



CITY COUNCIL MEETING
Monday, December 1st, 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.

1. Call to order
2. 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 November 17, 2025 City Council meeting.
 - b. Approve Minutes from the November 21, 2025 Special City Council Meeting.
 - c. Approve September and October Monthly Finance Reports.
 - d. Approve the date change of Monday Council meetings that fall on a Holiday for 2026.
 - e. Approve Claims for November 17, 2025.
7. Presentations/Communications/Open Forum
8. Public Hearings/Non-Consent Agenda
 - a. **Resolution 2025-128** Approve Certain Annual Appropriation Payments Pursuant to Various Development Agreements. / Move to Action.
 - b. **Resolution 2025-129** Approving The Site Plan For Lot 1, Parkside Hills 5th Addition, West Branch, Iowa. / Move to Action.
 - c. **Resolution 2025-130** Approving the Site Plan for the Proposed Pickleball Courts at Cubby Park. / Move to Action.
9. Discussion
 - a. Meadows Lots 18 & 19, Cub Cut and Valve for 8" Water Line, and dedication of green space. – Land Lark to present.
10. City Administrator Report
 - a. Budget Training Summary
11. City Attorney Report
12. City Engineer Report
13. City Staff Reports
14. Comments from Mayor and Council Members
15. Motion to adjourn.

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

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

West Branch, Iowa
Council Chambers

City Council
Regular Meeting

November 17, 2025
7:00 p.m.

Mayor Roger Laughlin called the West Branch City Council regular meeting to order at 7:00 p.m.
Roll call: Council members present; Colton Miller , Mike Horihan, Jerry Sexton, and Jodee Stoolman. Tom Dean was present by zoom for part of the meeting. Incoming Council member Chantry Noel.

City Staff present: City Administrator Adam Kofoed, City Clerk Alycia Horras, Public Works Director Matt Goodale, Finance Officer Heidi Van Auken, Parks and Rec Director Erin Laughlin, Library Director Jessie Schafer, City Lawyer Kevin Olsen, and City Engineer Dave Schechinger.
Attending via Zoom: Deputy Clerk Jessica Brown, Police Sargent Cathy Steen,

APPROVE THE AGENDA

Motion to Approve the Agenda by Miller, 2nd by Sexton. Motion carried on a voice vote.

APPROVE CONSENT AGENDA

Approve minutes from the November 3, 2025 City Council meeting.
Approve Claims for November 17, 2025.
Approve Class C Retail Liquor License for the Down Under, 102 W Main St, Ste. 2 (Pending Passing Inspection)

| EXPENDITURES 11/17/2025 | | |
|---|-------------------------------|------------|
| AMAZON.COM | VARIOUS ITEMS - LIBRARY, P&R | 278.57 |
| BEAN & BEAN | GRAVE OPENING | 1,400.00 |
| CY'S TREE SERVICE | TREE REMOVAL | 27,500.00 |
| HAWKINS INC. | CHEMICALS | 3,788.74 |
| IA LAW ENFORCEMENT ACAD | RYAN FIREARMS SCHOOL | 1,250.00 |
| KANOPI | ON DEMAND VIDEO SERVICE | 29.00 |
| KIMS CUSTOM PAINTING | PAINTING CLASS | 225.00 |
| LEAF CAPITAL FUNDING | COPIER LEASE - LIBRARY | 142.02 |
| LIBERTY COMMUNICATIONS | LIBERTY COMMUNICATIONS | 1,634.66 |
| LINN COUNTY R.E.C. | STREET LIGHTS | 327.87 |
| MOPPY MO'S | JANITORIAL SERVICES - LIBRARY | 455.00 |
| PARKSIDE SERVICE | TIRE REPAIR-PW | 284.43 |
| SISCO | HEALTH CLAIMS PD 11-10-2025 | 107.04 |
| USA TODAY | ANNUAL SUBSCRIPTION | 400.35 |
| WB COMMUNITY SCHOOL | VOLLEYBALL PRACTICE | 300.00 |
| | TOTAL | 38,122.68 |
| PAYROLL-WAGES, TAXES, EMPLOYEE BENEFITS 11/7/2025 | | 60,497.76 |
| PAID BETWEEN MEETINGS | | |
| ALATORRE | WINDOW CLEANING - CITY | 86.00 |
| ALLIANT ENERGY | ALLIANT ENERGY | 18,777.01 |
| ALTORFER | SKIDLOADER REPAIR - PW | 1,793.24 |
| AMAZON.COM | BOOK - LIBRARY | 433.87 |
| ARNOLD MOTOR SUPPLY | SHOP SUPPLIES - PW | 19.58 |
| CEDAR COUNTY RECORDER | RECORDING FEES | 58.00 |
| CEDAR COUNTY TREASURER | CASSABAUM LAND TAXES | 85.00 |
| E O JOHNSON | COPIER MAINTENANCE - CITY | 186.37 |
| IMWCA | IMWCA FY26 INSTALLMENT 5 | 3,768.00 |
| IOWA RURAL WATER ASSOC. | DUES 1-1-26 TO 12-31-26 | 415.00 |
| LRS HOLDINGS | TRASH & RECYCLING OCT 2025 | 20,067.50 |
| MACQUEEN EQUIPMENT | HURCO VAC TRAILER - PW | 68,500.00 |
| MOPPY MO'S | CLEANING SERVICES - POLICE | 595.00 |
| MUNICIPAL SUPPLY | WATER METERS | 17,057.50 |
| OFFICE EXPRESS | OFFICE SUPPLIES - CLERK | 35.98 |
| PROTECT YOUTH SPORTS | BACKGROUND CHECKS - P&R | 92.00 |
| QUILL | OFFICE SUPPLIES - CITY | 54.78 |
| RACOM CORPORATION | CAMERA ANTENAS | 1,690.00 |
| SCHAFER, JESSICA | MILEAGE REIMBURSMENT-SCHAFER | 40.60 |
| VEENSTRA & KIMM | VARIOUS PROJECTS | 51,816.96 |
| WEX BANK | VEHICLE FUEL | 1,789.97 |
| SISCO | HEALTH CLAIMS 11-3-2025 | 56.00 |
| SISCO | HEALTH CLAIMS 11-10-2025 | 107.04 |
| VARIOUS VENDORS | UB REFUNDS | 120.08 |
| | TOTAL | 187,645.48 |
| GRAND TOTAL EXPENDITURES | | 286,265.92 |
| FUND TOTALS | | |
| 001 GENERAL FUND | 118587.68 | |
| 022 CIVIC CENTER | 729.28 | |
| 031 LIBRARY | 7173.44 | |
| 110 ROAD USE TAX | 25902.5 | |
| 112 TRUST AND AGENCY | 13916.37 | |
| 321 WIDENING WAPSI CREEK | 12467.8 | |
| 331 CEDAR JOHNSON RD RECON | 27623.1 | |
| 600 WATER FUND | 44217.85 | |
| 610 SEWER FUND | 35172.61 | |
| 740 STORM WATER UTILITY | 475.29 | |
| GRAND FUND TOTAL | 286265.92 | |

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

PRESENTATIONS / COMMUNICATIONS / OPEN FORUM -

Forest Brown shared his experience leading up to the approval of the building contract, the misunderstanding of the max payout amount over the 10 year period. His concern wasn’t about the 25% amount of the TIF Rebate, it was about the cap of \$101,000.00 that was placed on it. The council stated that it was in line with the Dental Office that received the same amount of rebate. Forest’s concern was that the building he is constructing has a value of \$3.2million where the other building was approximately \$1million. The valuation is a percentage and should have a higher cap. At the current rate, the TIF rebate will be capped out within around 3 ½ years vs the full 10 years. He is asking for a reconsideration of a higher cap to allow for a rebate for the full 10 year period.

PUBLIC HEARING / NON-CONSENT AGENDA

Third Reading Ordinance 833 -./ Move to Action.

ORDINANCE NO. 833

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON PARCELS LOCATED ON LOT 1, PEDERSEN VALLEY, PART ONE; LOT 28, THE MEADOWS SUBDIVISON, PART 4B AND VARIOUS LOTS IN THE PARKSIDE HILLS DEVELOPMENT IN THE CITY OF WEST BRANCH, COUNTY OF CEDAR, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF WEST BRANCH, COUNTY OF CEDAR, WEST BRANCH COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY SAID CITY IN CONNECTION WITH SAID WEST BRANCH URBAN RENEWAL AREA.

WHEREAS, KBH Holdings, LLC and the City of West Branch entered into that certain development agreement for the construction of an urban renewal project located on Lot 1, Pedersen Valley, Part One, West Branch, Iowa, (the “KBH Property”); and

WHEREAS, KLM Investments, LLC and the City of West Branch entered into that certain development agreement for the construction of a project located in the Meadows Subdivision, Parts 4A and 4B, West Branch, Iowa, namely upon Lot 28, The Meadows Subdivision, Part 4B, West Branch, Iowa (the “Meadows Property”); and

WHEREAS, Parkside Partners, LLC and the City of West Branch entered into that certain development agreement for the construction of an urban renewal project on the following parcels:

1. Lots 4 through 8, 10 and 13, Parkside Hills, West Branch; Cedar County, Iowa;
2. Lots 1 and 2, Parkside Hills Second Addition, West Branch, Cedar County, Iowa;
3. Lots 1 through 28, Parkside Hills Third Addition, West Branch, Cedar County, Iowa;
4. Lots 1 through 16, Parkside Hills Fourth Addition, West Branch, Cedar County, Iowa;
5. Units 1 through 12 of Parkside 24 Residential Condominiums, 202 Sycamore Drive, to West Branch, Cedar County, Iowa, as shown in Book 1742 at Page 305 in the Cedar County Recorder’s Office and a 1/24th interest in the common elements; and
6. Units 1 through 12 of Parkside 24 Residential Condominiums, 204 Sycamore Drive to West Branch, Cedar County, Iowa, as shown in Book 1742 at Page 305 in the Cedar County Recorder’s Office and a 1/24th interest in the common elements;
7. Units 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 310, 312, 314, 316, 320, 322, 324, 326, 328, 330, 332 and 334, of Parkside Hills Condominiums to West Branch, Cedar County, Iowa, according to the Declaration of Submission of Property to Horizontal Property Regime pursuant to Chapter 499B of the Code of Iowa, recorded in Book 1690 at Page 18 in the Cedar County Recorder’s Office, together with said units undivided interest in the common elements.

(collectively the “Parkside Hills Properties”); and

WHEREAS, the KBH Property, the Meadows Property and Parkside Properties are located in the West Branch Urban Renewal Area; and

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

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

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

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

Section 2: As to the KBH Property and the Parkside Properties, that portion of the taxes which would be produced by the rate at which the tax is levied each year by and for each of the taxing districts taxing the Property in the West Branch Urban Renewal Area upon the total sum of the assessed value of Property, being the first day of the calendar year preceding the effective date of this Ordinance, that date being January 1, 2024, shall be allocated to and when collected be paid into a fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. The taxes so determined may be referred to herein as the “base period taxes.”

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

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

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

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

First Reading: October 20, 2025

Second Reading: November 3, 2025

Third Reading: November 17, 2025

Passed and approved this 17 day of November, 2025.

Roger Laughlin, Mayor

ATTEST:

Alycia Friis, City Clerk

Motion by Miller, second by Sexton to approve the Third Reading and Adoption of Ordinance 833. AYES: Miller, Sexton, Horihan, Stoolman, Miller. NAYS: None. Motion Carried.

Resolution 2025-120 Approving the submission of the City of West Branch FY25 Annual Financial Report to the State Auditor's Office./ Move to Action.

Van Auken shared a brief comparison of the Fiscal Year 2024 and Fiscal Year 2025 areas of difference in the report to council, highlighting items such as the FD air packs that were replaced, snow removal was double the expense this year due to weather, and 55% increase in expenses related to the sewer department due to wages and primarily the increase in electricity with the sewer project.

Motion by Miller, second by Sexton to approve Resolution 2025-120. AYES: Miller, Sexton, Dean, Stoolman, Horihan,. NAYS: None. Motion carried.

Resolution 2025-121 Directing the Finance Officer to certify Tax Increment Financing Debt to the Cedar County Auditor./ Move to Action

Motion by Miller, second by Sexton to approve Resolution 2025-121. AYES: Miller, Sexton, Stoolman, Horihan, Dean. NAYS: None. Motion carried.

Resolution 2025-122 Approving the submission of the City of West Branch FY25 Annual Urban Renewal Report./ Move to Action.

Motion by Miller, second by Sexton to approve Resolution 2025-122. AYES: Miller, Sexton, Horihan, Stoolman, Dean. NAYS: None. Motion carried.

Resolution 2025-123 Approving Pay Estimate #1 in the amount of \$124,909.08 to PCI for the 2025 Channel Widening Flood Improvements Project./ Move to Action.

Motion by Miller, second by Horihan to approve Resolution 2025-123. AYES: Miller, Horihan, Stoolman, Dean, Sexton. NAYS: None. Motion carried

Resolution 2025-124 Approving Pay Estimate #6 in the Amount of \$186,750.08 to Boomerang Corp for the 2025 Cedar-Johnson Road Recon Project./ Move to Action.

Motion by Sexton, second by Miller to approve Resolution 2025-124. AYES: Sexton, Miller, Dean, Stoolman, Horihan. NAYS: None. Motion carried

Resolution 2025-125 Approving Change Order #4 in the Amount of \$11,300.00 to Boomerang Corp for the 2025 Cedar-Johnson Road Recon Project./ Move to Action.

Engineer Schechinger shared that the project overall is tracking to about 95% of the project bid and that even with the change orders, there have been a few areas that have come in lower to keep the project on track.

Motion by Miller, second by Horihan to approve Resolution 2025-125. AYES: Miller, Horihan, Stoolman, Dean, Sexton. NAYS: None. Motion carried

Resolution 2025-126 Amending the Employee Handbook (Amendment #6)./ Move to Action.

City Clerk Friis shared a proposal with the Council that would allow the staff to add back the day following Thanksgiving to the Holiday Leave schedule for city department closings. In March Admin. Kofoed brought a proposal to add Juneteenth to the Holiday Leave schedule and the council would approve that if another day was removed to allow a swap. The staff was not properly communicated with and a decision was made to remove the day after Thanksgiving from the Holiday Leave schedule. This day is a high travel day, family get together day and overall, a day that was very important to 95% of the staff. It was stated that the council had no problem with adding Juneteenth and keeping the day after Thanksgiving on the Holiday Leave schedule if there was something else removed such as another holiday or benefit times such as vacation or sick time for an even trade of an additional 8 hour holiday.

The proposal that Clerk Friis shared with the council for their consideration was to remove .19 hours of accumulation of their sick time benefit for each pay period to then reduce the overall annual sick leave accumulation by 5 hours each year in exchange for adding back the day after Thanksgiving to the Holiday Leave schedule. Previously the council had a strong stand on not just adding the day back, but would consider a trade, so this was a way to compromise and give other benefit time off, back to the city. There were several minutes of heated discussion on the topic with some inaccurate information shared by Council person Dean as to what is actually in the handbook for descriptions of each of these time off benefits and discussion about reducing the biweekly accumulation of sick leave for each employee by .31 hours instead to equal a full 8.06 hours annually from the employees sick leave accumulation in exchange for the day after Thanksgiving to be added back to the Holiday Leave schedule by other council members. Mayor Laughlin called for a vote on the original proposal to move forward in our meeting.

Motion by Horihan, second by Stoolman to approve Resolution 2025-126. AYES: Stoolman, Horihan. NAYS: Miller, Sexton. No Vote Given by Council member Dean. Motion Failed.

Council person Dean left the meeting at 8:17pm.

Discussion/Move to Action –

Land Lark members discussed the next step of giving back 9.33 acres of area to the city. This includes Outlot B, Part 6; Outlot A, Part 6; Outlot B, Part 4A; Outlot A, Part 4B. Previously the council had requested better care of the areas to remove ruts and areas that wouldn't allow the current city equipment to be able to mow and maintain the area before taking this over. In conversation it was shared by the Mayor and Council that there was still concern of this throughout areas of the Outlots and the request was to mow/maintain the area through the Winter and into a few cuttings in the Spring before the City takes ownership. Land Lark shared their concern with this and are asking the Council to reconsider this to allow them to Quit Claim Deed the area to the city to be done with this part of their project, sharing all the things that they have provided to the city throughout this project.

CITY ADMINISTRATOR REPORT – Administrator Kofoed shared an apology with the residents, guests at the Council meeting and staff for the meeting, stating it was the by far the worst meeting that he has had in his time with West Branch. He stated that the residents and staff of the City of West Branch deserved better.

CITY ATTORNEY REPORT – None

CITY ENGINEER REPORT – Engineer Schechinger shared that the Cedar-Johnson Road project was very close to completion. They were wrapping things up and waiting for the last of the signage to be able to open up. The Wapsi Channel Widening project is going well and is on track for the portion of the project they are looking to complete before the weather shuts them down.

STAFF REPORTS

FY25 Annual Report for the WB Public Library was shared by Director Jessie Shaffer – Overall patron visits total 13,977 with 200 programs and 3,924 attendees as well. Library Cards are up with 126 new cards issued and 1265 city residents have a current card. There is an interlibrary loan program that allows libraries to borrow books that they don’t have on hand from other libraries for residents. This resulted in 629 books borrowed and 375 books lent out to area libraries and there is a free delivery service provided with this program to save local funds as well. The library received an anonymous grant to digitize the complete run of the West Branch Times and they now have digitized the issues from 1878 – 2023 with these funds. Overall computer use is up with 3,339 users utilizing every computer in the library, while WIFI use is down with 1,430 users. Projects such as permanent drainage tile installed in the back of the library, interior repainted, updated fire alarm system and camera system and replacing the door to the community room with WIFI door locks to allow use outside of business hours without staff coming back to the building or being present, were put in place this year. To see a full list of the overall report, please visit the library.

COMMENTS FROM MAYOR AND COUNCIL MEMBERS –

Mayor Laughlin shared that in the coming months Council and leadership will need to talk about a new Fire Chief as Chief Stoolman looks to retirement. The flags that are put up down town by the American Legion may need some work done with replacing the poles and the city will talk about support with that project.

ADJOURNMENT

Motion to adjourn by Miller, second by Sexton. Motion carried on a voice vote. City Council meeting adjourned at 8:55 p.m.

ATTEST:

Roger Laughlin, Mayor

Alycia Friis, City Clerk

(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
Special Meeting**

**November 21, 2025
5:00 p.m.**

Council member Colton Miller, appointed by Mayor Laughlin, called the West Branch City Council special meeting to order at 5:05 p.m.

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

Attending by Zoom: Tom Dean

City Staff present: City Administrator Adam Kofoed, City Clerk Alycia Friis, Deputy City Clerk Jessica Brown, Parks and Rec Director Erin Laughlin

Attending by Zoom: Library Director Jessie Schafer

APPROVE THE AGENDA

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

Public Hearings/Non-Consent Agenda

Resolution 2025-127 Amending the Employee Handbook (Amendment #6)./ Move to Action.

Discussion again was had on the opinions over the current Holiday schedule and the potential of adding back the day following Thanksgiving to the City of West Branch Holiday leave schedule. The new Resolution would put this date back in the handbook and bring the overall City holiday total to 12 days per calendar year. In return, staff would be giving back 8 hours of their sick leave benefit time, by reducing the bi-weekly payroll amount to 3.38 hours each pay period.

Motion to approve Resolution 2025-127, made by Sexton, second by Stoolman. Ayes: Sexton, Stoolman, Miller. Nays: Dean. Absent: Horihan. Motion Carried.

ADJOURNMENT

Motion to adjourn Council Meeting by Sexton, second by Stoolman. Motion carried on a voice vote. City Council meeting adjourned at 5:16 p.m.

Colton Miller, Council Member appointed by
Mayor Laughlin

ATTEST:

Alycia Friis, City Clerk



REQUEST FOR COUNCIL CONSIDERATION

| |
|---------------------------------------|
| MEETING DATE: December 1, 2025 |
|---------------------------------------|

| |
|---|
| AGENDA ITEM: September & October Monthly Financial Reports |
|---|

| |
|-------------------------------------|
| PREPARED BY: Heidi Van Auken |
|-------------------------------------|

| |
|--------------------------------|
| DATE: November 13, 2025 |
|--------------------------------|

SUMMARY:

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

| | | | | |
|------------------------------------|--|----------------------------|---------------|-------------------------|
| | | | | |
| BANK TO BOOK RECONCILIATION | | | | |
| 9/30/2025 | | | | |
| | | | | |
| BANK BALANCE @ | | | | |
| | CASH - FIDELITY BANK & TRUST | | | \$ 11,596,215.49 |
| | CASH - FIDELITY BANK & TRUST - PERPETUAL CARE FUND | | | \$ 37,290.60 |
| | SUB TOTAL | | | \$ 11,633,506.09 |
| | | | | |
| ADD: | CD'S: | Bank/CD # | Maturity Date | |
| | | | | |
| | ENLOW BUILDING CD | LIBERTY SAVINGS-10447 | 7/13/2026 | \$ 11,896.60 |
| | CEMETERY PERPETUAL CARE | HILLS BANK-30282503 | 2/11/2026 | \$ 107,777.01 |
| | LIBRARY-HANSEN DONATION CD | GREENSTATE-1041 (Old 1037) | 8/4/2026 | \$ 63,846.58 |
| | LIBRARY-KROUTH PRINCIPAL CD | GREENSTATE-1042 (Old 1038) | 6/2/2026 | \$ 58,805.41 |
| | LIBRARY-KROUTH INTEREST CD | GREENSTATE-1043 (Old 1039) | 6/2/2026 | \$ 27,567.48 |
| | GEN FUND-STREETSCAPE-ACCIONA DONATION CD | GREENSTATE-1040 (Old 1033) | 12/5/2025 | \$ 7,977.31 |
| | | | | |
| | SAVINGS ACCOUNTS | | | |
| | | | | |
| | GENERAL FUND SAVINGS | GREENSTATE-0001 | | \$ 5.00 |
| | LIBRARY - KROUTH INTEREST | FIDELITY-SAVINGS ACCOUNT | | \$ 8,528.72 |
| | LIBRARY - M GRAY SAVINGS | FIDELITY-SAVINGS ACCOUNT | | \$ 16,365.53 |
| | | | | |
| | | | | |
| | | | | |
| | TOTAL CD'S & SAVINGS ACCOUNTS | | | \$ 302,769.64 |
| | | | | |
| | SUB TOTAL | | | \$ 11,936,275.73 |
| | | | | |
| PLUS | O/S DEPOSITS | | | \$ - |
| | | | | |
| PLUS | ADJUSTMENTS | | | \$ - |
| | | | | |
| LESS: | O/S CREDIT CARD | | | \$ - |
| | | | | |
| LESS: | O/S CHECKS | | | \$ 8,108.88 |
| | | | | |
| | | | | |
| | ENDING BOOK BALANCE | | | \$ 11,928,166.85 |

