



CITY COUNCIL MEETING
Monday, October 19th, 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 October 5, 2026 City Council meeting.
 - b. Approve a Block Party for
 - c. Approve Claims for October 19, 2026.
7. Presentations/Communications/Open Forum
 - a. Bergmankdv Annual Audit Follow up
8. Public Hearings/Non-Consent Agenda
 - a. **Resolution 2026-105** Approving Pay Estimate Number 13 (Final) in the amount of \$65,789.29 to Boomerang Corp for the 2025 Cedar-Johnson Road Reconstruction Project./ Move to Action.
 - b. **Resolution 2026-106** Approving Completion of the W Main Street Overlay Project./ Move to Action.
 - c. **Resolution 2026-107** Approving the release of Easement and Payment for use of the Gaskill property during the Wapsi Creek Widening Project./ Move to Action.
 - d. **Resolution 2026-108** Setting Public Hearing dates for Ordinance 836 changes to Chapter 165 Zoning Regulations./ Move to Action.
 - e. **Resolution 2026-109** Approving a Wage Increase for Matt Goodale./ Move to Action.
 - f. **Resolution 2026-110** Accepting Meadows Part 3, Lot 2, Parcel G of Outlot A./ Move to Action.
 - g. **First Reading, Ordinance 843** Amending Chapter 69 – Traffic and Vehicles./ Move to Action.
9. Discussion
 - a. Discussion/Possible Action – Parcel at 411 E Main Street.
 - b. Discussion/Possible Action – Bobby Sexton property drainage upgrade.
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.
16. Open Closed Session
17. Closed Session – Iowa Code 21.5 - Personnel Matters
18. Close – Closed Session
19. 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 Chiefs** Kevin Stoolman and Gary Savona •
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**

**October 5, 2026
6:00 p.m.**

Mayor Laughlin called the West Branch City Council regular meeting to order at 6:00 p.m.

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

City Staff present: City Clerk Alycia Friis, City Administrator Adam Kofoed, V&K Engineer Dave Schechinger, City Attorney Kevin Olsen, Public Works Director Matt Goodale.

Attending by Zoom: Finance Officer Heidi Van Auken.

APPROVE THE AGENDA

Motion to Approve the Agenda made by Miller and second by Noel. Motion carried on a voice vote.

Mayor Laughlin and Admin. Kofoed presented and shared the recent awards that were presented at the Iowa League of Cities Conference. The All Star Community Award in reference to the Heritage Hills development area. The second award is the 2026 City Manager of the Year award that was presented to Adam Kofoed.

APPROVE CONSENT AGENDA

Approve Minutes from the September 21, 2026 City Council meeting.

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

PRESENTATIONS / COMMUNICATIONS / OPEN FORUM

Shelly Brophy, Community Manager at West Branch Village introduced herself and shared her contact information with the Council and City staff to ensure open communication.

PUBLIC HEARING / NON-CONSENT AGENDA

Resolution 2026-103 Approving Pay Estimate #3 in the amount of \$61,977.29 to Triple B Construction for the W Main Street Overlay Project./ Move to Action.

The project is 100% complete and the council will accept the completed project at the next council meeting.

Motion by Miller, second by Noel to approve Resolution 2026-103. AYES: Miller, Noel, Horihan, Sexton, Dean. NAYS: None. Motion carried.

Resolution 2026-104 Approving and Accepting certain Municipal Improvements constructed in the Meadows Subdivision Part Six, West Branch, IA./ Move to Action.

Motion by Miller, second by Sexton to approve Resolution 2026-104. AYES: Miller, Sexton, Horihan, Noel, Dean. NAYS: None. Motion carried

DISCUSSION ITEMS

Discussing the sidewalk at the corner of 5th St and College St, with the owner allowing access onto their property to do the repair work on the sidewalk. Olsen will draw up an agreement to ensure legal coverage for both the resident and the City. The City will reach out to Hatfield to begin the work that was quoted out a month ago.

CITY ADMINISTRATOR REPORT

Kofoed stated that he would be attending the ICMA Annual Conference in Long Beach October 15 – 21. He recently attended the LMI annual training last week hosted by Ted Nellesen and then shared some information on the Iowa League of Cities Conference the previous week. He attended sessions on the subject of Data Center regulation and he shared some brief details from this session. He also shared information on the SSMID (Self-Supported Municipal Improvement District) and how he can see that within the next 5 years, West Branch would be ready to start the process of adopting a SSMID district possibly.

CITY ATTORNEY REPORT

- a. Update on the 411 E Main Street Property – The court order to Abate this property has been approved and signed off by court order. Olsen has explored the regulation around Abatement when a bankruptcy has been filed. He found that Abatement can be continued through a bankruptcy filing and is now looking further to ensure that there will not be a loss for the city through the process, while continuing to get the property cleaned up. Property owner, John Proeller shared that work that he has gotten done or is working on now with the property and wanted to discuss more time and leniency to be able to complete the work as requested by the city. Mayor Laughlin and attorney Olsen made it clear that the city has agreed to multiple extension and agreements with Mr. Proeller that have all been unsuccessful and will not allow additional exceptions at this point with there now being a court order.
- b. Olsen also reminded the Mayor and Council members about the agreement that was made with the Gaskills in using a portion of their land for the Wapsi project. It stated that land use by the City following October 2024, there would be a charge of \$500.00 a month until the work is done and the city has removed all equipment from the area. This will be paid out now and should be in the amount of approximately \$10,000.00.

CITY ENGINEER REPORT

Work is still be done to gather the information for the Engineering Report for the Water Plant. With Shelly Brophy at the meeting, Schechinger discussed the timeline on the income survey for the West Branch Village community to be able to work on potential grant funds to be able to make a few adjustments to lines through town in order to move the mobile home park area to full City Sewer services. Shelly shared that this will not

be completed until March of 2027 due to the timeframe needed for the survey. Schechinger also shared that with all the rain that we have gotten, the Wapsi Creek area has held firm and is keeping the water within the banks to ensure minimal to no flooding for West Branch. They will be pulling the silk fencing down through the next few days to signal project completion.

STAFF REPORTS - None

COMMENTS FROM MAYOR AND COUNCIL MEMBERS

Mayor Laughlin reminded everyone of the upcoming Fall Fest this weekend. Clerk Friis shared the scheduled activities for this event. Council person Noel shared that the representatives from Eocene that were at the IA League of Cities vendor area, were truly excited to see the results of the Wapsi Creek widening project and the success that we have seen with the excessive amount of rain that has fallen.

ADJOURNMENT

Motion to adjourn by Noel, second by Sexton. Motion carried on a voice vote. City Council meeting adjourned at 6:26 p.m.

Roger Laughlin, Mayor

ATTEST:

Alycia Friis, City Clerk



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 19, 2026

AGENDA ITEM: Approval for Block Party at the 600 Block of Prairie View Dr.

PREPARED BY: City Clerk, Alycia Friis
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DATE: October 12, 2026

SUMMARY:

See Block Party Permit Application attached for 10/17/2026, within the 600 block of Prairie View Dr.

This was a late entry that Adam verified and approved on 10/13/2026, but is needing final council sign off as well.



BLOCK PARTY PERMIT APPLICATION

A block party is defined as an event open to a specific/defined neighborhood or area; where no admission fee is charged for attendance; where alcoholic beverages are not sold or where no entrance fee or admission is charged for service of alcoholic beverages; where a street closure, if necessary, shall not exceed six (6) hours; where the use of portable restroom facilities is not necessary.

Any and all requests for temporary street closings require approval by the West Branch City Council.

Name: Monica Tylee

Address: 614 Prairie View Drive

City: West Branch State: IA Zip: 52358

Email: monica.tylee@gmail.com Home Phone: _____

Business Phone: _____ Cell Phone: 319.321.8014

Street(s) requested to be temporarily closed for block party, including termination points:

Prairie View Drive 600 Block on
Gilbert & Greenview Drive

(example: Main Street between N. 1st St. and N. 2nd St.)

Date(s) Requested for Block Party

10/17/20

Alternate Date(s) Requested

Start Time of Block Party

8:00

End Time of Block Party

8:00 pm

Will there be outdoor, live or amplified music? ☒ Y ☐ N

Speaker

If "yes", please be aware of noise provisions in West Branch Code of Ordinances, Chapter 40.03(2).

Have all neighbors within the enclosed area and/or impacted area been notified of the temporary street closure for the event? ☒ Y ☐ N

City Barricade Requirements

A \$50 refundable deposit is required for the use of barricades. All block parties within the City of West Branch are required to use barricades provided by the City of West Branch. The West Branch Public Works Department will deliver barricades on the weekday prior to the block party at the address provided. Please return the barricades to the same address to be picked up the first work day following the block party. The barricade deposit shall be refunded at the sole discretion of the City of West Branch. Submit a check for \$50, made payable to the City of West Branch and mail it to: City of West Branch, PO Box 218, West Branch, IA 52358 or drop it off at the City Office at 110 N. Poplar Street, West Branch, IA.

I Agree:

I have been advised of the requirements for a Block Party Permit and agree to meet all requirements established by the City of West Branch. Furthermore, I understand that if all requirements are not met, the Block Party Permit can be cancelled by the City of West Branch at any time, including at the start of or during the event. In the event that an organization is the applicant, I hereby certify, that I have the legal authority to represent the applicant and/or the participants, and that I have read the above requirements, understand the provisions, and freely and voluntarily sign it. I further understand that the City Council of the City of West Branch had the authority to grant or deny for this event.

I further voluntarily assume all risk of loss, damage, or injury that may be sustained by me or my guests while participating in, traveling from, or observing any of the events that are part of the block party, and I hereby release the City of West Branch and all its offices, elected officials, employees, and other agents from any and all liability associated with the block party.

All picnic tables, inflatables, etc. must be placed on ONE side of the street within the approved temporary street closing area in the event that emergency vehicle access is needed.

