED COLUMNS RISER DIAMETER, IN.

HOLE DIAMETER, IN.

1/2 IN.

6 12 COLUMNS

HOLE DIAMETER, IN. AREA OF HOLE, SQ. IN.

1/2 0.1964 WATER QUALITY RISER PIPE DETAIL SCALE: NTS

WEST BASIN INTAKE -NEENAH R-2560-EB GRATE THREADED CAP -ELEV.=765.75 STAINLESS STEEL PIPE STRAP AND 1/2"---ANCHOR BOLTS 2'ø RCP 1/2"ø HOLES -12 COLUMNS OF HOLES, 6 ROWS OF HOLES) GRAVEL (1 $\frac{1}{2}$ TO 3 $\frac{1}{2}$ IN. ROCK) AROUND -PERFORATED RISER STEEL PLATE WITH FILTER FABRIC _3"ø ORIFICE OPENING ELEV.=763.30 6"ø SUBDRAIN ELEV.=762.50 WASHED GRÁNULAR BACKFILL (GRADATION #29) THREADED CAP -OUTLET WORKS WITH RISER BARREL AND GRAVEL PACK FOR INLET DEBRIS PROTECTION OUTLET HOLES DUCTILE IRON PIPE NUMBER OF PERFORATED COLUMNS

STORM SEWER NOTES

1) STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED

2) ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.

4) ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "C" BEDDING, UNLESS NOTED

5) STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE

A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN

6) 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

7) 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

9) 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

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.

1. PIPE SHALL BE PLACED ON CRUSHED

2. BELL HOLES SHALL BE HAND SHAPED

3. PLACE BEDDING TO ENSURE THAT

THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.

4. BACKFILL SHALL BE HAND TAMPED

UP TO 12" ABOVE TOP OF PIPE.

5. SEE TABLE FOR ALLOWABLE TRENCH

INCHES | FEET &

INCHES

BEARING PRESSURE.

WIDTH Bd.

SO THAT ONLY PIPE BARREL RECEIVES

TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES

B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.

OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.

FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:

HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.

11) PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER

UNDISTURBED

8) ALL PIPE SHALL BE CERTIFIED.

COMPACTED GRANULAR

CLASS "C" BEDDING

DRAIN AT INVERT ELEVATIONS LISTED.

10) LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.

SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT.

CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL

3) 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.

NUMBER OF PERFORATED COLUMNS

RISER DIAMETER, IN. HOLE DIAMETER, IN. 1/2 IN.

6 12 COLUMNS

HOLE DIAMETER, IN. AREA OF HOLE, SQ. IN.

1/2 0.1964 WATER QUALITY RISER PIPE DETAIL SCALE: NTS 0.1964

ELEV.=759.77

15) WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED. 16) 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 FRONT VIEW 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. 17) 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. 18) NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE. 19) EXISTING OR PROPOSED VALVE BOXES THAT FALL WITHIN PAVEMENT MUST HAVE A SLIP-TYPE VALVE BOX. 20) THE ENTIRE WATERMAIN SYSTEM, INCLUDING SERVICES TAPS IF APPLICABLE, SHALL BE PRESSURE TESTED PER AWWA C600. THE TEST SHALL BE PERFORMED AT A MINIMUM OF 150 psi FOR 2 HOURS WITH A MAXIMUM LOSS OF 5 psi. 21) WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SPECIFICATIONS.

> 23) BED WATER MAIN ON NATIVE MATERIAL, DIG IN BELLS, AND BACKFILL WITH SUITABLE MATERIAL. 24) ALL CONCRETE SANITARY MANHOLES SHALL HAVE CONSHIELD ANTI-MICROBIALADDITIVE INCORPORATED IN THE

SANITARY SEWER AND WATERMAIN NOTES

1) SANITARY SEWER & WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE

2) SANITARY SEWERS SHALL BE PVC TRUSS PIPE (SUDAS 4010.2.01,E), CONTECH A-2000, OR CITY ENGINEER APPROVED EQUAL, AS NOTED ON THE PLANS. SANITARY SEWER SERVICE LINES SHALL BE

4) CONTRACTOR TO PROVIDE FERNCO STRONG BACK RC 1000 SERIES COUPLINGS FOR DISSIMILAR PIPE

6) ALL SANITARY SEWERS SHADED ON THE PROFILE VIEW AND ALL SANITARY SEWERS AND WATER MAINS UNDER PAVING OR WITHIN 5 FEET OF PAVEMENT SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING

5) GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD

A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN

7) ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED

8) CONTRACTOR SHALL PROVIDE SUDAS CLASS F-3 BEDDING FOR ALL PVC TRUSS SANITARY SEWERS

9) ENTRY INTO EXISTING CITY MANHOLE TO BE BY CORE DRILL AND SEAL BY "LINK-SEAL" PENETRATION

2) WILL HAVE EXTERNAL CHIMNEY SEAL BY INFISHEILD UNIBAND, CRETEX, OR APPROVED EQUAL

3) WILL HAVE MANHOLE FRAME AND LID TO BE NEENAH R-1642 SELF-SEALING WITH CITY LOGO.

FRAME MADE OF MATERIALS OTHER THAN PCC OR THE RING MATERIAL DISCUSSED ABOVE

ADJUSTMENT RING OR STANDARD PCC. IF PCC RINGS ARE USED, SHIMS TO LEVEL MANHOLE

4) WILL HAVE RISERS RINGS OF CRETEX PRO-RING, AMERICAN HIGHWAY PRODUCTS RUBBER

11) THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2 x 4 PAINTED GREEN.

13) ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST:

12) ALL SANITARY SEWER MANHOLES IN PAVING AREAS OR AREAS SUBJECT TO WATER INUNDATION SHALL BE

B. PLACE PNEUMATIC PLUGS: (1) SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER,

(2) CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT EXTERNAL BRACING OR BLOCKING.

C. INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE OF

E. ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR

F. MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE

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 TO ALL READINGS ABOVE. ALTERNATIVELY. THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE INFILTRATION INTO THE SEWER BY USING A V-NOTCH WEIR OR OTHER

ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:

A) DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE

B) 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.

I. AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.

UNDISTURBED SOIL

14) WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER

C) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.

CLASS F-3 BEDDING

SUDAS FIGURE 3010.103

THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED

FOR SANITARY PVC TRUSS PIPE

MINUTES

ID TW
INCHES FEET &
INCHES

. PIPE SHALL BE PLACED ON CLASS

3. PLACE BEDDING TO ENSURE THAT

THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.

BACKFILL SHALL BE HAND TAMPED UP TO 12" ABOVE TOP OF PIPE.

5. SEE TABLE FOR ALLOWABLE TRENCH WIDTH Tw.

BEARING PRESSURE.

2. BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES

PROVIDED WITH CRETEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL. ALL SANITARY MANHOLES IN PAVING SHALL

B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL.

WILL NOT BE ALLOWED, IE: WOOD, BRICK, ROCKS, ETC

ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.

NOTE: CITY REPRESENTATIVE MUST BE PRESENT DURING TESTING A. PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL.

D. LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG.

PIPE DIAMETER IN INCHES

5 psi & MAINTAIN FOR A MINIMUM OF 5 MINUTES.

EXERTED BY GROUNDWATER ABOVE PIPE INVERT:

H. LOCATE, REPAIR AND RETEST LEAKS.

AT LEAST 30 DAYS.

SUITABLE DEVICE.

ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED :

5) WILL USE LINK-SEALS PENETRATION SEALS FOR PIPE PENETRATIONS.

9) TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED

10) TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED

SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED

URBAN DESIGN AND SPECIFICATIONS (SUDAS) SPECIFICATIONS (2018) AS AMENDED.

PVC SDR-23.5 WITH GASKETED JOINTS.

COMPACTED TO 90% MODIFIED PROCTOR DENSITY:

IN ACCORDANCE WITH THE PRECEDING NOTE.

SEAL OR CITY ENGINEER APPROVED EQUAL.

1) WILL NOT SHOW STEPS,

HAVE 3-PIECE FLOATING CASTING

10) ALL MANHOLES TO BE TURNED OVER TO CITY SHALL:

3) WATER MAINS SHALL PVC DR-18 PIPE.

PROCTOR DENSITY.

UNLESS OTHERWISE NOTED.

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22) FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURIAN 250 OR APPROVED CITY EQUAL THAT OPEN RIGHT.

ROLLER WHEELS PLAN VIEW

ON GATE TYP.

TRASH ENCLOSURE DETAIL

NOTE: DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH ROCKFACE

MATERIALS CONSISTENT WITH THOSE

TOP OF MASONRY

BOND BEAM -SEE

8" SPLIT FACE CMU

100'-0"

(TYP.)

_GRADE

WALL SECTION

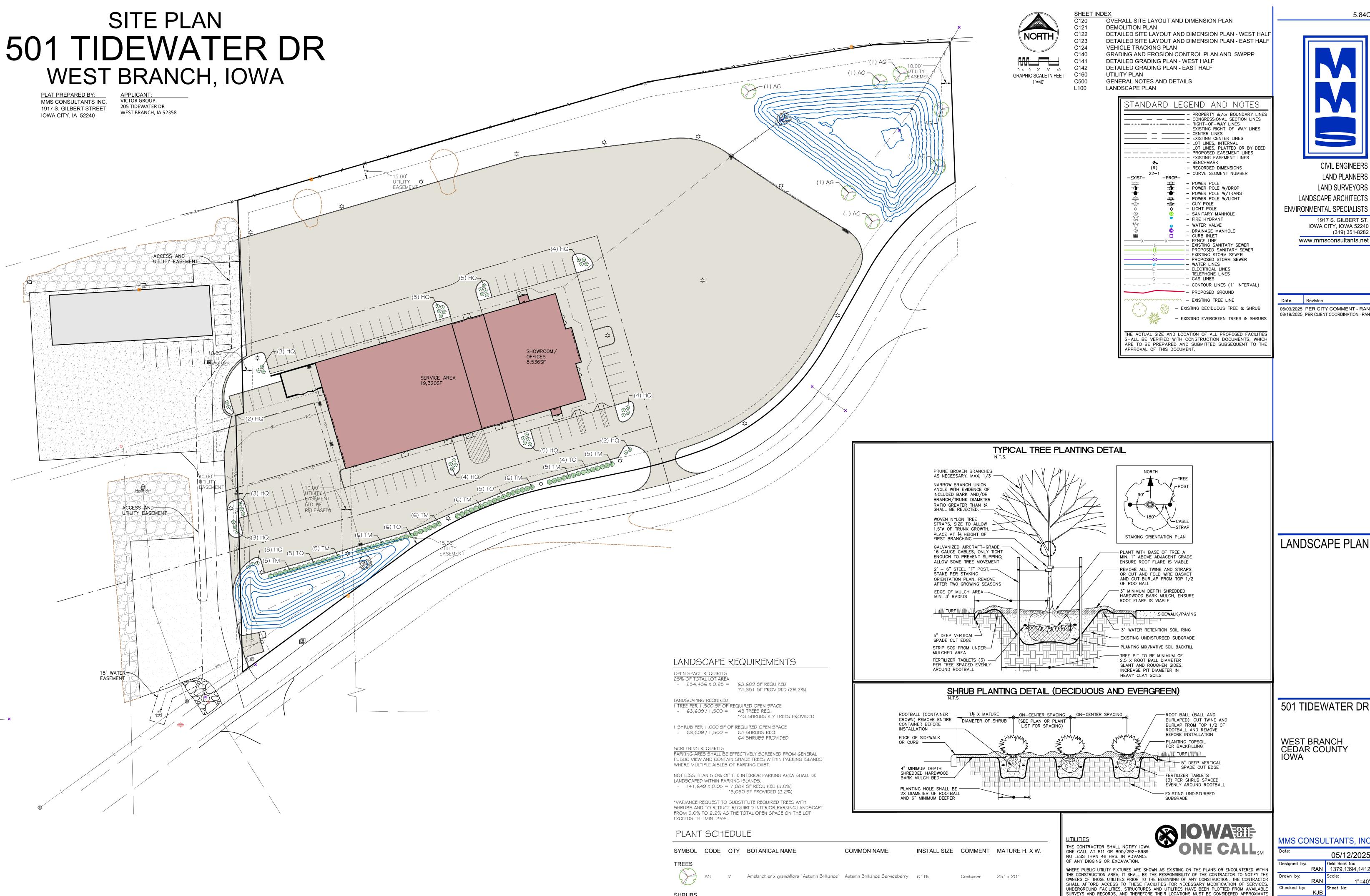
BLOCK (COLOR: GRANITE BLEND)

USED ON THE BUILDINGS AND IN ACCORDANCE WITH CITY STANDARDS

> 05/12/2025 RAN 1379.1394.1412

Project No:

11799-001



CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS **ENVIRONMENTAL SPECIALISTS** 1917 S. GILBERT ST

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

LANDSCAPE PLAN

501 TIDEWATER DR

CEDAR COUNTY

MMS CONSULTANTS, INC. 05/12/2025 Field Book No: RAN 1379,1394,1412

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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.

Sike`s Dwarf Oakleaf Hydrangea 18" Ht.

Little Giant Arborvitae

Container 4` x 4`

Container 3` x 5`

Container 5`x5`

43 Hydrangea quercifolia `Sike`s Dwarf`

Thuja occidentalis `Little Giant'

44 Taxus x media `Densiformis`



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 6, 2025

AGENDA ITEM:	Resolution 2025-108: Forza Brown's Proposed Development Agreement
PREPARED BY:	Adam Kofoed
DATE:	September 29, 2025

Summary

On October 16, 2023, the City Council approved an Urban Renewal Agreement in support of a 25% / 10-year Development Agreement, with a maximum reimbursement amount of \$101,000, through Resolution 2023-108. The agreement supports the expansion of a local dealership.

Background

The dealership has proposed an expansion project that will significantly enhance its operations and presence within the community. In recognition of the project's potential to increase assessed property value and generate additional incremental tax revenue, the City has entered into a development agreement under its Urban Renewal Plan.

Key Details of the Agreement

• **Development Incentive:** 25% rebate of eligible tax increment

• Term: 10 years

• Maximum Reimbursement: \$101,000

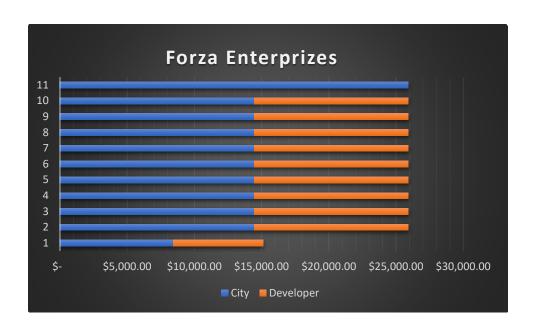
• Purpose: Support expansion of an existing dealership

• Funding Source: Tax Increment Financing (TIF) from the Urban Renewal Area

Benefits to the City

• Increased Tax Base: Over twenty years the city will receive \$250,000

- **Economic Development:** The project supports local business growth and investment in the community.
- Job Creation: The expansion may lead to new employment opportunities.



Prepared by: Kevin D. Olson, West Branch City Attorney, PO Box 5640, Coralville, Iowa 52241 (319)351-2277 Return to: City of West Branch, Iowa, 110 N. Poplar Street, P.O. Box 218, West Branch, Iowa 52358.

RESOLUTION NO. 2025-108

RESOLUTION APPROVING A DEVELOPER'S AGREMENT WITH FORZA ENTERPRISES, LLC, INCLUDING TAX INCREMENT REBATE PAYMENTS.

WHEREAS, Forza Enterprises, LLC (the "Developer") has agreed to construct an expansion of its existing automobile dealership currently located at 205 Tidewater Drive, West Branch, Iowa (the "Project"); and

WHEREAS, the City has agreed to grant tax increment payments to the Developer as an incentive to construct the Project; and

WHEREAS, to that end, the City Attorney has drafted a Developer's Agreement which states that the Developer is eligible for not-to-exceed 25% in tax increment rebate payments over a 10-year period; and

WHEREAS, it is now necessary to approve said Developer's Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Branch, Iowa, that this Council hereby finds:

- 1. That the use of tax increment rebate payments pursuant to Chapters 15A and 403 of the Code of Iowa will generate new opportunities for the state and local economies.
- 2. That the funds dispensed pursuant to this Agreement will generate appropriate public gains and benefits that are warranted in comparison to the funds dispensed.

BE IT FUTHER RESOLVED, that the aforementioned Agreement be and the same is hereby approved. Further, the Mayor and City Clerk are hereby directed to execute this Agreement on behalf of the City.

Passed and approved this 6th day of October, 2025.

ATTEST:	Roger Laughlin, Mayor	
Alycia Friis, City Clerk	-	

Prepared by: Kevin D. Olson, West Branch City Attorney, PO Box 5640, Coralville, Iowa 52241 (319) 351-2277
Return to: City Clerk, City of West Branch, Iowa, 110 N. Polar Street, West Branch, Iowa 52358

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") entered into by and between the **City of West Branch**, **Iowa**, 110 N. Poplar Street, West Branch, Iowa 52358, hereafter referred to as "City"; and **Forza Enterprises**, **LLC**, 34010 Highway 52, Guttenberg, Iowa 52052, hereafter referred to as "Developer."

WHEREAS, the Developer is the owner of that certain real property legally described as:

Lot 1 of Brown Subdivision located in the north half of the SW ¼ of Section 8, Township 79 North, Range 4 West of the 5th P.M., West Branch, Cedar County, Iowa, as shown in Book 1231 at Page 93 in the Cedar County Recorder's Office;

AND

A 60-foot access easement, located in the north half of the south half of Section 8, Township 79 North, Range 4 West of the 5th P.M., West Branch, Cedar County, Iowa, as identified on the final plat of Brown Subdivision recorded in Book 1231 at Page 93 in the Cedar County Recorder's Office;

AND

Lots 7 and 8 of Lacina Subdivision to West Branch, Cedar County, Iowa, except commencing at the southwest corner of Lot 7; thence north 10 feet along the west boundary of said Lot 7; thence northeasterly in a straight line to a point on the east boundary of Lot 8, which is located 10 feet north of the southeast corner of said Lot 8; thence southwesterly along the southeastern boundaries of said Lots 8 and 7, to the point of beginning;

AND

The west 233.34 feet of Auditor's Parcel M located in the north half of the south half of Section 8, Township 79 North, Range 4 West of the 5th P.M., West Branch, Cedar County, Iowa, as shown in Surveyor's Recorded 5, Page 252.

(collectively the "Development Property"); and

WHEREAS, the Developer desires to develop the Development Property an expanded location for its car dealership on the Development Property (the "Development Project"); and

WHEREAS, the Development Property is located within the West Branch Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, the Developer is willing to construct the Development Property on the Development Property in accordance with the requirements outlined in this Development Agreement.