CLERK'S REPORT FOR THE MONTH OF SEPTEMBER 2025

| DESCRIPTION | CHECKING | INVESTMENT | BEGINNING BALANCE | RECEIPTS | TRANSFER IN | DISBURSED | TRANSFER OUT | NET CHANGE LIABILITIES | CLERK'S BALANCE |
|---|-------------------------|----------------------|-------------------------|----------------------|---------------------|----------------------|---------------------|---------------------------|-------------------------|
| GENERAL | | | | | | | | | |
| *(001) GENERAL OPERATING FUND | \$ 2,548,669.51 | \$ 5.00 | \$ 2,548,674.51 | \$ 187,959.53 | | \$ 162,419.08 | | | \$ 2,574,214.96 |
| ** 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 |
| CEMETERY BLDG/EQUIP INVESTMENT | \$ - | \$ - | \$ - | | | | | | \$ - |
| SIGNS-ACCIONA DTN INVESTMENT | \$ - | \$ 7,894.14 | \$ 7,894.14 | \$ 83.17 | | | | | \$ 7,977.31 |
| PARK EQUIPMENT/RESERVE | \$ 24,246.00 | \$ - | \$ 24,246.00 | | | | | | \$ 24,246.00 |
| (022) CIVIC CENTER | \$ 59,210.46 | \$ - | \$ 59,210.46 | \$ 310.00 | | \$ 1,107.78 | | | \$ 58,412.68 |
| (027) MEMORIAL GARDEN PROJECT | \$ 414.00 | \$ - | \$ 414.00 | | | | | | \$ 414.00 |
| (028) SPLASH PAD RESERVE | \$ 100.00 | \$ - | \$ 100.00 | | | | | | \$ 100.00 |
| (031) LIBRARY | \$ 70,061.62 | \$ 100,192.31 | \$ 170,253.93 | \$ 2,555.87 | | \$ 14,744.93 | | | \$ 158,064.87 |
| (036) TORT LIABILITY | \$ (57,975.23) | \$ - | \$ (57,975.23) | \$ 10,854.58 | | | | | \$ (47,120.65) |
| SPECIAL REVENUE | | | | | | | | | |
| (110) ROAD USE TAX | \$ 298,709.69 | \$ - | \$ 298,709.69 | \$ 38,609.03 | | \$ 54,079.99 | | | \$ 283,238.73 |
| (112) TRUST & AGENCY (EMPLOYEE BENEFITS) | \$ 459,815.64 | \$ - | \$ 459,815.64 | \$ 39,251.71 | | \$ 31,931.47 | | | \$ 467,135.88 |
| (119) EMERGENCY TAX FUND | \$ 7,019.38 | \$ - | \$ 7,019.38 | | | | | | \$ 7,019.38 |
| (121) LOCAL OPTION SALES TAX | \$ 551,372.33 | \$ - | \$ 551,372.33 | \$ 27,467.89 | | | | | \$ 578,840.22 |
| (125) TIF | \$ 46,251.55 | \$ - | \$ 46,251.55 | \$ 12,898.26 | | | | | \$ 59,149.81 |
| (126) TIF LMI MEADOWS PT 4 | \$ 83,542.25 | \$ - | \$ 83,542.25 | \$ 3,163.24 | | | | | \$ 86,705.49 |
| (160) REVOLVING LOAN FUND | \$ 137,082.45 | \$ - | \$ 137,082.45 | | | | | | \$ 137,082.45 |
| DEBT SERVICE | | | | | | | | | |
| (226) DEBT SERVICE | \$ 303,971.40 | \$ - | \$ 303,971.40 | \$ 28,037.46 | | \$ 600.00 | | | \$ 331,408.86 |
| CAPITAL PROJECTS | | | | | | | | | |
| (300) CAPITAL IMPROVEMENT RESERVE | \$ 316,165.69 | \$ - | \$ 316,165.69 | \$ 12,332.21 | | | | | \$ 328,497.90 |
| (304) W MAIN ST STORMWATER IMP | \$ 10,000.00 | \$ - | \$ 10,000.00 | | | | | | \$ 10,000.00 |
| (308) PARK IMP - PEDERSEN VALLEY | \$ 14,827.20 | \$ - | \$ 14,827.20 | | | | | | \$ 14,827.20 |
| (312) DOWNTOWN EAST REDEVELOPMENT | \$ 172,412.82 | \$ - | \$ 172,412.82 | | | | | | \$ 172,412.82 |
| (321) WIDENING WAPSI CREEK @ BERANEK PARK | \$ 8,798.20 | \$ - | \$ 8,798.20 | | | \$ 5,632.95 | | | \$ 3,165.25 |
| (322) SPLASH PAD | \$ - | \$ - | \$ - | | | | | | \$ - |
| (324) WW TREATMT FAC IMP 2021 | \$ 80,000.00 | \$ - | \$ 80,000.00 | | | \$ 245.00 | | | \$ 79,755.00 |
| (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 | \$ 2,550,710.69 | \$ - | \$ 2,550,710.69 | | | \$ 38,955.16 | | | \$ 2,511,755.53 |
| (332) W MAIN ST IMPROVEMENT | \$ 546,302.20 | \$ - | \$ 546,302.20 | | | | | | \$ 546,302.20 |
| PERMANENT | | | | | | | | | |
| (500) CEMETERY PERPETUAL FUND | \$ 37,410.60 | \$ 107,777.01 | \$ 145,187.61 | | | | | | \$ 145,187.61 |
| (501) KROUTH PRINCIPAL FUND | \$ - | \$ 58,176.59 | \$ 58,176.59 | \$ 663.60 | | | | | \$ 58,840.19 |
| (502) KROUTH INTEREST FUND | \$ - | \$ 27,257.36 | \$ 27,257.36 | \$ 310.12 | | | | | \$ 27,567.48 |
| ENTERPRISE | | | | | | | | | |
| (600) WATER FUND | \$ 450,234.89 | \$ - | \$ 450,234.89 | \$ 68,236.42 | | \$ 35,873.94 | \$ 10,321.27 | | \$ 472,276.10 |
| (603) WATER SINKING FUND | \$ 34,038.66 | \$ - | \$ 34,038.66 | \$ - | \$ 10,321.27 | | | | \$ 44,359.93 |
| (610) SEWER FUND | \$ 877,038.88 | \$ - | \$ 877,038.88 | \$ 86,210.37 | | \$ 27,879.94 | \$ 53,438.89 | | \$ 881,930.42 |
| (611) SEWER FUND SPECIAL | \$ 753,168.50 | \$ - | \$ 753,168.50 | \$ - | \$ 53,438.89 | | | | \$ 806,607.39 |
| (740) STORM WATER UTILITY | \$ 239,000.44 | \$ - | \$ 239,000.44 | \$ 6,221.21 | | \$ 1,048.96 | | | \$ 244,172.69 |
| TOTAL | \$ 11,476,218.97 | \$ 301,302.41 | \$ 11,777,521.38 | \$ 525,164.67 | \$ 63,760.16 | \$ 374,519.20 | \$ 63,760.16 | \$ - | \$ 11,928,166.85 |
| O/S CHECKS | | | \$40,650.70 | | | | | | \$8,108.88 |
| ADJUSTMENTS | | | \$0.00 | | | | | | \$0.00 |
| O/S DEPOSIT | | | \$0.00 | | | | | | \$0.00 |
| O/S CREDIT CARD | | | \$0.00 | | | | | | \$0.00 |
| BANK STATEMENT BALANCE | | | \$11,818,172.08 | | | | | | \$11,936,275.73 |

CITY OF WEST BRANCH
MTD TREASURERS REPORT
AS OF: SEPTEMBER 30TH, 2025

| FUND | BEGINNING CASH BALANCE | M-T-D REVENUES | M-T-D EXPENSES | CASH BASIS ENDING BAL. | NET CHANGE OTHER ASSETS | NET CHANGE LIABILITIES | ACCRUAL ENDING CASH BALANCE |
|--------------------------------|---------------------------|-------------------|-------------------|---------------------------|----------------------------|---------------------------|--------------------------------|
| 001-GENERAL FUND | 2,977,601.38 | 188,042.70 | 162,419.08 | 3,003,225.00 | 0.00 | 0.00 | 3,003,225.00 |
| 022-CIVIC CENTER | 59,210.46 | 310.00 | 1,107.78 | 58,412.68 | 0.00 | 0.00 | 58,412.68 |
| 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 | 170,253.93 | 2,555.87 | 14,744.93 | 158,064.87 | 0.00 | 0.00 | 158,064.87 |
| 036-TORT LIABILITY | (57,975.23) | 10,854.58 | 0.00 | (47,120.65) | 0.00 | 0.00 | (47,120.65) |
| 110-ROAD USE TAX | 298,709.69 | 38,609.03 | 54,079.99 | 283,238.73 | 0.00 | 0.00 | 283,238.73 |
| 112-TRUST AND AGENCY | 459,815.64 | 39,251.71 | 31,931.47 | 467,135.88 | 0.00 | 0.00 | 467,135.88 |
| 119-EMERGENCY TAX FUND | 7,019.38 | 0.00 | 0.00 | 7,019.38 | 0.00 | 0.00 | 7,019.38 |
| 121-OPTION TAX | 551,372.33 | 27,467.89 | 0.00 | 578,840.22 | 0.00 | 0.00 | 578,840.22 |
| 125-T I F | 46,251.55 | 12,898.26 | 0.00 | 59,149.81 | 0.00 | 0.00 | 59,149.81 |
| 126-TIF LMI MEADOWS PT 4 | 83,542.25 | 3,163.24 | 0.00 | 86,705.49 | 0.00 | 0.00 | 86,705.49 |
| 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 | 303,971.40 | 28,037.46 | 600.00 | 331,408.86 | 0.00 | 0.00 | 331,408.86 |
| 300-CAPITAL IMPROV. RESERVE | 316,165.69 | 12,332.21 | 0.00 | 328,497.90 | 0.00 | 0.00 | 328,497.90 |
| 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 | 8,798.20 | 0.00 | 5,632.95 | 3,165.25 | 0.00 | 0.00 | 3,165.25 |
| 324-WW TREATMT FAC IMP 2021 | 80,000.00 | 0.00 | 245.00 | 79,755.00 | 0.00 | 0.00 | 79,755.00 |
| 326-ROUNDAABOUT 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 | (20,000.00) | 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 | 2,550,710.69 | 0.00 | 38,955.16 | 2,511,755.53 | 0.00 | 0.00 | 2,511,755.53 |
| 332-W MAIN ST IMPROVE | 546,302.20 | 0.00 | 0.00 | 546,302.20 | 0.00 | 0.00 | 546,302.20 |
| 500-CEMETERY PERPETUAL FUND | 145,187.61 | 0.00 | 0.00 | 145,187.61 | 0.00 | 0.00 | 145,187.61 |
| 501-KROUTH PRINCIPAL FUND | 58,176.59 | 663.60 | 0.00 | 58,840.19 | 0.00 | 0.00 | 58,840.19 |
| 502-KROUTH INTEREST FUND | 27,257.36 | 310.12 | 0.00 | 27,567.48 | 0.00 | 0.00 | 27,567.48 |
| 600-WATER FUND | 450,234.89 | 68,236.42 | 46,195.21 | 472,276.10 | 0.00 | 0.00 | 472,276.10 |
| 603-WATER SINKING FUND | 34,038.66 | 10,321.27 | 0.00 | 44,359.93 | 0.00 | 0.00 | 44,359.93 |
| 610-SEWER FUND | 877,038.88 | 86,210.37 | 81,318.83 | 881,930.42 | 0.00 | 0.00 | 881,930.42 |
| 611-SEWER FUND SPECIAL | 753,168.50 | 53,438.89 | 0.00 | 806,607.39 | 0.00 | 0.00 | 806,607.39 |
| 740-STORM WATER UTILITY | 239,000.44 | 6,221.21 | 1,048.96 | 244,172.69 | 0.00 | 0.00 | 244,172.69 |
| GRAND TOTAL | 11,777,521.38 | 588,924.83 | 438,279.36 | 11,928,166.85 | 0.00 | 0.00 | 11,928,166.85 |

*** END OF REPORT ***

CITY OF WEST BRANCH
YTD TREASURERS REPORT
AS OF: SEPTEMBER 30TH, 2025

| FUND | BEGINNING CASH BALANCE | Y-T-D REVENUES | Y-T-D EXPENSES | CASH BASIS ENDING BAL. | NET CHANGE OTHER ASSETS | NET CHANGE LIABILITIES | ACCRUAL ENDING CASH BALANCE |
|--------------------------------|---------------------------|-------------------|-------------------|---------------------------|----------------------------|---------------------------|--------------------------------|
| 001-GENERAL FUND | 3,220,597.35 | 286,477.88 | 503,850.23 | 3,003,225.00 | 0.00 | 0.00 | 3,003,225.00 |
| 022-CIVIC CENTER | 61,098.15 | 860.00 | 3,545.47 | 58,412.68 | 0.00 | 0.00 | 58,412.68 |
| 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 | 3,527.04 | 61,425.45 | 158,064.87 | 0.00 | 0.00 | 158,064.87 |
| 036-TORT LIABILITY | 1,577.05 | 11,283.91 | 59,981.61 | (47,120.65) | 0.00 | 0.00 | (47,120.65) |
| 110-ROAD USE TAX | 284,973.83 | 94,711.28 | 96,446.38 | 283,238.73 | 0.00 | 0.00 | 283,238.73 |
| 112-TRUST AND AGENCY | 535,294.96 | 46,991.43 | 115,150.51 | 467,135.88 | 0.00 | 0.00 | 467,135.88 |
| 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 | 81,095.78 | 0.00 | 578,840.22 | 0.00 | 0.00 | 578,840.22 |
| 125-T I F | 43,717.03 | 15,432.78 | 0.00 | 59,149.81 | 0.00 | 0.00 | 59,149.81 |
| 126-TIF LMI MEADOWS PT 4 | 83,542.25 | 3,163.24 | 0.00 | 86,705.49 | 0.00 | 0.00 | 86,705.49 |
| 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 | 30,715.06 | 900.00 | 331,408.86 | 0.00 | 0.00 | 331,408.86 |
| 300-CAPITAL IMPROV. RESERVE | 315,593.26 | 12,904.64 | 0.00 | 328,497.90 | 0.00 | 0.00 | 328,497.90 |
| 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 | 9,669.85 | 3,165.25 | 0.00 | 0.00 | 3,165.25 |
| 324-WW TREATMT FAC IMP 2021 | 80,000.00 | 0.00 | 245.00 | 79,755.00 | 0.00 | 0.00 | 79,755.00 |
| 326-ROUNDAABOUT 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 | (20,000.00) | 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 | 559,932.44 | 2,511,755.53 | 0.00 | 0.00 | 2,511,755.53 |
| 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 | 1,369.17 | 0.00 | 145,187.61 | 0.00 | 0.00 | 145,187.61 |
| 501-KROUTH PRINCIPAL FUND | 58,176.59 | 663.60 | 0.00 | 58,840.19 | 0.00 | 0.00 | 58,840.19 |
| 502-KROUTH INTEREST FUND | 27,257.36 | 310.12 | 0.00 | 27,567.48 | 0.00 | 0.00 | 27,567.48 |
| 600-WATER FUND | 486,610.52 | 235,313.02 | 249,647.44 | 472,276.10 | 0.00 | 0.00 | 472,276.10 |
| 603-WATER SINKING FUND | 13,396.12 | 30,963.81 | 0.00 | 44,359.93 | 0.00 | 0.00 | 44,359.93 |
| 610-SEWER FUND | 861,793.27 | 289,055.11 | 268,917.96 | 881,930.42 | 0.00 | 0.00 | 881,930.42 |
| 611-SEWER FUND SPECIAL | 646,290.72 | 160,316.67 | 0.00 | 806,607.39 | 0.00 | 0.00 | 806,607.39 |
| 740-STORM WATER UTILITY | 239,492.60 | 19,025.28 | 14,345.19 | 244,172.69 | 0.00 | 0.00 | 244,172.69 |
| GRAND TOTAL | 8,513,742.36 | 5,374,454.52 | 1,960,030.03 | 11,928,166.85 | 0.00 | 0.00 | 11,928,166.85 |

*** END OF REPORT ***

PROGRAM EXPENDITURES FOR THE MONTH OF SEPTEMBER 2025

25.00%

| FUNCTIONS | BUDGET EXP | MTD EXP | YTD EXP | REMAINING BALANCE | PERCENT OF EXPENSES |
|---|------------------------|---------------------|----------------------|------------------------------|--------------------------------|
| PUBLIC SAFETY | | | | | |
| POLICE DEPARTMENT | | | | | |
| GENERAL FUND | \$ 635,858.00 | \$ 39,992.41 | \$ 138,727.08 | \$ 497,130.92 | 21.82% |
| TORT LIABILITY | \$ 17,000.00 | \$ - | \$ 13,209.25 | \$ 3,790.75 | 77.70% |
| TRUST & AGENCY | \$ 156,982.00 | \$ 11,698.72 | \$ 40,798.75 | \$ 116,183.25 | 25.99% |
| FIRE DEPARTMENT | | | | | |
| GENERAL FUND | \$ 319,400.00 | \$ 2,132.83 | \$ 19,174.90 | \$ 300,225.10 | 6.00% |
| TORT LIABILITY | \$ 40,000.00 | \$ - | \$ 5,815.39 | \$ 34,184.61 | 14.54% |
| TRUST & AGENCY | \$ 71,280.00 | \$ 4,170.26 | \$ 15,894.70 | \$ 55,385.30 | 22.30% |
| BUILDING INSPECTIONS | | | | | |
| GENERAL FUND | \$ 59,193.00 | \$ 2,006.62 | \$ 12,093.25 | \$ 47,099.75 | 20.43% |
| TRUST & AGENCY | \$ 18,820.00 | \$ 818.43 | \$ 2,775.42 | \$ 16,044.58 | 14.75% |
| ANIMAL CONTROL | \$ 4,050.00 | \$ - | \$ - | \$ 4,050.00 | 0.00% |
| TOTAL PUBLIC SAFETY | \$ 1,322,583.00 | \$ 60,819.27 | \$ 248,488.74 | \$ 1,074,094.26 | 18.79% |
| | | | | | |
| PUBLIC WORKS | | | | | |
| ROADS & STREETS | | | | | |
| GENERAL FUND | \$ 50,750.00 | \$ 1,550.00 | \$ 1,550.00 | \$ 49,200.00 | 3.05% |
| TORT LIABILITY | \$ 22,000.00 | \$ - | \$ 16,615.40 | \$ 5,384.60 | 75.52% |
| ROAD USE TAX FUND | \$ 340,002.00 | \$ 54,079.99 | \$ 96,446.38 | \$ 243,555.62 | 28.37% |
| TRUST & AGENCY | \$ 78,418.00 | \$ 4,437.84 | \$ 14,784.78 | \$ 63,633.22 | 18.85% |
| STREET LIGHTING - GENERAL FUND | \$ 45,000.00 | \$ 3,150.13 | \$ 9,760.40 | \$ 35,239.60 | 21.69% |
| SOLID WASTE - GENERAL FUND | \$ 333,562.00 | \$ 20,677.50 | \$ 75,297.82 | \$ 258,264.18 | 22.57% |
| TOTAL PUBLIC WORKS | \$ 869,732.00 | \$ 83,895.46 | \$ 214,454.78 | \$ 655,277.22 | 24.66% |
| | | | | | |
| TOTAL HEALTH & SOCIAL SERVICES | \$ - | \$ - | \$ - | \$ - | #DIV/0! |
| | | | | | |
| CULTURE & RECREATION | | | | | |
| LIBRARY | | | | | |
| GENERAL FUND | \$ 209,621.00 | \$ 14,744.93 | \$ 61,425.45 | \$ 148,195.55 | 29.30% |
| TORT LIABILITY | \$ 10,000.00 | \$ - | \$ 7,310.78 | \$ 2,689.22 | 73.11% |
| TRUST & AGENCY | \$ 43,518.00 | \$ 3,508.11 | \$ 11,248.57 | \$ 32,269.43 | 25.85% |
| PARKS & RECREATION | | | | | |
| GENERAL FUND | \$ 267,669.00 | \$ 31,567.40 | \$ 64,203.24 | \$ 203,465.76 | 23.99% |
| TORT LIABILITY | \$ 10,000.00 | \$ - | \$ 6,396.92 | \$ 3,603.08 | 63.97% |
| TRUST & AGENCY | \$ 43,280.00 | \$ 2,739.84 | \$ 9,889.66 | \$ 33,390.34 | 22.85% |
| CEMETERY | | | | | |

| FUNCTIONS | BUDGET | MTD EXP | YTD EXP | REMAINING | PERCENT |
|---------------------------------------|------------------------|---------------------|----------------------|------------------------|---------------|
| | EXP | | | BALANCE | OF EXPENSES |
| GENERAL FUND | \$ 141,908.00 | \$ 38,903.41 | \$ 61,217.81 | \$ 80,690.19 | 43.14% |
| TORT LIABILITY | \$ 5,000.00 | \$ - | \$ 2,243.09 | \$ 2,756.91 | 44.86% |
| TRUST & AGENCY | \$ 34,225.00 | \$ 1,310.98 | \$ 4,525.84 | \$ 29,699.16 | 13.22% |
| CIVIC CENTER | | | | | |
| GENERAL FUND | \$ 17,900.00 | \$ 1,107.78 | \$ 3,545.47 | \$ 14,354.53 | 19.81% |
| COMMUNITY & CULTURAL DEV. | \$ 30,000.00 | \$ 27.57 | \$ 10,408.29 | \$ 19,591.71 | 34.69% |
| LOCAL CABLE ACCESS | \$ 22,741.00 | \$ 216.85 | \$ 14,788.85 | \$ 7,952.15 | 65.03% |
| HISTORIC PRESERVATION | \$ 2,000.00 | \$ - | \$ - | \$ 2,000.00 | 0.00% |
| TOTAL CULTURE & RECREATION | \$ 837,862.00 | \$ 94,126.87 | \$ 257,203.97 | \$ 580,658.03 | 30.70% |
| | | | | | |
| COMMUNITY & ECONOMIC DEV. | | | | | |
| ECONOMIC DEVELOPMENT | \$ 92,500.00 | \$ 4,825.00 | \$ 26,226.90 | \$ 66,273.10 | 28.35% |
| PLANNING & ZONING | \$ 14,000.00 | \$ 1,171.00 | \$ 6,101.00 | \$ 7,899.00 | 43.58% |
| 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 | \$ 5,996.00 | \$ 32,327.90 | \$ 274,951.10 | 10.52% |
| | | | | | |
| GENERAL GOVERNMENT | | | | | |
| MAYOR & COUNCIL | | | | | |
| GENERAL FUND | \$ 19,000.00 | \$ 435.19 | \$ 1,305.57 | \$ 17,694.43 | 6.87% |
| TRUST & AGENCY | \$ 3,248.00 | \$ 47.39 | \$ 142.17 | \$ 3,105.83 | 4.38% |
| CLERK & TREASURER | | | | | |
| GENERAL FUND | \$ 239,898.00 | \$ 13,263.17 | \$ 57,943.12 | \$ 181,954.88 | 24.15% |
| TORT LIABILITY | \$ 13,000.00 | \$ - | \$ 8,390.78 | \$ 4,609.22 | 64.54% |
| TRUST & AGENCY | \$ 58,192.00 | \$ 3,199.90 | \$ 15,090.62 | \$ 43,101.38 | 25.93% |
| LEGAL SERVICES | \$ 27,000.00 | \$ 2,500.00 | \$ 5,052.00 | \$ 21,948.00 | 18.71% |
| TOTAL GENERAL GOVERNMENT | \$ 360,338.00 | \$ 19,445.65 | \$ 87,924.26 | \$ 272,413.74 | 24.40% |
| | | | | | |
| GO DEBT SERVICE | \$ 789,653.00 | \$ 600.00 | \$ 900.00 | \$ 788,753.00 | 0.11% |
| | | | | | |
| CAPITAL PROJECTS | | | | | |
| (308) PARK IMPROVEMENTS | \$ 14,827.00 | \$ - | \$ - | \$ 14,827.00 | 0.00% |
| (321) WIDENING WAPSI CREEK | \$ 1,000,000.00 | \$ 5,632.95 | \$ 9,669.85 | \$ 990,330.15 | 0.97% |
| (324) WW TREATMENT FACILITY 2021 | \$ 1,100,000.00 | \$ 245.00 | \$ 245.00 | \$ 1,099,755.00 | 0.02% |
| (331) CEDAR JOHNSON RD RECON | \$ 4,000,000.00 | \$ 38,955.16 | \$ 559,932.44 | \$ 3,440,067.56 | 14.00% |
| (332) W MAIN ST IMPROVEMENT | \$ 100,000.00 | \$ - | \$ 15,972.50 | \$ 84,027.50 | 15.97% |
| TOTAL CAPITAL PROJECTS | \$ 6,214,827.00 | \$ 44,833.11 | \$ 585,819.79 | \$ 5,629,007.21 | 9.43% |
| | | | | | |

| FUNCTIONS | BUDGET | MTD EXP | YTD EXP | REMAINING | PERCENT |
|--|-------------------------|----------------------|------------------------|-------------------------|---------------|
| | EXP | | | BALANCE | OF EXPENSES |
| BUSINESS TYPE ACTIVITIES | | | | | |
| WATER FUND | \$ 637,280.00 | \$ 35,873.94 | \$ 218,683.63 | \$ 418,596.37 | 34.32% |
| WATER SINKING FUND | \$ 135,040.00 | \$ - | \$ - | \$ 135,040.00 | 0.00% |
| SEWER FUND | \$ 515,250.00 | \$ 27,879.94 | \$ 108,601.29 | \$ 406,648.71 | 21.08% |
| SEWER FUND SPECIAL | \$ 641,280.00 | \$ - | \$ - | \$ 641,280.00 | 0.00% |
| STORM WATER UTILITY | \$ 39,905.00 | \$ 1,048.96 | \$ 14,345.19 | \$ 25,559.81 | 35.95% |
| TOTAL BUSINESS TYPE ACTIVITIES | \$ 1,968,755.00 | \$ 64,802.84 | \$ 341,630.11 | \$ 1,627,124.89 | 17.35% |
| | | | | | |
| NON-DEPARTMENTAL TRANSFERS | | | | | |
| 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 | \$ 30,963.81 | \$ 178,676.19 | 14.77% |
| SEWER FUND | \$ 710,823.00 | \$ 53,438.89 | \$ 160,316.67 | \$ 550,506.33 | 22.55% |
| STORM WATER UTILITY | \$ 100,000.00 | \$ - | \$ - | \$ 100,000.00 | 0.00% |
| TOTAL NON-DEPARMENTAL TRANSFERS | \$ 2,052,795.00 | \$ 63,760.16 | \$ 191,280.48 | \$ 1,861,514.52 | 9.32% |
| TOTAL FOR ALL FUNCTIONS | \$ 14,723,824.00 | \$ 438,279.36 | \$ 1,960,030.03 | \$ 12,763,793.97 | 13.31% |