Signature: Memo Dhee

Date: 10/13/20

For Office Use Only:

Date Application Received: 10-13-20 City Council Meeting Date: 10-19-20

City Council Action: ☒ Approved ☐ Denied

Date Applicant Notified: 10-13-20

Date Public Works Notified: AK Date WBPB Notified: AK

Date WBFD Notified: AK

Barricade Fee \$50.00 (refundable) Paid: 10/14 CHK Date Refunded: _____



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 19, 2026

AGENDA ITEM: Claims for October 19, 2026

PREPARED BY: Jessica Brown, Deputy City Clerk
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DATE: October 19, 2026

SUMMARY:

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

EXPENDITURES**10/19/2026**

AERO RENTAL	SLIDE PROJECTOR - LIBRARY	55.00
ALATALO, BRIAN	REIMB UPGRADED EQUIPMENT	26.99
AMAZON.COM	VARIOUS ITEMS - LIBRARY, P&R	72.45
CEDAR COUNTY COOP	FUEL - PW, CEMETERY, FIRE	4,927.29
ELITE HOLDING	BBALL JERSEYS	2,860.00
FRIIS, ALYCIA	MILEAGE REIMB IA LEAGUE	71.44
HAWKINS	CHEMICALS	3,068.71
KOFOED, ADAM	MILEAGE REIMB IACMA CONFERENCE	27.66
MOPPY MO'S	JANITORIAL SERVICES - LIBRARY	402.50
NOEL, CHANTRY	MILEAGE REIMB IA LEAGUE	150.80
OVERDRIVE	DIGITAL & AUDIO BOOKS	402.43
PALMER, SIMON	REIMB UNIFORM ALLOWANCE	284.99
SAVONA, GARY	MEDICAL LICENSE RENEWAL	29.00
TOTAL		12,379.26

9/25/2026	81,301.64
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10/9/2026	71,784.94
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**PAYROLL-WAGES, TAXES, EMPLOYEE
BENEFITS**
153,086.58**PAID BETWEEN MEETINGS**

AMAZON.COM	BOOKS & DVD'S - LIBRARY	211.21
BERGANKDV	AUDIT FY26 1ST PAYMENT	19,000.00
HAWKINS	CHEMICALS	3,153.93
HD SUPPLY	TRASH BAGS - P&R	136.16
JETCO ELECTRIC	PLC REPAIR ON WATER PLANT - PW	1,513.50
LYNCH'S EXCAVATING	CUBBY PARK SEWER REPAIR - P&R	3,014.00
NORTHWAY WELL AND PUMP	WELL #2 REPAIR	116,920.89
US BANK	CREDIT CARD PURCHASES	4,839.87
WEST BRANCH TIMES	LEGAL PUBLICATIONS	524.89
SISCO	HEALTH CLAIMS 9-21-2026	90.98
AMAZON.COM	BOOKS - LIBRARY	68.59
AUTO TOYZ	GRAPHICS FOR NEW CAR - PD	650.00
BOOMERANG	CEDAR JOHNSON RD PAY EST 12	16,534.62
BROWN'S WEST BRANCH	KEY FOBS FOR NEW CAR - PD	437.60
FUSIONSITE MIDWEST	WAPSI BATHROOM - P&R	132.25
HD SUPPLY	TRASH BAGS/SOAP & DISPENSERS - P&R	99.08
STERICYCLE	SHREDDING SERVICES	112.53
VERIZON WIRELESS	VERIZON WIRELESS	463.29
METLIFE	INSURANCE PREMIUM	3,044.98
SISCO	INSURANCE PREMIUM	22,141.96
UMB BANK	GO BOND FEES	600.00
SISCO	HEALTH CLAIMS 10-5-2026	85.52

SISCO	HEALTH CLAIMS 10-5-2026	274.50
IOWA ALCOHOL BEV. DIVISION	FIRE DEPT HHTD ALCOHOL LICENSE	24.38
AMAZON.COM	MULTIPLE VARIOUS ITEMS - LIBRARY, P&R	1,217.62
ARNOLD MOTOR SUPPLY	FLOOR DRY - FIRE	146.80
AT & T MOBILITY	WIRELESS SERVICE	242.13
EASTERN IOWA TREE CLEANUP	TREE REMOVAL	8,000.00
EASTERN IOWA YOUTH BBALL	5/6 GRADE BB REGISTRATION	1,020.00
ELITE HOLDING	AWARDS - P&R	101.00
GOERDT INSPECTION	BLDG INSPECTIONS	756.00
HEIMAN FIRE EQUIP	GLOVES - FIRE	98.78
HI-LINE	SHOP SUPPLIES - PW	186.32
IMWCA	IMWCA FY27 INSTALLMENT 4	3,890.00
IOWA DNR	2027 ANNUAL WATER USE FEE	120.00
IOWA ONE CALL	UTILITY LOCATION SERVICE	52.20
JOHN DEERE FINANCIAL	SAFETY SUPPLIES/CLOTHING - PW	839.22
KANOPY	ON DEMAND VIDEO SERVICE	32.00
LEAF CAPITAL FUNDING	COPIER LEASE - LIBRARY	209.17
LEXISNEXIS RISK SOLUTIONS	UB INFO SEARCH SERVICE	200.00
LIBERTY COMMUNICATIONS	LIBERTY COMMUNICATIONS	1,590.45
LYNCH'S PLUMBING	MENS TOILET ISSUES - LIBRARY	125.00
MOPPY MO'S	CLEANING SERVICES-CITY TH, P&R	525.00
OASIS ELECTRIC	REPLACE WIRES AT WELL 4	369.64
OLSON, KEVIN D	LEGAL SERVICES SEPTEMBER 2026	1,500.00
OVERDRIVE	DIGITAL & AUDIO BOOKS	108.51
PROTECT YOUTH SPORTS	BACKGROUND CHECKS - P&R	72.50
SMITH SANITATION SERVICES	TRASH & RECYCLING SEPT 2026	23,569.00
STATE INDUSTRIAL PRODUCTS	CHEMICALS	855.02
STOREY KENWORTHY	RECEIPT BOOKS	306.00
TRUGREEN	PARKS LAWN CARE - P&R	2,381.00
TYLER TECHNOLOGIES	JOURNAL ENTRY TRAINING - CLERK	320.00
UNIVERSITY OF IOWA HEALTH	DRUG TEST - POLICE	68.00
USA BLUE BOOK	WATER PLANT SUPPLIES	3,405.76
VEENSTRA & KIMM	VARIOUS PROJECTS	8,152.26
WEX BANK	VEHICLE FUEL	4,178.29
ALLIANT ENERGY	ALLIANT ENERGY	19,331.47
BARNHART'S CUSTOM SERVICES	STOCK PILE	260.00
CORRIDOR ENERGY	STREET LIGHTS	350.31
CULLIGAN	WATER SOFTENER SERVICE	76.48
MARTIN AGENCY INSURANCE	FIRE DEPT INSURANCE RENEWAL	26,008.00
MISCELLANEOUS VENDOR	UB REFUND	28.12
MOPPY MO'S	JANITORIAL SERVICES - FIRE	17.50
MOTOROLA SOLUTIONS	POLICE USB DOCK VHCL CHARGER	249.00
RIVER PRODUCTS COMPANY	ROCK FOR STOCK PILE	433.52
SPECTRUM PAINT	LINE LAZER/ PAINTER PARTS - PW	210.87
TRIPLE B CONSTRUCTION	W. MAIN ST PAY EST 3	61,977.29
WEST BRANCH REPAIRS	CHEVY HEADLIGHT - PD	51.21
MISCELLANEOUS VENDOR	UB REFUND	239.24

TOTAL	367,945.41
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GRAND TOTAL EXPENDITURES	533,411.25
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FUND TOTALS

001 GENERAL FUND	151,642.93
022 CIVIC CENTER	689.94
031 LIBRARY	13,500.21
036 TORT LIABILITY	26,008.00
110 ROAD USE TAX	14,265.53
112 TRUST AND AGENCY	55,705.80
226 DEBT SERVICE	600.00
321 WIDENING WAPSI CREEK	148.50
331 CEDAR JOHNSON RD RECONS	16,782.12
332 W MAIN ST IMPROVE	69,733.55
600 WATER FUND	156,300.66
610 SEWER FUND	26,673.99
740 STORM WATER UTILITY	1,360.02

GRAND TOTAL	533,411.25
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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
FIRE OPERATION	GENERAL FUND	CEDAR COUNTY COOPERATIVE SAVONA, GARY	FUEL - FIRE	1,487.96
			MEDICAL LICENSE RENEWAL	29.00
			TOTAL:	1,516.96
PARK & RECREATION	GENERAL FUND	ELITE HOLDING COMPANY AMAZON.COM.CA., INC.	BBALL JERSEYS	2,860.00
			LHLM 5K FLAGS - P&R	31.98
			TOTAL:	2,891.98
CEMETERY	GENERAL FUND	CEDAR COUNTY COOPERATIVE ALATALO, BRIAN	FUEL - MOWER CEMETERY	1,234.31
			REIMB UPGRADED EQUIPMENT	26.99
			TOTAL:	1,261.30
MAYOR AND COUNCIL	GENERAL FUND	NOEL, CHANTRY	MILEAGE REIMB IA LEAGUE	150.80
			TOTAL:	150.80
CLERK & TREASURER	GENERAL FUND	KOFOED, ADAM FRIIS, ALCIA	MILEAGE REIMB IACMA CONFER	27.66
			MILEAGE REIMB IA LEAGUE	71.44
			TOTAL:	99.10
LIBRARY	LIBRARY	OVERDRIVE INC AERO RENTAL INC AMAZON.COM.CA., INC. MOPPY MO'S LLC	DIGITAL & AUDIO BOOKS	402.43
			SLIDE PROJECTOR - LIBRARY	55.00
			BOOKS - LIBRARY	10.99
			BOOKS - LIBRARY	29.48
			JANITORIAL SERVICES - LIBR	402.50
			TOTAL:	900.40
WATER OPERATING	WATER FUND	HAWKINS INC. CEDAR COUNTY COOPERATIVE	CHEMICALS	3,068.71
			FUEL FOR SHOP - PW	2,205.02
			TOTAL:	5,273.73
SEWER OPERATING	SEWER FUND	PALMER, SIMON	REIMB UNIFORM ALLOWANCE	284.99
			TOTAL:	284.99

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===== FUND TOTALS =====
001 GENERAL FUND          5,920.14
031 LIBRARY                900.40
600 WATER FUND           5,273.73
610 SEWER FUND            284.99
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GRAND TOTAL:             12,379.26
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City of West Branch