NOW, THEREFORE, ON THE BASIS OF THE PRECEDING RECITALS, AND FOR THE MUTUAL CONSIDERATION OF ENTERING INTO THIS AGREEMENT, THE DEVELOPER AND CITY AGREE AS FOLLOWS:

A. Developer's Obligations.

- 1. The Developer shall construct the Development Project on the Development Property and shall have received an occupancy permit for said Development Project by the City no later than eighteen (18) months from the date of this Agreement.
- 2. The Developer, shall operate the Development Project on the Development Property as a car dealership for a period of ten (10) years following the issuance of an occupancy permit for the Development Project. In the event that there is a dispute as to whether the Development Project is being operated as a dental office, the City's sole opinion shall be the final arbiter of that question.
- 3. The Developer shall pay, when due, all real estate taxes levied against the Development Property to the Cedar County Treasurer. Prior to receiving any economic development tax increment payments, the Developer shall provide receipts to the City evidencing payment of said real estate taxes. Failure to pay property taxes for any year shall constitute a breach of this Agreement by the Developer.

B. <u>City's obligations.</u>

- 1. In recognition of the Developer's obligations set out above, the City agrees to maintain the tax increment ordinances in effect and to make economic development tax increment payments (the "Payments") to the Developer in each fiscal year during the term of this Agreement, pursuant to Chapters 15A and 403 of the Code of Iowa. Said annual Payments shall be equal to twenty-five percent (25%) of the incremental tax revenues received by the City from the Development Property by the Cedar County Treasurer. Said payments shall continue for the lesser of ten (10) years or when the total aggregate Payments of the incremental tax revenues to the Developer under this Agreement equals \$101,000.00.
- 2. The Payments shall be made on June 1st and December 1st (the "Payment Date") of each fiscal year. The Developer expressly agrees that no Payment will be made to the Developer if the Developer is not in compliance with this Agreement.
- 3. The Payments to the Developer contemplated under this Agreement will be for ten (10) fiscal years (a total of 20 payments), the first Payment being made on the first tax payment based upon the assessment for the completed Development Project. (By way of example, if the Project receives an occupancy permit on December 15, 2025, the first Payment contemplated under this Agreement will be based upon the January 1, 2027 tax assessment made by the Cedar County Assessor, and the first Payment would be made December 1, 2027 because taxes payable on January 1, 2026 assessment are delinquent as of October 1 and April 1 of 2027 and 2028.) However, if the aggregate Payments under this Agreement total \$101,000, then this Agreement will cease and no other Payments shall be made to the Developer. Likewise, if the aggregate amount of Payments made to the Developer after ten (10) fiscal years does not equal \$101,000, the Agreement will end and the Developer has no recourse to collect any more incremental tax revenues under this Agreement.
- 4. The Payments contemplated under this Agreement shall not constitute general obligations of the City, but shall be made solely and only from incremental property taxes received by the City from the Cedar County Treasurer, which are attributable to the Development Property.
- 5. Each Payment contemplated under this Agreement shall be subject to the annual appropriation of the City Council. Prior to December 1 of each year during the term of this Agreement, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year 100% of the amount of incremental tax increment revenues to be collected in the following fiscal year. (the "Appropriated Amount"). The Developer expressly agrees that in no event shall the Appropriated Amount, when added to the previous Payments, exceed the \$101,000.00.

The City agrees to certify pursuant to Section 403.19 of the Iowa Code by December 1st of each year during the term of this Agreement to the Cedar County Auditor an amount equal to the most recent Appropriated Amount. The City will give notice to the Developer of the amount certified pursuant to Section 403.19 of the Code on or before December 1st of each year, for the fiscal year beginning the following July 1st. If the City fails to certify an amount to be collected pursuant to said Section 403.19 of the Code for the obligations contemplated under this Agreement, then an event of non-appropriation shall have occurred, as discussed herein. If an event of non-appropriation occurs, the City's obligation to pay pursuant to this Agreement for the fiscal year in question shall cease, and the Developer expressly acknowledges that is has no recourse against the City for said non-appropriation. Future Payments, if any, contemplated under this Agreement shall be subject to future appropriation by the City, all of which shall be contemplated pursuant to said Section 403.19 and certified each December 1st for the fiscal year beginning the following July 1st.

C. <u>Administrative Provisions.</u>

- 1. Each party represents to the other that the party has full power and authority to enter into this Agreement and that this Agreement is a binding Agreement duly authorized by the governing body of each party.
- 2. This Agreement represents the entire agreement between the parties and may not be amended or assigned without the express permission of the other party. However, by execution of this Agreement, the City hereby authorizes the Developer to assign the rights to receive the Payments to a private lender, as security, without further action of the City Council and the receipt of a written assignment to receive the Payments from the Developer.
- 3. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.
- 4. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa, and for all purposes shall be governed by and construed in accordance with the laws of the State of Iowa.
- 5. If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.
 - 6. That this Agreement may be executed in counterparts.

SIGNATURE PAGE OF CITY OF WEST BRANCH, IOWA.

	Roger Laughlin, Mayor
ATTEST:	
Alycia Horras, City Clerk	
STATE OF IOWA, CEDAR COUNTY, ss:	
This instrument was acknowledged be 2025, by Roger Laughlin and Alycia Horras as Branch, Iowa.	fore me on this day of Mayor and City Clerk respectively of the City of Wes
	Notary public

SIGNATURE PAGE OF DEVELOPER:

		By:
		Print name and title
TE OF IOW	A, COUNTY OF	:
On this	·	, 2025, this document was executed by of Forza Enterprises, LLC.
		-
		Notary Public



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 6, 2025

AGENDA ITEM:	Resolution 2025-112-Brown's Approval of Brown's Site Plan
PREPARED BY:	City Clerk, Alycia Horras
DATE:	October 3, 2025

SUMMARY:

The Planning and Zoning Commission voted 6-0 to approved the final plat

- It added landscaping in the outlot visible to the interstate and the road.
- Stormwater calculations had been submitted.
- It passed the engineer's litmus test for final plats.

RESOLUTION NO. 2025-112

RESOLUTION APPROVING THE SITE PLAN FOR 501 TIDEWATER DRIVE, WEST BRANCH, IOWA.

WHEREAS, the Victor Group submitted a site plan for the property generally referred to as 501 Tidewater Drive (the "Property"); and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Cedar County, Iowa, that the site plan of Victor Group at 501 Tidewater Drive is hereby approved.

ATTEST:

Roger Laughlin, Mayor

Alycia Friis, City Clerk

Passed and approved this 6th day of October, 2025.

SQUARE FOOTAGE:

SITE COVERAGES:

PROPOSED BUILDING AREA

PROPOSED PAVING AREA

TOTAL IMPERVIOUS AREA

TOTAL LOT AREA

TOTAL OPEN AREA

LOT REQUIREMENTS:

FRONT YARD SETBACK

SIDE YARD SETBACK

REAR YARD SETBACK

PARKING REQUIREMENTS TOTAL PARKING PROVIDED

BUILDING'S SERVICE AREA

NUMBER OF EMPLOYEES CUSTOMER PARKING*

DEVELOPMENT CHARACTERISTICS:

DEVELOPMENT SCHEDULE

THE PROPOSED DEVELOPMENT WILL CONSIST OF 1 (ONE) PROPOSED

APPLICANT PLANS TO BEGIN CONSTRUCTION ON SUMMER 2025, WITH

*ADDITIONAL CUSTOMER PARKING PROVIDED WITHIN

COMMERCIAL BUILDING FOR AUTOMOTIVE SALES AND SERVICE.

AN ESTIMATED COMPLETION DATE IN SPRING 2026.

PROPOSED USE:

254,437 SF

COMMERCIAL

254,437 S.F. (100%)

27,856 S.F. (11.0%)

151,507 S.F. (59.5%)

179,363 S.F. (70.5%)

75,074 S.F. (29.5%)

83 SPACES (4 ADA)

25 FEET

45 SPACES

38 SPACES

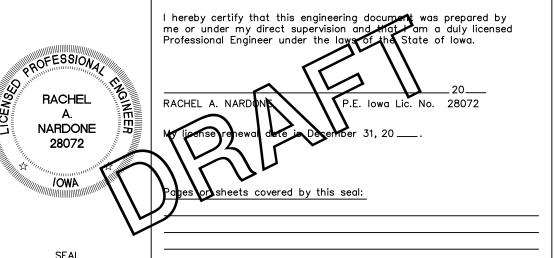
NONE

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

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

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

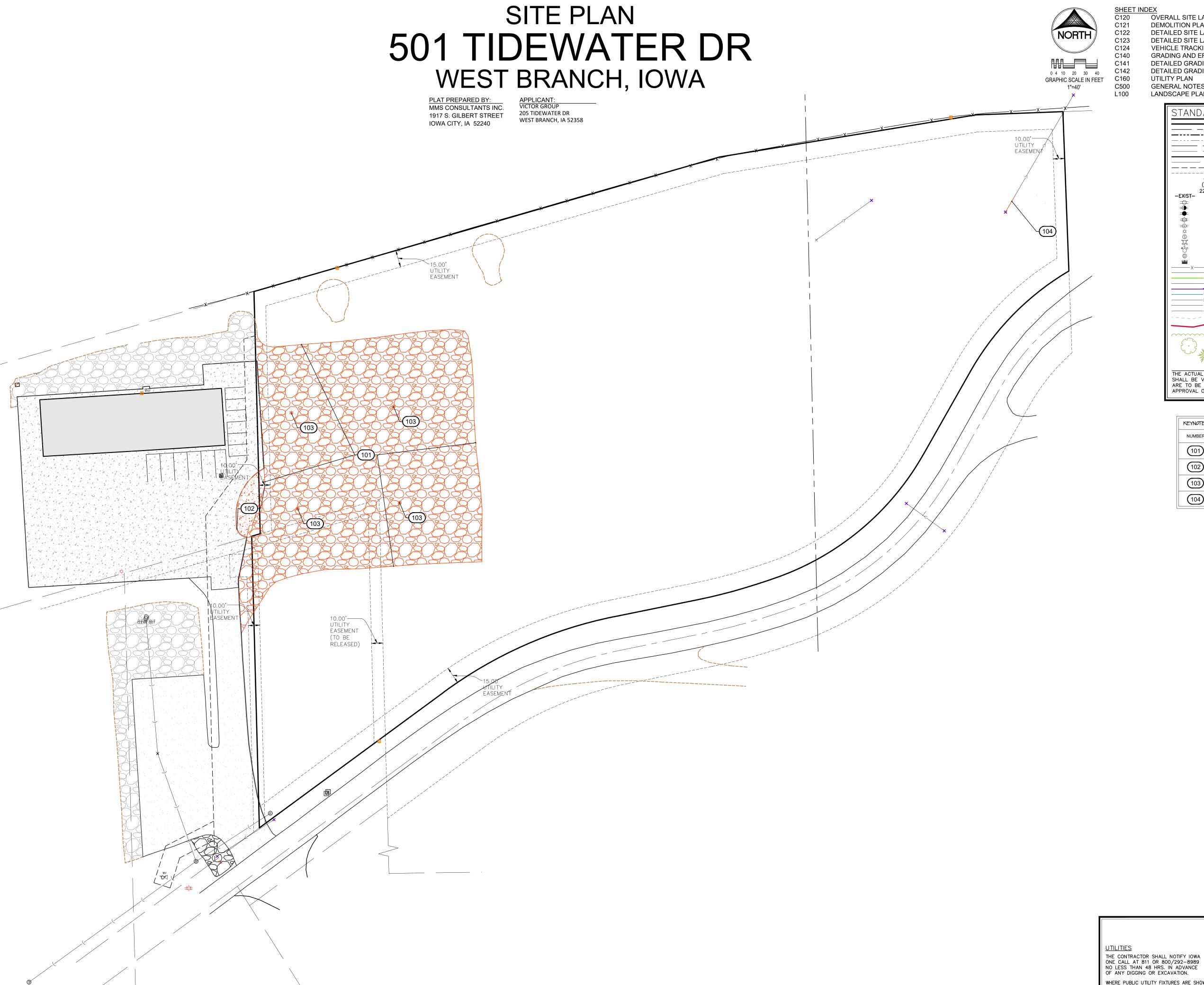
LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



MMS CONSULTANTS, INC.

CEDAR COUNTY

05/12/2025 Designed by: Field Book No: RAN 1379,1394,1412 Drawn by:



OVERALL SITE LAYOUT AND DIMENSION PLAN **DEMOLITION PLAN**

DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF

VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP

DETAILED GRADING PLAN - WEST HALF DETAILED GRADING PLAN - EAST HALF UTILITY PLAN

GENERAL NOTES AND DETAILS LANDSCAPE PLAN

STANDARD LEGEND AND NOTES — PROPERTY &/or BOUNDARY LINES
— CONGRESSIONAL SECTION LINES ------ - CENTER LINES — — EXISTING CENTER LINES - LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK - RECORDED DIMENSIONS CURVE SEGMENT NUMBER POWER POLEPOWER POLE W/DROP - POWER POLE W/TRANS - POWER POLE W/LIGHT 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

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.

— EXISTING TREE LINE

- EXISTING DECIDUOUS TREE & SHRUB

- EXISTING EVERGREEN TREES & SHRUBS

KEYNOTES		
NUMBER	KEYNOTE	DETAIL
101	REMOVE 4,458 SY GRAVEL	
102	REMOVE 96 SY ASPHALT	
103	REMOVE LIGHT POLE	
104	REMOVE 18 LF STORM PIPE	

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

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

DEMOLITION PLAN

501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

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.

MMS CONSULTANTS, INC.

05/12/2025 Field Book No: RAN 1379,1394,1412

CIVIL ENGINEERS

LAND PLANNERS

LAND SURVEYORS

1917 S. GILBERT ST.

(319) 351-8282

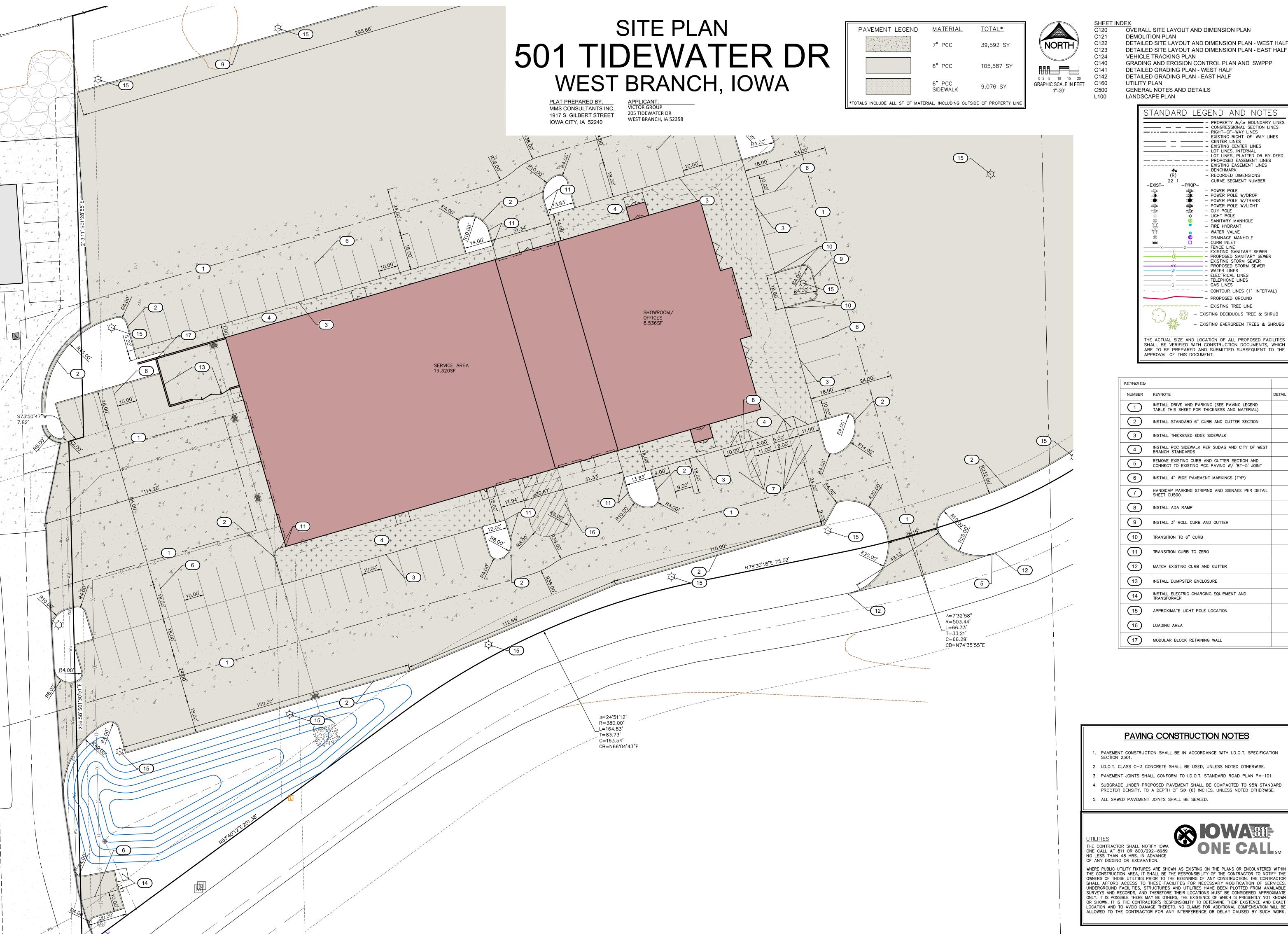
IOWA CITY, IOWA 52240

www.mmsconsultants.net

LANDSCAPE ARCHITECTS

ENVIRONMENTAL SPECIALISTS

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

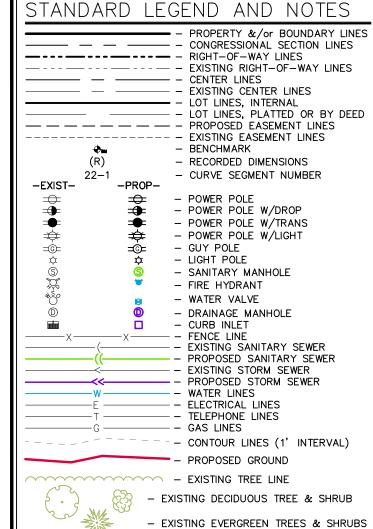


OVERALL SITE LAYOUT AND DIMENSION PLAN **DEMOLITION PLAN** DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF

DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP DETAILED GRADING PLAN - WEST HALF

DETAILED GRADING PLAN - EAST HALF UTILITY PLAN

GENERAL NOTES AND DETAILS LANDSCAPE PLAN — – CENTER LINES



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

KEYNOTES NUMBER INSTALL DRIVE AND PARKING (SEE PAVING LEGEND TABLE THIS SHEET FOR THICKNESS AND MATERIAL) INSTALL STANDARD 6" CURB AND GUTTER SECTION INSTALL THICKENED EDGE SIDEWALK INSTALL PCC SIDEWALK PER SUDAS AND CITY OF WEST REMOVE EXISTING CURB AND GUTTER SECTION AND CONNECT TO EXISTING PCC PAVING W/ 'BT-5' JOINT INSTALL 4" WIDE PAVEMENT MARKINGS (TYP) INSTALL ADA RAMP INSTALL 3" ROLL CURB AND GUTTER TRANSITION TO 6" CURB TRANSITION CURB TO ZERO MATCH EXISTING CURB AND GUTTER INSTALL DUMPSTER ENCLOSURE INSTALL ELECTRIC CHARGING EQUIPMENT AND TRANSFORMER APPROXIMATE LIGHT POLE LOCATION MODULAR BLOCK RETAINING WALL

DETAILED SITE LAYOUT AND DIMENSION PLAN
- WEST HALF

501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

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

PAVING CONSTRUCTION NOTES

MMS CONSULTANTS, INC		
Date:		05/12/2025
Designed by:	RAN	Field Book No: 1379,1394,1412
Drawn by:	RAN	Scale: 1"=20'
Checked by:	KJB	Sheet No:

SITE PLAN 501 TIDEWATER DR WEST BRANCH, IOWA

APPLICANT: VICTOR GROUP

205 TIDEWATER DR

WEST BRANCH, IA 52358

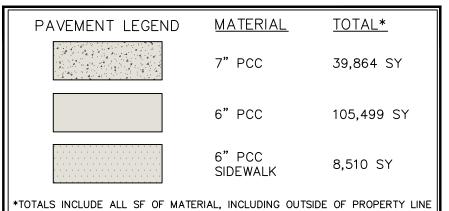
PLAT PREPARED BY: MMS CONSULTANTS INC.