CITY OF WEST BRANCH
EXPENDITURES BY ACTIVITY (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2025

001-GENERAL FUND

25.00% OF FISCAL YEAR

| EXPENDITURES | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | % OF BUDGET | BUDGET BALANCE |
|--------------------------------|-------------------|-------------------|------------------------|----------------|-------------------|
| TOTAL NON-PROGRAM | 2,052,795.00 | 63,760.16 | 191,280.48 | 9.32 | 1,861,514.52 |
| TOTAL PUBLIC SAFETY | 1,322,583.00 | 60,819.27 | 248,488.74 | 18.79 | 1,074,094.26 |
| TOTAL PUBLIC WORKS | 869,732.00 | 83,895.46 | 214,454.78 | 24.66 | 655,277.22 |
| TOTAL HEALTH & SOCIAL SERVICES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL CULTURE & RECREATION | 837,862.00 | 94,126.87 | 257,203.97 | 30.70 | 580,658.03 |
| TOTAL COMMUNITY & ECON DEVELOP | 307,279.00 | 5,996.00 | 32,327.90 | 10.52 | 274,951.10 |
| TOTAL GENERAL GOVERNMENT | 360,338.00 | 19,445.65 | 87,924.26 | 24.40 | 272,413.74 |
| TOTAL DEBT SERVICE | 789,653.00 | 600.00 | 900.00 | 0.11 | 788,753.00 |
| TOTAL CAPITAL PROJECTS | 6,214,827.00 | 44,833.11 | 585,819.79 | 9.43 | 5,629,007.21 |
| TOTAL BUSINESS TYPE/ENTERPRISE | 1,968,755.00 | 64,802.84 | 341,630.11 | 17.35 | 1,627,124.89 |
| TOTAL EXPENDITURES | 14,723,824.00 | 438,279.36 | 1,960,030.03 | 13.31 | 12,763,793.97 |

| | | | | |
|------------------------------------|--|----------------------------|---------------|-------------------------|
| | | | | |
| BANK TO BOOK RECONCILIATION | | | | |
| 10/31/2025 | | | | |
| | | | | |
| BANK BALANCE @ | | | | |
| | CASH - FIDELITY BANK & TRUST | | | \$ 11,740,124.30 |
| | CASH - FIDELITY BANK & TRUST - PERPETUAL CARE FUND | | | \$ 37,590.60 |
| | SUB TOTAL | | | \$ 11,777,714.90 |
| | | | | |
| ADD: | CD'S: | Bank/CD # | Maturity Date | |
| | | | | |
| | ENLOW BUILDING CD | LIBERTY SAVINGS-10447 | 7/13/2026 | \$ 11,896.60 |
| | CEMETERY PERPETUAL CARE | HILLS BANK-30282503 | 2/11/2026 | \$ 107,777.01 |
| | LIBRARY-HANSEN DONATION CD | GREENSTATE-1041 (Old 1037) | 8/4/2026 | \$ 63,846.58 |
| | LIBRARY-KROUTH PRINCIPAL CD | GREENSTATE-1042 (Old 1038) | 6/2/2026 | \$ 58,805.41 |
| | LIBRARY-KROUTH INTEREST CD | GREENSTATE-1043 (Old 1039) | 6/2/2026 | \$ 27,567.48 |
| | GEN FUND-STREETSCAPE-ACCIONA DONATION CD | GREENSTATE-1040 (Old 1033) | 12/5/2025 | \$ 7,977.31 |
| | | | | |
| | SAVINGS ACCOUNTS | | | |
| | | | | |
| | GENERAL FUND SAVINGS | GREENSTATE-0001 | | \$ 5.00 |
| | LIBRARY - KROUTH INTEREST | FIDELITY-SAVINGS ACCOUNT | | \$ 8,528.72 |
| | LIBRARY - M GRAY SAVINGS | FIDELITY-SAVINGS ACCOUNT | | \$ 16,365.53 |
| | | | | |
| | | | | |
| | | | | |
| | TOTAL CD'S & SAVINGS ACCOUNTS | | | \$ 302,769.64 |
| | | | | |
| | SUB TOTAL | | | \$ 12,080,484.54 |
| | | | | |
| PLUS | O/S DEPOSITS | | | \$ - |
| | | | | |
| PLUS | ADJUSTMENTS | | | \$ - |
| | | | | |
| LESS: | O/S CREDIT CARD | | | \$ - |
| | | | | |
| LESS: | O/S CHECKS | | | \$ 34,195.84 |
| | | | | |
| | | | | |
| | ENDING BOOK BALANCE | | | \$ 12,046,288.70 |

CLERK'S REPORT FOR THE MONTH OF OCTOBER 2025

| DESCRIPTION | CHECKING | INVESTMENT | BEGINNING BALANCE | RECEIPTS | TRANSFER IN | DISBURSED | TRANSFER OUT | NET CHANGE LIABILITIES | CLERK'S BALANCE |
|---|-------------------------|----------------------|-------------------------|------------------------|---------------------|------------------------|---------------------|---------------------------|-------------------------|
| GENERAL | | | | | | | | | |
| *(001) GENERAL OPERATING FUND | \$ 2,574,209.96 | \$ 5.00 | \$ 2,574,214.96 | \$ 756,983.93 | | \$ 114,120.39 | | | \$ 3,217,078.50 |
| ** 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 |
| CEMETERY BLDG/EQUIP INVESTMENT | \$ - | \$ - | \$ - | | | | | | \$ - |
| SIGNS-ACCIONA DTN INVESTMENT | \$ - | \$ 7,977.31 | \$ 7,977.31 | | | | | | \$ 7,977.31 |
| PARK EQUIPMENT/RESERVE | \$ 24,246.00 | \$ - | \$ 24,246.00 | | | | | | \$ 24,246.00 |
| (022) CIVIC CENTER | \$ 58,412.68 | \$ - | \$ 58,412.68 | \$ 945.00 | | \$ 1,311.70 | | | \$ 58,045.98 |
| (027) MEMORIAL GARDEN PROJECT | \$ 414.00 | \$ - | \$ 414.00 | | | | | | \$ 414.00 |
| (028) SPLASH PAD RESERVE | \$ 100.00 | \$ - | \$ 100.00 | | | | | | \$ 100.00 |
| (031) LIBRARY | \$ 57,462.22 | \$ 100,602.65 | \$ 158,064.87 | \$ 13,971.16 | | \$ 16,703.68 | | | \$ 155,332.35 |
| (036) TORT LIABILITY | \$ (47,120.65) | \$ - | \$ (47,120.65) | \$ 48,886.21 | | \$ 24,623.00 | | | \$ (22,857.44) |
| SPECIAL REVENUE | | | | | | | | | |
| (110) ROAD USE TAX | \$ 283,238.73 | \$ - | \$ 283,238.73 | \$ 28,028.52 | | \$ 13,942.27 | | | \$ 297,324.98 |
| (112) TRUST & AGENCY (EMPLOYEE BENEFITS) | \$ 467,135.88 | \$ - | \$ 467,135.88 | \$ 167,401.19 | | \$ 34,689.47 | | | \$ 599,847.80 |
| (119) EMERGENCY TAX FUND | \$ 7,019.38 | \$ - | \$ 7,019.38 | | | | | | \$ 7,019.38 |
| (121) LOCAL OPTION SALES TAX | \$ 578,840.22 | \$ - | \$ 578,840.22 | \$ 28,109.66 | | | | | \$ 606,949.88 |
| (125) TIF | \$ 59,149.81 | \$ - | \$ 59,149.81 | \$ 235,957.03 | | | | | \$ 295,106.84 |
| (126) TIF LMI MEADOWS PT 4 | \$ 86,705.49 | \$ - | \$ 86,705.49 | \$ 61,875.52 | | | | | \$ 148,581.01 |
| (160) REVOLVING LOAN FUND | \$ 137,082.45 | \$ - | \$ 137,082.45 | | | | | | \$ 137,082.45 |
| DEBT SERVICE | | | | | | | | | |
| (226) DEBT SERVICE | \$ 331,408.86 | \$ - | \$ 331,408.86 | \$ 136,616.41 | | | | | \$ 468,025.27 |
| CAPITAL PROJECTS | | | | | | | | | |
| (300) CAPITAL IMPROVEMENT RESERVE | \$ 328,497.90 | \$ - | \$ 328,497.90 | \$ 55,539.44 | | | | | \$ 384,037.34 |
| (304) W MAIN ST STORMWATER IMP | \$ 10,000.00 | \$ - | \$ 10,000.00 | | | | | | \$ 10,000.00 |
| (308) PARK IMP - PEDERSEN VALLEY | \$ 14,827.20 | \$ - | \$ 14,827.20 | | | | | | \$ 14,827.20 |
| (312) DOWNTOWN EAST REDEVELOPMENT | \$ 172,412.82 | \$ - | \$ 172,412.82 | | | | | | \$ 172,412.82 |
| (321) WIDENING WAPSI CREEK @ BERANEK PARK | \$ 3,165.25 | \$ - | \$ 3,165.25 | | | \$ 10,847.59 | | | \$ (7,682.34) |
| (322) SPLASH PAD | \$ - | \$ - | \$ - | | | | | | \$ - |
| (324) WW TREATMT FAC IMP 2021 | \$ 79,755.00 | \$ - | \$ 79,755.00 | | | | | | \$ 79,755.00 |
| (326) ROUNDABOUT MAIN & CEDAR | \$ 156,500.72 | \$ - | \$ 156,500.72 | | | \$ 62,302.50 | | | \$ 94,198.22 |
| (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 | \$ 2,511,755.53 | \$ - | \$ 2,511,755.53 | | | \$ 1,231,237.35 | | | \$ 1,280,518.18 |
| (332) W MAIN ST IMPROVEMENT | \$ 546,302.20 | \$ - | \$ 546,302.20 | | | | | | \$ 546,302.20 |
| PERMANENT | | | | | | | | | |
| (500) CEMETERY PERPETUAL FUND | \$ 37,410.60 | \$ 107,777.01 | \$ 145,187.61 | \$ 300.00 | | | | | \$ 145,487.61 |
| (501) KROUTH PRINCIPAL FUND | \$ (0.00) | \$ 58,840.19 | \$ 58,840.19 | | | | | | \$ 58,840.19 |
| (502) KROUTH INTEREST FUND | \$ - | \$ 27,567.48 | \$ 27,567.48 | | | | | | \$ 27,567.48 |
| ENTERPRISE | | | | | | | | | |
| (600) WATER FUND | \$ 472,276.10 | \$ - | \$ 472,276.10 | \$ 72,804.50 | | \$ 45,388.28 | \$ 10,321.27 | | \$ 489,371.05 |
| (603) WATER SINKING FUND | \$ 44,359.93 | \$ - | \$ 44,359.93 | \$ - | \$ 10,321.27 | | | | \$ 54,681.20 |
| (610) SEWER FUND | \$ 881,930.42 | \$ - | \$ 881,930.42 | \$ 87,226.36 | | \$ 25,659.74 | \$ 53,438.89 | | \$ 890,058.15 |
| (611) SEWER FUND SPECIAL | \$ 806,607.39 | \$ - | \$ 806,607.39 | \$ - | \$ 53,438.89 | | | | \$ 860,046.28 |
| (740) STORM WATER UTILITY | \$ 244,172.69 | \$ - | \$ 244,172.69 | \$ 5,953.50 | | \$ 1,650.61 | | | \$ 248,475.58 |
| TOTAL | \$ 11,625,397.21 | \$ 302,769.64 | \$ 11,928,166.85 | \$ 1,700,598.43 | \$ 63,760.16 | \$ 1,582,476.58 | \$ 63,760.16 | \$ - | \$ 12,046,288.70 |
| O/S CHECKS | | | \$8,108.88 | | | | | | \$34,195.84 |
| ADJUSTMENTS | | | \$0.00 | | | | | | \$0.00 |
| O/S DEPOSIT | | | \$0.00 | | | | | | \$0.00 |
| O/S CREDIT CARD | | | \$0.00 | | | | | | \$0.00 |
| BANK STATEMENT BALANCE | | | \$11,936,275.73 | | | | | | \$12,080,484.54 |

CITY OF WEST BRANCH
MTD TREASURERS REPORT
AS OF: OCTOBER 31ST, 2025

| FUND | BEGINNING CASH BALANCE | M-T-D REVENUES | M-T-D EXPENSES | CASH BASIS ENDING BAL. | NET CHANGE OTHER ASSETS | NET CHANGE LIABILITIES | ACCRUAL ENDING CASH BALANCE |
|--------------------------------|---------------------------|-------------------|-------------------|---------------------------|----------------------------|---------------------------|--------------------------------|
| 001-GENERAL FUND | 3,003,225.00 | 756,983.93 | 114,120.39 | 3,646,088.54 | 0.00 | 0.00 | 3,646,088.54 |
| 022-CIVIC CENTER | 58,412.68 | 945.00 | 1,311.70 | 58,045.98 | 0.00 | 0.00 | 58,045.98 |
| 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 | 158,064.87 | 13,971.16 | 16,703.68 | 155,332.35 | 0.00 | 0.00 | 155,332.35 |
| 036-TORT LIABILITY | (47,120.65) | 48,886.21 | 24,623.00 | (22,857.44) | 0.00 | 0.00 | (22,857.44) |
| 110-ROAD USE TAX | 283,238.73 | 28,028.52 | 13,942.27 | 297,324.98 | 0.00 | 0.00 | 297,324.98 |
| 112-TRUST AND AGENCY | 467,135.88 | 167,401.19 | 34,689.47 | 599,847.60 | 0.00 | 0.00 | 599,847.60 |
| 119-EMERGENCY TAX FUND | 7,019.38 | 0.00 | 0.00 | 7,019.38 | 0.00 | 0.00 | 7,019.38 |
| 121-OPTION TAX | 578,840.22 | 28,109.66 | 0.00 | 606,949.88 | 0.00 | 0.00 | 606,949.88 |
| 125-T I F | 59,149.81 | 235,957.03 | 0.00 | 295,106.84 | 0.00 | 0.00 | 295,106.84 |
| 126-TIF IMI MEADOWS PT 4 | 86,705.49 | 61,875.52 | 0.00 | 148,581.01 | 0.00 | 0.00 | 148,581.01 |
| 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 | 331,408.86 | 136,616.41 | 0.00 | 468,025.27 | 0.00 | 0.00 | 468,025.27 |
| 300-CAPITAL IMPROV. RESERVE | 328,497.90 | 55,539.44 | 0.00 | 384,037.34 | 0.00 | 0.00 | 384,037.34 |
| 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 | 3,165.25 | 0.00 | 10,847.59 | (7,682.34) | 0.00 | 0.00 | (7,682.34) |
| 324-WW TREATMT FAC IMP 2021 | 79,755.00 | 0.00 | 0.00 | 79,755.00 | 0.00 | 0.00 | 79,755.00 |
| 326-ROUNDAABOUT MAIN & CEDAR-J | 156,500.72 | 0.00 | 62,302.50 | 94,198.22 | 0.00 | 0.00 | 94,198.22 |
| 327-SPONS WATER QUAL IMP 2021 | (20,000.00) | 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 | 2,511,755.53 | 0.00 | 1,231,237.35 | 1,280,518.18 | 0.00 | 0.00 | 1,280,518.18 |
| 332-W MAIN ST IMPROVE | 546,302.20 | 0.00 | 0.00 | 546,302.20 | 0.00 | 0.00 | 546,302.20 |
| 500-CEMETERY PERPETUAL FUND | 145,187.61 | 300.00 | 0.00 | 145,487.61 | 0.00 | 0.00 | 145,487.61 |
| 501-KROUTH PRINCIPAL FUND | 58,840.19 | 0.00 | 0.00 | 58,840.19 | 0.00 | 0.00 | 58,840.19 |
| 502-KROUTH INTEREST FUND | 27,567.48 | 0.00 | 0.00 | 27,567.48 | 0.00 | 0.00 | 27,567.48 |
| 600-WATER FUND | 472,276.10 | 72,804.50 | 55,709.55 | 489,371.05 | 0.00 | 0.00 | 489,371.05 |
| 603-WATER SINKING FUND | 44,359.93 | 10,321.27 | 0.00 | 54,681.20 | 0.00 | 0.00 | 54,681.20 |
| 610-SEWER FUND | 881,930.42 | 87,226.36 | 79,098.63 | 890,058.15 | 0.00 | 0.00 | 890,058.15 |
| 611-SEWER FUND SPECIAL | 806,607.39 | 53,438.89 | 0.00 | 860,046.28 | 0.00 | 0.00 | 860,046.28 |
| 740-STORM WATER UTILITY | 244,172.69 | 5,953.50 | 1,650.61 | 248,475.58 | 0.00 | 0.00 | 248,475.58 |
| GRAND TOTAL | 11,928,166.85 | 1,764,358.59 | 1,646,236.74 | 12,046,288.70 | 0.00 | 0.00 | 12,046,288.70 |

*** END OF REPORT ***

CITY OF WEST BRANCH
YTD TREASURERS REPORT
AS OF: OCTOBER 31ST, 2025

| FUND | BEGINNING CASH BALANCE | Y-T-D REVENUES | Y-T-D EXPENSES | CASH BASIS ENDING BAL. | NET CHANGE OTHER ASSETS | NET CHANGE LIABILITIES | ACCRUAL ENDING CASH BALANCE |
|---------------------------------|---------------------------|-------------------|-------------------|---------------------------|----------------------------|---------------------------|--------------------------------|
| 001-GENERAL FUND | 3,220,597.35 | 1,043,461.81 | 617,970.62 | 3,646,088.54 | 0.00 | 0.00 | 3,646,088.54 |
| 022-CIVIC CENTER | 61,098.15 | 1,805.00 | 4,857.17 | 58,045.98 | 0.00 | 0.00 | 58,045.98 |
| 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 | 17,498.20 | 78,129.13 | 155,332.35 | 0.00 | 0.00 | 155,332.35 |
| 036-TORT LIABILITY | 1,577.05 | 60,170.12 | 84,604.61 | (22,857.44) | 0.00 | 0.00 | (22,857.44) |
| 110-ROAD USE TAX | 284,973.83 | 122,739.80 | 110,388.65 | 297,324.98 | 0.00 | 0.00 | 297,324.98 |
| 112-TRUST AND AGENCY | 535,294.96 | 214,392.62 | 149,839.98 | 599,847.60 | 0.00 | 0.00 | 599,847.60 |
| 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 | 109,205.44 | 0.00 | 606,949.88 | 0.00 | 0.00 | 606,949.88 |
| 125-T I F | 43,717.03 | 251,389.81 | 0.00 | 295,106.84 | 0.00 | 0.00 | 295,106.84 |
| 126-TIF LMI MEADOWS PT 4 | 83,542.25 | 65,038.76 | 0.00 | 148,581.01 | 0.00 | 0.00 | 148,581.01 |
| 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 | 167,331.47 | 900.00 | 468,025.27 | 0.00 | 0.00 | 468,025.27 |
| 300-CAPITAL IMPROV. RESERVE | 315,593.26 | 68,444.08 | 0.00 | 384,037.34 | 0.00 | 0.00 | 384,037.34 |
| 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 | 20,517.44 | (7,682.34) | 0.00 | 0.00 | (7,682.34) |
| 324-WW TREATMT FAC IMP 2021 | 80,000.00 | 0.00 | 245.00 | 79,755.00 | 0.00 | 0.00 | 79,755.00 |
| 326-ROUNDAABOUT MAIN & CEDAR-J | 156,500.72 | 0.00 | 62,302.50 | 94,198.22 | 0.00 | 0.00 | 94,198.22 |
| 327-SPONS WATER QUAL IMP 2021 (| 20,000.00) | 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 | 1,791,169.79 | 1,280,518.18 | 0.00 | 0.00 | 1,280,518.18 |
| 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 | 1,669.17 | 0.00 | 145,487.61 | 0.00 | 0.00 | 145,487.61 |
| 501-KROUTH PRINCIPAL FUND | 58,176.59 | 663.60 | 0.00 | 58,840.19 | 0.00 | 0.00 | 58,840.19 |
| 502-KROUTH INTEREST FUND | 27,257.36 | 310.12 | 0.00 | 27,567.48 | 0.00 | 0.00 | 27,567.48 |
| 600-WATER FUND | 486,610.52 | 308,117.52 | 305,356.99 | 489,371.05 | 0.00 | 0.00 | 489,371.05 |
| 603-WATER SINKING FUND | 13,396.12 | 41,285.08 | 0.00 | 54,681.20 | 0.00 | 0.00 | 54,681.20 |
| 610-SEWER FUND | 861,793.27 | 376,281.47 | 348,016.59 | 890,058.15 | 0.00 | 0.00 | 890,058.15 |
| 611-SEWER FUND SPECIAL | 646,290.72 | 213,755.56 | 0.00 | 860,046.28 | 0.00 | 0.00 | 860,046.28 |
| 740-STORM WATER UTILITY | 239,492.60 | 24,978.78 | 15,995.80 | 248,475.58 | 0.00 | 0.00 | 248,475.58 |
| GRAND TOTAL | 8,513,742.36 | 7,138,813.11 | 3,606,266.77 | 12,046,288.70 | 0.00 | 0.00 | 12,046,288.70 |

*** END OF REPORT ***

PROGRAM EXPENDITURES FOR THE MONTH OF OCTOBER 2025

33.33%

| FUNCTIONS | BUDGET | MTD EXP | YTD EXP | REMAINING | PERCENT |
|---|------------------------|---------------------|----------------------|----------------------|----------------|
| | EXP | | | BALANCE | OF EXPENSES |
| PUBLIC SAFETY | | | | | |
| POLICE DEPARTMENT | | | | | |
| GENERAL FUND | \$ 635,858.00 | \$ 37,647.96 | \$ 176,375.04 | \$ 459,482.96 | 27.74% |
| TORT LIABILITY | \$ 17,000.00 | \$ 24.00 | \$ 13,233.25 | \$ 3,766.75 | 77.84% |
| TRUST & AGENCY | \$ 156,982.00 | \$ 14,678.30 | \$ 55,477.05 | \$ 101,504.95 | 35.34% |
| FIRE DEPARTMENT | | | | | |
| GENERAL FUND | \$ 319,400.00 | \$ 4,295.02 | \$ 23,469.92 | \$ 295,930.08 | 7.35% |
| TORT LIABILITY | \$ 40,000.00 | \$ 24,525.00 | \$ 30,340.39 | \$ 9,659.61 | 75.85% |
| TRUST & AGENCY | \$ 71,280.00 | \$ 4,170.26 | \$ 20,064.96 | \$ 51,215.04 | 28.15% |
| BUILDING INSPECTIONS | | | | | |
| GENERAL FUND | \$ 59,193.00 | \$ 3,819.45 | \$ 15,912.70 | \$ 43,280.30 | 26.88% |
| TRUST & AGENCY | \$ 18,820.00 | \$ 813.76 | \$ 3,589.18 | \$ 15,230.82 | 19.07% |
| ANIMAL CONTROL | \$ 4,050.00 | \$ - | \$ - | \$ 4,050.00 | 0.00% |
| TOTAL PUBLIC SAFETY | \$ 1,322,583.00 | \$ 89,973.75 | \$ 338,462.49 | \$ 984,120.51 | 25.59% |
| | | | | | |
| PUBLIC WORKS | | | | | |
| ROADS & STREETS | | | | | |
| GENERAL FUND | \$ 50,750.00 | \$ - | \$ 1,550.00 | \$ 49,200.00 | 3.05% |
| TORT LIABILITY | \$ 22,000.00 | \$ 30.00 | \$ 16,645.40 | \$ 5,354.60 | 75.66% |
| ROAD USE TAX FUND | \$ 340,002.00 | \$ 13,942.27 | \$ 110,388.65 | \$ 229,613.35 | 32.47% |
| TRUST & AGENCY | \$ 78,418.00 | \$ 4,197.54 | \$ 18,982.32 | \$ 59,435.68 | 24.21% |
| STREET LIGHTING - GENERAL FUND | \$ 45,000.00 | \$ 3,115.63 | \$ 12,876.03 | \$ 32,123.97 | 28.61% |
| SOLID WASTE - GENERAL FUND | \$ 333,562.00 | \$ 20,067.50 | \$ 95,365.32 | \$ 238,196.68 | 28.59% |
| TOTAL PUBLIC WORKS | \$ 869,732.00 | \$ 41,352.94 | \$ 255,807.72 | \$ 613,924.28 | 29.41% |
| | | | | | |
| TOTAL HEALTH & SOCIAL SERVICES | \$ - | \$ - | \$ - | \$ - | #DIV/0! |
| | | | | | |
| CULTURE & RECREATION | | | | | |
| LIBRARY | | | | | |
| GENERAL FUND | \$ 209,621.00 | \$ 16,703.68 | \$ 78,129.13 | \$ 131,491.87 | 37.27% |
| TORT LIABILITY | \$ 10,000.00 | \$ 13.00 | \$ 7,323.78 | \$ 2,676.22 | 73.24% |
| TRUST & AGENCY | \$ 43,518.00 | \$ 3,495.99 | \$ 14,744.56 | \$ 28,773.44 | 33.88% |
| PARKS & RECREATION | | | | | |
| GENERAL FUND | \$ 267,669.00 | \$ 9,824.31 | \$ 74,027.55 | \$ 193,641.45 | 27.66% |
| TORT LIABILITY | \$ 10,000.00 | \$ 12.00 | \$ 6,408.92 | \$ 3,591.08 | 64.09% |
| TRUST & AGENCY | \$ 43,280.00 | \$ 2,724.70 | \$ 12,614.36 | \$ 30,665.64 | 29.15% |
| CEMETERY | | | | | |