Audit Presentation



The Audit

Independent Auditor's Report

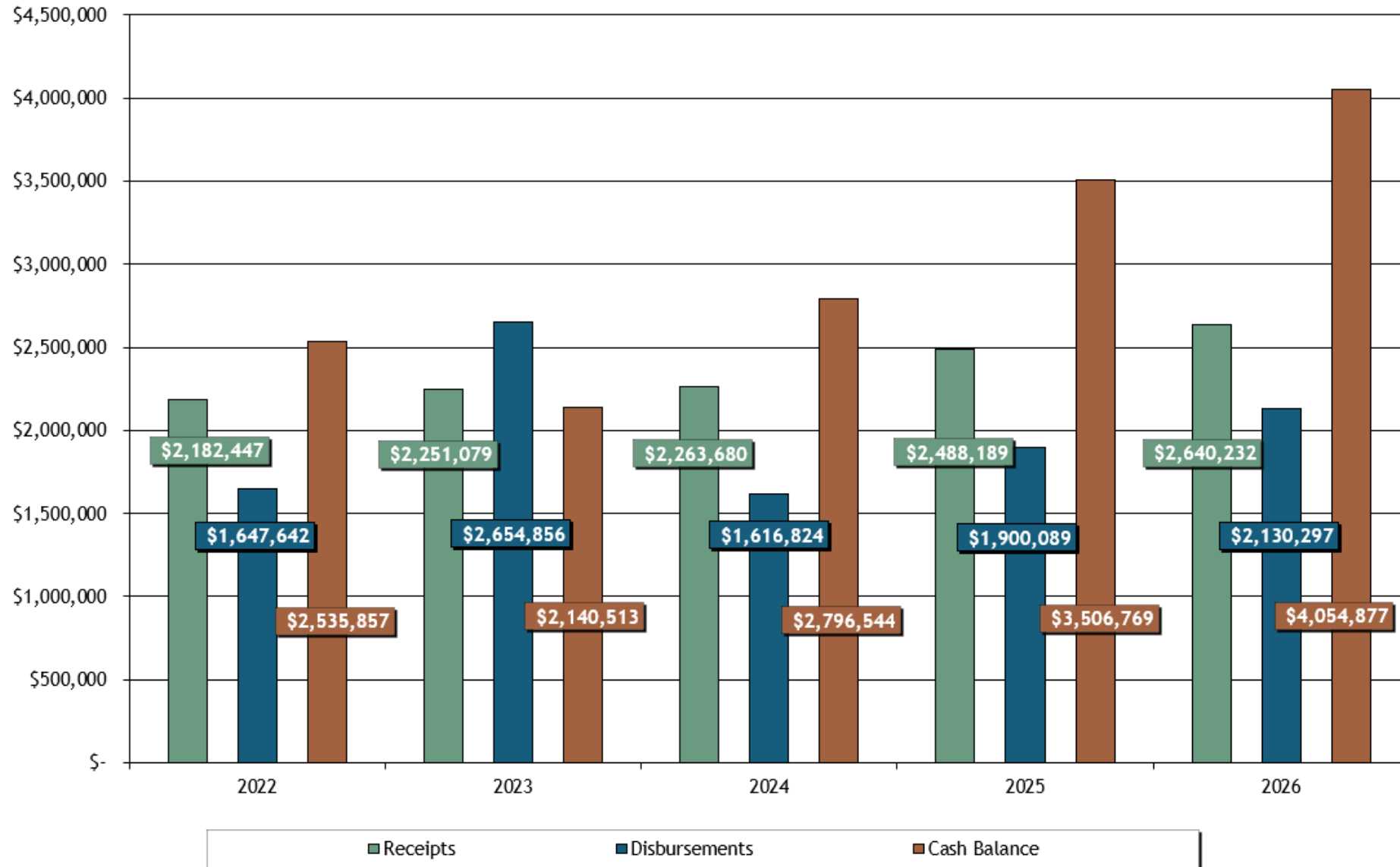
- ◆ Opinion on the City's Basic Financial Statements
- ◆ Management is responsible for the financial statements
- ◆ Auditor is responsible for expressing an opinion on the financial statements
- ◆ Unmodified Opinion - best opinion an auditor is able to offer
 - ◆ Governmental Activities, Business-Type Activities, Each Major Fund, and the Aggregate Remaining Fund Information
- ◆ Provides assurance that the financial statements are fairly presented in all material respects on the cash basis of accounting.
- ◆ Adverse Opinion
 - ◆ Discretely Presented Component Units

Government Auditing Standards Report and Iowa Compliance Reporting

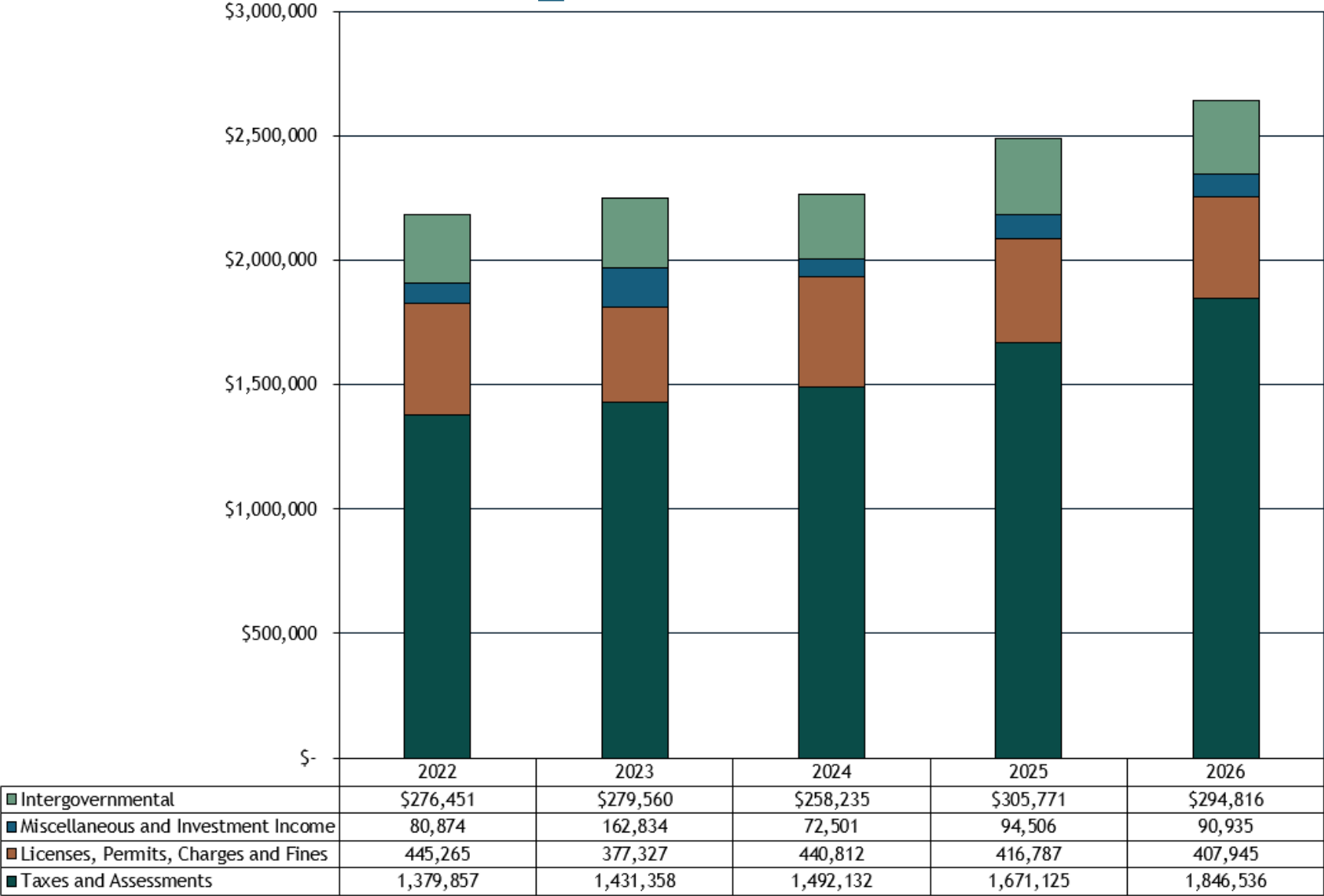
- ◆ Report on Government Auditing Standards - one material weakness in internal control, no compliance findings
 - ◆ Lack of Segregation of Accounting Duties
- ◆ Iowa Code of Compliance Findings
 - ◆ Disbursements exceeded budget for debt service function
 - ◆ Related Business Transactions
 - ◆ Reconcile Annual Urban Renewal Report to accounting records
 - ◆ Unclaimed Property
 - ◆ Tax Increment Financing Agreements