1917 S. GILBERT STREET

IOWA CITY, IA 52240

SHOWROOM/ OFFICES 8,536SF

SERVICE AREA 19,320SF



 $\Delta = 42^{\circ}23'30"$ R=240.00' Ĺ=177.57

T=93.07'

C=173.55'

CB=N50'42'36"E

C140 C142 0 2 5 10 15 20 C160 GRAPHIC SCALE IN FEET C500

∕∆=29°52′12″ R=240.00'

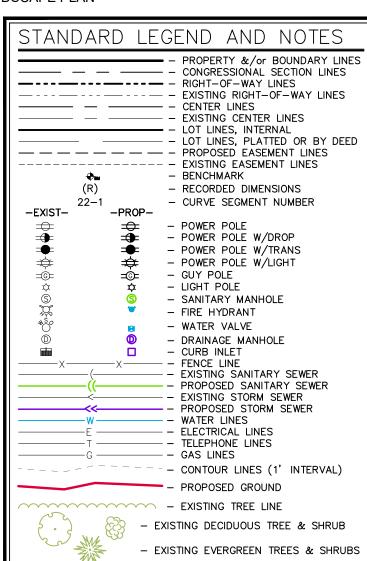
_L=125.12 T=64.02'

C=123.71' CB=N44*26'58"E

OVERALL SITE LAYOUT AND DIMENSION PLAN C121 **DEMOLITION PLAN** C122 DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF C123 DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF C124

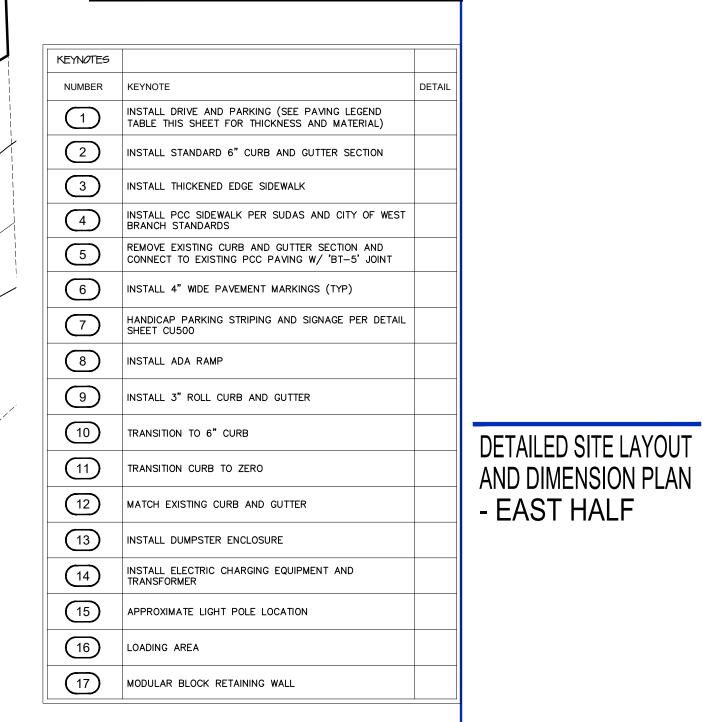
VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP DETAILED GRADING PLAN - WEST HALF DETAILED GRADING PLAN - EAST HALF

UTILITY PLAN GENERAL NOTES AND DETAILS L100 LANDSCAPE PLAN



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.





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

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

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

5. ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.

OF ANY DIGGING OR EXCAVATION.

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PAVING CONSTRUCTION NOTES

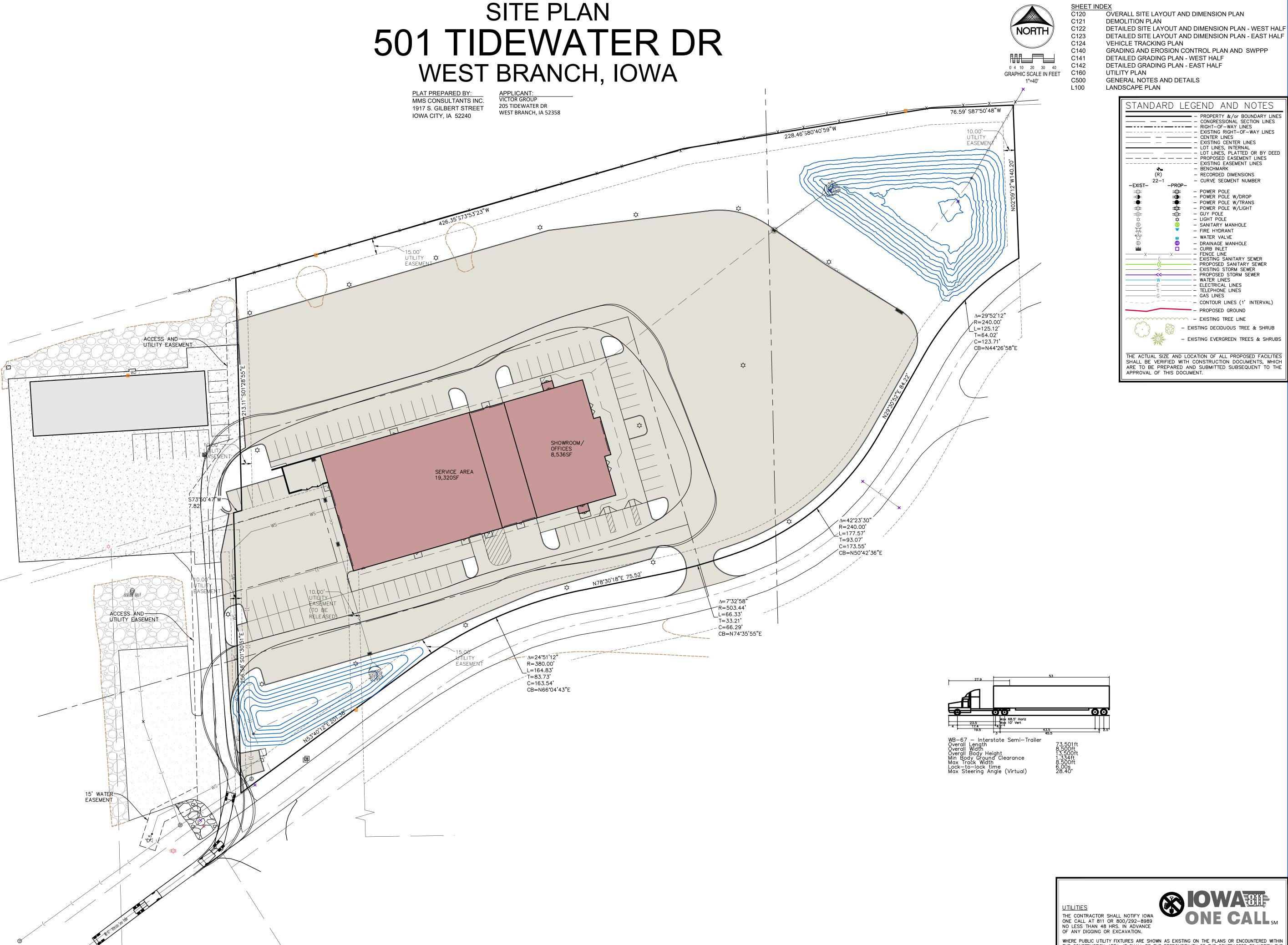
1. PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION

2. I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.

3. PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PV-101. 4. SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES. UNLESS NOTED OTHERWISE.

MMS CONSULTANTS, INC		
Date:		05/12/2025
Designed by:	RAN	Field Book No: 1379,1394,1412
Drawn by:	RAN	Scale: 1"=20
Checked by:	KJB	Sheet No:





- EXISTING CENTER LINES

- RECORDED DIMENSIONS CURVE SEGMENT NUMBER

POWER POLEPOWER POLE W/DROP

- POWER POLE W/TRANS

- POWER POLE W/LIGHT

- SANITARY MANHOLE FIRE HYDRANT

- DRAINAGE MANHOLE

- FENCE LINE - EXISTING SANITARY SEWER

- PROPOSED SANITARY SEWER - - EXISTING STORM SEWER -- PROPOSED STORM SEWER

- - CONTOUR LINES (1' INTERVAL)

- EXISTING DECIDUOUS TREE & SHRUB

- EXISTING EVERGREEN TREES & SHRUBS

LIGHT POLE

WATER VALVE

- CURB INLET

 – WATER LINES - ELECTRICAL LINES - TELEPHONE LINES - - GAS LINES

- PROPOSED GROUND

- EXISTING TREE LINE

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS **ENVIRONMENTAL SPECIALISTS** 1917 S. GILBERT ST. IOWA CITY, IOWA 52240

www.mmsconsultants.net

(319) 351-8282

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

VEHICLE TRACKING **PLAN**

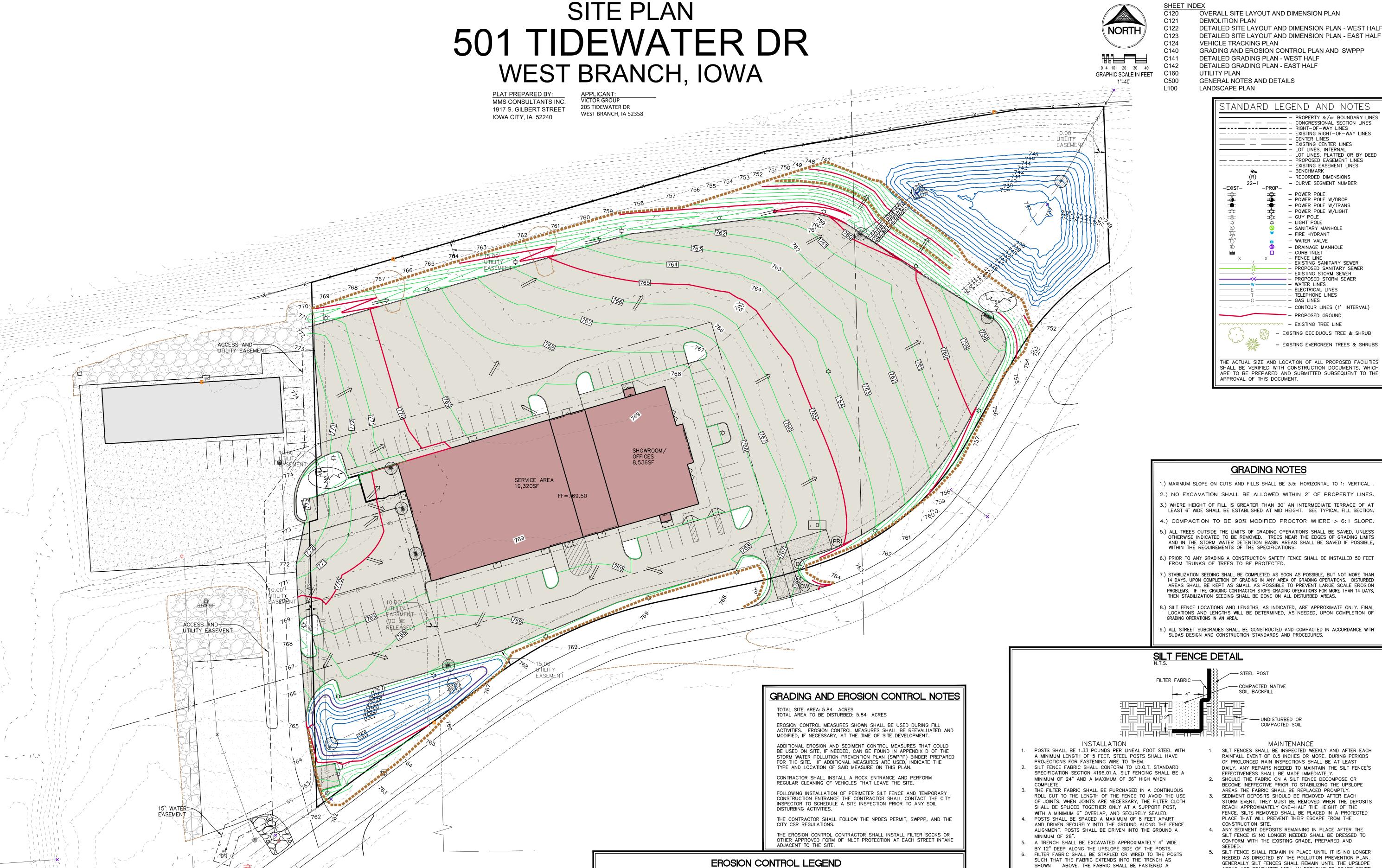
501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

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.

MMS CONSULTANTS, INC.

05/12/2025 Field Book No: RAN 1379,1394,1412



FINAL FILTER SOCK

TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT

DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE

SHOWN ABOVE IS IMPLEMENTED ON SITE, ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN

SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT

TEMPORARY PARKING AND STORAGE

FILTER SOCK INLET PROTECTION

PORTABLE RESTROOM

CONCRETE TRUCK/EQUIPMENT WASHOUT

FILTER SOCK BEHIND CURB AT CURB RAMP

SILT FENCE

PERIMETER SILT FENCE

 \Longrightarrow

EROSION CONTROL MATTING

TEMPORARY SOIL STOCKPILE AREA

DUMPSTER FOR CONSTRUCTION WASTE

DIRECTION OF OVERLAND FLOW

RIP RAP OUTLET PROTECTION

OTHER MEASURE: ___

OTHER MEASURE: _

OTHER MEASURE: _____

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

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06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY

AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989

AS A MINIMUM.

MINIMUM OF THREE PLACES ON EACH POST.

MATERIAL AND THOROUGHLY COMPACTED.

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-419

THE CONTRACTOR SHALL COORDINATE WITH

TEMPORARY STABILIZATION IS REQUIRED ON

DISTURBED AREAS AFTER THE 14TH DAY OF

14 DAYS OF FINAL GRADING COMPLETION.

2. FINAL STABILIZATION SHALL BE IMPLEMENTED WITHIN

UTILITY PROVIDERS FOR ANY REQUIRED

DURING WORK WITHIN PUBLIC R.O.W.

RELOCATION OF EXISTING UTILITIES.

INACTIVITY.

OR SUDAS 8030-110 REQUIREMENTS AT ALL TIMES

THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED

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.

MMS CO	NSU	LTANTS, INC
Date:		05/12/2025
Designed by:	RAN	Field Book No: 1379,1394,1412
Drawn by:	RAN	Scale: 1"=40
Checked by:	KJB	Sheet No:
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SITE PLAN 501 TIDEWATER DR WEST BRANCH, IOWA

SHOWROOM/ OFFICES 8,536SF

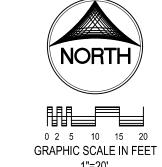
APPLICANT: VICTOR GROUP 205 TIDEWATER DR

WEST BRANCH, IA 52358

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

SERVICE AREA 19,320SF

FF=769.50



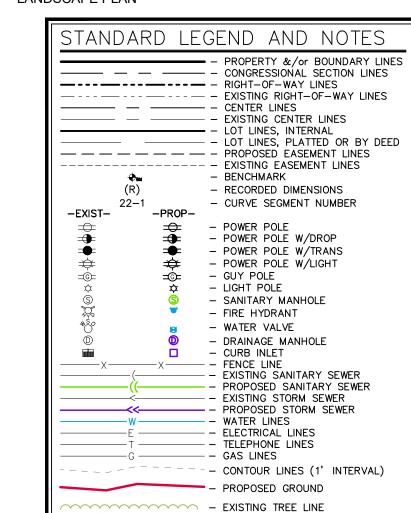
L100

C124 0 2 5 10 15 20 GRAPHIC SCALE IN FEET C160 C500

OVERALL SITE LAYOUT AND DIMENSION PLAN **DEMOLITION PLAN** DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF C123 DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF

VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP DETAILED GRADING PLAN - WEST HALF DETAILED GRADING PLAN - EAST HALF

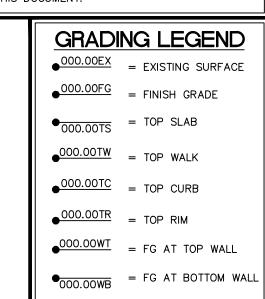
UTILITY PLAN GENERAL NOTES AND DETAILS LANDSCAPE PLAN



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.

