



CITY COUNCIL MEETING
Monday, July 20th, 2026 - 6:00 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 July 7, 2026 City Council meeting.
 - b. Approve Board of Adjustment Minutes 6/30/2026
 - c. Approve Claims for July 7, 2026.
7. Presentations/Communications/Open Forum
8. Public Hearings/Non-Consent Agenda
 - a. **Public Hearing** Proposed Capital Improvement Plan for Fiscal Years 2028-2032./ Move to Action.
 - b. **Resolution 2026-70** Approving Proposed Capital Improvement Plan for Fiscal Years 2028 - 2032./ Move to Action.
 - c. **Resolution 2026-71** Setting a Public Hearing date for the proposed Fiscal Policies Manual./ Move to action.
 - d. **Resolution 2026-72** Approving Pay Estimate No. 6 in the amount of \$32,423.38 to Peterson Contractors, Inc for the 2025 Channel Widening Flood Improvements Project./ Move to Action.
 - e. **Resolution 2026-73** Approving Change Order No.1 in the amount of \$9,570.00 to Triple B Construction Corp. for the W Main Street Overlay Project./ Move to Action.
 - f. **Resolution 2026-74** Approving Pay Estimate No.1 in the amount of \$201,282.04 to Triple B Construction Corp. for the W Main Street Overlay Project./ Move to Action.
 - g. **Resolution 2026-75** Approve Invoices #01261033137, 05261039932, and 06261192608 in the total amount of \$7,356.03 to Eocene (formerly known as Impact7G) for the Wapsi Creek Widening SRF Sponsored Project../ Move to Action.
 - h. **Resolution 2026-76** Approve Invoices #07261310451 in the amount of \$2,633.50 to Eocene (formerly known as Impact7G) for the Wapsi Creek Widening SRF Sponsored Project../ Move to Action.
 - i. **Resolution 2026-77** Accepting a quote for residential solid waste and recycling collection services and direct the City Administrator to negotiate a contract./ Move to Action.
9. Discussion
 - a. TIF Application – Heidi Van Auken to present
 - b. Fiscal Policies Update – Adam Kofoed to present
 - c. Rezoning/Development – 312 W Main Street
10. City Administrator Report
11. City Attorney Report
12. City Engineer Report
13. City Staff Reports
14. Comments from Mayor and Council Members
15. Motion to adjourn.

Mayor: Roger Laughlin • **Council Members:** Colton Miller, Chantry Noel, 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