Financial Communications

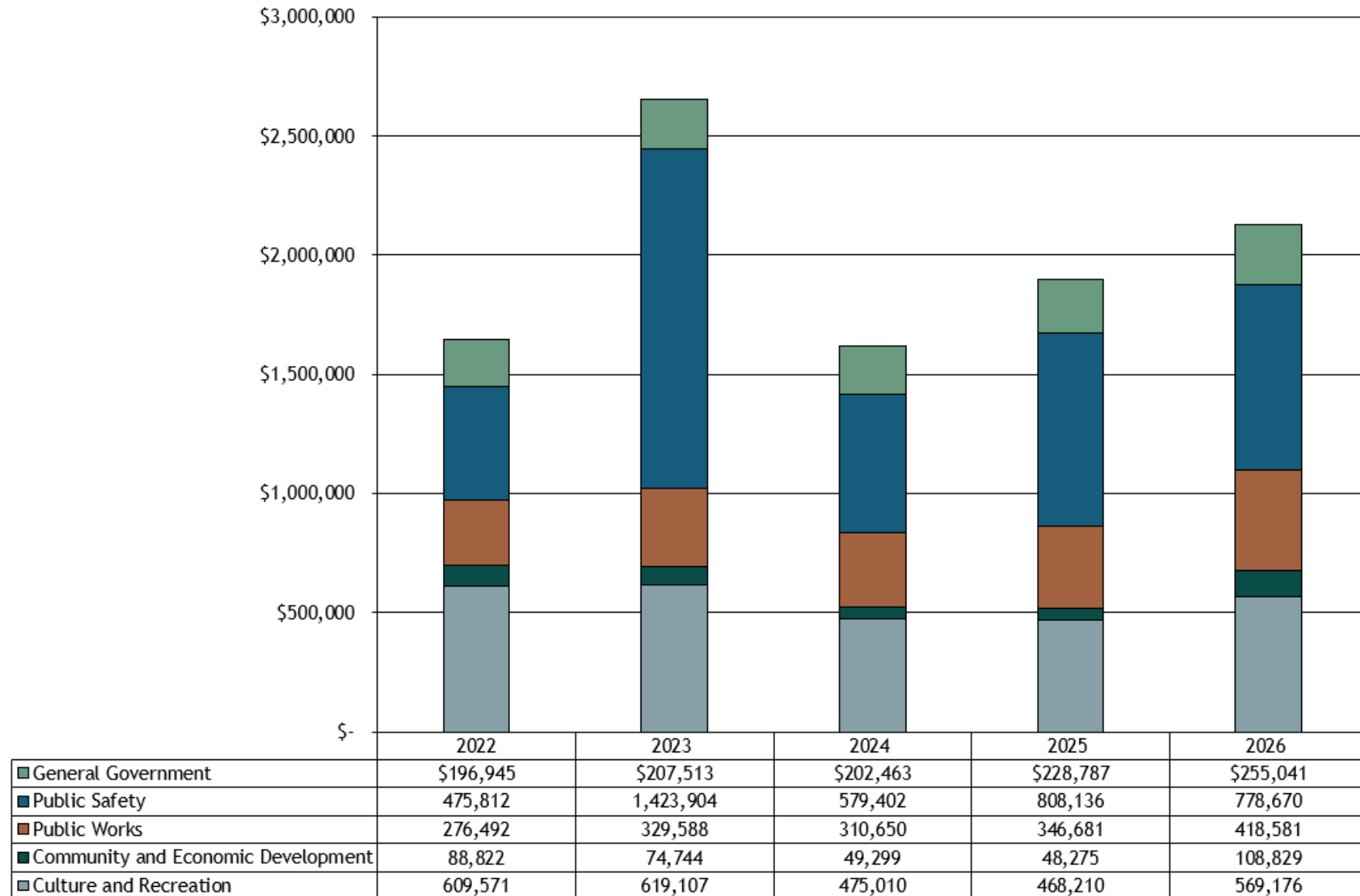
General Activity Fund



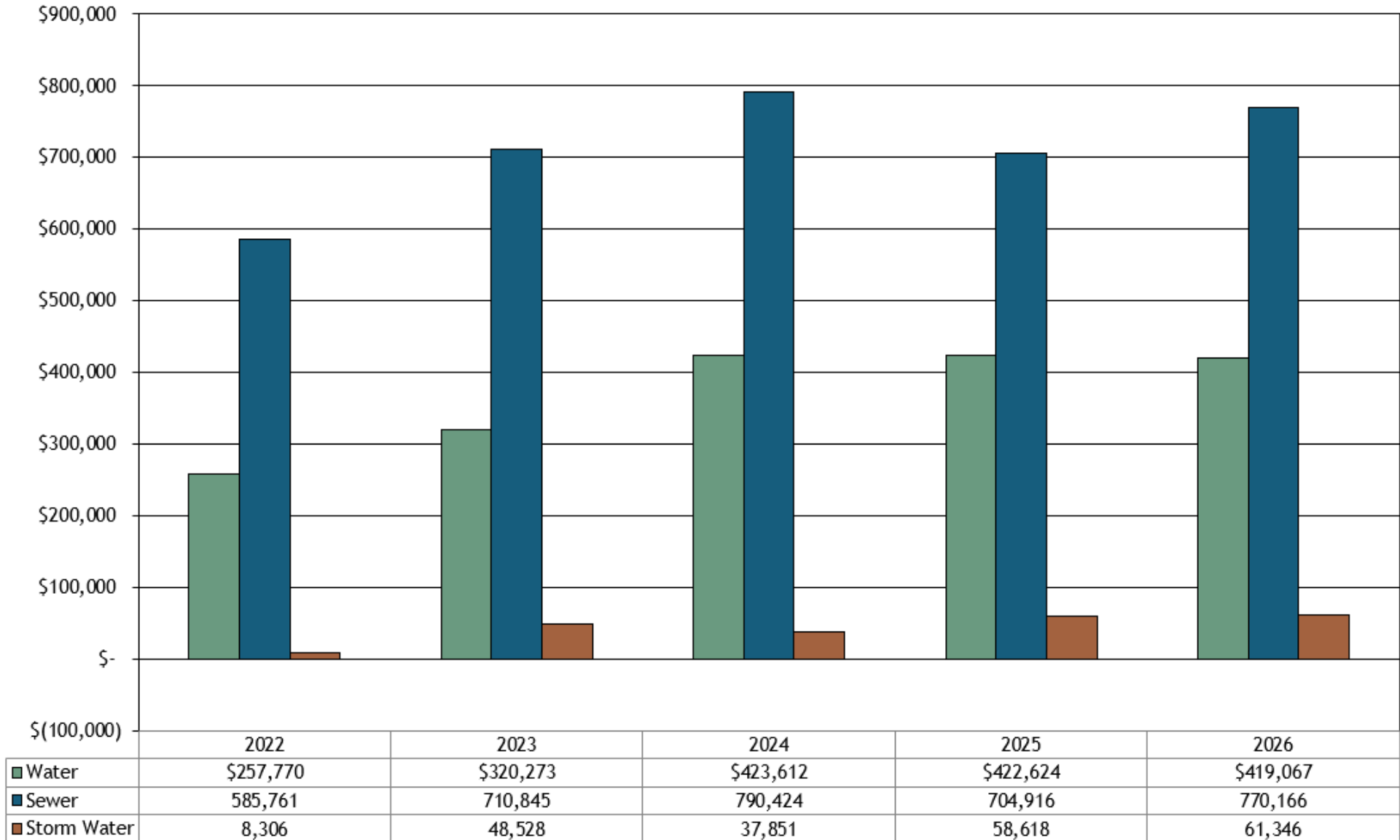
General Fund Receipts



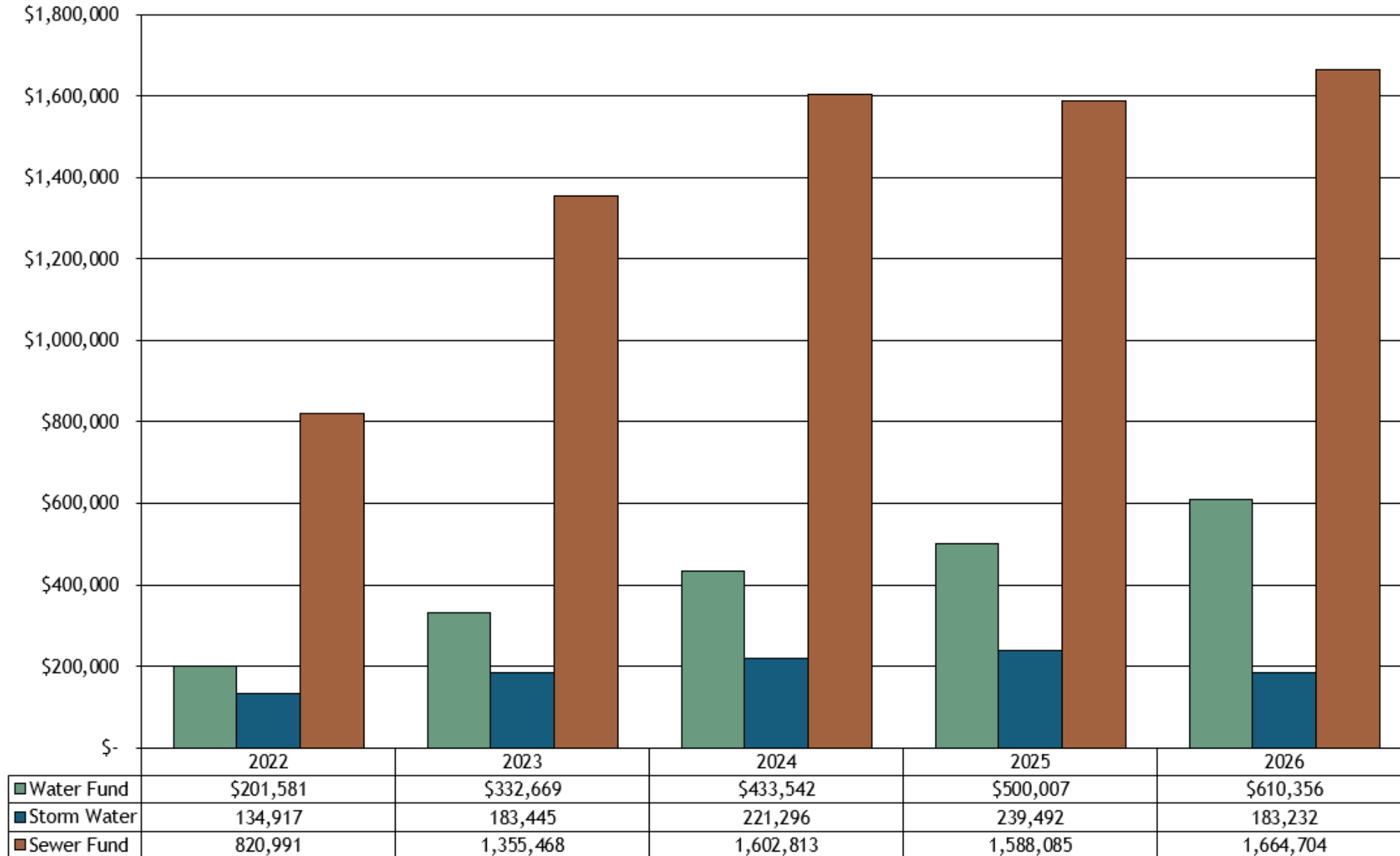
General Fund Disbursements



Operating Income – Enterprise Funds



Enterprise Funds – Cash Position



Auditor



Dustin Opatz

AUDIT DIRECTOR

320-828-2467

DUSTIN.OPATZ@CREATIVEPLANNING.COM

Thank You



This commentary is provided for general information purposes only, should not be construed as investment, tax or legal advice, and does not constitute an attorney/client relationship. Past performance of any market results is no assurance of future performance. The information contained herein has been obtained from sources deemed reliable but is not guaranteed.



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 19, 2026

AGENDA ITEM: Resolution 2026-105 - Approving Pay Estimate Number 13 (Final) in the amount of \$65,789.29 to Boomerang Corp for the 2025 Cedar-Johnson Road Reconstruction Project. / Move to action.

PREPARED BY: City Clerk, Alycia Friis
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DATE: October 8, 2026

SUMMARY:

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

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

Pay Estimate Number	Amount	Resolution #	Date
1	\$162,928.26	2025-68	June 16, 2025
2	\$309,539.52	2025-81	July 21, 2025
3	\$136,261.66	2025-88	August 18, 2025
4	\$844,850.72	2025-99	September 15, 2025
5	\$341,044.03	2025-112	October 6, 2025
6	\$186,750.08	2025-124	November 17, 2025
7	\$70,238.92	2025-139	December 15, 2025
8	\$1200.38	2026-05	January 20, 2026
9	\$14,512.13	2026-30	April 6, 2026
10	\$20,051.84	2026-64	July 7, 2026
11	\$722.40	2026-93	September 8, 2026
12	<u>\$16,534.62</u>	2026-101	September 21, 2026
	\$2,127,187.06		

RESOLUTION 2026-105

**A RESOLUTION APPROVING PAY ESTIMATE NUMBER 13 (FINAL) IN THE
AMOUNT OF \$65,789.29 TO BOOMERANG CORP. FOR THE 2025 CEDAR
JOHNSON ROAD RECONSTRUCTION PROJECT.**

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

WHEREAS, Boomerang Corp. has declared that said project has started and work has been rendered in accordance with drawings and specifications on the Project and based on observations by project managers of Veenstra & Kimm who are contracted with the City of West Branch to oversee the construction process.