- EXISTING DECIDUOUS TREE & SHRUB

- EXISTING EVERGREEN TREES & SHRUBS



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DETAILED GRADING PLAN
- WEST HALF

501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA



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	MMS CO	NSU	LTANTS, INC
М	Date:		05/12/202
THIN THE TOR ES. BLE ATE	Designed by:	RAN	Field Book No: 1379,1394,141
	Drawn by:	RAN	Scale: 1"=20
	Checked by:	KJB	Sheet No:
OWN	Project No:		\bigcirc 111

SITE PLAN 501 TIDEWATER DR WEST BRANCH, IOWA

Δ=42°23'30" R=240.00'

T=93.07'

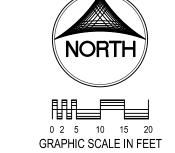
C=173.55'

CB=N50°42'36"E

PLAT PREPARED BY: MMS CONSULTANTS INC.

1917 S. GILBERT STREET

FF=769.50



Δ=29**°**52'12" R=240.00' _L=125.12**'** T=64.02' C=123.71' CB=N44*26'58"E

OVERALL SITE LAYOUT AND DIMENSION PLAN **DEMOLITION PLAN** DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF C123 DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF

C124

C140

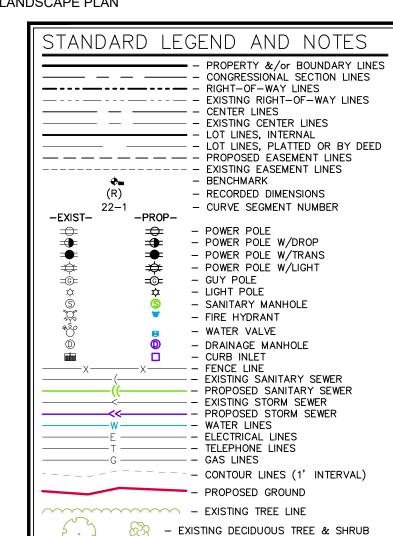
C160

C500

L100

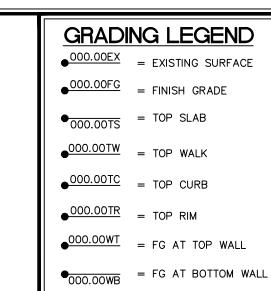
VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP DETAILED GRADING PLAN - WEST HALF DETAILED GRADING PLAN - EAST HALF

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- EXISTING EVERGREEN TREES & SHRUBS



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DETAILED GRADING PLAN
- EAST HALF

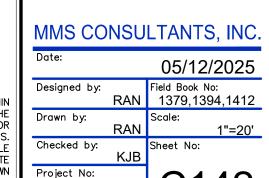
501 TIDEWATER DR

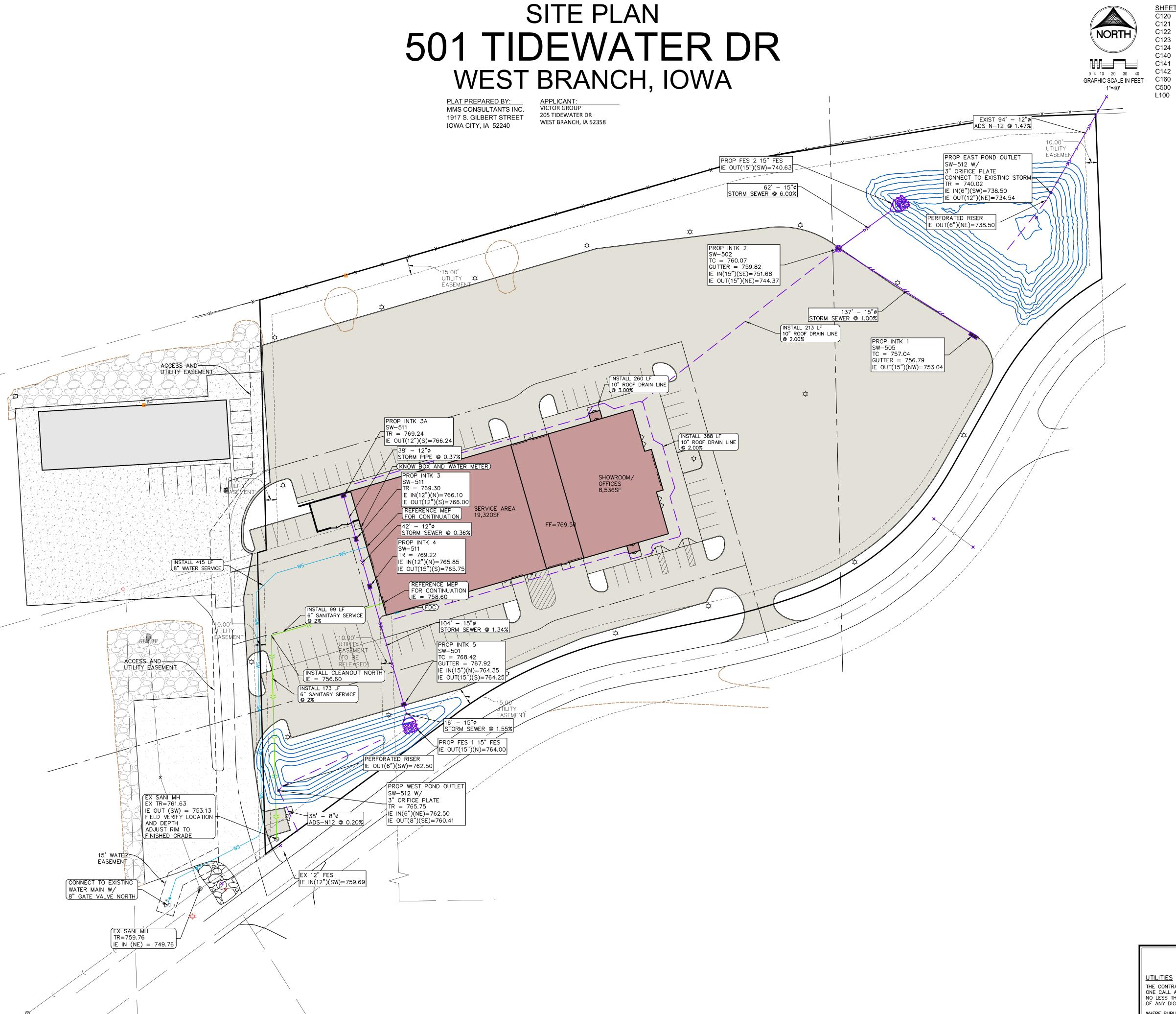
WEST BRANCH CEDAR COUNTY IOWA



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OVERALL SITE LAYOUT AND DIMENSION PLAN

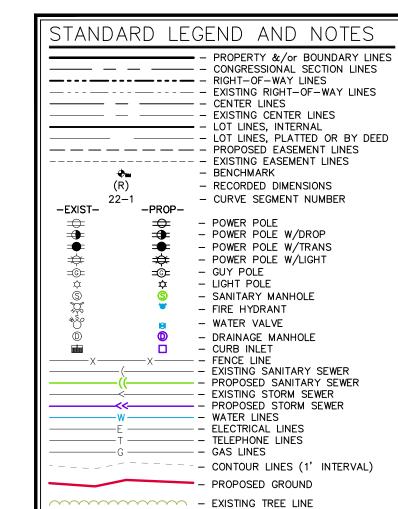
DEMOLITION PLAN

DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF

VEHICLE TRACKING PLAN GRADING AND EROSION CONTROL PLAN AND SWPPP

DETAILED GRADING PLAN - WEST HALF DETAILED GRADING PLAN - EAST HALF

UTILITY PLAN GENERAL NOTES AND DETAILS LANDSCAPE PLAN



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UTILITY PLAN

501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

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MMS CONSULTANTS, INC. 05/12/2025 Field Book No: RAN 1379,1394,1412

11799-001

OVERALL SITE LAYOUT AND DIMENSION PLAN

DETAILED GRADING PLAN - WEST HALF

DETAILED GRADING PLAN - EAST HALF

<u>TYPICAL SIDEWALK DETAIL</u>

GENERAL NOTES AND DETAILS

4" OF CLASS 'A' ROADSTONE, IDOT SPEC 4120.04-

DETAILED SITE LAYOUT AND DIMENSION PLAN - WEST HALF

DETAILED SITE LAYOUT AND DIMENSION PLAN - EAST HALF

TOP 6" OF BASE SHALL BE COMPACTED \longrightarrow

NOTE: SAWCUT CONTROL

SIDEWALKS SHALL CONFORM TO THE REQUIREMENTS

OF THE "AMERICANS WITH DISABILITIES" ACT (ADA)

JOINT 10' O.C.

6" STANDARD CURB DETAIL

SIDEWALK THICKENED EDGE

3" ROLL CURB DETAIL

ACCESSIBLE PARKING

STATE PERMIT REQUIRED

IMPROPER USE

\$200 FINE

VAN

ACCESSIBLE

MODULAR BLOCK RETAINING WALL DETAIL

CAP UNIT-

KEYSTONE BLOCK-RETAINING WALL

FINISHED GRADE-

UNREINFORCED CONCRETE OR CRUSHED STONE LEVELING PAD-

PAINTED BLACK

WITH SLOPED MOW EDGE

GROUND

PIPE (OPTIONAL)

ELEV.=734.54

GRADING AND EROSION CONTROL PLAN AND SWPPP

DEMOLITION PLAN

UTILITY PLAN

LANDSCAPE PLAN

P.C.C. SIDEWALK, MAXIMUM 1.5% CROSS-

SLOPE IN SIDEWALK CROSS SECTION

THICKNESS VARIES, SEE PLAN.

SUB GRADE

1" CHAMFER -

1 - #4 BAR CONT.

PAVEMENT AS-INDICATED

VEHICLE TRACKING PLAN

CIVIL ENGINEERS

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[△]△

CONCRETE¹

✓ .4 . 4. 4. ✓ ACCESSIBLE SIGN DETAIL

> **GENERAL NOTES** ADA PARKING SIGN -SIGNAGE MESSAGE PER AND DETAILS REGULATIONS. ATTACH SIGNS TO POST WITH STAINLESS STEEL SCREWS. VAN ACCESSIBLE SIGN PER REGULATIONS " SQUARE PAINTED

> > 501 TIDEWATER DR

WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

05/12/2025 Designed by: Field Book No: RAN 1379.1394.1412 Drawn by: Checked by:

C120 C121 C122 C123

C124

C140

C141

C142

C160

C500

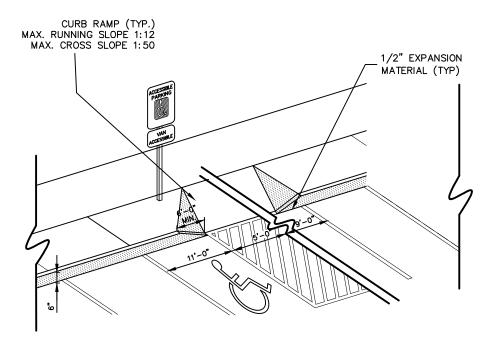
L100

ACCESSIBLE PARKING SYMBOL IOWA STANDARD ROAD PLAN DETAIL: PM-111 "WPSB"

PAINT 'TRAFFIC WHITE'

MBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATE PAINT 'TRAFFIC WHITE'

<u>ACCESSIBLE PARKING DETAIL</u>



EAST BASIN INTAKE -NEENAH R-2560-EB GRATE THREADED CAP ----ELEV.=740.00 STAINLESS STEEL PIPE STRAP AND %"---STAINLESS STEEI ANCHOR BOLTS 2'ø RCP 1/2"ø HOLES -(12 COLUMNS OF HOLES, 6 ROWS IN. ROCK) AROUND -PERFORATED RISER STEEL PLATE WITH FILTER FABRIC _3"ø ORIFICE ELEV.=739.30 12"ø |OUTLET_PIPE 6"ø SUBDRAIN ELEV.=738.50 BACKFILL (GRADATION #29) THREADED CAP -DUTLET WORKS WITH RISER BARREL AND GRAVEL PACK FOR INLET DEBRIS PROTECTION

6" WA IER QUALITY
OUTLET HOLES
DUCTILE
IRON PIPE NUMBER OF PERFORATED COLUMNS RISER DIAMETER, IN.

HOLE DIAMETER, IN.

1/2 IN.

6 12 COLUMNS

HOLE DIAMETER, IN. AREA OF HOLE, SQ. IN.

1/2 0.1964 WATER QUALITY RISER PIPE DETAIL SCALE: NTS

WEST BASIN INTAKE -NEENAH R-2560-EB GRATE THREADED CAP -ELEV.=765.75 STAINLESS STEEL PIPE STRAP AND 1/2"---ANCHOR BOLTS 2'ø RCP 1/2"ø HOLES -12 COLUMNS OF HOLES, 6 ROWS OF HOLES) GRAVEL (1 $\frac{1}{2}$ TO 3 $\frac{1}{2}$ IN. ROCK) AROUND -PERFORATED RISER STEEL PLATE WITH FILTER FABRIC _3"ø ORIFICE OPENING ELEV.=763.30 6"ø SUBDRAIN ELEV.=762.50 WASHED GRÁNULAR BACKFILL (GRADATION #29) THREADED CAP -OUTLET WORKS WITH RISER BARREL AND GRAVEL PACK FOR INLET DEBRIS PROTECTION OUTLET HOLES DUCTILE IRON PIPE NUMBER OF PERFORATED COLUMNS

STORM SEWER NOTES

1) STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD DETAILED

2) ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.

4) ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "C" BEDDING, UNLESS NOTED

5) STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE

A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN

6) 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

7) 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

9) 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

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

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1. PIPE SHALL BE PLACED ON CRUSHED

2. BELL HOLES SHALL BE HAND SHAPED

3. PLACE BEDDING TO ENSURE THAT

THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.

4. BACKFILL SHALL BE HAND TAMPED

UP TO 12" ABOVE TOP OF PIPE.

5. SEE TABLE FOR ALLOWABLE TRENCH

INCHES | FEET &

INCHES

BEARING PRESSURE.

WIDTH Bd.

SO THAT ONLY PIPE BARREL RECEIVES

TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES

B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.

OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.

FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:

HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.

11) PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER

UNDISTURBED

8) ALL PIPE SHALL BE CERTIFIED.

COMPACTED GRANULAR

CLASS "C" BEDDING

DRAIN AT INVERT ELEVATIONS LISTED.

10) LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.

SPECIFICATIONS AND DETAILED SPECIFICATION REQUIREMENTS PREPARED FOR THIS PROJECT.

CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL

3) 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.

NUMBER OF PERFORATED COLUMNS

RISER DIAMETER, IN. HOLE DIAMETER, IN. 1/2 IN.

6 12 COLUMNS

HOLE DIAMETER, IN. AREA OF HOLE, SQ. IN.

1/2 0.1964 WATER QUALITY RISER PIPE DETAIL SCALE: NTS 0.1964

ELEV.=759.77

15) WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED. 16) 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 FRONT VIEW 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. 17) 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. 18) NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE. 19) EXISTING OR PROPOSED VALVE BOXES THAT FALL WITHIN PAVEMENT MUST HAVE A SLIP-TYPE VALVE BOX. 20) THE ENTIRE WATERMAIN SYSTEM, INCLUDING SERVICES TAPS IF APPLICABLE, SHALL BE PRESSURE TESTED PER AWWA C600. THE TEST SHALL BE PERFORMED AT A MINIMUM OF 150 psi FOR 2 HOURS WITH A MAXIMUM LOSS OF 5 psi. 21) WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SPECIFICATIONS.

24) ALL CONCRETE SANITARY MANHOLES SHALL HAVE CONSHIELD ANTI-MICROBIALADDITIVE INCORPORATED IN THE

SANITARY SEWER AND WATERMAIN NOTES

1) SANITARY SEWER & WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE

2) SANITARY SEWERS SHALL BE PVC TRUSS PIPE (SUDAS 4010.2.01,E), CONTECH A-2000, OR CITY ENGINEER APPROVED EQUAL, AS NOTED ON THE PLANS. SANITARY SEWER SERVICE LINES SHALL BE

4) CONTRACTOR TO PROVIDE FERNCO STRONG BACK RC 1000 SERIES COUPLINGS FOR DISSIMILAR PIPE

6) ALL SANITARY SEWERS SHADED ON THE PROFILE VIEW AND ALL SANITARY SEWERS AND WATER MAINS UNDER PAVING OR WITHIN 5 FEET OF PAVEMENT SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING

5) GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD

A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN

7) ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED

8) CONTRACTOR SHALL PROVIDE SUDAS CLASS F-3 BEDDING FOR ALL PVC TRUSS SANITARY SEWERS

9) ENTRY INTO EXISTING CITY MANHOLE TO BE BY CORE DRILL AND SEAL BY "LINK-SEAL" PENETRATION

2) WILL HAVE EXTERNAL CHIMNEY SEAL BY INFISHEILD UNIBAND, CRETEX, OR APPROVED EQUAL

3) WILL HAVE MANHOLE FRAME AND LID TO BE NEENAH R-1642 SELF-SEALING WITH CITY LOGO.

FRAME MADE OF MATERIALS OTHER THAN PCC OR THE RING MATERIAL DISCUSSED ABOVE

ADJUSTMENT RING OR STANDARD PCC. IF PCC RINGS ARE USED, SHIMS TO LEVEL MANHOLE

4) WILL HAVE RISERS RINGS OF CRETEX PRO-RING, AMERICAN HIGHWAY PRODUCTS RUBBER

11) THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2 x 4 PAINTED GREEN.

13) ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST:

12) ALL SANITARY SEWER MANHOLES IN PAVING AREAS OR AREAS SUBJECT TO WATER INUNDATION SHALL BE

B. PLACE PNEUMATIC PLUGS: (1) SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER,

(2) CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT EXTERNAL BRACING OR BLOCKING.

C. INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE OF

E. ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR

F. MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE

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 TO ALL READINGS ABOVE. ALTERNATIVELY. THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE INFILTRATION INTO THE SEWER BY USING A V-NOTCH WEIR OR OTHER

ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:

A) DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE

B) 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.

I. AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION.

UNDISTURBED SOIL

14) WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER

C) NO PIPE SHALL EXCEED A DEFLECTION OF 5%.

CLASS F-3 BEDDING

SUDAS FIGURE 3010.103

THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED

FOR SANITARY PVC TRUSS PIPE

MINUTES

ID TW
INCHES FEET &
INCHES

. PIPE SHALL BE PLACED ON CLASS

3. PLACE BEDDING TO ENSURE THAT

THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.

BACKFILL SHALL BE HAND TAMPED UP TO 12" ABOVE TOP OF PIPE.

5. SEE TABLE FOR ALLOWABLE TRENCH WIDTH Tw.

BEARING PRESSURE.

2. BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES

PROVIDED WITH CRETEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL. ALL SANITARY MANHOLES IN PAVING SHALL

B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL.