| FUNCTIONS | BUDGET | MTD EXP | YTD EXP | REMAINING | PERCENT |
|---------------------------------------|------------------------|------------------------|------------------------|------------------------|---------------|
| | EXP | | | BALANCE | OF EXPENSES |
| GENERAL FUND | \$ 141,908.00 | \$ 4,374.81 | \$ 65,592.62 | \$ 76,315.38 | 46.22% |
| TORT LIABILITY | \$ 5,000.00 | \$ 4.00 | \$ 2,247.09 | \$ 2,752.91 | 44.94% |
| TRUST & AGENCY | \$ 34,225.00 | \$ 1,285.97 | \$ 5,811.81 | \$ 28,413.19 | 16.98% |
| CIVIC CENTER | | | | | |
| GENERAL FUND | \$ 17,900.00 | \$ 1,311.70 | \$ 4,857.17 | \$ 13,042.83 | 27.14% |
| COMMUNITY & CULTURAL DEV. | \$ 30,000.00 | \$ 22.85 | \$ 10,431.14 | \$ 19,568.86 | 34.77% |
| LOCAL CABLE ACCESS | \$ 22,741.00 | \$ 174.95 | \$ 14,963.80 | \$ 7,777.20 | 65.80% |
| HISTORIC PRESERVATION | \$ 2,000.00 | \$ - | \$ - | \$ 2,000.00 | 0.00% |
| TOTAL CULTURE & RECREATION | \$ 837,862.00 | \$ 39,947.96 | \$ 297,151.93 | \$ 540,710.07 | 35.47% |
| | | | | | |
| COMMUNITY & ECONOMIC DEV. | | | | | |
| ECONOMIC DEVELOPMENT | \$ 92,500.00 | \$ 1,640.00 | \$ 27,866.90 | \$ 64,633.10 | 30.13% |
| PLANNING & ZONING | \$ 14,000.00 | \$ 2,697.00 | \$ 8,798.00 | \$ 5,202.00 | 62.84% |
| 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 | \$ 4,337.00 | \$ 36,664.90 | \$ 270,614.10 | 11.93% |
| | | | | | |
| GENERAL GOVERNMENT | | | | | |
| MAYOR & COUNCIL | | | | | |
| GENERAL FUND | \$ 19,000.00 | \$ 2,994.47 | \$ 4,300.04 | \$ 14,699.96 | 22.63% |
| TRUST & AGENCY | \$ 3,248.00 | \$ 47.39 | \$ 189.56 | \$ 3,058.44 | 5.84% |
| CLERK & TREASURER | | | | | |
| GENERAL FUND | \$ 239,898.00 | \$ 21,107.44 | \$ 79,050.56 | \$ 160,847.44 | 32.95% |
| TORT LIABILITY | \$ 13,000.00 | \$ 15.00 | \$ 8,405.78 | \$ 4,594.22 | 64.66% |
| TRUST & AGENCY | \$ 58,192.00 | \$ 3,275.56 | \$ 18,366.18 | \$ 39,825.82 | 31.56% |
| LEGAL SERVICES | \$ 27,000.00 | \$ 2,339.00 | \$ 7,391.00 | \$ 19,609.00 | 27.37% |
| TOTAL GENERAL GOVERNMENT | \$ 360,338.00 | \$ 29,778.86 | \$ 117,703.12 | \$ 242,634.88 | 32.66% |
| | | | | | |
| GO DEBT SERVICE | \$ 789,653.00 | \$ - | \$ 900.00 | \$ 788,753.00 | 0.11% |
| | | | | | |
| CAPITAL PROJECTS | | | | | |
| (308) PARK IMPROVEMENTS | \$ 14,827.00 | \$ - | \$ - | \$ 14,827.00 | 0.00% |
| (321) WIDENING WAPSI CREEK | \$ 1,000,000.00 | \$ 10,847.59 | \$ 20,517.44 | \$ 979,482.56 | 2.05% |
| (324) WW TREATMENT FACILITY 2021 | \$ 1,100,000.00 | \$ - | \$ 245.00 | \$ 1,099,755.00 | 0.02% |
| (326) ROUNDABOUT MAIN & CEDAR | \$ - | \$ 62,302.50 | \$ 62,302.50 | \$ (62,302.50) | #DIV/0! |
| (331) CEDAR JOHNSON RD RECON | \$ 4,000,000.00 | \$ 1,231,237.35 | \$ 1,791,169.79 | \$ 2,208,830.21 | 44.78% |
| (332) W MAIN ST IMPROVEMENT | \$ 100,000.00 | \$ - | \$ 15,972.50 | \$ 84,027.50 | 15.97% |
| TOTAL CAPITAL PROJECTS | \$ 6,214,827.00 | \$ 1,304,387.44 | \$ 1,890,207.23 | \$ 4,324,619.77 | 30.41% |

| FUNCTIONS | BUDGET | MTD EXP | YTD EXP | REMAINING | PERCENT |
|--|-------------------------|------------------------|------------------------|-------------------------|--------------------|
| | EXP | | | BALANCE | OF EXPENSES |
| | | | | | |
| BUSINESS TYPE ACTIVITIES | | | | | |
| WATER FUND | \$ 637,280.00 | \$ 45,388.28 | \$ 264,071.91 | \$ 373,208.09 | 41.44% |
| WATER SINKING FUND | \$ 135,040.00 | \$ - | \$ - | \$ 135,040.00 | 0.00% |
| SEWER FUND | \$ 515,250.00 | \$ 25,659.74 | \$ 134,261.03 | \$ 380,988.97 | 26.06% |
| SEWER FUND SPECIAL | \$ 641,280.00 | \$ - | \$ - | \$ 641,280.00 | 0.00% |
| STORM WATER UTILITY | \$ 39,905.00 | \$ 1,650.61 | \$ 15,995.80 | \$ 23,909.20 | 40.08% |
| TOTAL BUSINESS TYPE ACTIVITIES | \$ 1,968,755.00 | \$ 72,698.63 | \$ 414,328.74 | \$ 1,554,426.26 | 21.05% |
| | | | | | |
| NON-DEPARTMENTAL TRANSFERS | | | | | |
| 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 | \$ 41,285.08 | \$ 168,354.92 | 19.69% |
| SEWER FUND | \$ 710,823.00 | \$ 53,438.89 | \$ 213,755.56 | \$ 497,067.44 | 30.07% |
| STORM WATER UTILITY | \$ 100,000.00 | \$ - | \$ - | \$ 100,000.00 | 0.00% |
| TOTAL NON-DEPARMENTAL TRANSFERS | \$ 2,052,795.00 | \$ 63,760.16 | \$ 255,040.64 | \$ 1,797,754.36 | 12.42% |
| TOTAL FOR ALL FUNCTIONS | \$ 14,723,824.00 | \$ 1,646,236.74 | \$ 3,606,266.77 | \$ 11,117,557.23 | 24.49% |

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

001-GENERAL FUND

33.33% OF FISCAL YEAR

| EXPENDITURES | CURRENT BUDGET | CURRENT PERIOD | YEAR TO DATE ACTUAL | % OF BUDGET | BUDGET BALANCE |
|--------------------------------|-------------------|-------------------|------------------------|----------------|-------------------|
| TOTAL NON-PROGRAM | 2,052,795.00 | 63,760.16 | 255,040.64 | 12.42 | 1,797,754.36 |
| TOTAL PUBLIC SAFETY | 1,322,583.00 | 89,973.75 | 338,462.49 | 25.59 | 984,120.51 |
| TOTAL PUBLIC WORKS | 869,732.00 | 41,352.94 | 255,807.72 | 29.41 | 613,924.28 |
| TOTAL HEALTH & SOCIAL SERVICES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL CULTURE & RECREATION | 837,862.00 | 39,947.96 | 297,151.93 | 35.47 | 540,710.07 |
| TOTAL COMMUNITY & ECON DEVELOP | 307,279.00 | 4,337.00 | 36,664.90 | 11.93 | 270,614.10 |
| TOTAL GENERAL GOVERNMENT | 360,338.00 | 29,778.86 | 117,703.12 | 32.66 | 242,634.88 |
| TOTAL DEBT SERVICE | 789,653.00 | 0.00 | 900.00 | 0.11 | 788,753.00 |
| TOTAL CAPITAL PROJECTS | 6,214,827.00 | 1,304,387.44 | 1,890,207.23 | 30.41 | 4,324,619.77 |
| TOTAL BUSINESS TYPE/ENTERPRISE | 1,968,755.00 | 72,698.63 | 414,328.74 | 21.05 | 1,554,426.26 |
| TOTAL EXPENDITURES | 14,723,824.00 | 1,646,236.74 | 3,606,266.77 | 24.49 | 11,117,557.23 |



REQUEST FOR COUNCIL CONSIDERATION

| |
|---------------------------------------|
| MEETING DATE: December 1, 2025 |
|---------------------------------------|

| | |
|---------------------|---|
| AGENDA ITEM: | Approval of the following Regularly Scheduled City Council Meetings that fall on a Holiday for the calendar year of 2026. |
|---------------------|---|

| | |
|---------------------|--------------------------|
| PREPARED BY: | City Clerk, Alycia Friis |
|---------------------|--------------------------|

| | |
|--------------|-------------------|
| DATE: | November 24, 2025 |
|--------------|-------------------|

BACKGROUND:

The following is a schedule of Regular Council Meetings for calendar year 2026:

| | | |
|-----------|---------------------------------|----------------------------------|
| January | 5 th | 20th (Tuesday) |
| February | 2 nd | 17th (Tuesday) |
| March | 2 nd | 16 th |
| April | 6 th | 20 th |
| May | 4 th | 18 th |
| June | 1 st | 15 th |
| July | 7th (Tuesday) | 20 th |
| August | 3 rd | 17 th |
| September | 8th (Tuesday) | 21 st |
| October | 5 th | 19 th |
| November | 2 nd | 16 th |
| December | 7 th | 21 st |

The dates highlighted in Red are Tuesday dates, due to these Monday's being a Holiday. They will need to be approved in order to share our accurate Regularly Scheduled Council Meetings with the public.



REQUEST FOR COUNCIL CONSIDERATION

| |
|---------------------------------------|
| MEETING DATE: December 1, 2025 |
|---------------------------------------|

| |
|---|
| AGENDA ITEM: Claims for December 1, 2025 |
|---|

| |
|--|
| PREPARED BY: Jessica Brown, Deputy City Clerk |
|--|

| |
|-------------------------------|
| DATE: December 1, 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**12/1/2025**

| | | |
|-----------------------------|-----------------------------------|-------------------|
| AMAZON.COM | VARIOUS ITEMS - LIBRARY | 1,068.82 |
| BOOMERANG | CEDAR JOHNSON RD PAY EST 6 | 186,750.08 |
| CEDAR COUNTY COOP | FUEL - PW | 1,730.00 |
| CJ COOPER & ASSOCIATES | DOT/CDL DRUG TEST - PW | 80.00 |
| EASTERN IA YOUTH BASKETBALL | 3/4 GRADE BB REGISTRATION | 390.00 |
| FRIIS, ALCIA | MILEAGE TO CASCADE TRAINING-FRIIS | 80.36 |
| GOERDT INSPECTION | BLDG INSPECTIONS | 1,554.00 |
| HI-LINE | SHOP SUPPLIES- PW | 206.06 |
| KOFOED, ADAM | TRAVEL REIMBURSE-KOFOED | 256.94 |
| MEDIACOM | CABLE SERVICES | 41.90 |
| PETERSON CONTRACTORS | WAPSI CREEK WIDE PAY EST 1 | 124,909.08 |
| STATE INDUSTRIAL PRODUCTS | CHEMICALS | 265.62 |
| STERICYCLE | SHREDDING SERVICES | 98.61 |
| UNIVERSITY OF IOWA HEALTH | DRUG TEST - PW | 257.00 |
| TOTAL | | 317,688.47 |

**PAYROLL-WAGES, TAXES, EMPLOYEE
BENEFITS****11/21/2025****69,606.09****PAID BETWEEN MEETINGS**

| | | |
|--------------------------|--------------------------------|----------|
| AMAZON.COM | BOOKS - LIBRARY | 74.85 |
| BOUND TREE MEDICAL | MEDICAL SUPPLIES - FIRE | 713.24 |
| BROWN'S WEST BRANCH FORD | VEHICLE SERVICES - POLICE | 544.47 |
| CEDAR COUNTY CO OP | FUEL - FIRE | 1,079.90 |
| CULLIGAN WATER | WATER SOFTENER SERVICE | 40.48 |
| FRIIS, ALCIA | MILEAGE TO CEDAR COUNTY | 25.20 |
| HEIMAN FIRE EQUIPMENT | SURVIVOR LED, SHUTGUN - FIRE | 679.48 |
| HI-LINE | SHOP SUPPLIES - PW | 166.12 |
| MUNICIPAL ELECTRONIC DIV | CAR RADAR CERT - PD | 180.00 |
| OASIS ELECTRIC | NEW CORD FOR APPLIANCE - FIRE | 178.81 |
| OLSON, KEVIN | LEGAL SERVICES - NOVEMBER 2025 | 1,500.00 |
| SPAHN & ROSE LUMBER | CONCRETE FORM - PW | 43.98 |
| STATE HYGIENIC LAB | LAB ANALYSIS | 1,639.00 |
| WEST BRANCH REPAIRS | OIL CHANGE- PD | 820.44 |
| WEST BRANCH TIMES | LEGAL PUBLICATIONS | 952.00 |
| BEAVER HEATING AND AIR | SEASONAL FURNACE MAINT - LIB | 150.00 |
| BROWN'S WB FORD | BATTERY/VEHICLE SERVICE-PD | 522.64 |
| CAPITAL ONE | YOUTH PROGRAM SUPPLIES - LIB | 107.64 |
| FUSIONSITE MIDWEST | LHLM PROT-O-POTTY | 38.50 |
| JOHN DEERE FINANCIAL | SHOP SUPPLIES - PW | 43.95 |
| LEAF CAPITAL FUNDING | COPIER LEASE - CITY OFFICE | 396.00 |
| METLIFE | ADJUSTMENT NOVEMBER 2025 | 2,324.12 |
| NAPA | SHOP SUPPLIES- PW | 122.83 |

| | | |
|---------------------------------|--------------------------------|-------------------|
| OVERDRIVE | DIGITAL & AUDIO BOOKS- LIBRARY | 427.11 |
| RIVER PRODUCTS COMPANY | ROCK FOR PARKING/ALLEYS | 1,681.95 |
| SISCO | ADJUSTMENT NOVEMBER 2025 | 15,517.61 |
| US BANK CORPORATE CARD | CREDIT CARD PURCHASES | 3,832.23 |
| VERIZON WIRELESS | VERIZON WIRELESS | 424.81 |
| FIDELITY BANK & TRUST | NSF FEE CHARGEBACK | 10.00 |
| FIDELITY BANK & TRUST | NSF CHECK CHARGEBACK | 30.00 |
| FIDELITY BANK & TRUST | DEPOSIT BOOK PURCHASE | 63.20 |
| SISCO | HEALTH CLAIMS PD 11-19-2025 | 84.31 |
| SISCO | HEALTH CLAIMS PD 11-24-2025 | 97.54 |
| TOTAL | | 34,512.41 |
| GRAND TOTAL EXPENDITURES | | 421,806.97 |
| FUND TOTALS | | |
| 001 GENERAL FUND | | 43,894.43 |
| 031 LIBRARY | | 6,309.23 |
| 110 ROAD USE TAX | | 9,873.01 |
| 112 TRUST AND AGENCY | | 29,135.27 |
| 321 WIDENING WAPSI CREEK | | 124,909.08 |
| 331 CEDAR JOHNSON RD RECON | | 186,750.08 |
| 600 WATER FUND | | 9,350.02 |
| 610 SEWER FUND | | 10,925.93 |
| 740 STORM WATER UTILITY | | 659.92 |
| GRAND TOTAL | | 421,806.97 |

| DEPARTMENT | FUND | VENDOR NAME | DESCRIPTION | AMOUNT |
|----------------------|--------------------|--|----------------------------|------------|
| POLICE OPERATION | GENERAL FUND | AMAZON.COM.CA., INC. | EARPIECE - PD | 123.49 |
| | | | TOTAL: | 123.49 |
| BUILDING INSPECTIONS | GENERAL FUND | GOERDT INSPECTION & CONSULTATION SERVI | BLDG INSPECTIONS | 1,554.00 |
| | | | TOTAL: | 1,554.00 |
| ROADS AND STREETS | GENERAL FUND | CJ COOPER & ASSOCIATES | DOT/CDL DRUG TEST - PW | 80.00 |
| | | UNIVERSITY OF IOWA HEALTH CARE-OH | DRUG TEST - PW | 257.00 |
| | | | TOTAL: | 337.00 |
| PARK & RECREATION | GENERAL FUND | EASTERN IOWA YOUTH BASKETBALL | 3/4 GRADE BB REGISTRATION | 390.00 |
| | | | TOTAL: | 390.00 |
| CLERK & TREASURER | GENERAL FUND | KOFOED, ADAM | TRAVEL REIMBURSE-KOFOED | 256.94 |
| | | STERICYCLE, INC. | SHREDDING SERVICES | 98.61 |
| | | FRIIS, ALCIA | MILEAGE TO CASCADE TRN-FRI | 80.36 |
| | | | TOTAL: | 435.91 |
| LOCAL CABLE ACCESS | GENERAL FUND | MEDIACOM | CABLE SERVICES | 41.90 |
| | | | TOTAL: | 41.90 |
| LIBRARY | LIBRARY | AMAZON.COM.CA., INC. | BOOK TAPE - LIBRARY | 24.84 |
| | | | BOOKS - LIBRARY | 11.40 |
| | | | BOOKS - LIBRARY | 16.47 |
| | | | YOUTH PROGRAM SUPPLIES | 19.97 |
| | | | BOOKS- LIBRARY | 318.19 |
| | | | BOOKS - LIBRARY | 144.38 |
| | | | STORAGE CONTAINERS | 212.22 |
| | | | PUBLIC HEADPHONES | 28.38 |
| | | | BRASS FASTENERS | 4.69 |
| | | | BOOKS | 164.79 |
| | | | TOTAL: | 945.33 |
| ROADS & STREETS | ROAD USE TAX | CEDAR COUNTY COOPERATIVE | FUEL - PW | 1,730.00 |
| | | HI-LINE INC | SHOP SUPPLIES- PW | 2.28 |
| | | | SHOP SUPPLIES - PW | 203.78 |
| | | | TOTAL: | 1,936.06 |
| CAPITAL PROJECT | WIDENING WAPSI CRE | PETERSON CONTRACTORS, INC | WAPSI CREEK WIDE PAY EST 1 | 124,909.08 |
| | | | TOTAL: | 124,909.08 |
| CAPITAL PROJECT | CEDAR JOHNSON RD R | BOOMERANG CORP | CEDAR JOHNSON RD PAY EST 6 | 186,750.08 |
| | | | TOTAL: | 186,750.08 |
| SEWER OPERATING | SEWER FUND | STATE INDUSTRIAL PRODUCTS | CHEMICALS | 265.62 |
| | | | TOTAL: | 265.62 |

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

| | | | | |
|-------------------------|---------------------------|--|--|------------|
| ===== FUND TOTALS ===== | | | | |
| 001 | GENERAL FUND | | | 2,882.30 |
| 031 | LIBRARY | | | 945.33 |
| 110 | ROAD USE TAX | | | 1,936.06 |
| 321 | WIDENING WAPSI CREEK @ BE | | | 124,909.08 |
| 331 | CEDAR JOHNSON RD RECONS | | | 186,750.08 |
| 610 | SEWER FUND | | | 265.62 |
| ----- | | | | |
| GRAND TOTAL: | | | | 317,688.47 |
| ----- | | | | |

TOTAL PAGES: 2



REQUEST FOR COUNCIL CONSIDERATION

| |
|---------------------------------------|
| MEETING DATE: December 1, 2025 |
|---------------------------------------|

| |
|---|
| AGENDA ITEM: Resolution 2025-128 – Approve Certain Annual Appropriation Payments Pursuant to Various Development Agreements. |
|---|

| |
|--|
| PREPARED BY: City Clerk, Alycia Friis |
|--|

| |
|--------------------------------|
| DATE: November 26, 2025 |
|--------------------------------|

SUMMARY:

The City has entered into various development agreements with certain Developer's to provide Tax Increment Rebates. By December 1st of each year, the City Council must approve the annual appropriations.

The following Rebate Agreements are due for consideration:

1. Casey's Agreement – appropriation of 100% of incremental tax revenues collected to a maximum of \$561,348.65.
2. EMV Agreement – appropriation of the lesser of 70% of the incremental tax revenues received by the City, up to a maximum amount of \$15,000.00 per year or \$150,000.
3. Advantage Rentals Agreement – appropriation of 70% of incremental tax revenues received by the City, for a maximum of 10 years.
4. BBCO, LLC – appropriation of 75% of incremental tax revenues received by the City, to a maximum of \$4,500,000.
5. KBH Holdings LLC – appropriation of 25% of incremental tax revenues received by the City, to a maximum of \$101,000.

RESOLUTION 2024-128

A RESOLUTION TO APPROVE CERTAIN ANNUAL APPROPRIATION PAYMENTS PURSUANT TO VARIOUS DEVELOPMENT AGREEMENTS.

WHEREAS, the City and Casey's Marketing Company entered into a Development Agreement that was recorded in Book 1271 at page 12, Records of the Cedar County Recorder's Office (the "Casey's Agreement"); and

WHEREAS, pursuant to the Casey's Agreement, the City agreed, subject to annual appropriation of the City Council, to rebate 100% of incremental tax payments received by the City, to a maximum amount of \$561,348.65; and

WHEREAS, the City and EMV Holdings, LLC, entered into a Development Agreement that was recorded in Book 1471 at Page 13, Records of the Cedar County Recorder's Office (the "EMV Agreement"); and

WHEREAS, pursuant to the EMV Agreement, the City agreed, subject to annual appropriation of the City Council, to rebate the lesser of seventy percent (70%) of the incremental taxes received for Lot 26, Cedar's Edge, West Branch, Iowa, or \$15,000.00 annually for a maximum cumulative payment of \$150,000.00; and

WHEREAS, the City and Meadows Development, Inc. entered into a Development Agreement that was recorded in Book 1452 at Page 259, Records of the Cedar County Recorder's Office (the "Meadows Agreement"); and

WHEREAS, the City and Advantage Rentals, LLC, entered into a Development Agreement that was recorded in Book 1647 at Page 327, Records of the Cedar County Recorder's Office (the "Advantage Rentals Agreement"); and

WHEREAS, the City and BBCO, LLC, entered into a Development Agreement that was recorded in Book 1658 at Page 203, Records of the Cedar County Recorder's Office, as amended (the "BBCO Agreement");

WHEREAS, the City and KBH Holdings, LLC entered a Development Agreement that is subject to 25% of the property's tax incremental financing (TIF) taxable value with a max of \$101,000 over ten years; and

WHEREAS, "[p]rior to December 1st of each year during the term" of the Casey's Agreement, the EMV Agreement, Meadows Agreement, Advantage Rentals Agreement and BBCO LLC Agreement (the agreements collectively, referred to as the "Rebate Agreements"), "the City Council shall consider the issue of obligating for appropriation to the funding of the

RESOLUTION 2025-128 (CONTINUED)

payments due in the following fiscal year, an amount of tax increment revenues to be collected in the following fiscal year;” and

WHEREAS, the City Council is preparing to submit its annual certification “under Iowa Code section 403.19 to the Cedar County Auditor . . . the amount of taxes to be paid over the City and the amount,” if any, will be obligated to the payment of rebates under the Rebate Agreements.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Iowa that the Council has considered the issue of whether appropriations should be made under the Rebate Agreements and the City Council has agreed to appropriate the following amounts to the Rebate Agreements:

1. Casey’s Agreement – appropriation of 100% of incremental tax revenues collected to a maximum of \$561,348.65.
2. EMV Agreement – appropriation of the lesser of 70% of the incremental tax revenues received by the City, up to a maximum amount of \$15,000.00 per year or \$150,000.
3. Advantage Rentals Agreement – appropriation of 70% of incremental tax revenues received by the City, for a maximum of 10 years.
4. BBCO, LLC – appropriation of 75% of incremental tax revenues received by the City, to a maximum of \$4,500,000.
5. KBH Holdings LLC – appropriation of 25% of incremental tax revenues received by the City, to a maximum of \$101,000.

Passed and approved this 1st day of December, 2025.

Colton Miller, Council member (appointed by
Mayor Laughlin)

ATTEST:

Alycia Friis, City Clerk



REQUEST FOR COUNCIL CONSIDERATION

| |
|---------------------------------------|
| MEETING DATE: December 1, 2025 |
|---------------------------------------|

| | |
|---------------------|---|
| AGENDA ITEM: | Resolution 2025-129 Approving the Site Plan for Lot 1, Parkside Hills 5 th Addition, West Branch, Iowa |
|---------------------|---|

| | |
|---------------------|--------------------------|
| PREPARED BY: | Alycia Friis, City Clerk |
|---------------------|--------------------------|

| | |
|--------------|-------------------|
| DATE: | November 26, 2025 |
|--------------|-------------------|

SUMMARY:

Legal:

Parkside Hills – 5th Addition – Lot 1, West Branch, Cedar County, Iowa. Recorded in the Plat thereof, containing 2.06 Acres and subject to easements and restriction of record.

Development Characteristics:

Parkside Hills – Lot 1 is to consist of 2 (Two) Proposed 9-Plex Buildings, 2 (Two) Proposed 15-Plex Buildings and 1 (One) Carport with a Total of 48 Units located on a 2.06 Acre Lot.

Development Schedule:

Applicant plans to begin construction on Fall 2025, with an estimated completion date in Spring 2026.

RESOLUTION NO. 2025-129

RESOLUTION APPROVING THE SITE PLAN FOR LOT 1, PARKSIDE HILLS 5TH ADDITION, WEST BRANCH, IOWA.