WHEREAS, the City Council of West Branch, previously approved Pay Estimates Number 1 through 12 in the amount of \$2,127,187.06 to Boomerang Corp. of Anamosa, IA to date; and

WHEREAS, it is now necessary for the City Council to accept Pay Estimate Number 13 in the amount of \$65,789.29.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Branch, that Final Pay Estimate Number 13 in the amount of \$65,789.29 to Boomerang Corp. of Anamosa, IA is approved.

Passed and approved this 19th day of October, 2026.

Roger Laughlin, Mayor

ATTEST:

Alycia A Friis, City Clerk



A Kleinfelder Company

VEENSTRA & KIMM INC.

2600 University Parkway, Suite 1
Coralville, Iowa 52241

319.466.1000
www.v-k.net

October 5, 2026

Boomerang Corp
13225 Circle Drive, Ste A
Anamosa, IA 52205

PAY ESTIMATE NO. 13 (Final)

2025 CEDAR JOHNSON ROAD RECONSTRUCTION
WEST BRANCH, IOWA

Contract Amount \$2,127,723.71

Contract Date April 1, 2025

Pay Period Retainage

BID ITEMS							
	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1.1	Clearing And Grubbing	Acre	0.2	\$ 20,000.00	\$ 4,000.00	0.2	\$ 4,000.00
1.2	Grubbing	Unit	214.5	\$ 60.00	\$ 12,870.00	214.5	\$ 12,870.00
1.3	Excavation, Cl 10, Rdwy+Borrow	CY	7,542	\$ 8.00	\$ 60,336.00	7,592	\$ 60,736.00
1.4	Exc, Cl 10, Unsuit/Unstable Matrl, Core-Out	CY	1,500	\$ 10.00	\$ 15,000.00	590	\$ 5,900.00
1.5	Excavation, Class 13, Waste	CY	81	\$ 20.00	\$ 1,620.00	81	\$ 1,620.00
1.6	Special Backfill - Macadam Stone Base	CY	1,125	\$ 44.00	\$ 49,500.00	412.59	\$ 18,153.96
1.7	Special Backfill - Modified Subbase	CY	375	\$ 42.00	\$ 15,750.00	352	\$ 14,784.00
1.8	Topsoil, Furn+Spread	CY	1,167	\$ 50.00	\$ 58,350.00	1595	\$ 79,750.00
1.9	Topsoil, Strip, Salvage and Spread	CY	1,167	\$ 6.00	\$ 7,002.00	50	\$ 300.00
1.10	Subgrd Stablz Mtrl,PolyGrid NX-650	SY	1,500	\$ 5.00	\$ 7,500.00	7,127	\$ 35,635.00
1.11	Modified Subbase	CY	2,882	\$ 40.00	\$ 115,280.00	2,938	\$ 117,520.00
1.12	Choke Stone - Temporary Road	Ton	400	\$ 24.00	\$ 9,600.00	593.46	\$ 14,243.04
1.13	Macadam Stone Base - Temp Road	Ton	370	\$ 26.00	\$ 9,620.00		\$ -
1.14	Relocation Of Mailboxes	Each	3	\$ 100.00	\$ 300.00	3	\$ 300.00
1.15	PCC Pav't, Cl C, Cl 3 Durabl, 8 In.	SY	8,871	\$ 54.00	\$ 479,034.00	9,124.00	\$ 492,696.00
1.16	PCC Pavement Samples	LS	1	\$ 1,200.00	\$ 1,200.00	1	\$ 1,200.00
1.17	HMA ST, Base Course, 1/2 In. Mix	Ton	72.8	\$ 165.00	\$ 12,012.00		\$ -
1.18	HMA ST, Interm Course, 1/2 In. Mix	Ton	49.2	\$ 178.00	\$ 8,757.60		\$ -
1.19	HMA ST, Surface Course, 1/2 In. Mix, No Spec	Ton	49.2	\$ 165.00	\$ 8,118.00	119.22	\$ 19,671.30
1.20	Calcium Chloride Applied	Ton	6.2	\$ 1,400.00	\$ 8,680.00		\$ -
1.21	Water for Surface Appl of Calcium Chloride	MGal	5	\$ 300.00	\$ 1,500.00	4	\$ 1,200.00
1.22	Surfacing, Driveway, Class A Crushed Stone	Ton	32	\$ 26.00	\$ 832.00	42	\$ 1,092.00
1.23	Rmvl of Existing Structures - Retaining Wall	LS	1	\$ 3,000.00	\$ 3,000.00	1	\$ 3,000.00
1.24	Combo Concrete Sidewalk & Retaining Wall	CY	20.2	\$ 800.00	\$ 16,160.00	20.2	\$ 16,160.00
1.25	Safety Rail	LF	45	\$ 210.00	\$ 9,450.00	45	\$ 9,450.00
1.26	Aprons, Concrete, 30 In. Dia.	Each	3	\$ 4,400.00	\$ 13,200.00	1	\$ 4,400.00
1.27	Aprons, Concrete, 42 In. Dia.	Each	1	\$ 6,200.00	\$ 6,200.00	3	\$ 18,600.00
1.28	Modular Block Retaining Wall	SF	42	\$ 50.00	\$ 2,100.00		\$ -
1.29	Manhole, San. Sewer, SW-301, 48 In. Extra De	Each	1	\$ 10,000.00	\$ 10,000.00	1	\$ 10,000.00
1.30	Intake, SW-507	Each	12	\$ 4,400.00	\$ 52,800.00	12	\$ 52,800.00
1.31	Intake, SW-509	Each	8	\$ 6,000.00	\$ 48,000.00	8	\$ 48,000.00
1.32	Intake, SW-511	Each	2	\$ 2,900.00	\$ 5,800.00	2	\$ 5,800.00
1.33	Intake, SW-512	Each	1	\$ 1,800.00	\$ 1,800.00	1	\$ 1,800.00
1.34	Manhole Adjustment, Minor	Each	1	\$ 2,600.00	\$ 2,600.00	3	\$ 7,800.00
1.35	Manhole Adjustment, Major	Each	1	\$ 4,200.00	\$ 4,200.00	2	\$ 8,400.00
1.36	Subdrain, Longitudinal, (Backslope) 6 In. Dia.	LF	2,754	\$ 13.00	\$ 35,802.00	2,754	\$ 35,802.00
1.37	Subdrain Outlet, DR-303	Each	20	\$ 200.00	\$ 4,000.00	22	\$ 4,400.00
1.38	Subdrain Cleanout	Each	4	\$ 300.00	\$ 1,200.00	4	\$ 1,200.00
1.39	Storm SWR Grav Main, Trenched, HDPE, 10 In	LF	13	\$ 50.00	\$ 650.00	13	\$ 650.00
1.40	Storm SWR Grav Main, Trenched, RCP, 15 In.	LF	1,129	\$ 70.00	\$ 79,030.00	1,172	\$ 82,040.00