WILL NOT BE ALLOWED, IE: WOOD, BRICK, ROCKS, ETC

ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.

NOTE: CITY REPRESENTATIVE MUST BE PRESENT DURING TESTING A. PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL.

D. LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG.

PIPE DIAMETER IN INCHES

5 psi & MAINTAIN FOR A MINIMUM OF 5 MINUTES.

EXERTED BY GROUNDWATER ABOVE PIPE INVERT:

H. LOCATE, REPAIR AND RETEST LEAKS.

AT LEAST 30 DAYS.

SUITABLE DEVICE.

ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED :

5) WILL USE LINK-SEALS PENETRATION SEALS FOR PIPE PENETRATIONS.

9) TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED

10) TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED

SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED

URBAN DESIGN AND SPECIFICATIONS (SUDAS) SPECIFICATIONS (2018) AS AMENDED.

PVC SDR-23.5 WITH GASKETED JOINTS.

COMPACTED TO 90% MODIFIED PROCTOR DENSITY:

IN ACCORDANCE WITH THE PRECEDING NOTE.

SEAL OR CITY ENGINEER APPROVED EQUAL.

1) WILL NOT SHOW STEPS,

HAVE 3-PIECE FLOATING CASTING

10) ALL MANHOLES TO BE TURNED OVER TO CITY SHALL:

3) WATER MAINS SHALL PVC DR-18 PIPE.

PROCTOR DENSITY.

UNLESS OTHERWISE NOTED.

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.

22) FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURIAN 250 OR APPROVED CITY EQUAL THAT OPEN RIGHT.

WALL SECTION

NOTE: DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH ROCKFACE

MATERIALS CONSISTENT WITH THOSE

TOP OF MASONRY

BOND BEAM -SEE

8" SPLIT FACE CMU

100'-0"

(TYP.)

_GRADE

BLOCK (COLOR: GRANITE BLEND)

USED ON THE BUILDINGS AND IN ACCORDANCE WITH CITY STANDARDS

> PERFORATED DRAIN Project No:

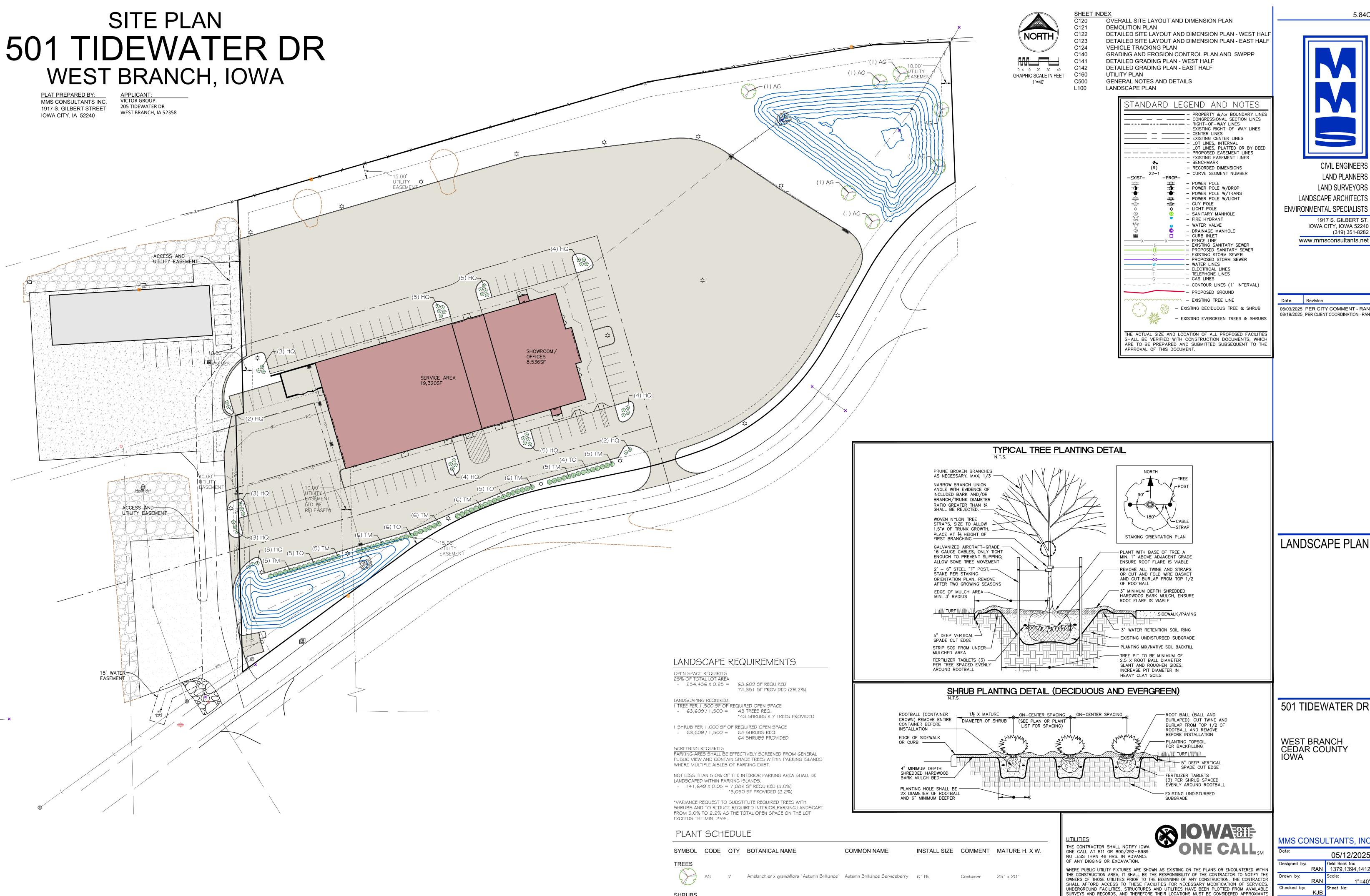
11799-001

1. SEE PLAN VIEW FOR WALL LOCATIONS

ROLLER WHEELS ON GATE TYP. PLAN VIEW

23) BED WATER MAIN ON NATIVE MATERIAL, DIG IN BELLS, AND BACKFILL WITH SUITABLE MATERIAL.

TRASH ENCLOSURE DETAIL



CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS **ENVIRONMENTAL SPECIALISTS** 1917 S. GILBERT ST

06/03/2025 PER CITY COMMENT - RAN 08/19/2025 PER CLIENT COORDINATION - RAN

LANDSCAPE PLAN

501 TIDEWATER DR

CEDAR COUNTY

MMS CONSULTANTS, INC. 05/12/2025 Field Book No: RAN 1379,1394,1412

Sheet No:

11799-001

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.

Sike`s Dwarf Oakleaf Hydrangea 18" Ht.

Little Giant Arborvitae

Container 4` x 4`

Container 3` x 5`

Container 5`x5`

43 Hydrangea quercifolia `Sike`s Dwarf`

Thuja occidentalis `Little Giant'

44 Taxus x media `Densiformis`



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 6, 2025

AGENDA ITEM:	Resolution 2025-107 Approving an Auditing Service Agreement with
	for fiscal years 2026, 2027, and 2028.
PREPARED BY:	City Clerk, Alycia Friis
DATE:	October 1, 2025

BACKGROUND:

The agreement with the previous audit company will be completed with the final report for FY2025. The City of West Branch has sent out requests for bids for the upcoming financial years or 2026, 2027, and 2028.



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 6, 2025

AGENDA ITEM: Resolution 2025-95 Approving a Development Agreement with Parkside Partners, LLC, Including Tax Increment

Rebate Payments

PREPARED BY: City Administrator, Adam Kofoed

DATE: August 27, 2025

BACKGROUND:

Since early spring the development next to the Parkside BP gas station by the interstate has fallen into financial troubles. This is not the only developer who have recently faced tough times in our area. https://www.thegazette.com/news/iconic-iowa-city-towers-headed-for-sheriffs-sale/

Summary

On June 2, 2024, the City Council approved an Urban Renewal Development Agreement under Resolution 2025-55 in support of a major redevelopment project located within a designated Slum and Blight Urban Renewal Area. The agreement provides for a 75% tax increment rebate over 20 years, with a maximum reimbursement not to exceed \$10.6 million. The project is a dealership-led mixed-use development that is expected to generate significant incremental tax revenue and long-term economic benefit for the City.

Key Agreement Terms

• TIF Rebate: 75% of eligible tax increment

• **Duration:** 20 years

• **Maximum Rebate Amount:** \$10.6 million

• Urban Renewal Classification: Slum and Blight Area

• Resolution Reference: 2025-55

Project Components

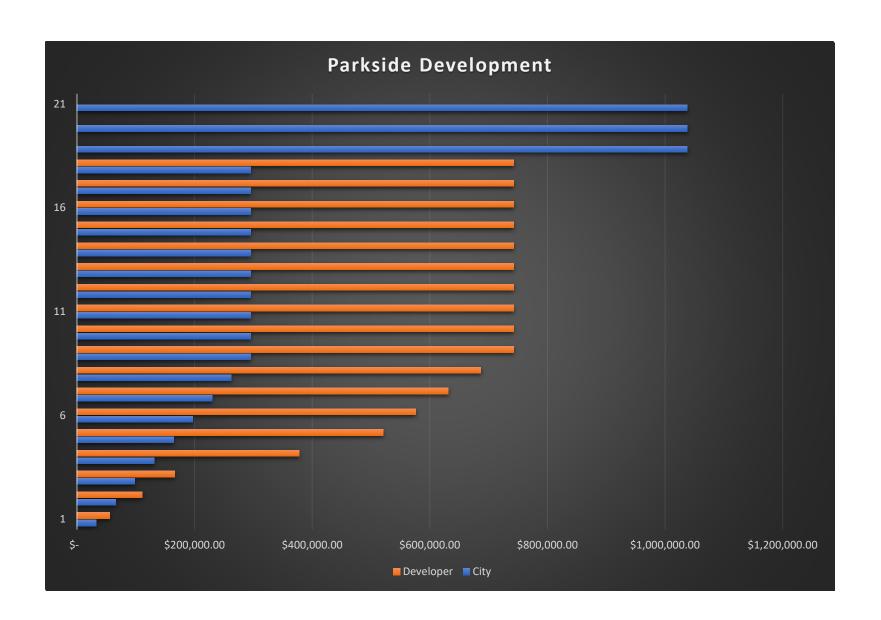
- Residential Units: Minimum of 200 residential units to be constructed
- Hotel: One hotel to be constructed and donated to the City of West Branch
- Commercial Properties: Two new commercial buildings included in site plan
- Public Land Donation: Outlot A to be donated to the City of West Branch
 - o Includes a \$25,000 equipment fee to support development of the donated land
- Water Infrastructure Support:
 - o Developer to pay an additional \$200 per residential unit (door) water tap-on fee
 - o Fees to be collected with each building permit application
 - o Revenue from these fees to be used exclusively for future water infrastructure improvements

Fiscal and Community Impact

- Increased Property Valuation: Expected to significantly increase the City's taxable base over the long term
- Enhanced City Services: Hotel and commercial amenities add to community value and utility
- Public Benefit Contributions: Land and equipment donations provide immediate value to the City
- Infrastructure Support: Additional tap-on fees provide a funding source for future water system upgrades
- Economic Growth: Residential and commercial activity is projected to stimulate local economy and job creation

Next Steps

City staff will monitor development progress, administer TIF reimbursements per the agreement terms, and coordinate the allocation of water tap-on fees for future infrastructure needs. Further council action may be needed as the project advances through planning and permitting phases.



Prepared by: Kevin D. Olson, West Branch City Attorney, PO Box 5640, Coralville, Iowa 52241 (319)351-2277 Return to: City of West Branch, Iowa, 110 N. Poplar Street, PO Box 218, West Branch, Iowa 52358.

RESOLUTION NO.2025-95

RESOLUTION APPROVING A DEVELOPER'S AGREEMENT WITH PARKSIDE PARTNERS, LLC, INCLUDING TAX INCREMENT REBATE PAYMENTS.

WHEREAS, Parkside Partners, LLC. (the "Developer") has agreed to construct a mixed-use commercial and residential development on the property generally referred to as "Parkside Hills;" (the "Project") and

WHEREAS, the City has agreed to grant tax increment payments to the Developer as an incentive to construct the Project; and

WHEREAS, to that end, the City Attorney has drafted a Developer's Agreement which states that the Developer is eligible for not-to-exceed 75% in tax increment rebate payments over a 20-year period; and

WHEREAS, a public hearing on said Developer's Agreement has been held following published notice of the same.

WHEREAS, it is now necessary to approve said Developer's Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Branch, Iowa, that this Council hereby finds:

- 1. That the use of tax increment rebate payments pursuant to Chapters 15A and 403 of the Code of Iowa will generate new opportunities for the state and local economies and alleviate blighted conditions.
- 2. That the funds dispensed pursuant to this Agreement will generate appropriate public gains and benefits that are warranted in comparison to the funds dispensed.

BE IT FUTHER RESOLVED, that the aforementioned Agreement be and the same is hereby approved. Further, the Mayor and City Clerk are hereby directed to execute this Agreement on behalf of the City.

Passed and approved this 6^{th} day of October, 2025.

ATTEST:	Roger Laughlin, Mayor	
Alycia Horras, City Clerk	_	

Prepared by: Kevin D. Olson, West Branch City Attorney, PO Box 5640, Coralville, Iowa 52241 (319) 351-2277 Return to: City Clerk, City of West Branch, Iowa, 110 N. Polar Street, P.O. Box 218 West Branch, Iowa 52358

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") entered into by and between the **City of West Branch**, **Iowa**, 110 N. Poplar Street, West Branch, Iowa 52358, hereafter referred to as "City"; and **Parkside Partners**, **LLC**, 32 Hummingbird Lane, Iowa City, Iowa 52240, hereafter referred to as "Developer."

WHEREAS, the Developer is the owner of that certain real property generally outlined on the concept plan attached hereto as Exhibit "A"

(the "Development Property"); and

WHEREAS, as part of the Development, Developer will donate the portion of the Development Property designated as the hotel use on the Development Property (the "Hotel Parcel"); and

WHEREAS, the Developer desires to develop the Development Property as mixed-use development with commercial and residential uses as depicted on Exhibit "A" (the "Development Project"); and

WHEREAS, the Development Property is located within the West Branch Urban Renewal Area (the "Urban Renewal Area") and is designated as a slum and blight urban renewal area; and

WHEREAS, the Developer is willing to construct the Development Property on the Development Property in accordance with the requirements outlined in this Development Agreement.

NOW, THEREFORE, ON THE BASIS OF THE PRECEDING RECITALS, AND FOR THE MUTUAL CONSIDERATION OF ENTERING INTO THIS AGREEMENT, THE DEVELOPER AND CITY AGREE AS FOLLOWS:

A. <u>Developer's Obligations.</u>

- 1. The Developer shall acquire the Development Property and process appropriate plats and site plans required by the West Branch Code of Ordinances.
- 2. The Developer, other than the Hotel Parcel and other donated parcels, shall operate the Development Project on the Development Property for a period of twenty (20) years following the issuance of an occupancy permit for each lot in the Development Project.
- 3. The Developer shall pay, when due, all real estate taxes levied against the Development Property to the Cedar County Treasurer. Prior to receiving any economic development tax increment payments, the Developer shall provide receipts to the City evidencing payment of said real estate taxes. Failure to pay property taxes for any year shall constitute a breach of this Agreement by the Developer. This covenant to pay real estate taxes does not apply to the Hotel Parcel.
- 4. Within one hundred eighty (180) days of the completion of a final plat, the Developer shall, at no cost to the City, convey the Hotel Parcel to the City to be marketed as a hotel or other commercial use. In conveying the Hotel Parcel to the City, the Developer shall provide the City with an abstract of title to the Hotel Parcel which shall show marketable title in the name of the Developer in compliance with the Title Standards of the Iowa Bar Association. This obligation of the Developer will be deemed completed at the time of recording of the warranty deed to the Hotel Parcel. Said warranty deed shall be subject to a right of reverter if the City does not develop the Hotel Parcel into a hotel project.
- 5. Developer expressly agrees that in the event that the Developer is awarded Workforce Housing Tax Credits for any portion of this Development Project, the total amount of aggregate Payments due and payable by the City under this Agreement shall be reduced by 50% of the net amount that the Developer receives by selling said tax credits (after the payment of fees and income taxes on said credits). The Developer upon the sale of said tax credits, shall provide the amount the Developer received following the sale of said tax credits and payment of taxes on said tax credits to calculate the City's reduction in total aggregate Payments.
- 6. <u>Property Tax Payment Certification.</u> The Developer agrees to certify that the City no later than October 15th of each year, commencing on October 15, 2027, an amount (the Developer's Estimate") equal to the estimated Incremental Property Tax Revenues (as

hereinafter defined) anticipated to be paid in the fiscal year immediately following said certification with respect to the taxable valuation of the Development Property factored by seventy-five percent (75%)(the "Annual Percentage"). In submitting each such Developer's estimate, the Developer will complete and submit the worksheet attached hereto as Exhibit "B." The City reserves the right to review and request revisions to each such Developer's Estimate to ensure the accuracy of the figures submitted.

For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Development Property; (2) subtracting the (a) debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) other levies which may be exempted by the action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated tax levy rate times any incremental growth in the taxable valuation of the Property, as shown in the property tax rolls of Cedar County, above and beyond the Base Valuation (as hereinafter defined); and 4) deducting any property tax credits which shall be available with respect to the taxable incremental valuation of the Development Property.

The "Base Valuation" of the Development Property for the purposes of calculating Incremental Property Tax Revenues under this Agreement and Section 403.19 of the Code of Iowa shall be the assessed taxable valuation of the Development Property as of January 1, 202.

- 7. The Developer shall also make the following contributions/payments to the City:
 - a. A one-time payment of \$25,000 upon execution of this Agreement to be used to be used by the City to purchase and/or install park equipment on or near the Development Property;
 - b. A fee of \$200 per unit for each unit constructed on the Development Property to be used by the City to offset the costs of a water study, said \$200 per unit to be paid at the time of the issuance of a building permit for that unit;
 - c. Dedication/donation of Outlot A and _____ on the Development Property to the City.

B. City's obligations.

1. In recognition of the Developer's obligations set out above, the City agrees to maintain the tax increment ordinances in effect and to make economic development tax increment payments (the "Payments") to the Developer in each fiscal year during the term of this

Agreement, pursuant to Chapters 15A and 403 of the Code of Iowa. Said annual Payments shall be seventy-five percent (75%) of the incremental tax revenues received by the City from the Development Property by the Cedar County Treasurer, payable in two equal, semi-annual installments. Prior to making any Payment to the Developer, the Developer shall submit evidence to the City showing that all real estate taxes on each lot (other than Lot 8) have been paid in full.