WHEREAS, Genesis Development, LLC (“Genesis”) is the owner of that certain property legally described as Lot 1, Parkside Hills 5th Addition, West Branch, Iowa, according to the recorded plat thereof (the “Property”); and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Cedar County, Iowa, that the site plan of Genesis for the Property is hereby approved, subject to implementing any changes recommended by the committee reviewing the site plan.

Passed and approved this 1st day of December, 2025.

Colton Miller, Council member (Appointed by
Mayor Laughlin)

ATTEST:

Alycia Friis, City Clerk

SITE PLAN APPLICATION

Applicant Information:

Name: _____

Address: _____
Street or PO Box # City State Zip Code

Phone: _____ Email: _____

Additional Contact:

Name: _____

Phone: _____ Email: _____

Property Owner (if other than applicant):

Name: _____

Address: _____
Street or PO Box # City State Zip Code

Phone: _____ Email: _____

Property Information:

Address (if no address, list name of closest streets): _____

Assessor's Parcel # (Attach Legal Description): _____

Current Zoning: _____

During the review process, the Planning and Zoning Commission or City Staff may visit the property. Please sign here if the property owner does not wish to allow Commission or Staff to enter onto the property.

X _____

Signature of Applicant

Date

Submittal deadline: 14 days prior to next regularly scheduled Planning and Zoning Commission meeting.

Site Plan Application Fee: \$200.00. Special Meeting Request fees are \$150.00 per meeting.

*Additional costs that may be charged include: Public Hearing publishing costs, Engineer and Attorney fees, and mailing costs. Applicant will be billed for additional costs and must be paid before Site Plan Application will proceed.

Include with this application:

- ☐ 1 complete copy of this application form.
- ☐ Detailed Site Plan – The site plan shall contain all the information required by Sections 173.04 and 173.06 unless otherwise waived by the Zoning Administrator. Submit 5 copies of site plan and associated documents, no larger than 11 x 17 or email Acrobat “PDF” files of all materials to leslie@westbranchiowa.org for distribution.
- ☐ Other information deemed necessary by the City Staff for the review of the proposed project

For Staff Use:

- _____ Date application received - includes detailed site plan
- _____ Date complete application forwarded to Planning & Zoning Commission, Mayor, City Council, City Engineer , City Attorney, Fire Chief, Public Works Director and Zoning Administrator
- _____ Date of Pre-application conference
- _____ Date comments / recommendations received from City Engineer
- _____ Date comments / recommendations received from Zoning Administrator
- _____ Date of next Planning & Zoning Commission meeting, application must be received at least 14 days prior to the P & Z meeting
- _____ Date of second Planning & Zoning Commission meeting
- _____ Date Planning & Zoning approved Site Plan
- _____ Date of City Council meeting to approve Site Plan (approved by Planning & Zoning)
- _____ Action taken by City Council Approve Deny
- _____ Date applicant notified of City Council decision

Miscellaneous Information:

Signature of City Official

Date



November 21, 2025

Adam Kofoed
City Administrator
City of West Branch
110 N. Poplar Street
West Branch, Iowa 52358

**PARKSIDE HILLS - 5TH ADDITION - LOT 1
SITE PLAN REVIEW**

We have reviewed the Site Plan for Parkside Hills - 5th Addition - Lot1 for conformance with the City of West Branch Site Plan Ordinance and Design Standards. Based on our review, we offer the following comments:

1. Indicate if lighting will be included in the carport area.
2. Parking requirement table lists 18 two bedroom units with 27 spaces required. Correct table to show 36 spaces required for two bedroom units and 81 spaces for total parking required. (noted that 99 spaces provided exceeds 81 spaces required)
3. The northeast building FFE is shown at 740.45. The adjacent grade in the northeast corner is shown to be 731.87. The proposed grade slopes down from the building at 25%. The sidewalk directly east of the corner of the building is proposed at elevation 728.31. The visual appearance in that short distance will be a steep slope to a concrete wall that is 8.6 feet tall to the first floor. The building is proposed to be 3 stories with an overall height above FFE of approximately 40 feet. The building peak will be roughly 52 feet above the sidewalk elevation in this location. The building foundation will be 8.6 feet above grade and roughly 4 feet below grade in the northeast corner. The aesthetics and building height are of concern in this area.
4. Grading on the southwest corner of the 9-plex buildings will need to address drainage. Proposed grading plans show adjacent grade higher than the building and roughly 3' above FFE.

5. The site plan does not show roof drain lines for the buildings. With the short distance and steep slopes, erosion and icing on walkways are of concern.
6. Confirm that additional mailbox units will be installed in the mailbox cluster easement on the north side of the lot.
7. Confirm that each unit will be metered separately and a utility room accessible to public works will be provided.
8. Indicate if there will be secured access to the building and if a Knox Box will be installed on each building.

Should you have any questions or comments, please contact us at 319-466-1000.

VEENSTRA & KIMM, INC.



Dave Schechinger



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 |
|------------|-----------------------------|
| 11/17/2025 | PER CITY COMMENTS - BJC/HEH |
| 11/25/2025 | PER CITY COMMENTS - BJC/TAV |

OVERALL LAYOUT PLAN

PARKSIDE HILLS - 5TH ADDITION - LOT 1

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 10/10/2025

Designed by: BJC Field Book No:

Drawn by: HEH Scale: 1"=30'

Checked by: BJC Sheet No:

Project No: C120

12148-006 of:

SITE PLAN PARKSIDE HILLS - 5TH ADDITION - LOT 1 WEST BRANCH, IOWA

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

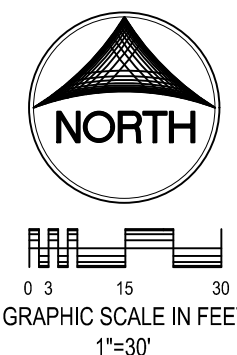
APPLICANT:
GENESIS DEVELOPMENT GROUP LLC
32 HUMMINGBIRD LANE
IOWA CITY, 52245

APPLICANT ATTORNEY:
JAMES D HOUGHTON
216 STEVENS DRIVE
IOWA CITY, IA 52240

C120
C121
C121
C140

C141
C142
C160
C500
L100

OVERALL LAYOUT PLAN
DEMOLITION PLAN
LAYOUT AND DIMENSION PLAN
OVERALL GRADING, EROSION CONTROL,
AND SWPPP
GRADING PLAN: NORTH HALF
GRADING PLAN: SOUTH HALF
UTILITY PLAN
GENERAL NOTES AND DETAILS
LANDSCAPE PLAN



STANDARD LEGEND AND NOTES

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

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

LEGAL:

PARKSIDE HILLS - 5TH ADDITION - LOT 1, WEST BRANCH, CEDAR COUNTY, IOWA, RECORDED IN THE PLAT THEREOF, CONTAINING 2.06 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

SITE DEVELOPMENT SUMMARY:

ZONING: PUD

SQUARE FOOTAGE: 89,948 SF

PROPOSED USE: RESIDENTIAL

DEVELOPMENT CHARACTERISTICS:

PARKSIDE HILLS - LOT 1 IS TO CONSIST OF 2 (TWO) PROPOSED 9-PLEX BUILDINGS, 2 (TWO) PROPOSED 15-PLEX BUILDINGS, AND 1 (ONE) CARPORT WITH A TOTAL OF 48 UNITS LOCATED ON A 2.06 ACRE LOT.

DEVELOPMENT SCHEDULE

APPLICANT PLANS TO BEGIN CONSTRUCTION ON FALL 2025, WITH AN ESTIMATED COMPLETION DATE IN SPRING 2026.

SITE COVERAGES:

TOTAL LOT AREA 89,948 S.F. (100%)(2.06 AC)

PROPOSED BUILDING AREA 15,786 S.F. (17.5%)

PROPOSED PAVING AREA 32,930 S.F. (36.6%)

EXISTING PAVING AREA 9,986 S.F. (11.1%)

TOTAL IMPERVIOUS AREA 58,702 S.F. (65.2%)

TOTAL OPEN AREA 31,246 S.F. (34.8%)

LOT REQUIREMENTS:

FRONT YARD SETBACK: 15 FEET

SIDE YARD SETBACK: 0 FEET

REAR YARD SETBACK: 0 FEET

PARKING REQUIREMENTS:

REQUIRED PARKING:

48 TOTAL UNITS (30 ONE BEDROOM, 18 TWO BEDROOM)

30 ONE BEDROOM = 45 SPACES

18 TWO BEDROOM = 36 SPACES

TOTAL PARKING REQUIRED = 81 SPACES

PARKING PROVIDED:

ELM STREET PARKING = 7 SPACES

CARPORT PARKING = 34 SPACES

OUTDOOR PARKING = 51 SPACES

EXISTING PARKING = 7 SPACES

TOTAL PARKING PROVIDED = 99 SPACES

SITE LIGHTING SHALL BE WALL PACK LIGHTS AND PROVIDED ON THE SIDES OF THE BUILDING AND ALSO UNDER THE CAR PORT.

EACH UNIT WILL BE METERED SEPARATELY AND A UTILITY ROOM WILL BE PROVIDED AND ACCESSIBLE TO PUBLIC WORKS.

EACH BUILDING WILL BE SECURED ACCESS AND A KNOX BOX WILL BE INSTALLED ON EACH BUILDING.

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6889 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 THEREON. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

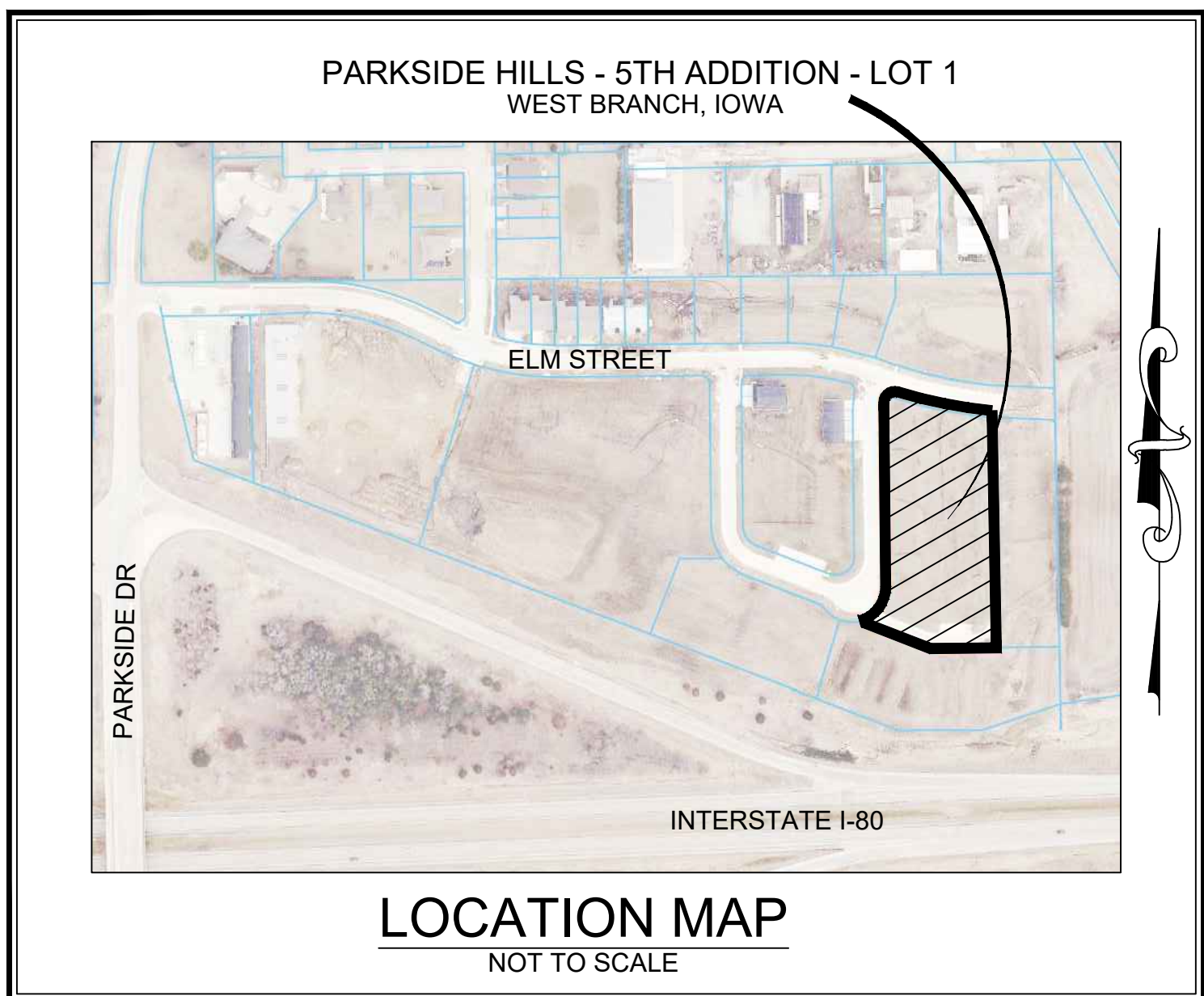
I hereby certify that this engineering document was prepared by me or under my direct supervision and approval by a duly licensed Professional Engineer under the laws of the State of Iowa.

BRIAN J. CUMMINGS, P.E. Iowa Lic. No. 28407

Expiry Date: December 31, 2025

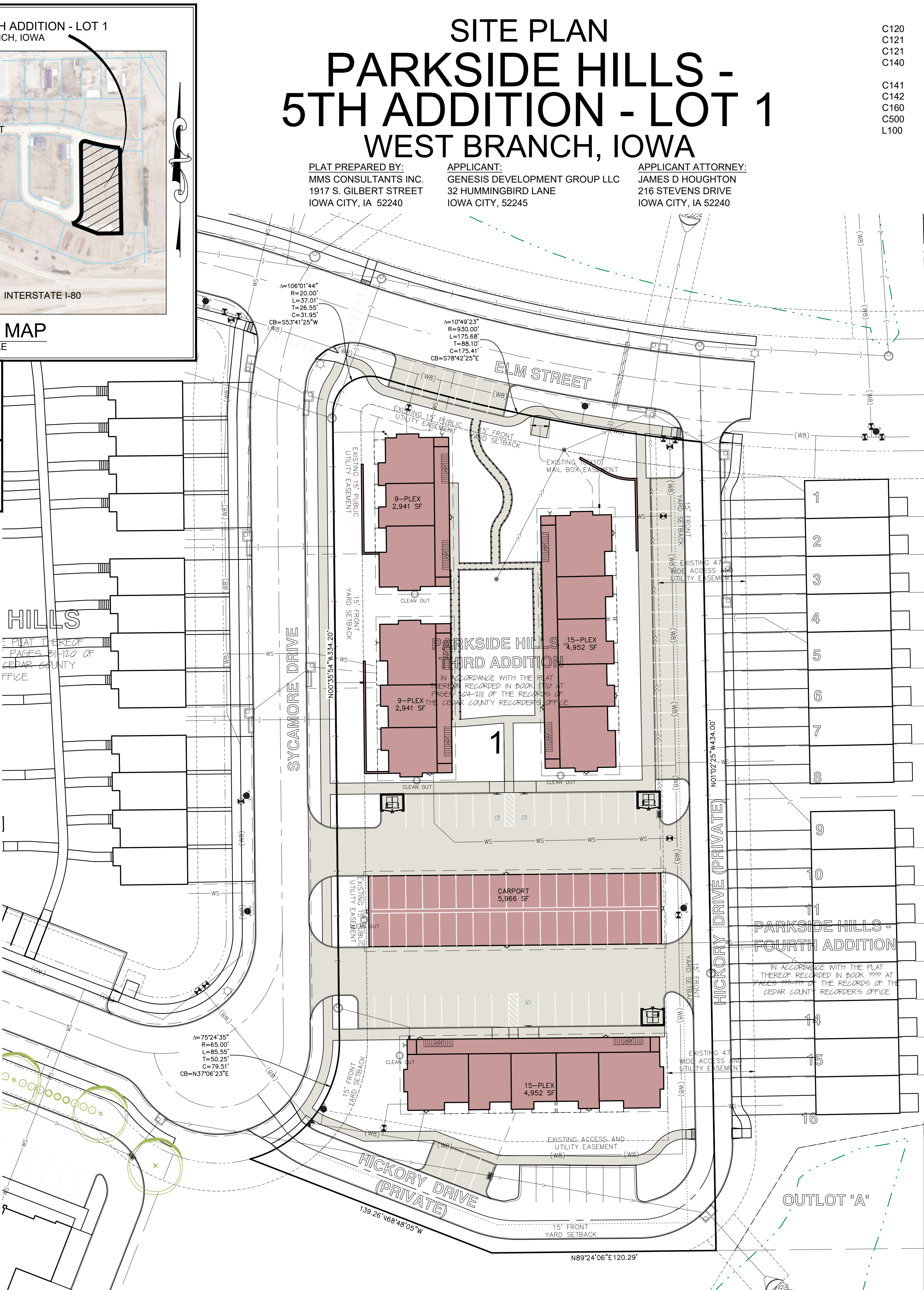
Pages: 12 sheets covered by this seal.

SEAL



| BENCHMARK INFORMATION | | | |
|-----------------------|-----------|--------|---|
| POINT | ELEVATION | DATUM | DESCRIPTION |
| NO. 1 | 768.968 | NAVD88 | BOLT ARROW HEAD FOUND AT NORTHING 614540.67, EASTING 2228751.20. MMS POINT 14466. |
| NO. 2 | 751.157 | NAVD88 | BOLT ARROW HEAD FOUND AT NORTHING 614627.10, EASTING 2229386.31. MMS POINT 15486. |

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



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

DEMOLITION PLAN

WEST BRANCH
CEDAR COUNTY
IOWA

Date: 10/10/2025

| | |
|--------------|----------------|
| Designed by: | Field Book No: |
|--------------|----------------|

| | |
|-----------|--------|
| BJC | |
| Drawn by: | Scale: |

| | |
|-------------|-----------|
| HEH | 1"=20' |
| Checked by: | Sheet No: |

| | |
|-------------|------|
| Project No: | 0101 |
|-------------|------|

C121

12148-006 of:

of =

OVERALL LAYOUT PLAN
DEMOLITION PLAN
LAYOUT AND DIMENSION PLAN
OVERALL GRADING, EROSION CONTROL
AND SWPPP
GRADING PLAN: NORTH HALF
GRADING PLAN: SOUTH HALF
UTILITY PLAN
GENERAL NOTES AND DETAILS
LANDSCAPE PLAN



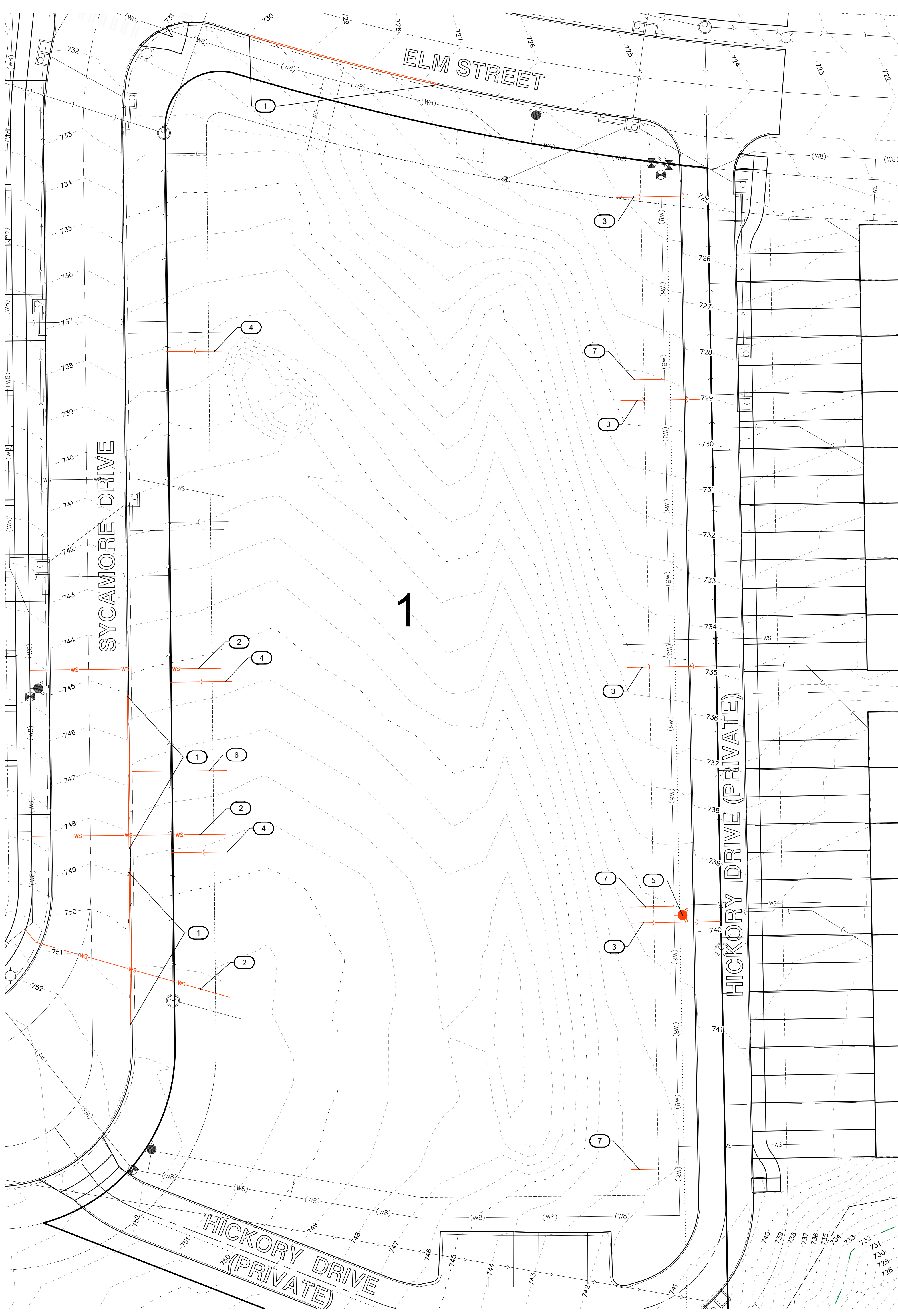
| DEMOLITION KEYNOTES | | |
|---------------------|--|--------|
| NUMBER | KEYNOTE | DETAIL |
| 1 | GRIND EXISTING 6" CURB AND GUTTER | |
| 2 | DISCONNECT AND ABANDON EXISTING 1 1/2" WATER SERVICE AT MAIN. EXIST. PORTION UNDER EXISTING PAVEMENT WITH CELLULAR FOAM CEMENT | |
| 3 | ABANDON EXISTING 4" SANITARY SERVICE | |
| 4 | ABANDON EXISTING 6" SANITARY SERVICE | |
| 5 | REMOVE AND RELOCATE HYDRANT. SEE SHEET C160 FOR PROPOSED LOCATION | |
| 6 | ABANDON SUBDRAIN | |
| 7 | REMOVE EXISTING 1 1/2" WATER SERVICE TO MAIN | |

| NUMBER | KEYNOTE | DETAIL |
|--------|--|--------|
| 1 | GRIND EXISTING 6" CURB AND GUTTER | |
| 2 | DISCONNECT AND ABANDON EXISTING 1 1/2" WATER SERVICE AT MAIN, FILL PORTION UNDER EXISTING PAVEMENT WITH CELLULAR FOAM CEMENT | |
| 3 | ABANDON EXISTING 4" SANITARY SERVICE | |
| 4 | ABANDON EXISTING 6" SANITARY SERVICE | |
| 5 | REMOVE AND RELOCATE HYDRANT, SEE SHEET C160 FOR PROPOSED LOCATION | |
| 6 | ABANDON SUBDRAIN | |
| 7 | REMOVE EXISTING 1 1/2" WATER SERVICE TO MAIN | |



IOWA 811
ONE CALL

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED IN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF THESE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES WHEN NECESSARY. MODIFICATION OF ANY 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 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.