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1.41	Storm SWR Grav Main, Trenched, RCP, 18 In.	LF	41	\$ 80.00	\$ 3,280.00	43	\$ 3,440.00
1.42	Storm SWR Grav Main, Trenched, RCP, 24 In.	LF	319	\$ 84.00	\$ 26,796.00	340	\$ 28,560.00
1.43	Storm SWR Grav Main, Trenched, RCP, 30 In.	LF	299	\$ 110.00	\$ 32,890.00	308	\$ 33,880.00
1.44	Storm SWR Grav Main, Trenched, RCP), 42 In.	LF	185	\$ 200.00	\$ 37,000.00	185	\$ 37,000.00
1.45	Remove Pipe Less Than or Equal to 36 In.	LF	981	\$ 5.00	\$ 4,905.00	981	\$ 4,905.00
1.46	Remove Pipe Greater Than 36 In.	LF	152	\$ 10.00	\$ 1,520.00	152	\$ 1,520.00
1.47	Storm SWR Abandnmnt, Fill & Plug, ≤ 36 In. D	CY	3	\$ 200.00	\$ 600.00	3	\$ 600.00
1.48	Sanitary SWR Grav Main, Trenched, PVC, 8 In.	LF	56	\$ 100.00	\$ 5,600.00	56	\$ 5,600.00
1.49	Sanitary Sewer Service Stub, PVC, 4 In.	LF	250	\$ 44.00	\$ 11,000.00	250	\$ 11,000.00
1.50	Sanitary Sewer Service Relocation	Each	1	\$ 1,800.00	\$ 1,800.00	1	\$ 1,800.00
1.51	Revetment, Class E	Ton	72	\$ 70.00	\$ 5,040.00	65.14	\$ 4,559.80
1.52	Removal of Pavement	SY	7,679	\$ 5.00	\$ 38,395.00	7,679	\$ 38,395.00
1.53	Removal of Sidewalk	SY	39	\$ 5.00	\$ 195.00	59	\$ 295.00
1.54	Removal of Intakes and Utility Accesses	Each	1	\$ 200.00	\$ 200.00	1	\$ 200.00
1.55	Recreational Trail, PCC, 6 In.	SY	792	\$ 45.00	\$ 35,640.00	820.29	\$ 36,913.05
1.56	Sidewalk, P.C. Concrete, 6 In.	SY	847	\$ 46.00	\$ 38,962.00	952.31	\$ 43,806.26
1.57	Detectable Warnings	SF	140	\$ 50.00	\$ 7,000.00	140	\$ 7,000.00
1.58	Driveway, P.C. Concrete, 6 In.	SY	529	\$ 50.00	\$ 26,450.00	568.02	\$ 28,401.00
1.59	Removal Of Paved Driveway	SY	225	\$ 10.00	\$ 2,250.00	370.5	\$ 3,705.00
1.60	Fence, Safety	LF	2,665	\$ 6.00	\$ 15,990.00	2,915	\$ 17,490.00
1.61	Removal and Reinstallation of Fence,	LF	105	\$ 58.00	\$ 6,090.00	105	\$ 6,090.00
1.62	Remove and Reinstall Sign as per plan	Each	8	\$ 275.00	\$ 2,200.00	8	\$ 2,200.00
1.63	Removal of Type A Sign	Each	6	\$ 125.00	\$ 750.00	6	\$ 750.00
1.64	Install Stop Sign Assembly	Each	4	\$ 450.00	\$ 1,800.00	4	\$ 1,800.00
1.65	Construction Survey	LS	1	\$ 26,000.00	\$ 26,000.00	1	\$ 26,000.00
1.66	Traffic Control	LS	1	\$ 13,000.00	\$ 13,000.00	1	\$ 13,000.00
1.67	Mobilization	LS	1	\$ 150,000.00	\$ 150,000.00	1	\$ 150,000.00
1.68	Water Main, Trenched, PVC, 8 In., DR-18	LF	236	\$ 60.00	\$ 14,160.00	139	\$ 8,340.00
1.69	Water Main, Trenched, PVC, 12 In., DR-18	LF	363	\$ 80.00	\$ 29,040.00	310	\$ 24,800.00
1.70	Water Service Stub, Copper, 1 In.	Each	3	\$ 1,800.00	\$ 5,400.00	3	\$ 5,400.00
1.71	Valve, Gate, DIP, 8 In.	Each	5	\$ 2,800.00	\$ 14,000.00	3	\$ 8,400.00
1.72	Valve, Gate, DIP, 12 In.	Each	1	\$ 4,800.00	\$ 4,800.00	1	\$ 4,800.00
1.73	Valve Removal,	Each	1	\$ 200.00	\$ 200.00	2	\$ 400.00
1.74	Fire Hydrant Assembly, WM-201	Each	2	\$ 9,600.00	\$ 19,200.00	2	\$ 19,200.00
1.75	Fire Hydrant Assembly Removal	Each	2	\$ 200.00	\$ 400.00	2	\$ 400.00
1.76	Flushing Device (Blowoff), 2 In.	Each	1	\$ 1,600.00	\$ 1,600.00	2	\$ 3,200.00
1.77	Valve Box Adjustment, Minor	Each	1	\$ 450.00	\$ 450.00	4	\$ 1,800.00
1.78	SWPPP Preparation and Management	LS	1	\$ 3,000.00	\$ 3,000.00	1	\$ 3,000.00
1.79	Dust Control - Saw Cutting	LS	1	\$ 600.00	\$ 600.00	1	\$ 600.00
1.80	Mulching	Acre	3	\$ 1,000.00	\$ 3,000.00	3.45	\$ 3,450.00
1.81	Native Grass Seeding	Acre	1.1	\$ 1,500.00	\$ 1,650.00	1.45	\$ 2,175.00
1.82	Seed&Fertlz (Rural)-HydroSeed w/BondedFibe	Acre	0.7	\$ 4,500.00	\$ 3,150.00	0.63	\$ 2,835.00
1.83	Seeding & Fertilizing (Urban) - Hydraulic Seedi	Acre	1.6	\$ 4,500.00	\$ 7,200.00	1.47	\$ 6,615.00
1.84	Sodding	SQ	35	\$ 60.00	\$ 2,100.00	144	\$ 8,640.00
1.85	Turf Reinforcement Mat, Type 2	SQ	9.7	\$ 42.00	\$ 407.40	6	\$ 252.00
1.86	Silt Fence	LF	3,360	\$ 1.50	\$ 5,040.00		\$ -
1.87	Rmvl of Silt Fence/Silt Fence for Ditch Checks	LF	3,360	\$ 0.10	\$ 336.00		\$ -
1.88	Permtr&Slope SedimtCntrlDev, 9" Dia. EC-204	LF	840	\$ 2.50	\$ 2,100.00	1120	\$ 2,800.00
1.89	Rmvl of Permtr&Slope/DitchCheck Sedit Cntrl	LF	840	\$ 0.02	\$ 16.80	1120	\$ 22.40
1.90	Open-Throat Curb Intake Sedmnt Filter, EC-60	LF	110	\$ 16.00	\$ 1,760.00	112	\$ 1,792.00
1.91	Maint of Open-Throat CurbIntake Sedimt Filte	Each	110	\$ 0.50	\$ 55.00		\$ -
1.92	Rmvl of Open-Throat Curb Intake Sediment Fil	Each	110	\$ 0.50	\$ 55.00	112	\$ 56.00

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1.93	Grate Intake Sediment Filter Bag, EC-604	Each	3	\$ 125.00	\$ 375.00	2	\$ 250.00
1.94	Maint of Grate Intake Sediment Filter Bag	Each	3	\$ 50.00	\$ 150.00		\$ -
1.95	Removal of Grate Intake Sediment Filter Bag	Each	3	\$ 25.00	\$ 75.00		\$ -
1.96	Mobilizations, Erosion Control	Each	4	\$ 600.00	\$ 2,400.00	10	\$ 6,000.00
1.97	Trees	Each	8	\$ 500.00	\$ 4,000.00	3	\$ 1,500.00
2.1	Excavation, Cl 10, Rdwy+Borrow	CY	664	\$ 8.00	\$ 5,312.00	664	\$ 5,312.00
2.2	Exc, Cl 10, Unsuit/Unstable Matrl, Core-Out	CY	200	\$ 10.00	\$ 2,000.00	160	\$ 1,600.00
2.3	Excavation, Class 13, Waste	CY	13	\$ 20.00	\$ 260.00	13	\$ 260.00
2.4	Special Backfill - Macadam Stone Base	CY	150	\$ 44.00	\$ 6,600.00	160	\$ 7,040.00
2.6	Topsoil, Furn+Spread	CY	415	\$ 50.00	\$ 20,750.00	340	\$ 17,000.00
2.7	Topsoil, Strip, Salvage and Spread	CY	415	\$ 6.00	\$ 2,490.00		\$ -
2.8	Subgrd Stablz Mtrl,PolyGrid NX-650	SY	500	\$ 5.00	\$ 2,500.00	506	\$ 2,530.00
2.9	Modified Subbase	CY	520	\$ 42.00	\$ 21,840.00	520	\$ 21,840.00
2.10	Choke Stone - Temporary Road	Ton	224	\$ 24.00	\$ 5,376.00	224	\$ 5,376.00
2.11	Macadam Stone Base - Temporary Road	Ton	833	\$ 26.00	\$ 21,658.00	838.21	\$ 21,793.46
2.12	PCC Pav't, Cl C, Cl 3 Durabl, 8 In.	SY	1,628	\$ 54.00	\$ 87,912.00	1,628	\$ 87,912.00
2.13	PCC Pavement Samples	LS	1	\$ 400.00	\$ 400.00	1	\$ 400.00
2.14	HMA ST, Base Course, 1/2 In. Mix	Ton	88.1	\$ 165.00	\$ 14,536.50		\$ -
2.15	HMA ST, Intermediate Course, 1/2 In. Mix	Ton	58.7	\$ 178.00	\$ 10,448.60		\$ -
2.16	HMA ST, Surface Course, 1/2 In. Mix, No Spec	Ton	58.7	\$ 165.00	\$ 9,685.50	244.89	\$ 40,406.85
2.17	Calcium Chloride Applied	Ton	4	\$ 1,400.00	\$ 5,600.00	1.1	\$ 1,540.00
2.18	Water for Surface Appl of Calcium Chloride	MGal	8	\$ 400.00	\$ 3,200.00	0.4	\$ 160.00
2.19	Surfacing, Driveway, Class A Crushed Stone	Ton	8	\$ 26.00	\$ 208.00	8	\$ 208.00
2.20	Intake, SW-507	Each	2	\$ 5,400.00	\$ 10,800.00	2	\$ 10,800.00
2.21	Manhole Adjustment, Minor	Each	2	\$ 2,600.00	\$ 5,200.00	0	\$ -
2.22	Manhole Adjustment, Major	Each	1	\$ 4,200.00	\$ 4,200.00	2	\$ 8,400.00
2.23	Subdrain, Longitudinal, (Backslope) 6 In. Dia.	LF	890	\$ 13.00	\$ 11,570.00	890	\$ 11,570.00
2.24	Subdrain Outlet, DR-303	Each	2	\$ 200.00	\$ 400.00	2	\$ 400.00
2.25	Storm Sewer Gravity Main, Trenched, RCP,15	LF	39	\$ 70.00	\$ 2,730.00	39	\$ 2,730.00
2.26	Remove Pipe Less Than or Equal to 36 In.	LF	162	\$ 5.00	\$ 810.00	162	\$ 810.00
2.27	Revetment, Class E	Ton	2.5	\$ 70.00	\$ 175.00	4	\$ 280.00
2.28	Removal of Pavement	SY	1,157	\$ 7.00	\$ 8,099.00	1,157	\$ 8,099.00
2.29	Removal of Sidewalk	SY	16	\$ 5.00	\$ 80.00	21	\$ 105.00
2.30	Removal of Intakes and Utility Accesses	Each	2	\$ 250.00	\$ 500.00	2	\$ 500.00
2.31	Recreational Trail, PCC, 6 In.	SY	467	\$ 45.00	\$ 21,015.00	363.73	\$ 16,367.85
2.32	Sidewalk, P.C. Concrete, 6 In.	SY	68	\$ 50.00	\$ 3,400.00	17.9	\$ 895.00
2.33	Detectable Warnings	SF	30	\$ 50.00	\$ 1,500.00	30	\$ 1,500.00
2.34	Driveway, P.C. Concrete, 6 In.	SY	118	\$ 50.00	\$ 5,900.00	197.14	\$ 9,857.00
2.35	Removal of Paved Driveway	SY	180	\$ 10.00	\$ 1,800.00	258.73	\$ 2,587.30
2.36	Fence, Safety	LF	825	\$ 6.00	\$ 4,950.00	945	\$ 5,670.00
2.37	Remove and Reinstall Sign as per plan	Each	1	\$ 275.00	\$ 275.00	1	\$ 275.00
2.38	Construction Survey	LS	1	\$ 1,750.00	\$ 1,750.00	1	\$ 1,750.00
2.39	Traffic Control	LS	1	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00
2.40	Mobilization	LS	1	\$ 1,983.31	\$ 1,983.31	1	\$ 1,983.31
2.41	Valve Box Adjustment, Minor	Each	1	\$ 250.00	\$ 250.00	1	\$ 250.00
2.42	Mulching	Acre	0.5	\$ 1,500.00	\$ 750.00	0.39	\$ 585.00
2.43	Seeding & Fertilzng (Urban) - Hydraulic Seedin	Acre	0.55	\$ 4,500.00	\$ 2,475.00	0.39	\$ 1,755.00
2.44	Sodding	SQ	148	\$ 55.00	\$ 8,140.00	81	\$ 4,455.00
2.45	Silt Fence	LF	480	\$ 1.50	\$ 720.00		\$ -
2.46	Rmvl of Silt Fence/Silt Fence for Ditch Checks	LF	480	\$ 0.10	\$ 48.00		\$ -
Contract Price:					\$ 2,127,723.71		\$ 2,125,113.58