- 2. The Payments shall be made on June 1st and December 1st (the "Payment Date") of each fiscal year. The Developer expressly agrees that no Payment will be made to the Developer if the Developer is not in compliance with this Agreement.
- 3. The Payments to the Developer contemplated under this Agreement will be for twenty (20) fiscal years (a total of 40 payments), the first Payment being made on the first tax payment based upon the assessment for the completed Development Project. Because this Development Project is being constructed in phases, the twenty (20) fiscal years for each phase begins on said phase upon the issuance of an occupancy permit for each phase in the Development Project. (By way of example, if the Project receives an occupancy permit on December 15, 2026, the first Payment contemplated under this Agreement will be based upon the January 1, 2027 tax assessment made by the Cedar County Assessor, and the first Payment would be made December 1, 2028 because taxes payable on January 1, 2027 assessment are paid by October 1, 2028 and April 1, 2029.)
- 4. The Payments contemplated under this Agreement shall not constitute general obligations of the City, but shall be made solely and only from incremental property taxes received by the City from the Cedar County Treasurer, which are attributable to the Development Property pursuant to Chapter 403 of the Code of Iowa, as amended from time to time.
- 5. Each Payment contemplated under this Agreement shall be subject to the annual appropriation of the City Council. Prior to December 1 of each year during the term of this Agreement, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year 75% of the amount of incremental tax increment revenues to be collected in the following fiscal year. (the "Appropriated Amount"). The Developer expressly agrees that in no event shall the Appropriated Amount, when added to the previous Payments, exceed the \$10,600,000.00 (the "Total Aggregate Payments"). Said Total Aggregate Payments are outlined on Exhibit "B" attached hereto.

The City agrees to certify pursuant to Section 403.19 of the Iowa Code by December 1st of each year during the term of this Agreement to the Cedar County Auditor an amount equal to

the most recent Appropriated Amount. The City will give notice to the Developer of the amount certified pursuant to Section 403.19 of the Code on or before December 1st of each year, for the fiscal year beginning the following July 1st. If the City fails to certify an amount to be collected pursuant to said Section 403.19 of the Code for the obligations contemplated under this Agreement, then an event of non-appropriation shall have occurred, as discussed herein. If an event of non-appropriation occurs, the City's obligation to pay pursuant to this Agreement for the fiscal year in question shall cease, and the Developer expressly acknowledges that is has no recourse against the City for said non-appropriation. Future Payments, if any, contemplated under this Agreement shall be subject to future appropriation by the City, all of which shall be contemplated pursuant to said Section 403.19 and certified each December 1st for the fiscal year beginning the following July 1st.

C. Administrative Provisions.

- 1. Each party represents to the other that the party has full power and authority to enter into this Agreement and that this Agreement is a binding Agreement duly authorized by the governing body of each party.
- 2. This Agreement represents the entire agreement between the parties and may not be amended or assigned without the express permission of the other party. However, by execution of this Agreement, the City hereby authorizes the Developer to assign the rights to receive the Payments to a private lender, as security, without further action of the City Council and the receipt of a written assignment to receive the Payments from the Developer.
- 3. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.
- 4. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa, and for all purposes shall be governed by and construed in accordance with the laws of the State of Iowa.
- 5. If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.
 - 6. That this Agreement may be executed in counterparts.

(Signature pages to follow)

SIGNATURE PAGE OF CITY OF WEST BRANCH, IOWA.

	Roger Laughlin, Mayor
ATTEST:	
Alycia Friis, City Clerk	
STATE OF IOWA, CEDAR COUNT	Y, ss:
	ged before me on this day of iis as Mayor and City Clerk respectively of the City of Wes
	Notary public

SIGNATURE PAGE OF DEVELOPER:

		By:
		, Manager
		By:
		, Manager
STATE OF IOV	VA, COUNTY OF	, ss:
On this	day of	, 2025, this document was executed by
On this	day of	, 2023, this document was executed by
<u> </u>	day of and	as Managers of Parkside
		<u> </u>
Partners, LLC.		<u> </u>



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 6, 2025

AGENDA ITEM: Second & Third Reading Ordinance 831 - Amending Chapter 92 – Water

Rates.

PREPARED BY: City Clerk, Alycia Horras

DATE: September 10, 2025

SUMMARY: West Branch Code of Ordinance update:

(Current language)

92.05 SERVICE DISCONTINUED.

Water service to delinquent customers shall be discontinued or disconnected in accordance with the following:

(Code of Iowa, Sec. 384.84)

- 1. Notice. The billing clerk shall notify each delinquent customer that service will be discontinued or disconnected if payment of the combined service account, including late payment charges, is not received by the date specified in the notice of delinquency. Such notice shall be sent by ordinary mail to the customer in whose name the delinquent charges were incurred and shall inform the customer of the nature of the delinquency and afford the customer the opportunity for a hearing prior to the discontinuance or disconnection.
- 2. Notice to Landlords. If the customer is a tenant, and if the owner or landlord of the property or premises has made a written request for notice, the notice of delinquency shall also be given to the owner or landlord. If the customer is a tenant and requests a change of name for service under the account, such request shall be sent to the owner or landlord of the property if the owner or landlord has made a written request for notice of any change of name for service under the account to the rental property.
- 3. Hearing. If a hearing is requested by noon of the day preceding the shut off, the City Administrator shall conduct an informal hearing and shall make a determination as to whether the discontinuance or disconnection is justified. The customer has the right to appeal the City Administrator's decision to the Council, and if the Council finds that discontinuance or disconnection is justified, then such discontinuance or disconnection shall be made, unless payment has been received.
- 4. Fees. A fee of \$50.00 shall be charged before service is restored to a delinquent customer account during normal business hours and a fee of \$75.00 shall be charged before service is restored to a delinquent customer account during non-business hours. No fee shall be charged for the usual or customary trips in the regular changes in occupancies of property.

92.10 TEMPORARY VACANCY.

Water service may be severed upon notice to the Superintendent or other authorized person whenever the premises is to be unoccupied, and if the premises is unoccupied for more than one

month, a proportionate reduction on the minimum charge for water service will be allowed. There shall be a \$50.00 charge for after- hours disconnection and reconnection.

(New language)

92.05 SERVICE DISCONTINUED.

Water service to delinquent customers shall be discontinued or disconnected in accordance with the following:

(Code of Iowa, Sec. 384.84)

- 1. Notice. The billing clerk shall notify each delinquent customer that service will be discontinued or disconnected if payment of the combined service account, including late payment charges, is not received by the date specified in the notice of delinquency. Such notice shall be sent by ordinary mail to the customer in whose name the delinquent charges were incurred and shall inform the customer of the nature of the delinquency and afford the customer the opportunity for a hearing prior to the discontinuance or disconnection.
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ORDINANCE NO. 831

AN ORDINANCE AMENDING CHAPTER 92 – WATER RATES

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

1. <u>Amendment.</u> Section 92.05.04 and 92.10, is hereby amended by deleting it in its entirety and replacing it with the following:

92.05 SERVICE DISCONTINUED.

Water service to delinquent customers shall be discontinued or disconnected in accordance with the following:

(Code of Iowa, Sec. 384.84)

- 1. Notice. The billing clerk shall notify each delinquent customer that service will be discontinued or disconnected if payment of the combined service account, including late payment charges, is not received by the date specified in the notice of delinquency. Such notice shall be sent by ordinary mail to the customer in whose name the delinquent charges were incurred and shall inform the customer of the nature of the delinquency and afford the customer the opportunity for a hearing prior to the discontinuance or disconnection.
- 2. Notice to Landlords. If the customer is a tenant, and if the owner or landlord of the property or premises has made a written request for notice, the notice of delinquency shall also be given to the owner or landlord. If the customer is a tenant and requests a change of name for service under the account, such request shall be sent to the owner or landlord of the property if the owner or landlord has made a written request for notice of any change of name for service under the account to the rental property.
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92.10 TEMPORARY VACANCY.

Water service may be severed upon notice to the Superintendent or other authorized person whenever the premises is to be unoccupied, and if the premises is unoccupied for more than one month, a proportionate reduction on the minimum charge for water service will be allowed.

- 2. <u>Conflicts.</u> All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.
- 3. <u>Adjudication.</u> If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.
- 4. <u>Effective Date.</u> This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

Passed and approved on the 6th day of October, 2025.

September 15, 2025

First Reading:

Second Reading: Third Reading:	October 6, 2025, Waived October 6, 2025		
		Roger Laughlin, Mayor	
ATTEST:			
Alycia Horras, Cit	ty Clerk		
I certify that the fo	oregoing was published as O	rdinance No on the da	ıy
of	2025		



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE:	October 6, 2025
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AGENDA ITEM:	Second Reading Ordinance 832 - Amending Chapter 55 - Animal Protection and Control.
PREPARED BY:	City Clerk, Alycia Horras
DATE:	September 11, 2025

SUMMARY:

Following the 9/9/25 Animal Control Commission meeting, it was voted on to remove the requirement for registering pets in the city of West Branch. The following will need to be implemented, along with a change to the schedule of fees to be in effect following the publication of the Ordinance change.

West Branch Code of Ordinance update:

(Striking the entire section)

55.22 LICENSING.

- 1. Fees. All fees required herein shall be set by resolution of the City Council.
- 2. Which Animals Require License. Every owner of a dog or cat over the age of four months shall procure a City animal license each calendar year or within 30 days of the animal being brought into the City.
- 3. Certification Of Vaccination; Payment Of License Fee; Issuance Of License.
- A. At the time of making application for a City license, the owner shall furnish to the City a veterinarian's certificate showing that the dog or cat for which the license is sought has been vaccinated against rabies virus and that such vaccination will not expire within six months from the date the license is issued. In order to take advantage of the lower rate for neutered animals, the owner shall, at the time application is made for an animal license, present a certificate of neutering signed by a veterinarian containing a description of the animal, its call name and date of neutering, if known. Such certificate may be used in subsequent license applications.
- B. Upon payment of the license fee, the City shall issue to the owner a license which shall contain the name of the owner, the owner's place of residence and a description of the animal. The City shall keep a duplicate of each license issued as a public record. If the animal to be licensed is a guard/attack dog, the owner shall include such fact on the license application.
- C. New animal registrations and renewals can be made in person or online via the City's website providing all required information is provided. City tags will be issued for new pets upon receipt of payment.
- 4. Animals Too Young for Licensing. The owner of an animal which is no longer with its dam, but which is too young to be licensed, shall be issued a temporary City animal ID tag upon application to the City and payment of the regular fee. Such temporary tag shall automatically expire five months from the date of birth of the animal.
- License Tag
- A. Upon issuance of the license, the City shall deliver or mail to the owner a license tag stamped with the following:
 - (1) Year in which issued.
 - (2) Name of issuing City.
 - (3) Number of the license.
- B. City tags will be issued once for the life of the animal. Tags can be issued for up to three years coinciding with the rabies expiration date.

- C. Every animal shall wear the tag provided whenever such animal is off the property of its owner or not within a motor vehicle. Any method may be used to attach the tag to the animal, such as a collar or other suitable device.
- D. It is unlawful for any person who is not the owner or the agent of such owner or an employee of the City or its agent acting in an official capacity to remove a license tag from an animal prior to the expiration of the license.
- E. Upon the filing of an affidavit that the license has been lost or destroyed, the owner may obtain another tag upon payment of a replacement fee. (West Branch Animal Control Study Committee, Page 11)
- 6. Delinquent Fees. Delinquent license fees, as determined by the City Council, shall be assessed in addition to the annual license fee except in those cases where, by reason of residence outside the corporate limits, age or ownership, the dog or cat was not subject to licensing. In those cases in which an animal becomes subject to the terms of this section during any license year, the license fee shall become due and payable within 30 days after the date that such animal becomes subject to the terms of this chapter. After 30 days, the owner shall pay the delinquent license fee provided by City Council resolution, in addition to the annual license fee.
- 7. Expiration Date. All licenses expire one year from the date of issuance except in cases where licenses are issued consecutively for two or three years. In those cases, licenses will expire two or three years from the date of issuance.
- 8. Change Of Ownership; Transfer Of License. When the permanent ownership of an animal is transferred, the new owner shall, within 30 calendar days from the date of change of ownership, make application for a new license as provided in this section regardless of whether or not the animal was previously licensed.
- 9. Exceptions. The licensing provisions of this chapter shall not be applied to animals whose owners are nonresidents temporarily within the City or animals brought into the City for the purpose of participating in any animal show. Owners of animals which are trained to assist them with their disabilities shall not be charged a fee to license said animals, although said animals are still otherwise subject to the licensing provisions of this chapter.

ORDINANCE NO. 832

AN ORDINANCE AMENDING CHAPTER 55 – ANIMAL PROTECTION AND CONTROL

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

1. Amendment. Section 55.22, is hereby amended by deleting it in its entirety:

55.22 LICENSING.

- 1. Fees. All fees required herein shall be set by resolution of the City Council.
- 2. Which Animals Require License. Every owner of a dog or cat over the age of four months shall procure a City animal license each calendar year or within 30 days of the animal being brought into the City.
- 3. Certification Of Vaccination; Payment Of License Fee; Issuance Of License.
- At the time of making application for a City license, the owner shall furnish to the City a veterinarian's certificate showing that the dog or cat for which the license is sought has been vaccinated against rabies virus and that such vaccination will not expire within six months from the date the license is issued. In order to take advantage of the lower rate for neutered animals, the owner shall, at the time application is made for an animal license, present a certificate of neutering signed by a veterinarian containing a description of the animal, its call name and date of neutering, if known. Such certificate may be used in subsequent license applications.
- —B. Upon payment of the license fee, the City shall issue to the owner a license which shall contain the name of the owner, the owner's place of residence and a description of the animal. The City shall keep a duplicate of each license issued as a public record. If the animal to be licensed is a guard/attack dog, the owner shall include such fact on the license application.
- —C. New animal registrations and renewals can be made in person or online via the City's website providing all required information is provided. City tags will be issued for new pets upon receipt of payment.
- 4. Animals Too Young for Licensing. The owner of an animal which is no longer with its dam, but which is too young to be licensed, shall be issued a temporary City animal ID tag upon application to the City and payment of the regular fee. Such temporary tag shall automatically expire five months from the date of birth of the animal.

 5. License Tag.
- A. Upon issuance of the license, the City shall deliver or mail to the owner a license tag stamped with the following:
- (1) Year in which issued.
- (2) Name of issuing City.
- (3) Number of the license.
- B. City tags will be issued once for the life of the animal. Tags can be issued for up to three years coinciding with the rabies expiration date.
- C. Every animal shall wear the tag provided whenever such animal is off the property of its owner or not within a motor vehicle. Any method may be used to attach the tag to the animal, such as a collar or other suitable device.
- D. It is unlawful for any person who is not the owner or the agent of such owner or an employee of the City or its agent acting in an official capacity to remove a license tag from an animal prior to the expiration of the license.
- E. Upon the filing of an affidavit that the license has been lost or destroyed, the owner may obtain another tag upon payment of a replacement fee. (West Branch Animal Control Study Committee, Page 11)
- 6. Delinquent Fees. Delinquent license fees, as determined by the City Council, shall be assessed in addition to the annual license fee except in those cases where, by reason of residence outside the corporate limits, age or ownership, the dog or cat was not subject to licensing. In those cases in which an animal becomes subject to the terms of this section during any license year, the license fee shall become due and payable within 30 days after the date that such

animal becomes subject to the terms of this chapter. After 30 days, the owner shall pay the delinquent license fee provided by City Council resolution, in addition to the annual license fee.

- 7. Expiration Date. All licenses expire one year from the date of issuance except in cases where licenses are issued consecutively for two or three years. In those cases, licenses will expire two or three years from the date of issuance.

 8. Change Of Ownership; Transfer Of License. When the permanent ownership of an animal is transferred, the new owner shall, within 30 calendar days from the date of change of ownership, make application for a new license as provided in this section regardless of whether or not the animal was previously licensed.
- 9. Exceptions. The licensing provisions of this chapter shall not be applied to animals whose owners are nonresidents temporarily within the City or animals brought into the City for the purpose of participating in any animal show. Owners of animals which are trained to assist them with their disabilities shall not be charged a fee to license said animals, although said animals are still otherwise subject to the licensing provisions of this chapter.
- 2. <u>Conflicts.</u> All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.
- 3. <u>Adjudication.</u> If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.
- 4. <u>Effective Date.</u> This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

Passed and approved on the 20th day of October, 2025.

Cantanala au 15 2025

Einst Danding.

Second Reading: Third Reading:	October 6, 2025 October 20, 2025		
	-	Roger Laughlin, M	layor
ATTEST:			
Alycia Horras, Cit	y Clerk		
I certify that the fo	oregoing was published as Or	dinance No on the _	day
of	. 2025.		



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 6, 2025

AGENDA ITEM: Resolution 2025-109 – Amending the City of West Branch Schedule of

Fees.

PREPARED BY: City Clerk, Alycia Horras

DATE: September 26, 2025

BACKGROUND:

With the final readings of the change to Ordinance 831 Amending Chapter 92,we ae requesting the final step in removing the after-hours utility services for Public Works. This would take affect on Thursday, October 16th, following the publication of the Ordinance Amendment on 10/16/2025.

The following changes are suggested (in RED):

OTHER SERVICE CHARGES

Late Payment Penalty Chapter 92.04(3) 10% of total delinquent bill

Insufficient Funds Charge Chapter 1.15 \$30

Water Service Deposit Chapter 92.09 \$200 (refundable)

Disconnect Fee for non-payment Chapter 92.05(4) \$50 (business days, 8:00 a.m. to 4:00 p.m.)

\$75 (after 3:30 p.m.) To be removed

Temporary Vacancy Disconnect Chapter 92.10 \$50

Testing of Meters Chapter 91.10 \$50

Water Meter Replacement Chapter 91.06, 91.07 actual cost to replace

Barricades Resolution 1726 \$50 up to 4 (refundable deposit)
Road cones Resolution 1726 \$50 up to 10 (refundable deposit)

^{**}The above would remove the line item that is stricken through.

RESOLUTION 2025-109

RESOLUTION AMENDING THE CITY OF WEST BRANCH SCHEDULE OF FEES

WHEREAS, the City Administrative Staff has made recommendations for new administrative fees listed on Exhibit "A"; and

WHEREAS, Council has determined that the fees included in the West Branch Schedule of Fees are appropriate and are reasonably related to the purpose for which such fees are charged.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Branch as follows:

Section 1. That the fees set forth in Exhibit "A" attached hereto and made a part hereof, be in full force and effect immediately upon its adoption and approval, as provided by law.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

	Roger Laughlin, Mayor	
Attest:		
Alycia Horras, City Clerk		

Passed and approved this 6th day of October, 2025.