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 |
|------------|-----------------------------|
| 11/17/2025 | PER CITY COMMENTS - BJC/HEH |
| 11/25/2025 | PER CITY COMMENTS - BJC/TAV |

LAYOUT AND DIMENSION PLAN

PARKSIDE HILLS -
5TH ADDITION - LOT 1

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 10/10/2025

Designed by: BJC Field Book No:

Drawn by: HEH Scale: 1"=20'

Checked by: BJC Sheet No:

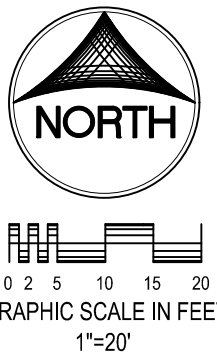
Project No: C122

12148-006 of:

C120
C121
C140

OVERALL LAYOUT PLAN
DEMOLITION PLAN
LAYOUT AND DIMENSION PLAN
OVERALL GRADING, EROSION CONTROL,
AND SWPPP
GRADING PLAN: NORTH HALF
GRADING PLAN: SOUTH HALF
UTILITY PLAN
GENERAL NOTES AND DETAILS
LANDSCAPE PLAN

C141
C142
C160
C500
L100



STANDARD LEGEND AND NOTES

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

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

PAVING LEGEND

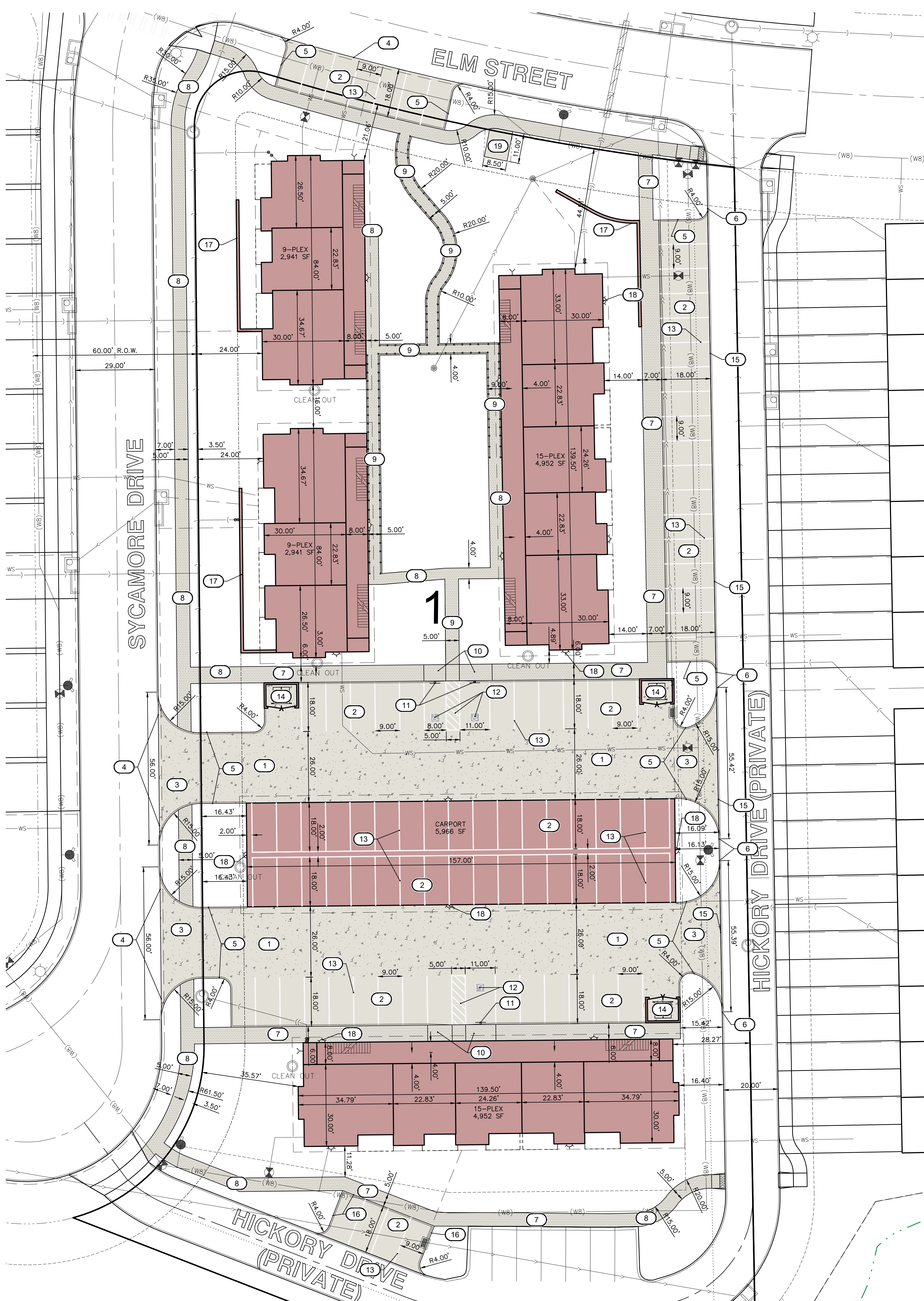
| | |
|-----------------|-----------|
| 6" PCC PAVING | 15,582 SF |
| 7" PCC PAVING | 11,781 SF |
| 4" PCC SIDEWALK | 9,874 SF |

NOTE: THESE QUANTITIES TAKE INTO ACCOUNT ALL AREAS SHOWN ON THIS PLAN SET (INCLUDING WORK WITHIN RIGHT OF WAYS AND ON ADJACENT PROPERTIES)

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6989 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 THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.





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 |
|------------|----------------------------|
| 11/17/2025 | PER CITY COMMENTS - BJCHEH |
| 11/25/2025 | PER CITY COMMENTS - BJCTAV |

OVERALL GRADING, EROSION CONTROL, AND SWPPP

PARKSIDE HILLS - 5TH ADDITION - LOT 1

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 10/10/2025

Designed by: BJC Field Book No:

Drawn by: HEH Scale: 1"=20'

Checked by: BJC Sheet No:

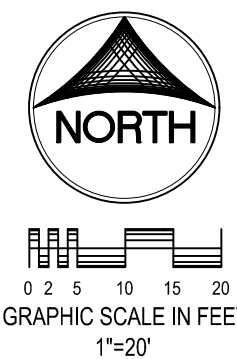
Project No: C140

12148-006 of:

C120
C121
C140

C141
C142
C160
C500
L100

OVERALL LAYOUT PLAN
DEMOLITION PLAN
LAYOUT AND DIMENSION PLAN
OVERALL GRADING, EROSION CONTROL,
AND SWPPP
GRADING PLAN: NORTH HALF
GRADING PLAN: SOUTH HALF
UTILITY PLAN
GENERAL NOTES AND DETAILS
LANDSCAPE PLAN



STANDARD LEGEND AND NOTES

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

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

NOTES:

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

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 2.06 ACRES
TOTAL AREA TO BE DISTURBED: 1.91 ACRES

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

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

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

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

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

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

GRADING NOTES

- MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3:5; HORIZONTAL TO 1: VERTICAL.
- NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
- COMPACTION TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.
- ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
- PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
- STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
- SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
- ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH SDAS DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

UTILITIES

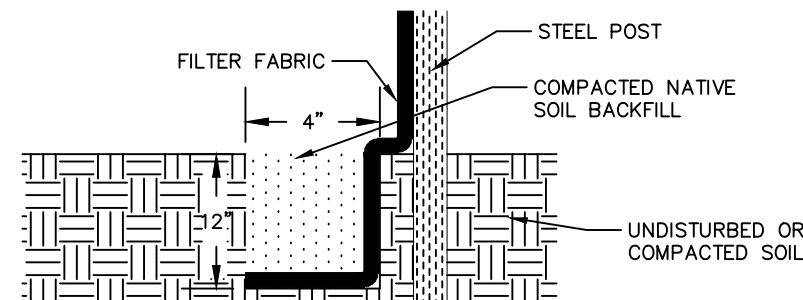
THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

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.



SILT FENCE DETAIL

N.T.S.



INSTALLATION

- POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
- SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4196.01.A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS. FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
- THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

MAINTENANCE

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

EROSION CONTROL LEGEND

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

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





CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

DETAILED GRADING
PLAN: NORTH HALF

PARKSIDE HILLS -
5TH ADDITION - LOT 1

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 10/10/2025

Designed by: BJC Field Book No:

Drawn by: HEH Scale: 1"=10'

Checked by: BJC Sheet No:

Project No: C141

12148-006 of:

C120
C121
C121
C140

C141
C142
C160
C500
L100

OVERALL LAYOUT PLAN
DEMOLITION PLAN
LAYOUT AND DIMENSION PLAN
OVERALL GRADING, EROSION CONTROL,
AND SWPPP
GRADING PLAN: NORTH HALF
GRADING PLAN: SOUTH HALF
UTILITY PLAN
GENERAL NOTES AND DETAILS
LANDSCAPE PLAN



0 1 5 10
GRAPHIC SCALE IN FEET
1"=10'

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
 - CONGRESSIONAL SECTION LINES
 - RIGHT-OF-WAY LINES
 - EXISTING RIGHT-OF-WAY LINES
 - CENTER LINES
 - EXISTING CENTER LINES
 - LOT LINES, INTERNAL
 - LOT LINES, PLATTED OR BY DEED
 - PROPOSED EASEMENT LINES
 - EXISTING EASEMENT LINES
 - BENCHMARK
 - RECORDED DIMENSIONS
 - CURVE SEGMENT NUMBER
 - (R)
 - EXIST- 22-1
 - PROP- 22-1
 - POWER POLE
 - POWER POLE W/DROP
 - POWER POLE W/TRANS
 - POWER POLE W/LIGHT
 - GUY POLE
 - LIGHT POLE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - DRAINAGE MANHOLE
 - CURB INLET
 - FENCE LINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING WATER LINES
 - PROPOSED WATER LINES
 - ELECTRICAL LINES
 - TELEPHONE LINES
 - GAS LINES
 - CONTOUR LINES (1' INTERVAL)
 - PROPOSED GROUND
 - EXISTING TREE LINE
 - EXISTING DECIDUOUS TREE & SHRUB
 - EXISTING EVERGREEN TREES & SHRUBS
- THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

GRADING LEGEND

- 000.00EX = EXISTING SURFACE
- 000.00FG = FINISH GRADE
- 000.00TS = TOP SLAB
- 000.00TW = TOP WALK
- 000.00TC = TOP CURB
- 000.00TR = TOP RIM
- 000.00WT = FG AT TOP WALL
- 000.00WB = FG AT BOTTOM WALL
- 000.00TP = TOP OF STEPS
- 000.00BT = BOTTOM OF STEPS

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6889 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 THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.





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 |
|------------|----------------------------|
| 11/17/2025 | PER CITY COMMENTS - BJCHEH |
| 11/25/2025 | PER CITY COMMENTS - BJCTAV |

DETAILED GRADING
PLAN: SOUTH HALF

PARKSIDE HILLS -
5TH ADDITION - LOT 1

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 10/10/2025

Designed by: BJC Field Book No:

Drawn by: HEH Scale: 1"=10'

Checked by: BJC Sheet No:

Project No: C142

12148-006 of:

C120
C121
C140

OVERALL LAYOUT PLAN
DEMOLITION PLAN
LAYOUT AND DIMENSION PLAN
OVERALL GRADING, EROSION CONTROL,
AND SWPPP
GRADING PLAN: NORTH HALF
GRADING PLAN: SOUTH HALF
UTILITY PLAN
GENERAL NOTES AND DETAILS
LANDSCAPE PLAN



0 1 5 10
GRAPHIC SCALE IN FEET
1"=10'

STANDARD LEGEND AND NOTES

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

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

GRADING LEGEND

- 000.00EX = EXISTING SURFACE
- 000.00FG = FINISH GRADE
- 000.00TS = TOP SLAB
- 000.00TW = TOP WALK
- 000.00TC = TOP CURB
- 000.00TR = TOP RIM
- 000.00WT = FG AT TOP WALL
- 000.00WB = FG AT BOTTOM WALL
- 000.00TOP = TOP OF STEPS
- 000.00BOT = BOTTOM OF STEPS

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-6889 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 THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

UTILITY PLAN

PARKSIDE HILLS -
5TH ADDITION - LOT 1

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 10/10/2025

Designed by: BJC Field Book No:

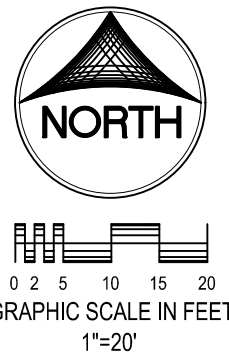
Drawn by: HEH Scale: 1"=20'

Checked by: BJC Sheet No:

Project No: C160

12148-006 of:

C120 OVERALL LAYOUT PLAN
C121 DEMOLITION PLAN
C140 LAYOUT AND DIMENSION PLAN
C141 OVERALL GRADING, EROSION CONTROL,
C142 AND SWPPP
C160 GRADING PLAN: NORTH HALF
C500 GRADING PLAN: SOUTH HALF
L100 UTILITY PLAN
GENERAL NOTES AND DETAILS
LANDSCAPE PLAN

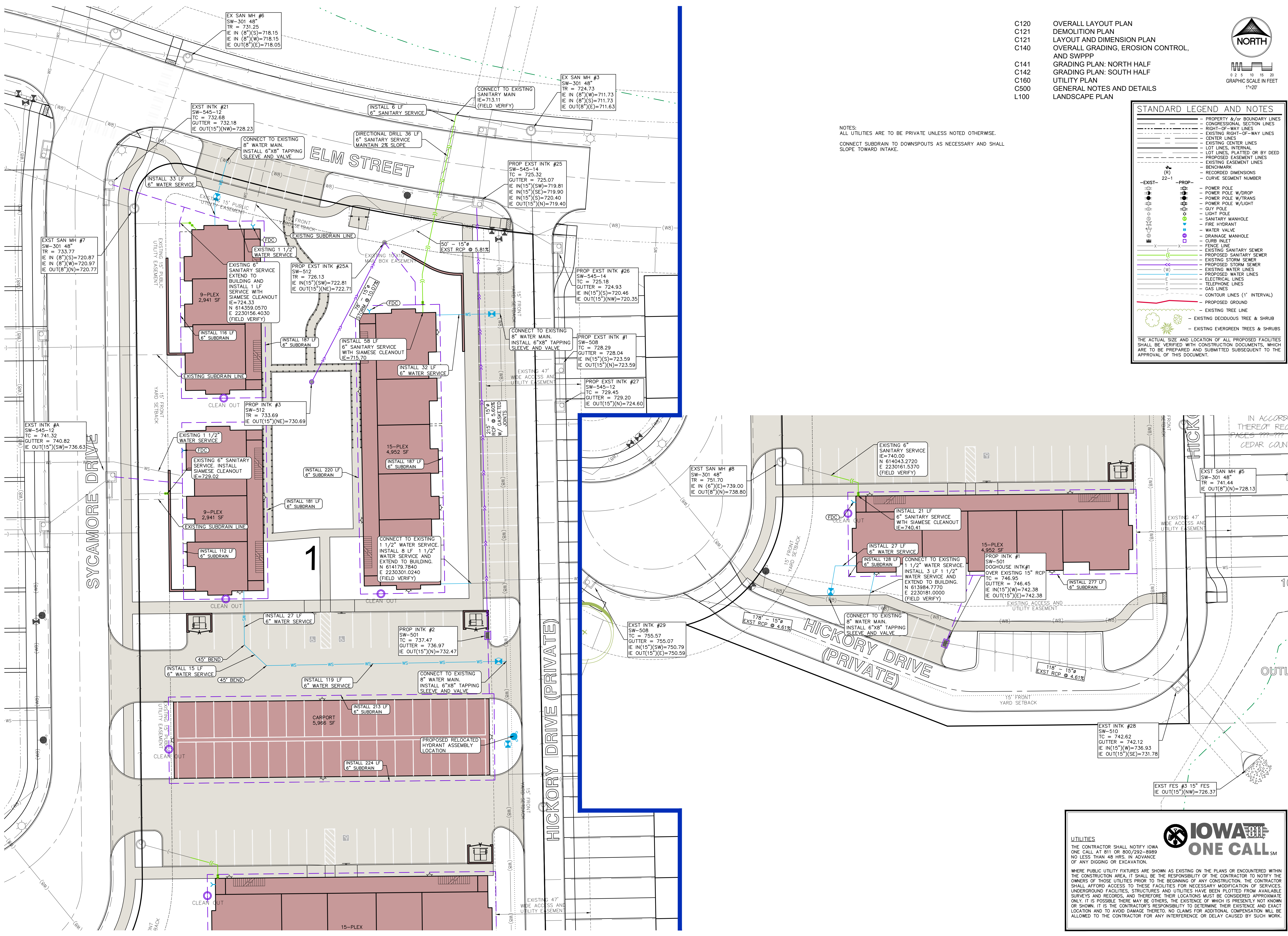


STANDARD LEGEND AND NOTES

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

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

NOTES:
ALL UTILITIES ARE TO BE PRIVATE UNLESS NOTED OTHERWISE.
CONNECT SUBDRAIN TO DOWNSPOUTS AS NECESSARY AND SHALL SLOPE TOWARD INTAKE.

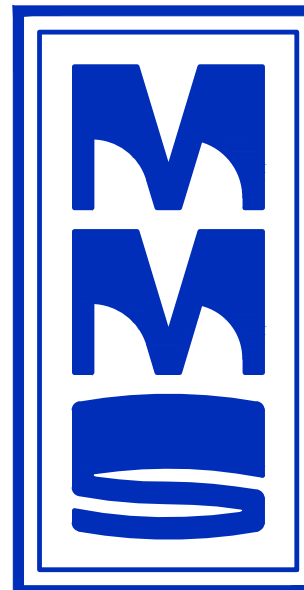


IOWA ONE CALL

UTILITIES

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

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



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 |
|------------|-----------------------------|
| 11/17/2025 | PER CITY COMMENTS - BJC/FAV |
| 11/22/2025 | PER CITY COMMENTS - BJC/FAV |

GENERAL NOTES AND DETAILS

PARKSIDE HILLS - 5TH ADDITION - LOT 1

WEST BRANCH
CEDAR COUNTY
IOWA

| | |
|-----------------------|----------------|
| MMS CONSULTANTS, INC. | |
| Date: | 10/10/2025 |
| Designed by: | Field Book No: |
| Drawn by: | Scale: |
| Checked by: | Sheet No: |
| Project No: | C500 |
| 12148-006 | of: |

SANITARY SEWER AND WATERMAIN NOTES

- SANITARY SEWER & WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SPECIFICATIONS (2016) AS AMENDED.
- SANITARY SEWERS SHALL BE PVC TRUSS PIPE (SUDAS 4010.2.01.E), CONTECH A-2000, OR CITY ENGINEER APPROVED EQUAL, AS NOTED ON THE PLANS. SANITARY SEWER SERVICE LINES SHALL BE PVC SDR-23.5 WITH GASKETED JOINTS.
- WATER MAINS SHALL BE DR-18 PVC PIPE.
- CONTRACTOR TO PROVIDE FERNCO STRONG BACK RC 1000 SERIES COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
- GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- ALL SANITARY SEWERS SHADED ON THE PROFILE VIEW AND ALL SANITARY SEWERS AND WATER MAINS UNDER PAVING OR WITHIN 8 FEET OF PAVING SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL.
- ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- CONTRACTOR SHALL PROVIDE SUDAS CLASS F-3 BEDDING FOR ALL PVC TRUSS SANITARY SEWERS UNLESS OTHERWISE NOTED.
- ENTRY INTO EXISTING CITY MANHOLE TO BE BY CORE DRILL AND SEAL BY "BOOT SEAL" PENETRATION SEAL OR CITY ENGINEER APPROVED EQUAL.
- ALL MANHOLES TO BE TURNED OVER TO CITY SHALL:
 - NOT SHOW STEPS.
 - WILL HAVE EXTERNAL CHIMNEY SEAL BY INFISHIELD UNIBAND, CRETEX, OR APPROVED EQUAL.
 - WILL HAVE MANHOLE FRAME AND LID TO BE NEEHAH R-1642 SELF-SEALING WITH CITY LOGO.
 - WILL HAVE RISERS RINGS OF CRETEX PRO-RING, AMERICAN HIGHWAY PRODUCTS RUBBER ADJUSTMENT RING STANDARD PCC, IF PCC RINGS ARE USED, SHIMS TO LEVEL MANHOLE FRAME MADE OF MATERIALS OTHER THAN PCC OR THE RING MATERIAL DISCUSSED ABOVE WILL NOT BE ALUMINUM, IE: WOOD, BRICK, ROCKS, ETC.
 - WILL USE LINK-SEALS PENETRATION SEALS FOR PIPE PENETRATIONS.

ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED :

- TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ON THE OPPOSITE SIDE OF THE STREET FROM THE SEWER MAIN.
- TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.

- THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2 x 4, PAINTED GREEN.
- ALL SANITARY SEWER MANHOLES IN PAVING AREAS OR AREAS SUBJECT TO WATER INUNDATION SHALL BE PROVIDED WITH CRETEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL. ALL SANITARY MANHOLES IN PAVING SHALL HAVE 3-PIECE FLOATING CASTING

| AIR TESTING | |
|---|-----------------|
| NOTE: CITY REPRESENTATIVE MUST BE PRESENT DURING TESTING. | |
| A. PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL. | |
| B. PLACE PNEUMATIC PLUGS: (1) SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER, (2) CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT EXTERNAL BRACING OR BLOCKING. | |
| C. INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE OF 5 psi & MAINTAIN FOR A MINIMUM OF 5 MINUTES. | |
| D. LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG. | |
| E. ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL. | |
| F. MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT: | |
| PIPE DIAMETER IN INCHES | TIME IN MINUTES |
| 4 | 2.0 |
| 6 | 3.0 |
| 8 | 4.0 |
| 10 | 5.0 |
| 12 | 5.5 |
| 15 | 7.5 |

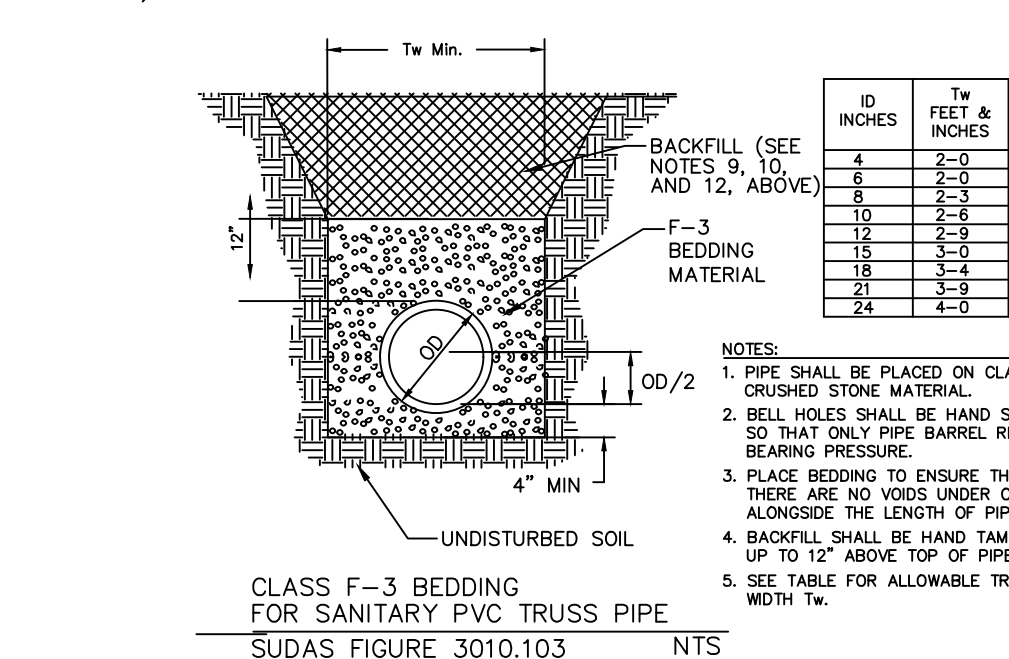
G. IN AREAS WHERE GROUND WATER IS KNOWN TO EXIST, THE HEIGHT OF WATER ABOVE THE TOP OF THE PIPE BEING TESTED, IN FEET, SHALL BE DETERMINED AND THAT HEIGHT DIVIDED BY 2.3 TO ESTABLISH THE PRESSURE THAT WILL BE ADDED TO ALL READINGS ABOVE. ALTERNATIVELY, THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE INFILTRATION INTO THE SEWER BY USING A V-NOTCH WEIR OR OTHER SUITABLE DEVICE.

H. LOCATE, REPAIR AND RETEST LEAKS.

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

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

- DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
- DEFLECTION TEST TO BE CONDUCTED USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 50% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES ALLOWED.
- NO PIPE SHALL EXCEED A DEFLECTION OF 5%.



THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED :

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

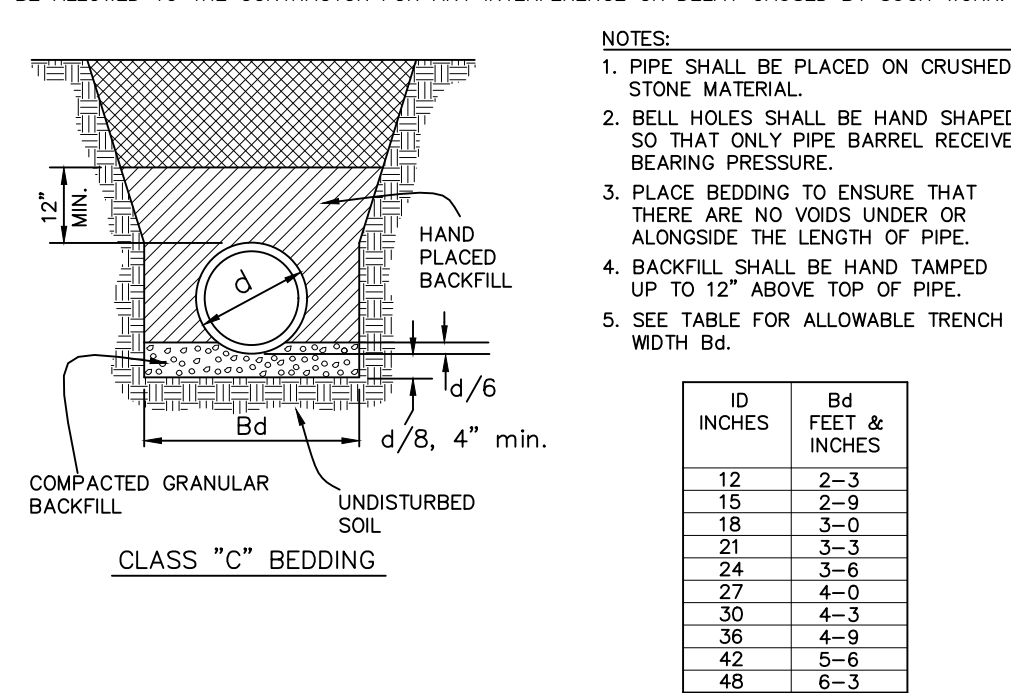
WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR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

OVERALL LAYOUT PLAN
DEMOLITION PLAN
LAYOUT AND DIMENSION PLAN
OVERALL GRADING, EROSION CONTROL, AND SWPPP
GRADING PLAN: NORTH HALF
GRADING PLAN: SOUTH HALF
UTILITY PLAN
GENERAL NOTES AND DETAILS
LANDSCAPE PLAN

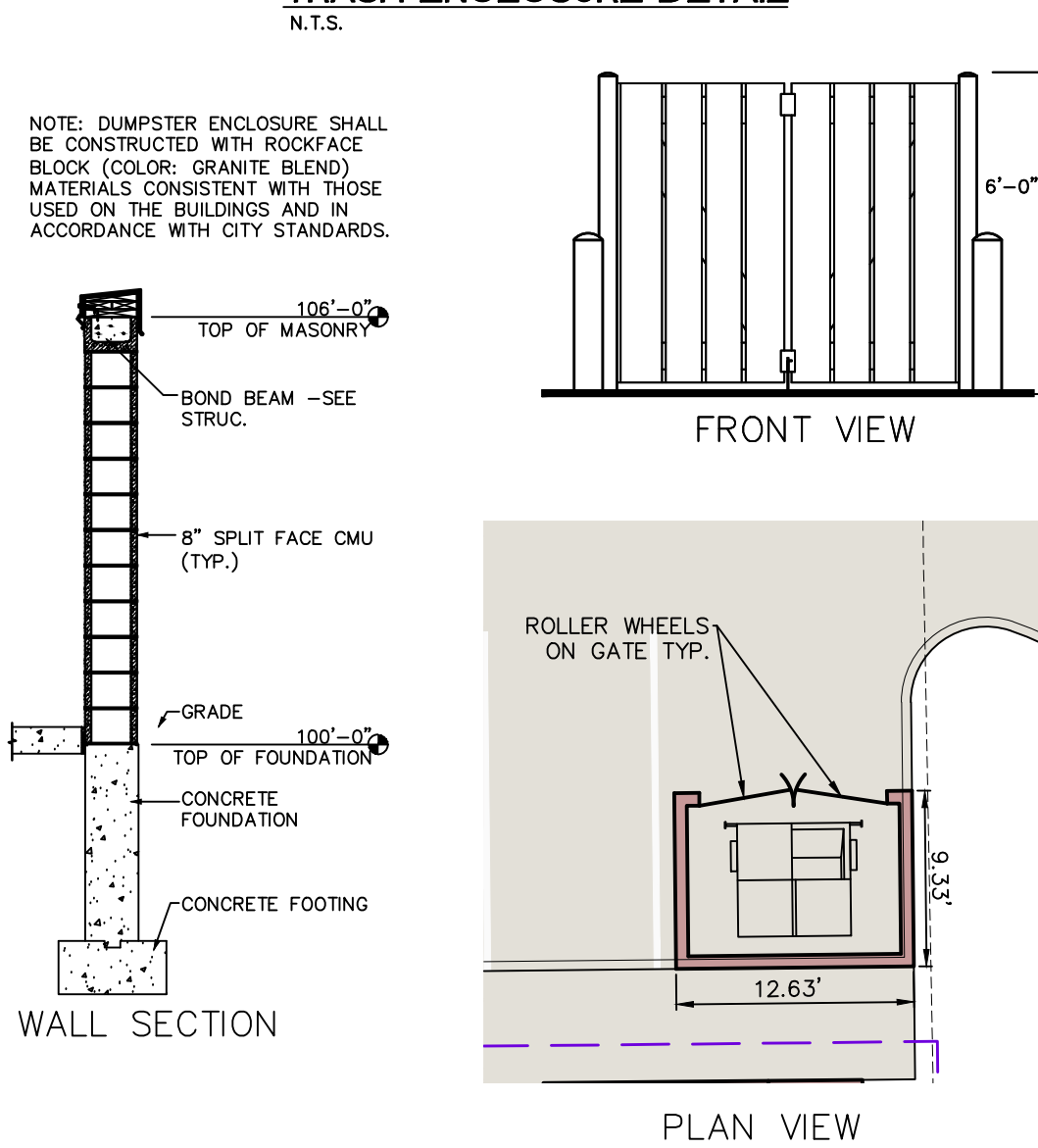
STORM SEWER NOTES

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

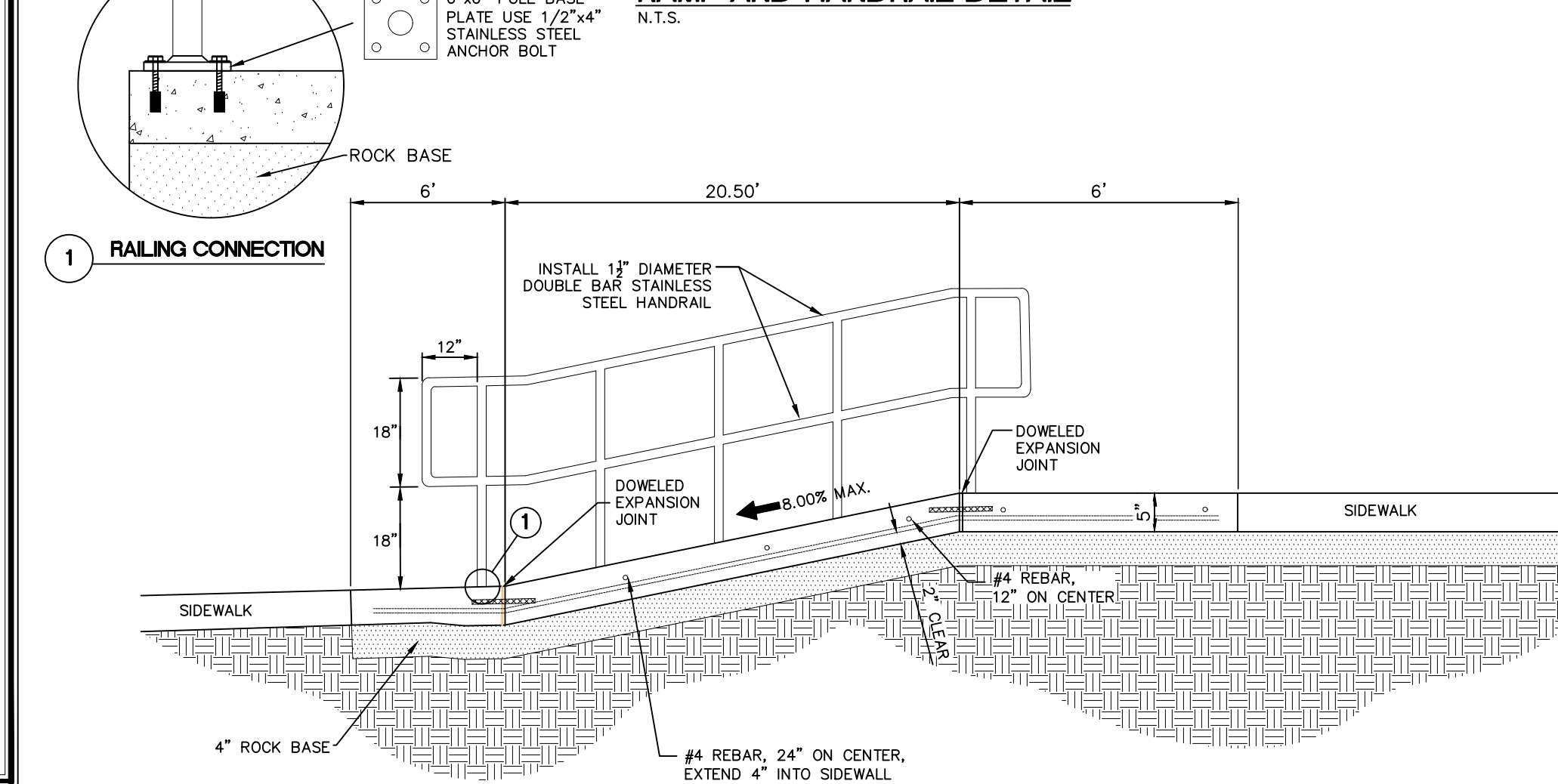
WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR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



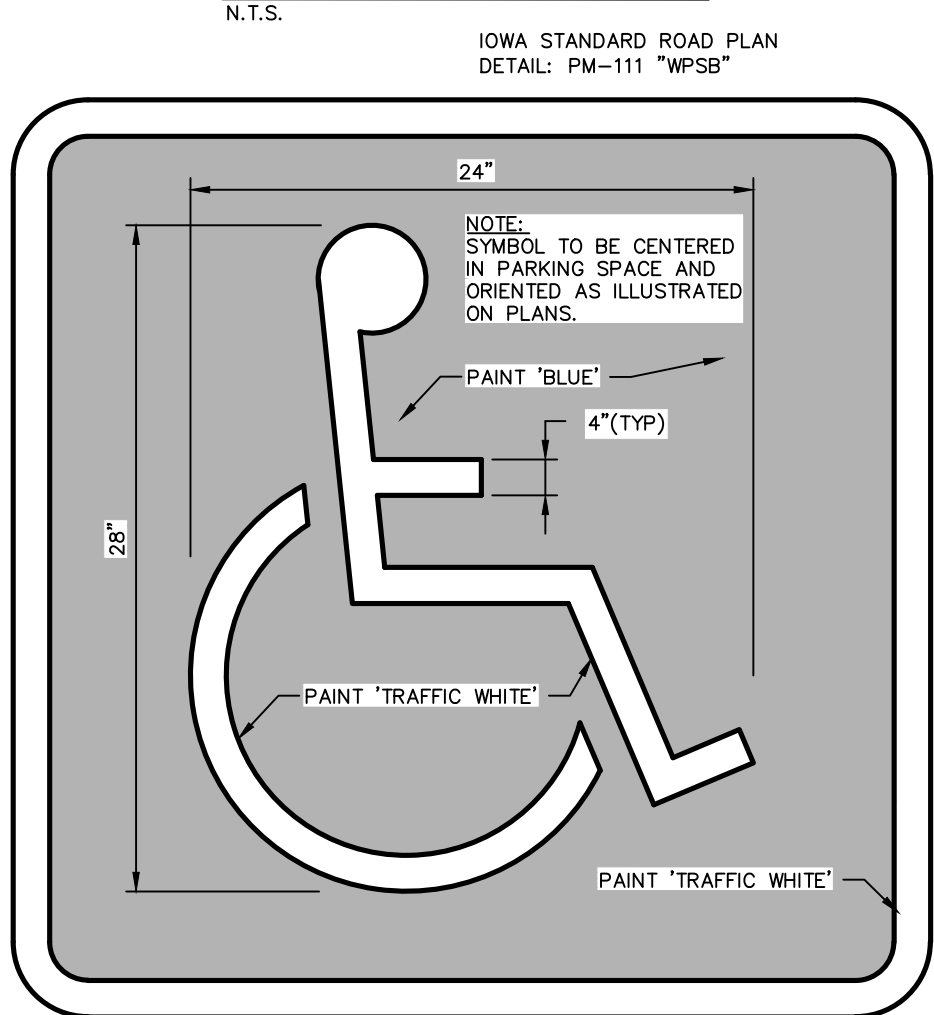
TRASH ENCLOSURE DETAIL



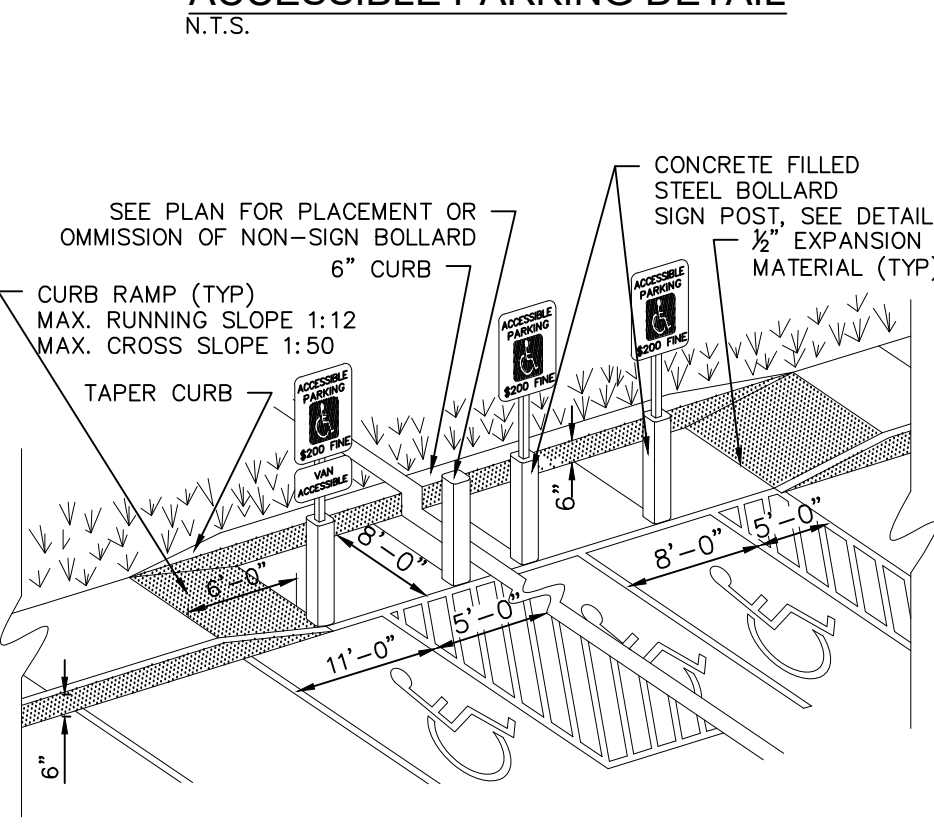
RAMP AND HANDRAIL DETAIL



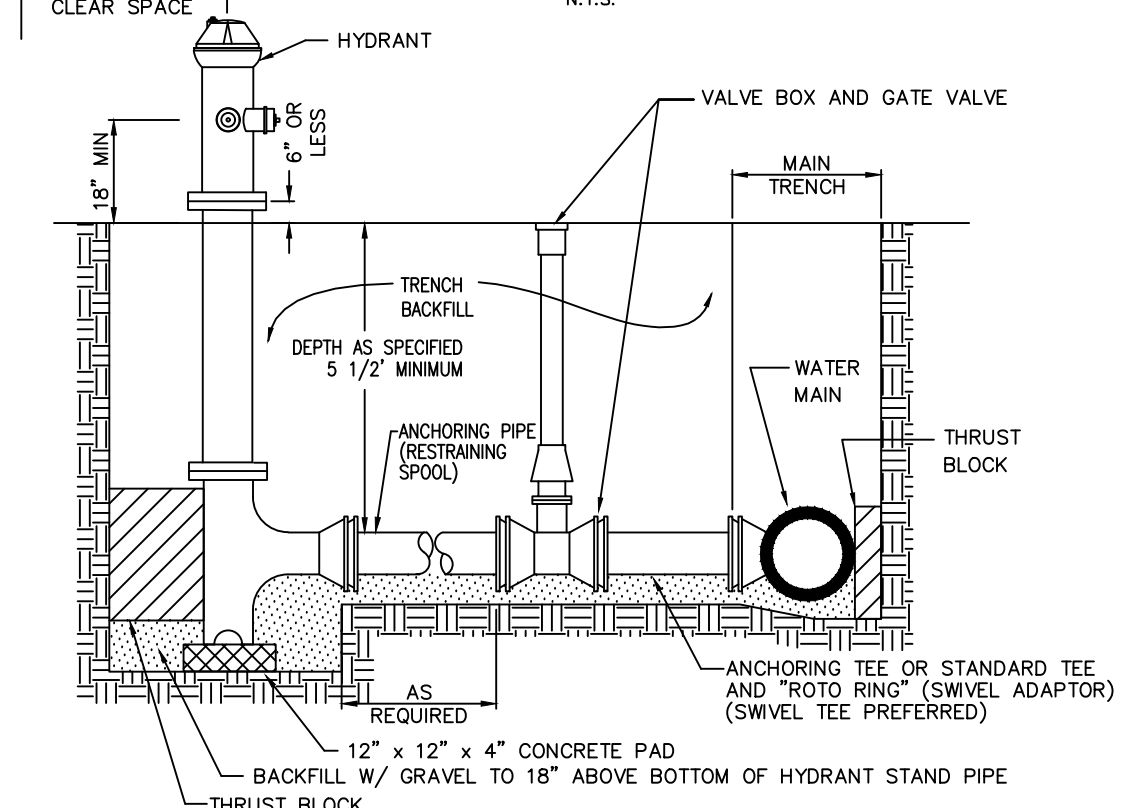
ACCESSIBLE PARKING SYMBOL



ACCESSIBLE PARKING DETAIL



TYPICAL HYDRANT



NOTES:
CONTACT LOCAL AUTHORITY FOR SPACING OF HYDRANT BEHIND CURB. USE THREE FEET BEHIND CURB AND LOCAL PUMPER NOZZLE TOWARD CURB IN MOST CASES.

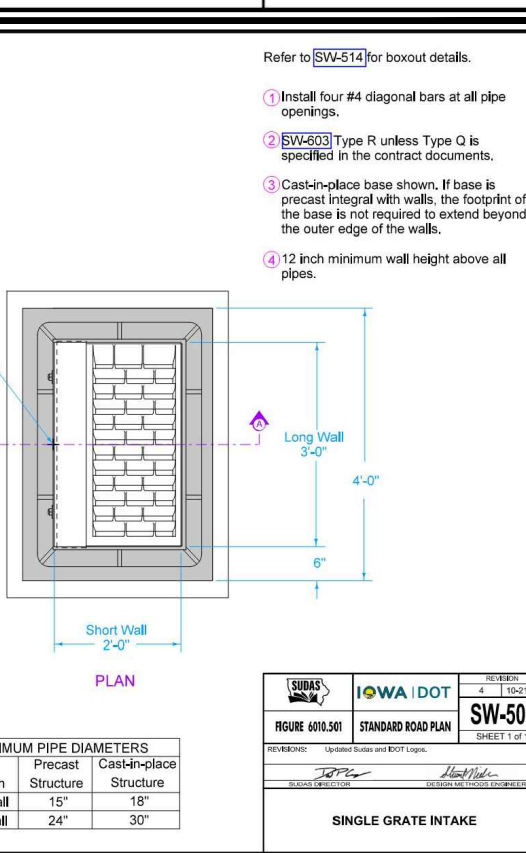
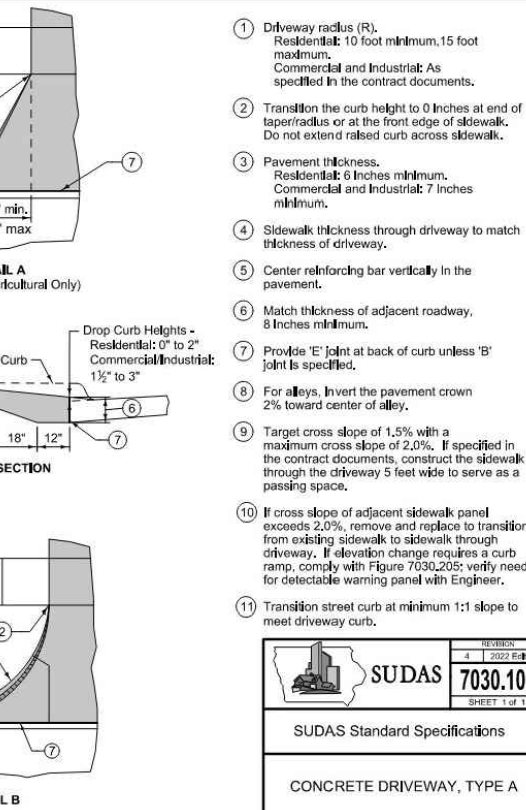
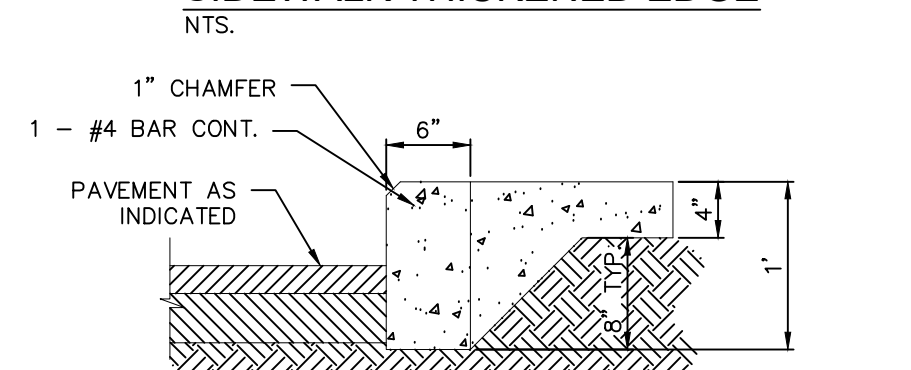
RUN TRACER WIRE OUTSIDE OF HYDRANT VALVE BOX, THEN DRILL HOLE JUST BELOW VALVE BOX COVER AND TERMINATE TRACER WIRE INSIDE VALVE BOX.

MINIMUM BARREL SIZE AND VALVE OPENING SHALL BE NO LESS THAN 5 1/2" DIAMETER.

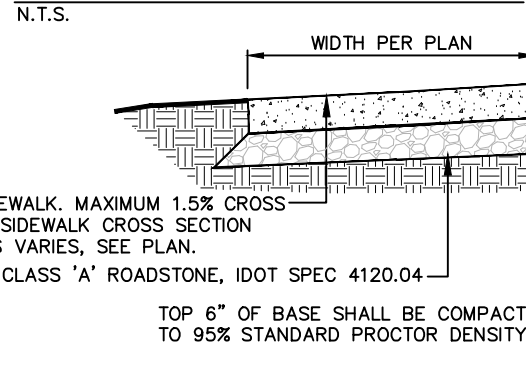
PAVING CONSTRUCTION NOTES

- I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
- CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLANS PV-101, CURRENT REVISION.
- THE CONCRETE AGGREGATE SHALL BE CLASS 3, DURABILITY AS SPECIFIED IN SECTION 4115.01C OF THE I.D.O.T. STANDARD SPECIFICATIONS.
- ALL SAWED JOINTS SHALL BE SEALED.