MATERIALS STORED SUMMARY				
	Description	# of Units	Unit Price	Extended Cost
			Total	\$ -

SUMMARY			
		Total Approved	Total Completed
Contract Price		\$ 2,127,723.71	\$ 2,125,113.58
Approved Change Order (list each)	Change Order No. 1	\$ 10,945.37	\$ 10,945.37
	Change Order No. 2	\$ 3,821.40	\$ 3,821.40
	Change Order No. 3	\$ 1,500.00	\$ 1,500.00
	Change Order No. 4	\$ 11,300.00	\$ 11,300.00
	Change Order No. 5	\$ 23,250.00	\$ 23,250.00
	Change Order No. 6	\$ 14,196.00	\$ 14,196.00
	Change Order No. 7	\$ 2,850.00	\$ 2,850.00
	Revised Contract Price	\$ 2,195,586.48	\$ 2,192,976.35

Stored \$ -

Total Earned \$ 2,192,976.35

Retainage (3%) \$ -

Total Earned Less Retainage \$ 2,192,976.35

Total Previously Approved (list each)	Pay Estimate No. 1	\$ 162,928.26	
	Pay Estimate No. 2	\$ 309,539.52	
	Pay Estimate No. 3	\$ 136,261.66	
	Pay Estimate No. 4	\$ 844,850.72	
	Pay Estimate No. 5	\$ 341,044.03	
	Pay Estimate No. 6	\$ 186,750.08	
	Pay Estimate No. 7	\$ 70,238.92	
	Pay Estimate No. 8	\$ 1,200.38	
	Pay Estimate No. 9	\$ 14,512.13	
	Pay Estimate No. 10	\$ 42,604.34	
	Pay Estimate No. 11	\$ 722.40	
	Pay Estimate No. 12	\$ 16,534.62	

Total Previously Approved \$ 2,127,187.06

Percent Complete 100%

Amount Due This Request \$ 65,789.29

The amount \$65,789.29 is recommended for approval for payment in accordance with the terms of the contract.

Prepared By:
Boomerang Corp

Recommended By:
Veenstra & Kimm, Inc.

Approved By:
West Branch, Iowa

Signature: Keegan Parizek
Name: Keegan Parizek
Title: Project Manager
Date: 10/6/2026

Signature: 
Name: Eric Gould
Title: Engineer
Date: October 5, 2026

Signature: _____
Name: _____
Title: _____
Date: _____



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 19, 2026

AGENDA ITEM: Resolution 2026-106 Accepting the W Main Street Overlay Project as complete./ Move to Action.

PREPARED BY: City Clerk, Alycia Friis
--

DATE: October 12, 2026

SUMMARY:

Triple B Construction Corp. of Wilton, Iowa was awarded the construction contract for the W Main Street Overlay Project (the "Project") by the West Branch City Council through the passage of Resolution 2026-45 on May 4, 2026 in the amount of \$742,540.50.

Pay Estimate	Amount	Resolution	Date
1	\$201,282.04	2026-74	July 20, 2026
2	\$496,619.15	2026-85	August 17, 2026
3	<u>\$61,977.29</u>	2026-103	October 5, 2026
	\$759,878.48		

This is the total that has been paid to date. Following inspection of the site, it has been established that the project is complete. The final retainage that will be paid out following 31 days after the date of this Resolution is, \$23,501.40.

RESOLUTION NO. 2026-106

RESOLUTION ACCEPTING THE W MAIN STREET OVERLAY PROJECT AS COMPLETED.

WHEREAS, Triple B Construction was awarded the construction contract for the W Main Street Overlay Project (the “Project”) for a total base bid of \$742,540.50; and

WHEREAS, said Project has now been completed in accordance with the City specifications; and

WHEREAS, it is now necessary for the City Council to accept the aforementioned Project as completed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the West Branch, Iowa, that the Project be accepted as completed. Further, the City Clerk is directed to hold the retainage amount of \$23,501.40 until 31 days after the date of this Resolution.

* * * * *

Passed and approved this 19th day of October, 2026.

Roger Laughlin, Mayor

ATTEST:

Alycia Friis, City Clerk

CERTIFICATE OF COMPLETION

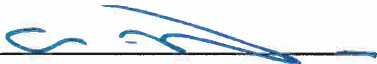
WEST MAIN STREET OVERLAY WEST BRANCH, IOWA

Veenstra & Kimm, Inc. hereby certifies that we have made an on-site review of the completed construction of the WEST MAIN STREET OVERLAY under the Contract as performed by Triple B Construction of Wilton, Iowa and the date of completion is hereby established as October 9, 2026.

As Engineers for the project, it is our opinion that the work performed is in substantial accordance with the plans and specifications, and that the final amount of the contract is Seven Hundred Eighty-Three Thousand Three Hundred Seventy-Nine and 89/100 Dollars (\$783,379.89).

Filed by: **VEENSTRA & KIMM, INC.**

Accepted by: **WEST BRANCH, IOWA**

By  _____

By _____

Title Project Engineer

Title Mayor

Date Certificate Filed:

Date Accepted:

October 9, 2026

October 19, 2026

**VEENSTRA & KIMM INC.**

2600 University Parkway, Suite 1
Coralville, Iowa 52241

319.466.1000
www.v-k.net

October 5, 2026

Adam Kofoed
City Administrator
City of West Branch
110 Poplar Street
P.O. Box 218
West Branch, IA 52358

WEST BRANCH, IOWA
WEST MAIN STREET OVERLAY
CERTIFICATE OF COMPLETION

Attached is one copy of the Certificate of Completion for the project. The final contract price is \$793,379.89. The certificate should be executed by the Mayor after the City Council has approved acceptance of the project.

Please print and sign two (2) copies of the Certificate of Completion. Forward one copy to our office and keep the other copy for your files.

Partial Payment Estimate No. 4 (final) in the amount of the retainage will be submitted to the City after 31 days has elapsed from the date of acceptance of the project by the City.

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

VEENSTRA & KIMM, INC.

Eric Gould
EDG:mmc
368332
Enclosure



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 19, 2026

AGENDA ITEM: Resolution 2026-107 Approving a Settlement Agreement with Katharine K. Gaskill./ Move to Action.
--

PREPARED BY: City Clerk, Alycia Friis
--

DATE: October 12, 2026

SUMMARY:

Per temporary easement agreement with Katharine, this is a Resolution and Agreement to pay the compensation for use of the area after October 2024 and until project end time.

The request is for \$10,000.00 to be paid to Katharine Gaskill for compensation.

RESOLUTION NO. 2026-107

RESOLUTION APPROVING A SETTLEMENT AGREEMENT WITH KATHARINE K. GASKILL.

WHEREAS, Owner owns parcels generally referred located east of and adjacent to Parkside Hills subdivision in City (the “Property”); and

WHEREAS, City condemned a permanent and temporary construction easement over a portion of the Property as part of the City’s Creek Widening Project (the “Project”); and

WHEREAS, Owner appealed the condemnation award and the City and Owner settled the matter and executed an agreement to settle the easement matters; and

WHEREAS, Owner was entitled to additional compensation of \$500.00 per month under the temporary easement if the Property was occupied after October, 2024; and

WHEREAS, because of permitting delays, the occupation of the Property extended past October, 2024; and

WHEREAS, Owner and City have arrived at a mutually-acceptable resolution of the extension of the temporary easement; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Cedar County, Iowa, that the aforementioned Agreement with Gaskill is hereby approved. Further, the Mayor and City Clerk are directed to execute the agreement on behalf of the City.

Passed and approved this 19th day of October, 2026.

Roger Laughlin, Mayor

ATTEST:

Alycia Friis, City Clerk

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT is entered into this _____ day of _____, 2026 by Katharine K. Gaskill, hereafter referred to as the “Owner”; and the City of West Branch, Iowa, hereafter referred to as “City.”

RECITALS

WHEREAS, Owner owned three parcels generally referred located east of and adjacent to Parkside Hills subdivision in City (the “Property”); and

WHEREAS, City condemned a permanent and temporary construction easement over a portion of the Property as part of the City’s Creek Widening Project (the “Project”);

WHEREAS, Owner appealed the condemnation award and the City and Owner settled the matter and executed an agreement to settle the easement matters; and

WHEREAS, Owner was entitled to additional compensation of \$500.00 per month under the temporary easement if the Property was occupied after October, 2024; and

WHEREAS, because of permitting delays, the occupation of the Property extended past October, 2024; and

WHEREAS, Owner and City have arrived at a mutually-acceptable resolution of the extension of the temporary easement; and

WHEREAS, Owner and Coralville wish to memorialize their agreement in writing,

IT IS, THEREFORE, AGREED AS FOLLOWS:

1. The above recitals are true and correct.
2. City agrees to pay to Owner the sum of \$10,000.00, which represents the additional time outlined in the settlement of the parties.

3. Owner, by execution of this Settlement Agreement, hereby releases and forever discharges the City from any and all additional claims under the settlement between the parties as it pertains to the easements acquired by the City for the Project.

4. In the event that either party must commence an action to enforce any obligation of this Agreement, the prevailing party shall be entitled to recover all costs associated therewith, including reasonable attorneys' fees.

5. This Agreement constitutes the entire understanding of the parties hereto and shall not be altered, amended or modified unless done so in writing.