SCHEDULE OF FEES

Updated September 26, 2025

MONTHLY RESIDENTIAL SERVICE FEES

Water Chapter 92.02 \$10.92 per 1000 gallons (Ord 814)
Sewer Chapter 99.01 \$18.36 per 1000 gallons (Ord 811)

Recycling Chapter 107.08 \$4.75 per month

Trash Collection Chapter 106.08 \$12.75 / 35 gallon \$14.75 / 65 gallon

Storm Water Utility Chapter 102.08 \$3.00

OTHER SERVICE CHARGES

Late Payment Penalty Chapter 92.04(3) 10% of total delinquent bill

Insufficient Funds Charge Chapter 1.15 \$30

Water Service Deposit Chapter 92.09 \$200 (refundable)

Disconnect Fee for non-payment Chapter 92.05(4) \$50 (business days, 8:00 a.m. to 4:00 p.m.)

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Testing of Meters Chapter 91.10 \$50

Water Meter Replacement Chapter 91.06, 91.07 actual cost to replace

Barricades Resolution 1726 \$50 up to 4 (refundable deposit)
Road cones Resolution 1726 \$50 up to 10 (refundable deposit)

MISCELLANEOUS ADMINISTRATIVE FEES Resolution 1726

Photocopies \$0.10 per page - black/white

\$.50 per page – color

Fax Services \$1.00 1st page, \$0.50 per page after

Recording Fees (any type) actual costs
Notary Service No Charge

Lost Key Fee \$15

WEST BRANCH MUNICIPAL CEMETERY FEES

Cemetery Interment Rights (cemetery lots)

Upright & Upright West Section \$250 (sold in multiples of 2)

Memorial Section \$100 (sold individually)

All other sections \$100 (sold in multiples of 2)

Traditional Interments (burials Monday – Friday) \$650

Cremation \$200

Infant \$150

Saturday service \$150 extra

Sunday & Holidays service \$250 extra

If conditions require gas (winter) \$40

Disinterment – Cost varies according to size and location:

Suitcase Type (baby) \$100

Half-sized Vault (child) \$175 - \$400 Full-sized Vault (adult) \$400 - \$700

PEDDLER PERMIT FEES Chapter 122

Application Fee	\$10
One day permit	\$25
One week permit	\$50
Up to six (6) months	\$100
One year of major part thereof	\$175

VENDOR FEES

West Branch Resident Nonprofit	\$10
West Branch Commercial Business	\$25
Non-Resident Nonprofit	\$25
Non-Resident Commercial Business	\$50

ANIMAL REGISTRATION FEES

Cats	\$5 per cat, per year
Dogs	\$10 per dog, per year
Non-spayed or neutered pet	\$25 per pet, per year
Level 3 Animals (Resolution 949)	\$75 per pet, per year
Level 4 Animals (Resolution 949)	\$200 per pet, per year

DOG PARK FEES Resolution 1228

Single Day Pass \$5

Dog Park Tag \$15 per year (resident)
Dog Park Tag \$20 per year (non-resident)

WEST BRANCH POLICE DEPARTMENT FEES

Per Resolution 1593 & 1726

Administrative fee records request \$15 + postage if applicable

Document redaction (minimum 1 hour) \$15/hour

Video redaction (outside source) Actual Cost

USB Storage device Actual Cost

CD/DVD \$5

Reserve officer event stand-by (minimum 1 hour) \$30/hour
Police patrol vehicle stand-by (minimum 1 hour) \$100/hour
Certified Officer \$45 per hour

Parking Fines Chapter 70.03 \$15

Disabilities Parking Fines Chapter 70.03 \$200 - Ord. 757

Impoundment of Vehicles Chapter 80.05 \$35 for the 1st 5 days — Ord. 758

\$1 for each subsequent day

FALSE ALARMS Chapter 37.02

False Alarm (residential) \$50 per violation within 12 months

False Alarm (commercial) \$500 per violation

BUILDING INSPECTION FEES

(When no current building permit is active or by request of property owner)

Inspections outside of normal business hours (Minimum charge – two hours)	\$50 per hour
Re-inspection fees assessed under provisions of Section 305.8	\$50 per hour
Inspections for which no fee is specifically indicated (Min. charge – 1/2 hour)	\$50 per hour
Additional plan review required by changes, additions and inspections, or both	\$50 per hour
(Minimum charge – 1/2 hour)	
For use of outside consultants for plan checking and inspections, or both	Actual Costs

BUILDING PERMIT FEES (based on project valuation)

Valuation	Fee
Up to \$500	\$23.50
\$501 to \$2000	\$23.50 for the first \$500 plus \$3.05 for each additional
	\$100, or fraction thereof, to and including \$2,000.
\$2001 to \$25,000	\$69.25 for the first \$2000 plus \$14 for each additional
	\$1000, or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$391.25 for first \$25,000 plus \$10.10 for each additional
	\$1,000, or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7 for each additional
	\$1,000, or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$993.75 for first \$100,000 plus \$5.60 for each additional
	\$1,000, or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,233.75 for first \$500,000 plus \$4.75 for each additional
	\$1,000, or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each
	Additional \$1,000, or fraction thereof.

RESIDENTIAL SITE PLAN REVIEW Resolution 1577

Site plan review (required) Actual costs for city engineer's review

WASTEWATER LIFT STATION CONNECTION FEE Chapter 100.03

Calculated by City Engineer – See Exhibit B on file at City Hall

WATER & SEWER CONNECTION FEES

Residential Water Service (new construction) Chapter 90.06	\$402
Residential Sewer Service (new construction) Chapter 96.02	\$402

ELECTRICAL, MECHANICAL AND PLUMBING PERMIT FEES

Dollar Volume of Work	Permit Fee
\$1 - \$5,000	\$50
\$5,001-\$25,000	\$75
\$25,001-\$50,000	\$100
\$50,001-\$75,000	\$125
\$75,001-\$100,000	\$150
\$100,001-\$125,000	\$175
Add \$25.00 per every \$25,000 of valuation thereafter	

OTHER PERMIT FEES

Demolition Permit	\$100
Fence Permit	\$50
Sign Permit (Historic District only) Chapter 25.09(4)	\$10
Street Boring Permit Chapter 135.09(12)	\$100
House Mover Permit Chapter 123.06	\$100

SUBDIVISION FEES

REZONING FEE Chapter 165.20 (5)

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Vozoning Hoo	$\mathbf{Y}(\mathbf{M}) \perp \mathbf{A}$ of \mathbf{M} of \mathbf	67
Rezoning Fee	\$300 + Actual costs incurred for engineering review	v
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SITE PLAN FEE Chapter 167.08

Site Plan Application Fee \$200 + Actual costs incurred for engineering review

PLATTING FEE Chapter 166.03(1)

Preliminary Plat \$300 Final Plat \$300

Engineering Review of plats Actual costs, billed as incurred

NUISANCE ABATEMENT MUNICIPAL INFRACTION FEES

Violations of Chapter 50.02(10) grass mowing and Chapter 136.03 snow removal from sidewalks, fees are billed to the property owner as follows per violation: Per Resolution 874

Operator \$38 / per hour Utility tractor \$35 / per hour Dump truck \$35 / per hour Pick-up \$25 / per hour 6 foot mower \$10 / per hour \$20 / per hour Bat wing mower \$20 / per hour Riding lawn tractor Chain saw \$15 / per hour \$10 / per hour Trailer String trimmer \$5 / per hour \$7 / per hour Push mower 3rd party expenses billed at cost

Snow removal \$50 / per sidewalk Administrative Fee \$40 / per billing

Nuisance Abatement Civil Fees in addition to the above services:

First Offense \$500 Second Offense \$750 Each Offense Thereafter \$1000



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE:	October 6, 2025
AGENDA ITEM:	Resolution 2025-110 - Approving Change Order Number 3 in the amount
	of \$1,500.00 to the contract with Boomerang Corp for the 2025 Cedar-
	Johnson Road Reconstruction Project. / Move to action.
PREPARED BY:	City Clerk, Alycia Horras
DATE:	September 26, 2025

SUMMARY:

Boomerang Corp., of Anamosa, Iowa was awarded the construction contract for the 2025 Cedar-Johnson Road Reconstruction Project by the West Branch City Council through the passage of Resolution 2025-34 on April 1, 2025 in the amount of \$2,127,723.71.

The City has received and approved the following Change Orders for the project to date:

Pay Estimate Number	Amount	Resolution #	Date
1	\$10,945.37	2025-62	July 21,2025
2	\$3,821.40	2025-100	September 15, 2025
3	\$1,500.00	2025-110	October 6, 2025

RESOLUTION 2025-110

RESOLUTION APPROVING CHANGE ORDER NO. 3 TO THE CONTRACT WITH BOOMERANG CORP FOR THE 2025 CEDAR-JOHNSON ROAD RECONSTRUCTION PROJECT.

WHEREAS, Boomerang Corp., of Anamosa, Iowa was awarded the construction contract for the 2025 Cedar-Johnson Road Reconstruction Project (the "Project") by the West Branch City Council through the passage of Resolution 2025-34 on April 1, 2025 in the amount of \$2,127,723.71; 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; and

WHEREAS, it is now necessary for a change order to be initiated to increase the amount of the project in the above mentioned contract by the amount of \$1,500.00 per the breakdown of labor and equipment provided by Boomerang Corp. and verified by project managers Veenstra & Kimm.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the West Branch, Iowa, that Change Order No. 3 in the amount of \$1,500.00 is approved.

PASSED AND APPROVED this 6th day of October 2025.

	Roger Laughlin, Mayor	
ATTEST:		
Alycia Horras, City Clerk		



VEENSTRA & KIMM INC.

2600 University Parkway, Suite 1 Coralville, Iowa 52241

> 319.466.1000 www.v-k.net

September 18, 2025

CHANGE	ORDER NO.	3

2025 CEDAR JOHNSON ROAD RECONSTRUCTION WEST BRANCH, IOWA

Change Order No. 3 is for the following modifications to the project:



11 Serenity Circle

Total: \$1,500.00

Change Order No. 3 increases the contract amount by \$ 1,500.00

CITY OF WEST BRANCH, IOWA
Ву
Title
Date
ATTEST:
ATTEST: By

V&K Job No. 368318



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 6, 2025

AGENDA ITEM: Resolution 2025-111 Approval of Inv. # 10782 and 10783 from Barnhart's

Custom Services, LLC for dirt hauled from Cedar-Johnson Road Project

PREPARED BY: Adam Kofoed

DATE: October 1, 2025

Background:

During the Herbert Hoover Highway (HHH) roundabout project, approximately **5,700 cubic yards** of excess dirt were generated. With the anticipation that the Cedar Johnson Road Reconstruction Project would require additional fill, this dirt was temporarily stored on KLM's property for a period of two years.

Current Status:

Since the City Council elected to pursue an addition design rather than a full reconstruction, the Cedar Johnson project did not require the stored fill. As a result, the **5,700 cubic yards of dirt were relocated** from KLM's property and spread by the **South Water Tower site** for future use and site stabilization.

Invoice:

Barnhart Construction has submitted the attached bill for services related to:

- Hauling 5,700 cubic yards of dirt from KLM's property
- Spreading and grading at the South Water Tower site

RESOLUTION NO. 2025-111

RESOLUTION APPROVING PAYMENT TO BARNHART'S CUSTOM SERVICES FOR HAULING OF DIRT FROM THE CEDAR-JOHNSON ROUNDABOUT TO THE SOUTH WATER TOWER.

WHEREAS, during the construction of the Cedar-Johnson Road roundabout, the project required the removal and relocation of approximately 5,700 CY of dirt out of the project area; and

WHEREAS, said dirt was moved to the adjacent property owner's site for storage and possible future use; and

WHEREAS, it has been determined that the approximate 5,700 CY of dirt was not needed on Cedar-Johnson Road or the adjacent property, so the dirt needed to be moved; and

WHEREAS, the City identified the location of the south water tower for the placement of the excess dirt; and

WHEREAS, Barnhart's Custom Services prepared the south water tower site for the placement of the dirt and hauled approximately 667 loads of excess dirt to the south water tower site; and

WHEREAS, it is now necessary to pay Barnhart's Custom Services the sum of \$62,302.50 for the services provided.

NOW, THEREFORE, IT IS RESOLVED the City Council of the City of West Branch, Cedar County, Iowa, that the payment in the amount of \$62,302.50 is hereby authorized to be paid to Barnhart's Custom Services, LLC, as payment for the aforementioned described work on behalf of the City.

Passed and	approved this 6 th day of October, 2025.
ATTEST:	Roger Laughlin, Mayor
ATTEST.	
Alycia Friis, City Clerk	

BARNHART'S CUSTOM SERVICES, L.L.C.

P.O. BOX 36 WEST BRANCH, IA 52358

3196311101

Invoice

DATE	INVOICE#
9/17/2025	10782

BILL TO
City of West Branch P.O. Box 218 West Branch, IA 52358

			TERMS
			Due on receipt
DESCRIPTION	QUANTITY	' RATE	AMOUNT
8/19/25 - 9/8/25 LOAD AND HAUL APPROXIMATELY 5,700 CUBIC YARDS DIRT FROM CEDAR-JOHNSON ROAD STOCKPILE TO SOUTH WATER TOWER SITE - figured 663 loads, actual loads hauled 667 - AS BID.		48,790.00	48,790.00
Department			
Vendor #			
Account #			
THANK YOU FOR YOUR BUSINESS!		Total	\$48,790.00

	A finance charge of 1.5% (18% Annual Rate)
Phone #	will be charged monthly on any unpaid balance.

BARNHART'S CUSTOM SERVICES, L.L.C.

P.O. BOX 36 WEST BRANCH, IA 52358

Invoice

DATE	INVOICE#
9/17/2025	10783

BILL TO	
City of West Branch P.O. Box 218 West Branch, IA 52358	

·			TERMS
			Due on receipt
DESCRIPTION	QUANTITY	RATE	AMOUNT
8/19/25 - 9/16/25 WORK AT CONCRETE AND DIRT DUMPSITE AT SOUTH WATER TOWER: REMOVE TREES; GRADE FILL AS HAULED IN; COMPACT TOP WITH SMOOTH DRUM ROLLER. 750K Dozer with GPS PC210 Excavator w/Thumb Tractor & Smooth Drum Roller	•	5 205.00 3 205.00 2 145.00	1
Department			
Vendor #			
Account #			
THANK YOU FOR YOUR BUSINESS!		Total	\$13,512.50

	A finance charge of 1.5% (18% Annual Rate)
#	will be charged monthly on any unpaid balance.

Phone # 3196311101

Extra Dirt that was hauled from Meadows which was originally dug out from Roundalout



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE:	October 6, 2025
AGENDA ITEM:	Resolution 2025-113 - Approving Pay Estimate Number 5 in the amount
	of \$341,044.03 to Boomerang Corp for the 2025 Cedar-Johnson Road
	Reconstruction Project / Move to action

PREPARED BY: City Clerk, Alycia Horras

DATE: October 2, 2025

SUMMARY:

Boomerang Corp., of Anamosa, Iowa was awarded the construction contract for the 2025 Cedar-Johnson Road Reconstruction Project by the West Branch City Council through the passage of Resolution 2025-34 on April 1, 2025 in the amount of \$2,127,723.71.

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

Pay Estimate Number	Amount	Resolution #	Date
1	\$162,928.26	2025-68	June 16,2025
2	\$309,539.52	2025-81	July 21, 2025
3	\$136,261.66	2025-88	August 18, 2025
4	\$844,850.72	2025-99	September 15,2025
5	\$341,044.03	2025-112	October 6, 2025

RESOLUTION 2025-113

RESOLUTION APPROVING PAY ESTIMATE NUMBER 5 IN THE AMOUNT OF \$844,850.72 TO BOOMERANG CORP FOR THE 2025 CEDAR-JOHNSON ROAD RECONSTRUCTION PROJECT.

WHEREAS, Boomerang Corp., of Anamosa, Iowa was awarded the construction contract for the 2025 Cedar-Johnson Road Reconstruction Project (the "Project") by the West Branch City Council through the passage of Resolution 2025-34 on April 1, 2025 in the amount of \$2,127,723.71; 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; and

WHEREAS, it is now necessary for the City Council to accept Pay Estimate Number 5 in the amount of \$341,044.03 to Boomerang Corp.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the West Branch, Iowa, that Pay Estimate Number 5 in the amount of \$341,044.03 to Boomerang Corp. is approved.

PASSED AND APPROVED this 6th day of October, 2025.

	Roger Laughlin, Mayor
ATTEST:	
Alycia Friis, City Clerk	



VEENSTRA & KIMM INC.

5

2600 University Parkway, Suite 1 Coralville, Iowa 52241

> 319.466.1000 www.v-k.net

PAY ESTIMATE NO.