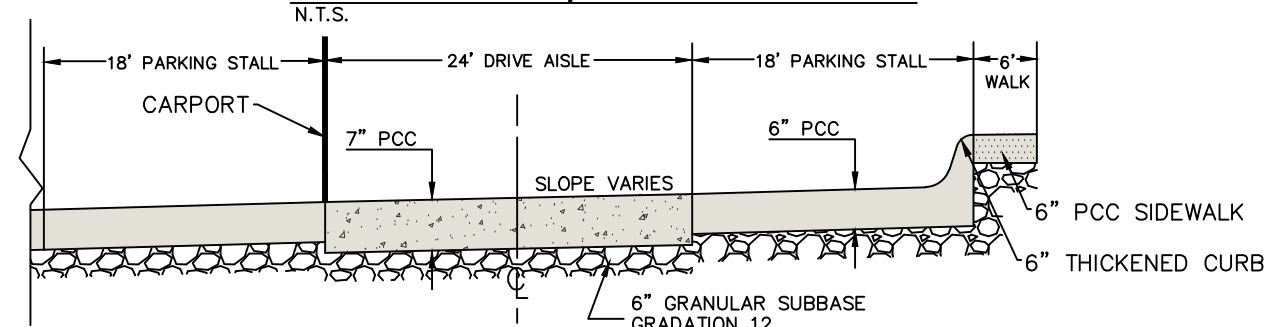
SIDEWALK THICKENED EDGE



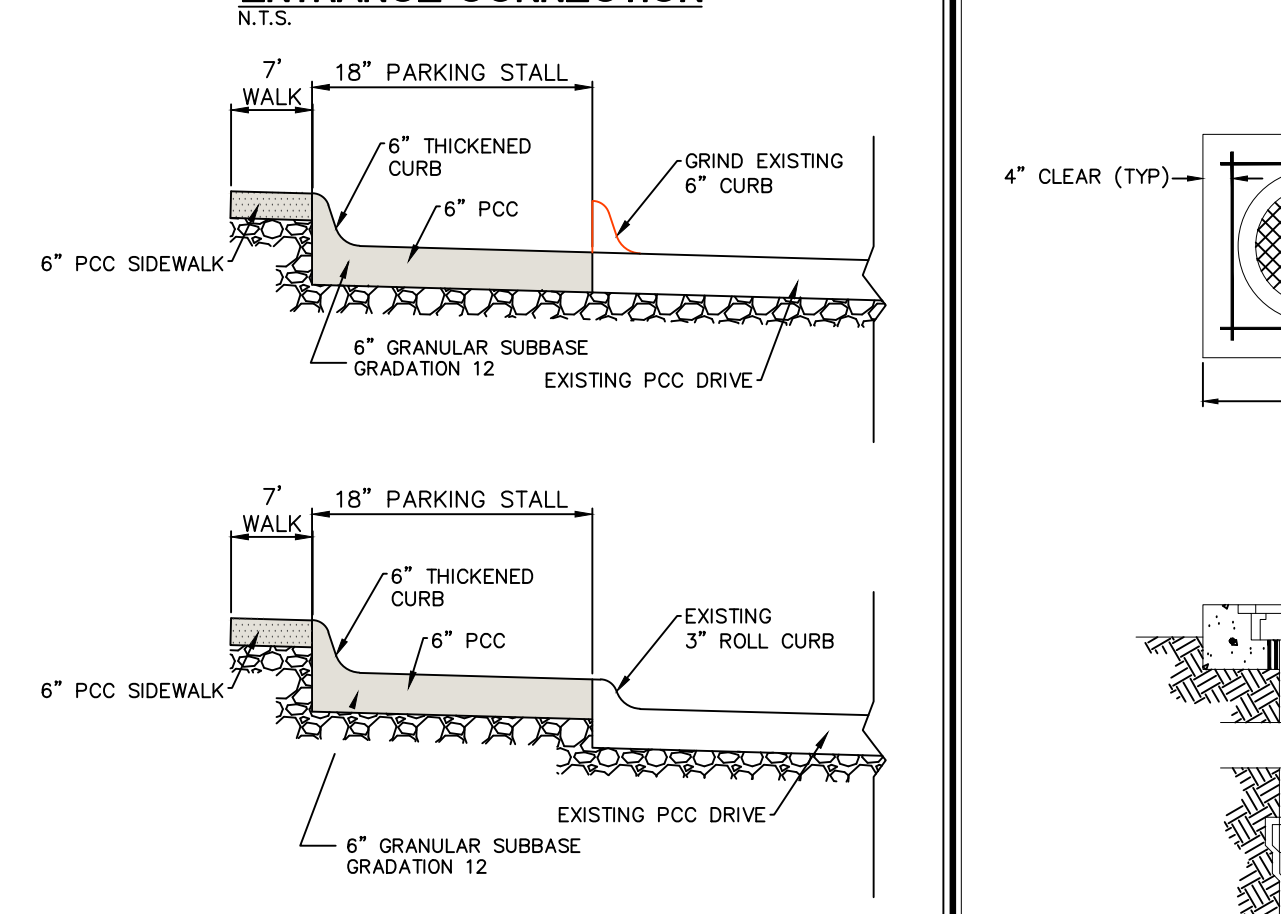
TYPICAL SIDEWALK DETAIL



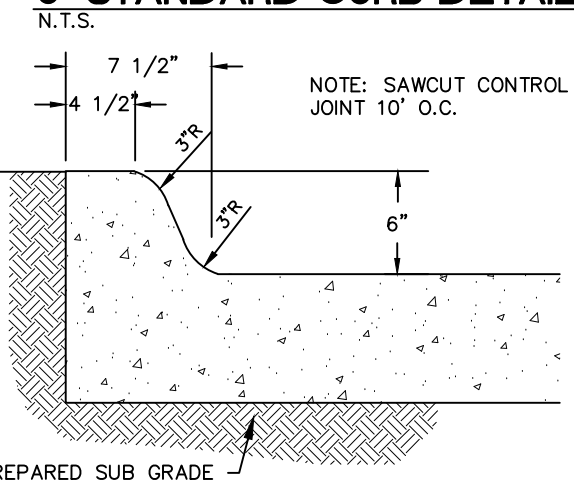
TYPICAL DRIVE/PARKING SECTION



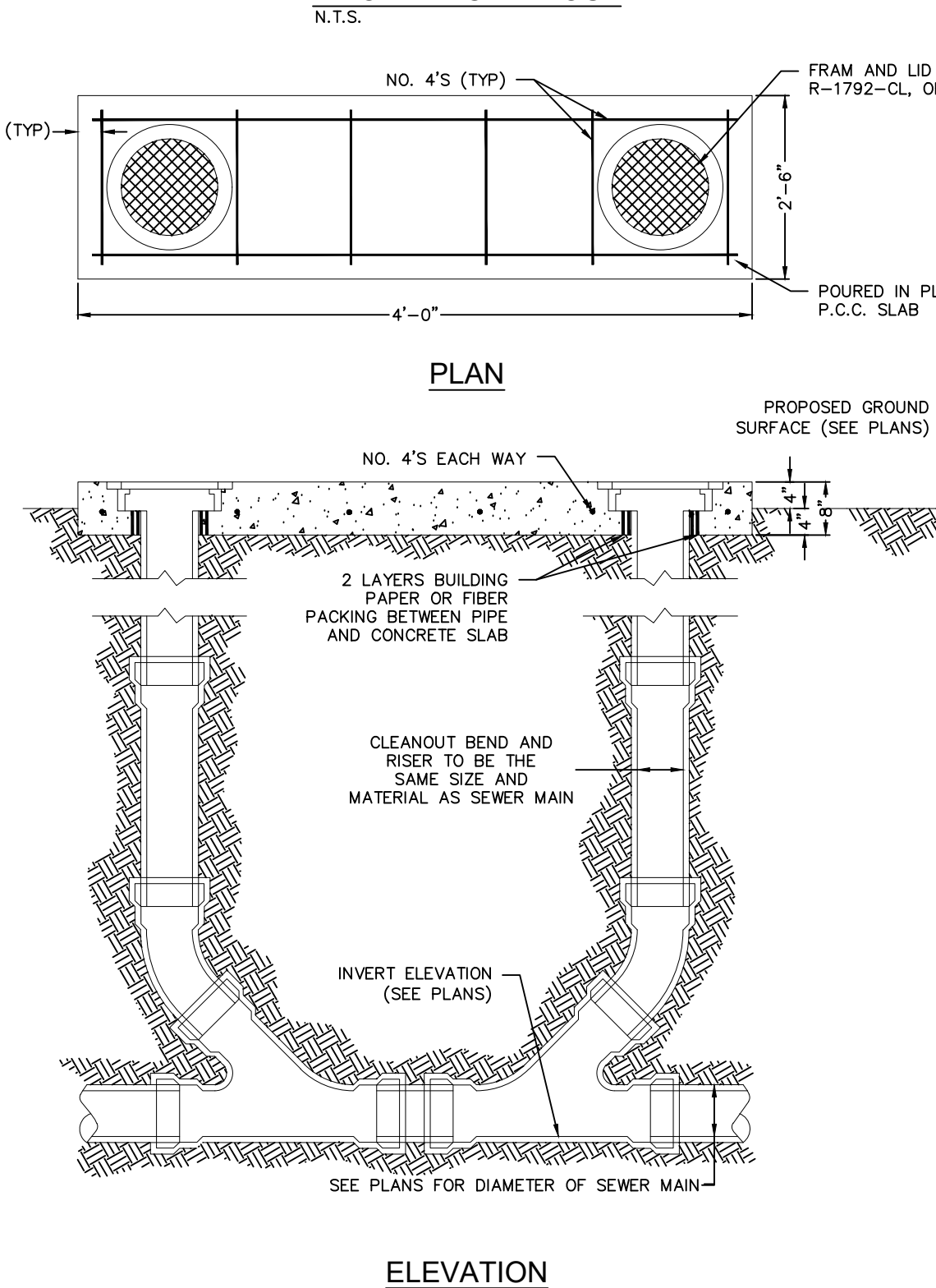
ENTRANCE CONNECTION



6\"/>



TWO-WAY CLEANOUT





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 |
|------------|-----------------------------|
| 11/17/2025 | PER CITY COMMENTS - BJC/HEH |
| 11/24/2025 | PER CITY COMMENTS - BJC/TAV |

LANDSCAPE PLAN

PARKSIDE HILLS -
5TH ADDITION - LOT 1

WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 10/10/2025

Designed by: BJC Field Book No:

Drawn by: HEH Scale: 1"=20'

Checked by: BJC Sheet No:

Project No: L100

12148-006 of:

- C120 OVERALL LAYOUT PLAN
C121 DEMOLITION PLAN
C121 LAYOUT AND DIMENSION PLAN
C140 OVERALL GRADING, EROSION CONTROL,
AND SWPPP
C141 GRADING PLAN: NORTH HALF
C142 GRADING PLAN: SOUTH HALF
C160 UTILITY PLAN
C500 GENERAL NOTES AND DETAILS
L100 LANDSCAPE PLAN



0 5 10 15 20
GRAPHIC SCALE IN FEET
1"=20'

STANDARD LEGEND AND NOTES

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

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

LANDSCAPE REQUIREMENTS

25% OF TOTAL LOT AREA REQUIRED FOR OPEN SPACE.
- 89,943 X 0.25 = 22,486 SF

1 TREE PER 1,500 SF OF OPEN SPACE
- 22,486 / 1,500 = 15 TREES REQUIRED
34 TREES PROVIDED

1 SHRUB PER 1,000 SF OF OPEN SPACE
- 22,486 / 1,000 = 23 SHRUBS REQUIRED
34 SHRUBS PROVIDED

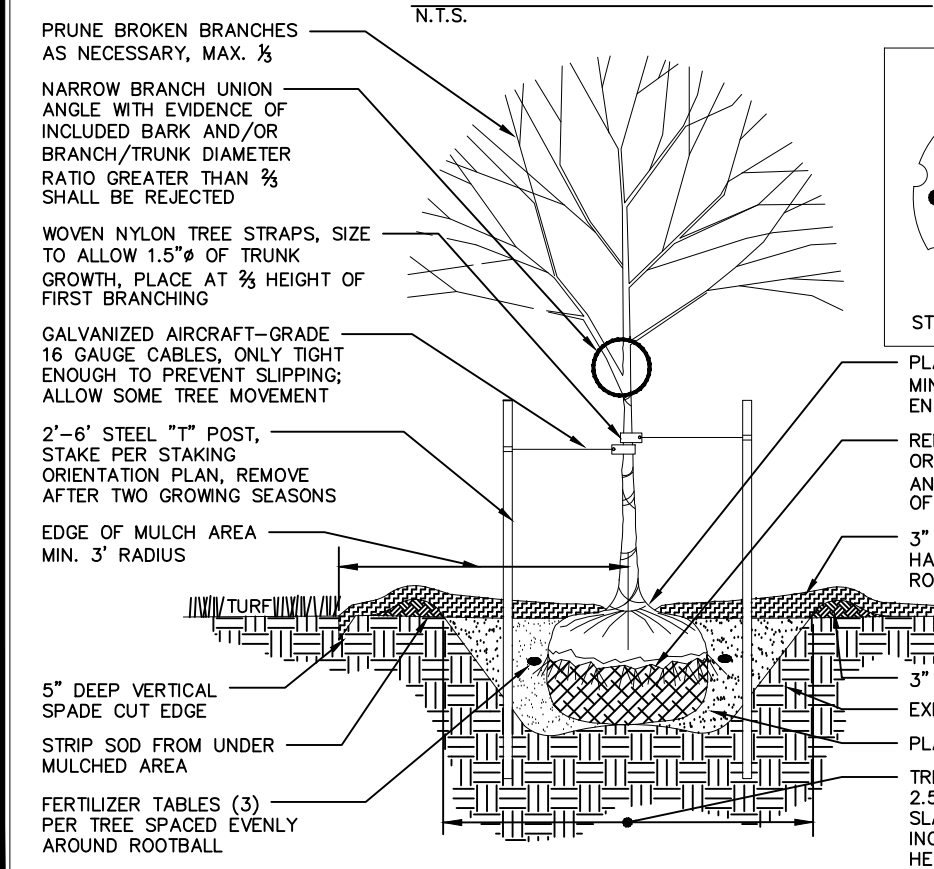
LANDSCAPE LEGEND

- TURF GRASS
- PLANTING BED

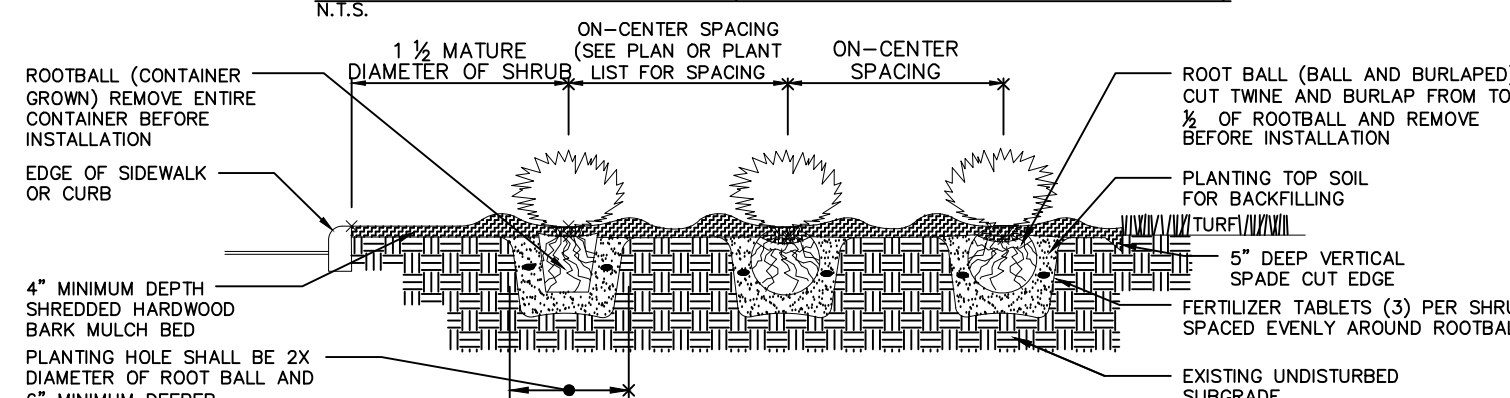
PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | INSTALL SIZE | COMMENT | MATURE H. X W. |
|---|------|-----|---|--------------------------------|--------------|-----------|----------------|
| TREES | | | | | | | |
|  | AG | 4 | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 1.5' Cal. | B4B | 25' x 20' |
|  | CC | 6 | Cercis canadensis | Eastern Redbud | 1.5' Cal. | B4B | 30' x 25' |
|  | CF | 6 | Cornus florida | Flowering Dogwood | 1.5' Cal. | B4B | 30' x 35' |
|  | GT | 4 | Gleditsia thracanthos inermis 'Skycole' TM | Skyline Thornless Honey Locust | 2" Cal. | B4B | 45' x 35' |
|  | GD | 3 | Gymnocladus dioica 'Espresso-JFS' | Espresso Kentucky Coffeetree | 2" Cal. | B4B | 50' x 35' |
|  | MF | 4 | Malus x 'Prairifire' | Prairifire Crabapple | 1.5' Cal. | B4B | 20' x 20' |
|  | PG | 2 | Picea glauca 'Densata' | Black Hills Spruce | 6' Ht. | B4B | 40' x 15' |
|  | QB | 2 | Quercus bicolor | Swamp White Oak | 2" Cal. | B4B | 60' x 60' |
|  | UM | 3 | Ulmus x 'Morton Glossy' TM | Triumph Elm | 2" Cal. | B4B | 60' x 40' |
| SHRUBS, ORNAMENTAL GRASSES & PERENNIALS | | | | | | | |
|  | CS | 9 | Cornus sericea 'Farrow' TM | Arctic Fire Red Twig Dogwood | 24" Ht. | Container | 4' x 4' |
|  | FG | 3 | Fothergilla gardenii | Dwarf Fothergilla | 18" Ht. | Container | 3' x 4' |
|  | SB | 8 | Spiraea x bumalda 'Goldflame' | Goldflame Spiraea | 18" Ht. | Container | 3' x 4' |
|  | TM | 6 | Taxus x media 'Densaformis' | Dense Yew | 18" Ht. | Container | 3' x 5' |
|  | TC | 8 | Tsuga canadensis 'Moon Frost' | Moon Frost Hemlock | 18" Ht. | Container | 3' x 3' |

TYPICAL TREE PLANTING DETAIL



SHRUB PLANTING DETAIL (DECIDUOUS AND EVERGREEN)



UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-5989 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.





REQUEST FOR COUNCIL CONSIDERATION

| |
|---------------------------------------|
| MEETING DATE: December 1, 2025 |
|---------------------------------------|

| | |
|---------------------|---|
| AGENDA ITEM: | Resolution 2025-130 Approving the Site Plan for the Proposed Pickleball Courts at Cubby Park. |
|---------------------|---|

| | |
|---------------------|--------------------------|
| PREPARED BY: | Alycia Friis, City Clerk |
|---------------------|--------------------------|

| | |
|--------------|-------------------|
| DATE: | November 26, 2025 |
|--------------|-------------------|

SUMMARY:

The Lions Club of West Branch, Iowa has been fundraising for a 4 Court, Pickleball Court to be within the city limits of West Branch. The city has slated an area at Cubby Park for this new development to be placed.

The included site plan has the layout of that Pickleball Court area and the sidewalk that will be added leading up to it.

RESOLUTION NO. 2025-130

RESOLUTION APPROVING THE SITE PLAN FOR THE PROPOSED PICKLEBALL
COURTS AT CUBBY PARK.

WHEREAS, the City sponsored a site plan application for the placement of pickleball courts at Cubby Park; 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 for the placement of pickleball courts at Cubby Park is hereby approved.

Passed and approved this 1st day of December, 2025.

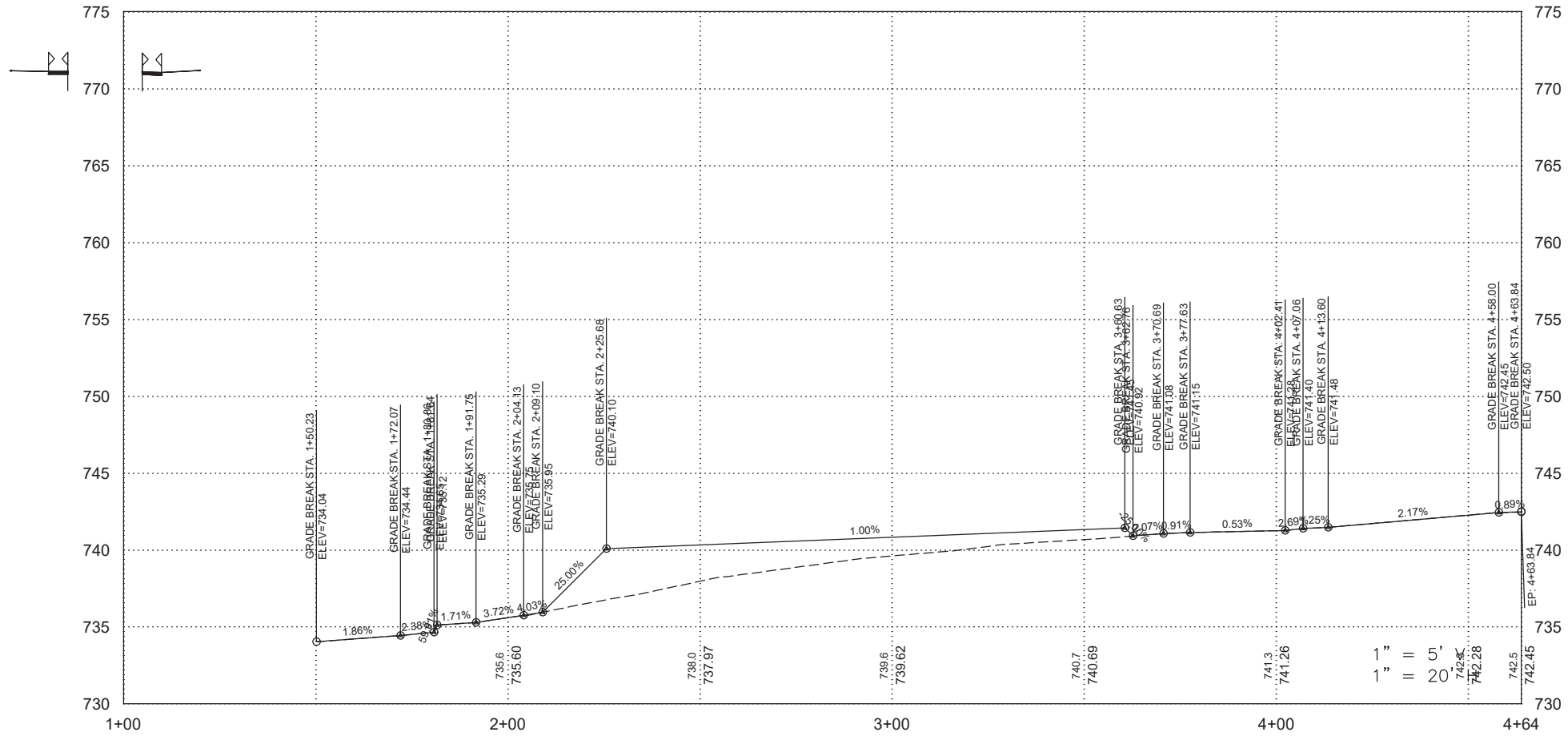
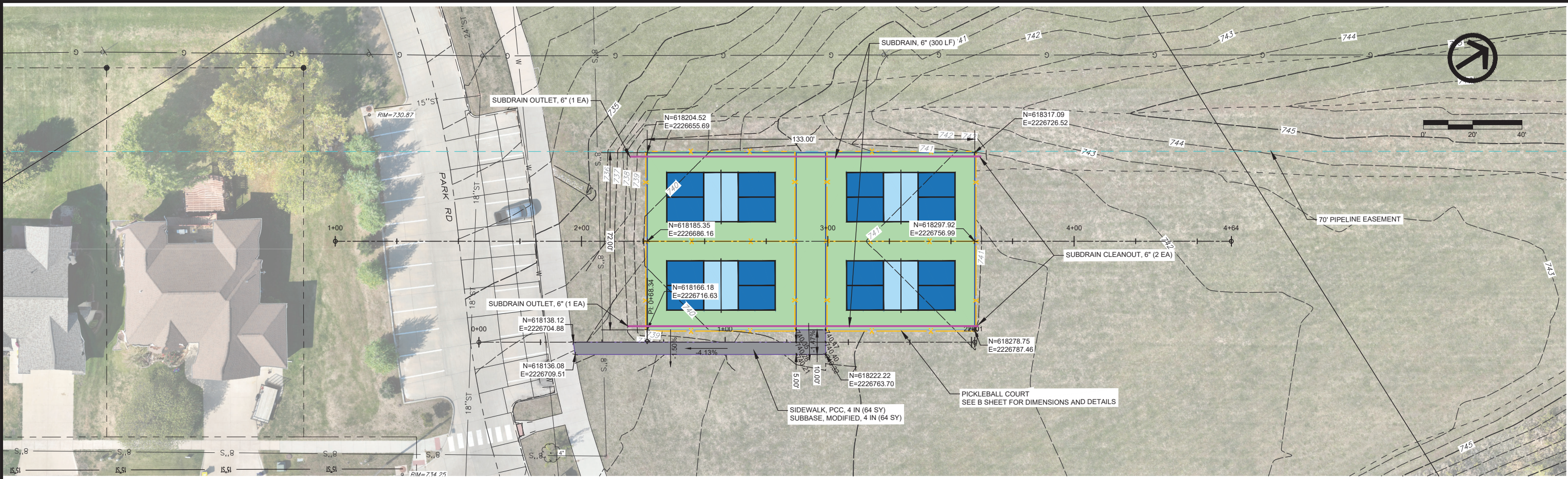
Colton Miller, Council member (Appointed by
Mayor Laughlin)

ATTEST:

Alycia Friis, City Clerk

PLOTTED: Tuesday, November 4, 2025 3:23:39 PM

X-REFS: 368328 Design & 368328 Topo & 368312 WB Surveyed Prop Lines & 368328 Aerial
FILE PATH: c:\vshare\0300\0368-West_Branch\0368-0328_Cubby_Park_Pickleball_Ct_Consult\Plans\Drawings\CADD_Prod\Drawings\ID PLAN AND PROFILE.dwg



| DATE | REVISIONS | SCALE | AS NOTED | CUBBY PARK PICKLEBALL COURT CITY OF WEST BRANCH | | PLAN AND PROFILE | | SHEET NO. |
|------|-----------|------------|------------|--|--|------------------|--|----------------|
| | | DRAWN | CAP | | | | | D.01 |
| | | CHECKED | XXX | | | | | |
| | | APPROVED | XXX | | | | | |
| | | DATE | 2025.11.04 | | | | | |
| | | ISSUED FOR | CONCEPT | 2600 University Parkway, Suite 1 • Coralville, Iowa 52241 319-466-1000 • 319-466-1008(FAX) • 1-800-241-8000 | | | | PROJECT 368328 |





REQUEST FOR COUNCIL CONSIDERATION

| |
|---------------------------------------|
| MEETING DATE: December 1, 2025 |
|---------------------------------------|

| | |
|---------------------|--|
| AGENDA ITEM: | Discussion: Meadows Property and KLM Investments/Lark Land, Inc. dedication of green space discussion. |
|---------------------|--|

| | |
|---------------------|--------------------------|
| PREPARED BY: | Alycia Friis, City Clerk |
|---------------------|--------------------------|

| | |
|--------------|-------------------|
| DATE: | November 13, 2025 |
|--------------|-------------------|

SUMMARY:

Chris and Brad would like to discuss the following 3 items with Council regarding the Meadows property and surrounding area:

1. Lots 18 and 19 – The possibility of turning this into Duplex Lots.
2. Curb Cut and Valve for the 8" Water line reimbursement (this will not be an issue or need conversation if the 1st item is considered).
3. Dedication of Green Space.