Owner:

By _____
Katharine K. Gaskill

City of West Branch:

By: _____
Roger Laughlin, Mayor

ATTEST:

By: _____
Alycia Friis, City Clerk



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 19, 2026

AGENDA ITEM:	Resolution 2026-108 Setting a Public Hearing on ordinance 842, changes to Chapter 165 Zoning Regulations./ Move to action.
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PREPARED BY:	City Clerk, Alycia Friis
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DATE:	October 12, 2026
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ITEM SUMMARY

Setting a public hearing date on Ordinance 842 for changes to Chapter 165, Zoning Regulations for the following:

November 24, 2026 at 7:00pm – Planning and Zoning Meeting

December 7, 2026 at 6:00pm – City Council Meeting

RESOLUTION 2026-108

**RESOLUTION SETTING A PUBLIC HEARING ON ORDINANCE 842, CHANGES TO
CHAPTER 165 ZONING REGULATIONS**

WHEREAS, the City Council of the City of West Branch, Iowa, has heretofore deemed it necessary and desirable to add public and private parks to Chapter 165 of the code of Ordinances for the City of West Branch, Iowa; and

WHEREAS, accordingly, the Planning and Zoning Commission of West Branch, Iowa, did heretofore discuss and direct the preparation of changes to Chapter 165 Sections 24.1, 25.1, and 36.1, the permitted uses area adding information for public and private parks; and

WHEREAS, it is now necessary to set a date for a public hearing to approve said changes to Chapter 165, for both the Planning and Zoning meeting set to be held Tuesday, November 24, 2026 at 7:00pm; and at the City Council meeting scheduled for Monday, December 7, 2026 at 6:00pm.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Branch, Iowa, that a public hearing on Ordinance 842, amending Chapter 165 of the Code of Ordinances, shall be set for 7:00 p.m. on Tuesday, November 24, 2026, and a second public hearing to be set for 6:00 p.m. on Monday, December 7, 2026, in the Council Chambers at 110 N. Poplar Street. Further, the City Clerk is further directed to publish notice of said public hearings as required by law.

Passed and approved this 19th day of October, 2026.

Roger Laughlin, Mayor

ATTEST:

Alycia Friis, City Clerk

ORDINANCE NO. 842

AN ORDINANCE WITHIN CHAPTER 165 OF THE CODE OF ORDINANCES OF THE CITY OF WEST BRANCH ADDING PUBLIC AND PRIVATE PARKS.

WHEREAS, an addition to the following sections and subsections of Chapter 165 Zoning Regulations; and

NOW, THEREFORE, BE IT ORDAINED:

1. Amendment. Section 165.24.1, 165.25.1, 165.26.1 and 165.35.1, the Permitted Uses area, is hereby amended by adding information for public and private parks, as follows:

165.24 R-1 DISTRICT REQUIREMENTS.

1. Permitted Uses.

- A. All uses allowed by right in Agricultural A-1 District except that there shall be no raising or pasturing of livestock, poultry or other commercial domestic animals or birds.
- B. Boarding house, provided that not more than four such boarders shall be permitted without special exception by the Board of Adjustment and by the Health Officer of the City.
- C. Public utility substations or pumping stations meeting the requirements of Section [165.23\(2\)\(A\)](#).
- D. Private schools of general instruction.
- E. Accessory uses customarily incidental to any of the foregoing permitted uses.
- F. Funeral homes.
- G. **Public and Private Parks.**

165.25 R-2 DISTRICT REQUIREMENTS.

1. Permitted Uses.

- A. All uses allowed by right in the Residence R-1 District.
- B. Two-family dwellings.
- C. Boarding house.
- D. Zero lot line units.
- E. **Public and Private Parks.**

165.26 R-3 DISTRICT REQUIREMENTS.

1. Permitted Uses. In Residence R-3 District, the provisions of this section shall apply and the following uses permitted:

- A. All uses allowed by right in the Residence R-2 District.
- B. Multiple-family dwellings up to 12 units.
- C. Child care centers.

- D. Zero lot line units.
- E. **Public and Private Parks.**

165.35 PUBLIC USE DISTRICT.

It is the intent of the Public Use District (P) to provide reference on the zoning map to public uses of land. Thus, land owned by the United States Federal Government, the State of Iowa, Johnson or Cedar County, the West Branch Community School District, the City of West Branch or other governmental entities will be designated Public Use.

1. Permitted Principal Uses and Structures.
 - A. Use of land, buildings, or structures of the aforementioned federal and State governments or political subdivisions thereof.
 - B. Agriculture.
 - C. **Public Parks.**
2. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.
3. Adjudication. If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.
4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

Approved and adopted this 4th of January, 2027.

First reading: December 7, 2026
Second reading: December 21, 2026
Third Reading: January 4, 2027

Roger Laughlin, Mayor

ATTEST:

Alycia Friis, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the ____ day of _____, 2026.

Alycia Friis, City Clerk



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 19, 2026

AGENDA ITEM: Resolution 2026-109 – Approving a Salary Adjustment for Matt Goodale.

PREPARED BY: City Clerk, Alycia Friis
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DATE: October 12, 2026

SUMMARY:

Matt Goodale has completed the requirements for and obtained certification of Grade III Water Treatment Operator. Per the City of West Branch employee handbook, this qualifies Matt to earn a raise of \$1.00 per hour to his current pay rate.

The final salary amount with this raise is calculated by being broken down to an hourly rate, the \$1.00 raise added to that hourly rate and then calculated back to an annual salary amount.

This raise takes effect starting on the October 19, 2026 pay period and will be utilized following this approval for the next payroll calculation.

RESOLUTION 2026-109

A RESOLUTION APPROVING A SALARY ADJUSTMENT FOR MATT GOODALE.

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

Section 1. The City of West Branch Employee Handbook (dated August 21, 2026), states that Public Works employees shall earn a pay increase for successfully completing a Grade III Water Distribution, Treatment or Sewer certification.

Section 2. Matt Goodale successfully completed the Grade III Water Treatment Operator certification.

Section 3. The following person and position named shall be paid the salary indicated below and the City Clerk/Finance Officer is authorized to issue warrants/checks, less legally required or authorized deductions for the amounts set out below, and make such contributions to IPERS and Social Security or other purposes as required by law or authorization of the Council:

Position	Name	Current Wage	New Wage
Public Works Director	Matt Goodale	\$96,075.19	\$98,155.20

SECTION 4. The salary increase will go into effect on October 19, 2026.

Passed and approved this 19th day of October, 2026.

Roger Laughlin, Mayor

ATTEST:

Alycia Friis, City Clerk



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 19, 2026

AGENDA ITEM:	Resolution 2026-110 Accepting the Donation of a Parcel of Property KLM Investments, LLC./ Move to Action.
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PREPARED BY:	City Clerk, Alycia Friis
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DATE:	October 12, 2026
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SUMMARY:

When Outlot A was transferred to the City by KLM, this small area was missed. It came to the developers attention when a tax invoice was sent to them for the area. The developers are wanting only to move forward with the donation of this area along with Ourlot A going forward. Below is the effected area:

A part of Section 6, Township 79 North, Range 4 West of the 5th P.M., West Branch, Cedar County, Iowa, as legally described on that certain Plat of Survey recorded in Book L, Page 171-172, Plat Records of Cedar County, Iowa (the "Parcel")



Prepared by: Kevin D. Olson, 1400 5th Street, Coralville, Iowa 52241 (319) 351-2277

Return to: City of West Branch, 110 Poplar Street, PO Box 218, West Branch, IA 52358 (319) 643-5888

RESOLUTION NO. 2026-110

RESOLUTION ACCEPTING THE DONATION OF A PARCEL OF PROPERTY KLM INVESTMENTS, LLC.

WHEREAS, KLM Investments, LLC (the “Developer”) previously platted the Meadows Subdivision, Part 4B in the city (the “Subdivision”); and

WHEREAS, as part of the Subdivision, the Developer platted the following parcel:

A part of Section 6, Township 79 North, Range 4 West of the 5th P.M., West Branch, Cedar County, Iowa, as legally described on that certain Plat of Survey recorded in Book L, Page 171-172, Plat Records of Cedar County, Iowa (the “Parcel”)

; and

WHEREAS, the Developer has agreed to donate the Parcel to the City to be used for public purposes; and

WHEREAS, it is now necessary to accept the donation of the Parcel to the City.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Cedar County, Iowa, that the City hereby accepts the donation of the Parcel to the City of West Branch.

Passed and approved this 19th day of October, 2026.

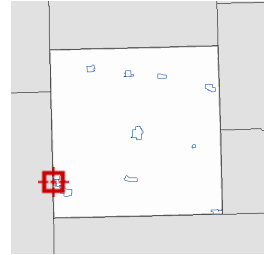
Roger Laughlin, Mayor

ATTEST:

Alycia Friis, City Clerk



Overview



Legend

Roads

- Interstate
- US Hwy
- US Hwy / County Hwy / Muni
- US Hwy / Muni
- State Hwy
- State Hwy / Muni
- <all other values>

Parcels

- Parcels
- BLL
- BLL
- Sections

Parcel ID	049013063510040	Alternate ID	n/a	Owner Address	KLM Investments LLC
Sec/Twp/Rng	6-79-4	Class	A		124 W Main St
Property Address		Acreage	0.5		PO Box 698
	WEST BRANCH				West Branch, IA 52358-0698
District	490 - WEST BRANCH AG/ WEST BRANCH SCH				
Brief Tax Description	LOT 2 PARCEL G SW SW &EXC THE MEADOWS PAR T 4B LOT				
	(Note: Not to be used on legal documents)				

Date created: 10/13/2026
Last Data Uploaded: 10/12/2026 11:55:36 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE: October 19, 2026

AGENDA ITEM: Ordinance 834 An ordinance regulating No Parking Zones.

PREPARED BY: City Clerk, Alycia Friis
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DATE: October 12, 2026

ITEM SUMMARY

Sycamore Drive at Parkside Hills Reimagined is a public street, but it is narrow. Recently, cars have been parking on that street. This street serves as a main entrance to the back and front of the development.

The City Administrator, Fire Chief, Police Chief, and the developers consultant, Jon Marner of MMS agree that there should be no parking on Sycamore Drive.

ORDINANCE 843

ORDINANCE REGULATING NO PARKING ZONES.

WHEREAS, the City of West Branch, Iowa has jurisdiction to establish Parking Regulations within the corporate limits of the City of West Branch; and

WHEREAS, No Parking Zones shall mean, no stop, stand, or parking of a vehicle in any of the following designated no parking zones except when necessary to avoid conflict with other traffic or in compliance with the direction of a peace officer or traffic control signal; and

WHEREAS, the City Council has heretofore deemed it necessary and desirable to pass legislation regulating the no parking zones within the City.

NOW, THEREFORE, BE IT ORDAINED, that:

1. Amendment. Section 69.08 of the Code of Ordinances is hereby adding subsection sixty-Seven (28) with the following:

28. Both sides of Sycamore Drive will have no parking. Parking would be allowed during special events, when authorized by the City Council or the Chief of Police.

2. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

3. Adjudication. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

First reading: Oct. 19, 2026

Second reading: Nov. 2, 2026

Third Reading: Nov. 16, 2018

Roger Laughlin, Mayor

ATTEST:

Alycia Friis, City Clerk