2025 CEDAR JOHNSON ROAD RECONSTRUCTION WEST BRANCH, IOWA

Contract Amount \$2,127,723.71

Contract Date April 1, 2025

Pay Period Sept. 4, 2025 - October 1, 2025

Boomerang Corp

October 1, 2025

13225 Circle Drive, Ste A Anamosa, IA 52205

	BID ITEMS									
			Estimated					Quantity		
	Description	Unit	Quantity		Unit Price	E	ctended Price	Completed	Valu	e Completed
1.1	Clearing And Grubbing	Acre	0.2	\$	20,000.00	\$	4,000.00	0.2	\$	4,000.00
1.2	Grubbing	Unit	214.5	\$	60.00	\$	12,870.00	214.5	\$	12,870.00
1.3	Excavation, Cl 10, Rdwy+Borrow	CY	7,542	\$	8.00	\$	60,336.00	7,592	\$	60,736.00
1.4	Exc, Cl 10, Unsuit/Unstable Matrl, Core-Out	CY	1,500	\$	10.00	\$	15,000.00	538	\$	5,380.00
1.5	Excavation, Class 13, Waste	CY	81	\$	20.00	\$	1,620.00	81	\$	1,620.00
	Special Backfill - Macadam Stone Base	CY	1,125	\$	44.00	\$	49,500.00	412.59	\$	18,153.96
1.7	Special Backfill - Modified Subbase	CY	375	\$	42.00	\$	15,750.00	352	\$	14,784.00
1.8	Topsoil, Furn+Spread	CY	1,167	\$	50.00	\$	58,350.00		\$	-
1.9	Topsoil, Strip, Salvage and Spread	CY	1,167	\$	6.00	\$	7,002.00		\$	-
1.10	Subgrd Stablz Mtrl,PolyGrid NX-650	SY	1,500	\$	5.00	\$	7,500.00	7,127	\$	35,635.00
1.11	Modified Subbase	CY	2,882	\$	40.00	\$	115,280.00	2,938	\$	117,520.00
1.12	Choke Stone - Temporary Road	Ton	400	\$	24.00	\$	9,600.00	528.98	\$	12,695.52
1.13	Macadam Stone Base - Temp Road	Ton	370	\$	26.00	\$	9,620.00		\$	-
1.14	Relocation Of Mailboxes	Each	3	\$	100.00	\$	300.00		\$	-
1.15	PCC Pav't, Cl C, Cl 3 Durabl, 8 In.	SY	8,871	\$	54.00	\$	479,034.00	8,125.55	\$	438,779.70
1.16	PCC Pavement Samples	LS	1	\$	1,200.00	\$	1,200.00	0.9	\$	1,080.00
1.17	HMA ST, Base Course, 1/2 In. Mix	Ton	72.8	\$	165.00	\$	12,012.00		\$	-
1.18	HMA ST, Interm Course, 1/2 In. Mix	Ton	49.2	\$	178.00	\$	8,757.60		\$	-
1.19	HMA ST, Surface Course, 1/2 In. Mix, No Spec	Ton	49.2	\$	165.00	\$	8,118.00		\$	-
1.20	Calcium Chloride Applied	Ton	6.2	\$	1,400.00	\$	8,680.00		\$	-
1.21	Water for Surface Appl of Calcium Chloride	MGal	5	\$	300.00	\$	1,500.00	4	\$	1,200.00
1.22	Surfacing, Driveway, Class A Crushed Stone	Ton	32	\$	26.00	\$	832.00	42	\$	1,092.00
1.23	Rmvl of Existing Structures - Retaining Wall	LS	1	\$	3,000.00	\$	3,000.00	1	\$	3,000.00
1.24	Combo Concrete Sidewalk & Retaining Wall	CY	20.2	\$	800.00	\$	16,160.00	20.2	\$	16,160.00
1.25	Safety Rail	LF	45	\$	210.00	\$	9,450.00		\$	-
1.26	Aprons, Concrete, 30 In. Dia.	Each	3	\$	4,400.00	\$	13,200.00	1	\$	4,400.00
1.27	Aprons, Concrete, 42 In. Dia.	Each	1	\$	6,200.00	\$	6,200.00	3	\$	18,600.00
1.28	Modular Block Retaining Wall	SF	42	\$	50.00	\$	2,100.00		\$	-
1.29	Manhole, San. Sewer, SW-301, 48 In. Extra De	Each	1	\$	10,000.00	\$	10,000.00	1	\$	10,000.00
1.30	Intake, SW-507	Each	12	\$	4,400.00	\$	52,800.00	12	\$	52,800.00
1.31	Intake, SW-509	Each	8	\$	6,000.00	\$	48,000.00	8	\$	48,000.00
1.32	Intake, SW-511	Each	2	\$	2,900.00	\$	5,800.00	2	\$	5,800.00
1.33	Intake, SW-512	Each	1	\$	1,800.00	\$	1,800.00	1	\$	1,800.00
1.34	Manhole Adjustment, Minor	Each	1	\$	2,600.00	\$	2,600.00	1	\$	2,600.00
1.35	Manhole Adjustment, Major	Each	1	\$	4,200.00	\$	4,200.00	2	\$	8,400.00
1.36	Subdrain, Longitudinal, (Backslope) 6 In. Dia.	LF	2,754	\$	13.00	\$	35,802.00	2,754	\$	35,802.00
1.37	Subdrain Outlet, DR-303	Each	20	\$	200.00	\$	4,000.00	22	\$	4,400.00
1.38	Subdrain Cleanout	Each	4	\$	300.00	\$	1,200.00	4	\$	1,200.00
1.39	Storm SWR Grav Main, Trenched, HDPE, 10 In	LF	13	\$	50.00	\$	650.00	13	\$	650.00
1.40	Storm SWR Grav Main, Trenched, RCP, 15 In.	LF	1,129	\$	70.00	\$	79,030.00	1,172	\$	82,040.00

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	Estimated Quantity								
	Description	Unit	Quantity	ı	Unit Price	Extended Price		Completed	Value Completed
1.41 Stor	rm SWR Grav Main, Trenched, RCP, 18 In.	LF	41	\$	80.00	\$	3,280.00	43	\$ 3,440.00
	rm SWR Grav Main, Trenched, RCP, 24 In.	LF	319	\$	84.00	\$	26,796.00	340	\$ 28,560.00
	rm SWR Grav Main, Trenched, RCP, 30 In.	LF	299	\$	110.00	\$	32,890.00	308	\$ 33,880.00
	rm SWR Grav Main, Trenched, RCP), 42 In.	LF	185	\$	200.00	\$	37,000.00	185	\$ 37,000.00
	move Pipe Less Than or Equal to 36 In.	LF	981	\$	5.00	\$	4,905.00	981	\$ 4,905.00
	move Pipe Greater Than 36 In.	LF	152	\$	10.00	\$	1,520.00	152	\$ 1,520.00
	rm SWR Abandnmnt, Fill & Plug, ≤ 36 In. Di	CY	3	\$	200.00	\$	600.00	3	\$ 600.00
	itary SWR Grav Main, Trenched, PVC, 8 In.	LF	56	\$	100.00	\$	5,600.00	56	\$ 5,600.00
	itary Sewer Service Stub, PVC, 4 In.	LF	250	\$	44.00	\$	11,000.00	250	\$ 11,000.00
	itary Sewer Service Relocation	Each	1	\$	1,800.00	\$	1,800.00	1	\$ 1,800.00
	vetment, Class E	Ton	72	\$	70.00	\$	5,040.00	16	\$ 1,120.00
	noval of Pavement	SY	7,679	\$	5.00	\$	38,395.00	7,679	\$ 38,395.00
-	noval of Sidewalk	SY	39	\$	5.00	\$	195.00	59	\$ 295.00
	moval of Intakes and Utility Accesses	Each	1	\$	200.00	\$	200.00	1	\$ 200.00
	creational Trail, PCC, 6 In.	SY	792	\$	45.00	\$	35,640.00	356.15	\$ 16,026.75
	ewalk, P.C. Concrete, 6 In.	SY	847	\$	46.00	\$	38,962.00	578.44	\$ 26,608.24
	ectable Warnings	SF	140	\$	50.00	\$	7,000.00	20	\$ 1,000.00
	veway, P.C. Concrete, 6 In.	SY	529	\$	50.00	\$	26,450.00	18	\$ 900.00
	noval Of Paved Driveway	SY	225	\$	10.00	\$	2,250.00	165	\$ 1,650.00
	ice, Safety	LF	2,665	\$	6.00	\$	15,990.00	2,915	\$ 17,490.00
	noval and Reinstallation of Fence,	LF	105	\$	58.00	\$	6,090.00	52.5	
	*	Each	8	\$	275.00	\$ \$	•		
	move and Reinstall Sign as per plan			\$			2,200.00	4	\$ 1,100.00
	moval of Type A Sign	Each	6	\$	125.00	\$	750.00	6	\$ 750.00 \$ -
	tall Stop Sign Assembly	Each	4	-	450.00	<u> </u>	1,800.00	1	
	nstruction Survey	LS	1	\$	26,000.00	\$	26,000.00	1	\$ 26,000.00
	ffic Control	LS	1	\$	13,000.00	\$	13,000.00	1	\$ 13,000.00
1.67 Mol		LS	1 226	-	150,000.00	\$	150,000.00	1	\$ 150,000.00
	ter Main, Trenched, PVC, 8 In., DR-18	LF	236	\$	60.00	\$	14,160.00	139	\$ 8,340.00
	ter Main, Trenched, PVC, 12 In., DR-18	LF	363	\$	80.00	\$	29,040.00	310	\$ 24,800.00
	ter Service Stub, Copper, 1 In.	Each	3	\$	1,800.00	\$	5,400.00	3	\$ 5,400.00
	ve, Gate, DIP, 8 In.	Each	5	\$	2,800.00	\$	14,000.00	3	\$ 8,400.00
	ve, Gate, DIP, 12 In.	Each	1	\$	4,800.00	\$	4,800.00	1	\$ 4,800.00
	ve Removal,	Each	1	\$	200.00	\$	200.00	2	\$ 400.00
	e Hydrant Assembly, WM-201	Each	2	\$	9,600.00	\$	19,200.00	2	\$ 19,200.00
	Hydrant Assembly Removal	Each	2	\$	200.00	\$	400.00	2	\$ 400.00
	shing Device (Blowoff), 2 In.	Each	1	\$	1,600.00	\$	1,600.00	2	\$ 3,200.00
	ve Box Adjustment, Minor	Each	1	\$	450.00	\$	450.00		\$ -
	PPP Preparation and Management	LS	1	\$	3,000.00	\$	3,000.00	0.9	\$ 2,700.00
	st Control - Saw Cutting	LS	1	\$	600.00	\$	600.00	0.9	\$ 540.00
1.80 Mul	_	Acre	3	\$	1,000.00	\$	3,000.00		\$ -
	ive Grass Seeding	Acre	1.1	\$	1,500.00	\$	1,650.00		\$ -
	d&Fertlz (Rural)-HydroSeed w/BondedFibe	Acre	0.7	\$	4,500.00	\$	3,150.00		\$ -
1.83 See	ding & Fertilizing (Urban) - Hydraulic Seedi	Acre	1.6	\$	4,500.00	\$	7,200.00		\$ -
1.84 Sod	_	SQ	35	\$	60.00	\$	2,100.00		\$ -
	f Reinforcement Mat, Type 2	SQ	9.7	\$	42.00	\$	407.40		\$ -
1.86 Silt		LF	3,360	\$	1.50	\$	5,040.00		\$ -
	vl of Silt Fence/Silt Fence for Ditch Checks	LF	3,360	\$	0.10	\$	336.00		\$ -
	mtr&Slope SedimtCntrlDev, 9" Dia. EC-204	LF	840	\$	2.50	\$	2,100.00	980	\$ 2,450.00
	vl of Permtr&Slope/DitchCheck Sedit Cntrl	LF	840	\$	0.02	\$	16.80		\$ -
1.90 Ope	en-Throat Curb Intake Sedmnt Filter, EC-60	LF	110	\$	16.00	\$	1,760.00	48	\$ 768.00
1.91 Mai	int of Open-Throat CurbIntake Sedimt Filte	Each	110	\$	0.50	\$	55.00		\$ -
1.92 Rm	vl of Open-Throat Curb Intake Sediment Fil	Each	110	\$	0.50	\$	55.00		\$ -

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		Estimated					Quantity		
Description	Unit	Quantity	ι	Jnit Price	Е	xtended Price	Completed	Val	ue Completed
1.93 Grate Intake Sediment Filter Bag, EC-604	Each	3	\$	125.00	\$	375.00		\$	-
1.94 Maint of Grate Intake Sediment Filter Bag	Each	3	\$	50.00	\$	150.00		\$	-
1.95 Removal of Grate Intake Sediment Filter Bag	Each	3	\$	25.00	\$	75.00		\$	-
1.96 Mobilizations, Erosion Control	Each	4	\$	600.00	\$	2,400.00	2	\$	1,200.00
1.97 Trees	Each	8	\$	500.00	\$			\$	-
2.1 Excavation, Cl 10, Rdwy+Borrow	CY	664	\$	8.00	\$	5,312.00	664	\$	5,312.00
2.2 Exc, Cl 10, Unsuit/Unstable Matrl, Core-Out	CY	200	\$	10.00	\$		160	\$	1,600.00
2.3 Excavation, Class 13, Waste	CY	13	\$	20.00	\$	260.00	13	\$	260.00
2.4 Special Backfill - Macadam Stone Base	CY	150	\$	44.00	\$	6,600.00	160	\$	7,040.00
2.6 Topsoil, Furn+Spread	CY	415	\$	50.00	\$		340	\$	17,000.00
2.7 Topsoil, Strip, Salvage and Spread	CY	415	\$	6.00	\$			\$	-
2.8 Subgrd Stablz Mtrl,PolyGrid NX-650	SY	500	\$	5.00	\$		506	\$	2,530.00
2.9 Modified Subbase	CY	520	\$	42.00	\$		520	\$	21,840.00
2.10 Choke Stone - Temporary Road	Ton	224	\$	24.00	\$	5,376.00	224	\$	5,376.00
2.11 Macadam Stone Base - Temporary Road	Ton	833	\$	26.00	\$		838.21	\$	21,793.46
2.12 PCC Pav't, Cl C, Cl 3 Durabl, 8 In.	SY	1,628	\$	54.00	\$		1,628	\$	87,912.00
2.13 PCC Pavement Samples	LS	1	\$	400.00	\$		1	\$	400.00
2.14 HMA ST, Base Course, 1/2 In. Mix	Ton	88.1	\$	165.00	\$		_	\$	-
2.15 HMA ST, Intermediate Course, 1/2 In. Mix	Ton	58.7	\$	178.00	\$			\$	
2.16 HMA ST, Surface Course, 1/2 In. Mix, No Spec	Ton	58.7	\$	165.00	\$		244.89	\$	40,406.85
2.17 Calcium Chloride Applied	Ton	4	\$	1,400.00	\$		1.1	\$	1,540.00
2.18 Water for Surface Appl of Calcium Chloride	MGal	8	\$	400.00	\$		0.4	\$	160.00
2.19 Surfacing, Driveway, Class A Crushed Stone	Ton	8	\$	26.00	\$		8	\$	208.00
2.20 Intake, SW-507	Each	2	\$	5,400.00	\$		2	\$	10,800.00
			\$		\$		2		10,800.00
2.21 Manhole Adjustment, Minor	Each	2	-	2,600.00			2	\$	0.400.00
2.22 Manhole Adjustment, Major	Each LF	1 200	\$	4,200.00	\$		2	\$	8,400.00
2.23 Subdrain, Longitudinal, (Backslope) 6 In. Dia.		890	\$	13.00	_		890	\$	11,570.00
2.24 Subdrain Outlet, DR-303	Each	2		200.00	\$		2	\$	400.00
2.25 Storm Sewer Gravity Main, Trenched, RCP,15	LF	39	\$	70.00	\$		39	\$	2,730.00
2.26 Remove Pipe Less Than or Equal to 36 In.	LF	162	\$	5.00	\$		162	\$	810.00
2.27 Revetment, Class E	Ton	2.5	\$	70.00	\$		4	\$	280.00
2.28 Removal of Pavement	SY	1,157	\$	7.00	\$		1,157	\$	8,099.00
2.29 Removal of Sidewalk	SY	16	\$	5.00	\$		21	\$	105.00
2.30 Removal of Intakes and Utility Accesses	Each	2	\$	250.00	\$		2	\$	500.00
2.31 Recreational Trail, PCC, 6 In.	SY	467	\$	45.00	\$		467	\$	21,015.00
2.32 Sidewalk, P.C. Concrete, 6 In.	SY	68	\$	50.00	\$		76	\$	3,800.00
2.33 Detectable Warnings	SF	30	\$	50.00	\$		30	\$	1,500.00
2.34 Driveway, P.C. Concrete, 6 In.	SY	118	\$	50.00	\$		197.14	\$	9,857.00
2.35 Removal of Paved Driveway	SY	180	\$	10.00	\$		258.73	\$	2,587.30
2.36 Fence, Safety	LF	825	\$	6.00	\$		945	\$	5,670.00
2.37 Remove and Reinstall Sign as per plan	Each	1	\$	275.00	\$	275.00	0.5	\$	137.50
2.38 Construction Survey	LS	1	\$	1,750.00	\$		1	\$	1,750.00
2.39 Traffic Control	LS	1	\$	2,500.00	\$		1	\$	2,500.00
2.40 Mobilization	LS	1	\$	1,983.31	\$		1	\$	1,983.31
2.41 Valve Box Adjustment, Minor	Each	1	\$	250.00	\$		1	\$	250.00
2.42 Mulching	Acre	0.5	\$	1,500.00	\$			\$	-
2.43 Seeding & Fertlzng (Urban) - Hydraulic Seeding	Acre	0.55	\$	4,500.00	\$			\$	-
2.44 Sodding	SQ	148	\$	55.00	\$	· · · · · · · · · · · · · · · · · · ·		\$	-
2.45 Silt Fence	LF	480	\$	1.50	\$			\$	-
2.46 Rmvl of Silt Fence/Silt Fence for Ditch Checks	LF	480	\$	0.10	\$	48.00		\$	-
			C	tunat Dulass	4	2 127 722 74		4	1 027 002 50
			Cor	tract Price:	\$	2,127,723.71		\$	1,837,803.59

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MATERIALS STORED SUMMARY								
	Description	# of Units	# of Units Unit Price		Extended Cost			
1.27	Aprons, Concrete, 42 In. Dia.	LS	\$	-	\$	-		
1.29	Manhole, Sanitary Sewer, SW-301, 48 In. Extra Depth	LS			\$	-		
1.30	Intake, SW-507	LS	\$	-	\$	-		
1.31	Intake, SW-509	LS	\$	-	\$	-		
1.42	Storm Sewer Gravity Main, Trenched, RCP, 24 In.	LS	\$	-	\$	-		
1.44	Storm Sewer Gravity Main, Trenched, RCP), 42 In.	LS	\$	-	\$	-		
	\$	-						

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SUMMARY									
	Total Approved	Total Completed							
	Contract Price	\$ 2,127,723.71	\$ 1,837,803.59						
Approved Change Order (list ea	Change Order No. 1	\$ 10,945.37	\$ 10,945.37						
	Change Order No. 2	\$ 3,821.40	\$ 1,379.07						
	Revised Contract Price		\$ 1,850,128.03						
	\$ - \$ 1,850,128.03								
Total Earned									
Retainage (3%)									
Total Previously Approved (list ea	sch)	Earned Less Retainage	\$ 1,794,624.19						
	Pay Estillate No. 1	\$ 162,928.26							
	Pay Estimate No. 2	\$ 309,539.52							
	Pay Estimate No. 3	\$ 136,261.66							
	Pay Estimate No. 4	\$ 844,850.72							
Total Previously Approved									
Percent Complete 86% Amount Due This Request									
The amount \$ 341,044.03 is recommended for	approval for payment in accord	ance with the terms o	f the contract.						
	nended By:	Approved By:							
Boomerang Corp Veenstra	a & Kimm, Inc.	West Branch, Iowa							
Kanaan Panizah									
	ure:	Signature:							
Name: Keegan Parizek Name:	me: Eric Gould	Eric Gould Name:							
Title: Project Manager Ti	tle: Engineer	Title:							
Date: 10/2/2025	ate: October 1, 2025	October 1, 2025 Date:							

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