



AGENDA OF THE REGULAR SESSION OF THE
COUNCIL OF THE CITY OF WASHINGTON, IA
TO BE HELD IN THE
COUNCIL CHAMBERS
215 E. WASHINGTON STREET
AT 6:00 P.M., TUESDAY, January 4, 2022

Call to Order

Pledge of Allegiance

Roll call

Agenda for the Regular Session to be held at 6:00 P.M., Tuesday, January 4, 2022 to be approved as proposed or amended.

Consent:

1. Council Minutes November 16, 2021
2. Garden & Associates, Sanitary Sewer Extension South Washington, \$505.75
3. Garden & Associates, Water Main Extension Deao Property, \$631.00
4. Garden & Associates, South E Avenue Street Reconstruction, \$823.00
5. Garden & Associates, Reconstruction of East Adams Street, \$4,674.25
6. Garden & Associates, Buchanan Street Paving Project, \$3,331.56
7. Garden & Associates, NLW Subdivision Phase 2, \$1,355.50
8. Garden & Associates, General Engineering, \$505.80
9. Washington Chamber of Commerce, 2022 Chamber Renewal, \$1,353.60
10. ACE-N-MORE, 1901 East Washington Street, Class B Native Wine Permit, Class C Beer Permit (**renewal**)
11. Unc and Nephews, 1015 West Madison Street, Class C Liquor License, Sunday Sales, Outdoor Service Area (**new owner**)
12. Department Reports

Claims

- Claims for January 4, 2022

PRESENTATION FROM THE PUBLIC – Please limit comments to 3 Minutes

PUBLIC HEARING

- Public Hearing for Amendment No. 2 to the Washington Unified South Central Residential Urban Renewal Plan
- Public Hearing for Plans, Schedule, and Estimate of Cost on East Adams Street Project
- Public Hearing on Proposed Ward Boundary Changes

NEW BUSINESS

1. Discussion and Consideration of Resolution Determining an Area of the City to be an Economic Development Area, and that the Rehabilitation, Conservation, Redevelopment, Development or a Combination Thereof, of Such Area is Necessary in the Interest of the Public Health, Safety or Welfare of the Residents of the City; Designating Such Area as Appropriate for Urban Renewal Projects; and Adopting Amendment No. 2 to the Washington Unified South Central Residential Urban Renewal Plan
2. Discussion and Consideration of a Resolution Approving and Authorizing Execution of an Extension Agreement by and Among the City of Washington, the County of Washington, and the Washington Community School District, Approving the Extension of a Division of Tax Revenue in the Washington Unified South Central Residential Urban Renewal Area
3. Discussion and Consideration of a Resolution to Adopt the Final Assessment, Levy Assessment and Order Notice to be Sent to Affected Property Owners (South Avenue E)
4. Discussion and Consideration of Livestock in Town Request (1105 N. Iowa Avenue)
5. Discussion and Consideration of Funding Source for Law Enforcement Technology Upgrade
6. Discussion and Consideration of a Letter of Agreement with Washington County for Redistricting Wards
7. Discussion and Consideration of Election Precincts Agreement with Washington County Temporary Redistricting Commission
8. Discussion and Consideration of First Reading (and possible Second, and Third and Final Reading) of an Ordinance Amending the Ward Boundaries within the City of Washington
9. Update on Ward 1 City Council Vacancy

DEPARTMENTAL REPORTS

Police Department

City Attorney

Interim City Administrators

MAYOR & COUNCILPERSONS

Jaron Rosien, Mayor

Illa Earnest

Steven Gault

Elaine Moore

Danielle Pettit-Majewski

Fran Stigers

Millie Youngquist

ADJOURNMENT

CITY OF WASHINGTON
Council Minutes 12-21-2021

The Council of the City of Washington, Iowa, met in Regular Session in the Council Chambers, 215 East Washington Street on Tuesday, December 21, 2021, at 6:00 p.m. Mayor Rosien in the chair.

On roll call present: Earnest, Moore, Stigers, and Youngquist. Absent: Gault and Pettit-Majewski.

Motion by Stigers, seconded by Youngquist, that the agenda for the Regular Session to be held at 6:00 p.m., Tuesday, December 21, 2021, be approved. Motion carried.

Mayor Rosien administered the oaths of office for Stigers and Moore. Clerk Hart administered the oath of office for Mayor Rosien.

Consent:

1. Council Minutes December 7, 2021
2. Council Minutes November 30, 2021 – special session
3. Bolton & Menk, Refurbish and Link 2 Existing 10k Gallon Tanks at Airport, \$1,940.00
4. ECICOG, CDBG Rehab Grant Administration, \$600.00
5. FOX Engineering, 2021 Washington Water Main Improvements, \$161.25
6. FOX Engineering, 2020 Sanitary Sewer Extension, \$644.00
7. FOX Engineering, Old Wastewater Treatment Plant Demolition, \$3,427.00
8. Gronewold, Bell, Kyhnn & Co. P.C., FY21 Progress Billing, \$6,900.00
9. UMB, 2015 GO Bond Fee, \$250.00
10. UMB, 2018A GO Bond Fee, \$300.00
11. UMB, 2016B GO Bond Fee, \$250.00
12. UMB, 2016A GO Bond Fee, \$250.00
13. UMB, 2018B GO Bond Fee, \$300.00
14. Department Reports

Motion by Stigers, seconded by Earnest, to approve consent items 1-14. Motion carried.

Claims for December 21, 2021 were presented by Finance Director Kelsey Brown.

Motion by Youngquist, seconded by Stigers, to approve the claims for December 21, 2021. Motion carried.

Brown presented the November 2021 financial report.

Motion by Youngquist, seconded by Moore, to approve the November 2021 financial report. Motion carried.

Bethany Glinsmann with Washington for Justice presented two special event requests for a worship service in Central Park on June 12, 2022, and a Juneteenth Celebration on June 18, 2022 in Central Park. Motion by Moore, seconded by Stigers, to approve both special event requests with the southbound lane of South Marion open for traffic and parking along the sidewalk. Motion carried.

Presentation from the Public: none.

Mayor Rosien announced that now is the time for public hearing on Disposing of an Interest in Real Estate Property for 534 South Marion Avenue.

No written or oral objections were received.

Motion by Stigers, seconded by Earnest, to close the public hearing. Roll call on the motion: Ayes: Earnest, Moore, Stigers, and Youngquist. Nays: none. Motion carried.

Mayor Rosien announced that now is the time for public hearing on NLW Phase 2 Plans and Specifications, Form of Contract, and Estimate of Cost for the Construction.

No written or oral objections were received.

Motion by Stigers, seconded by Earnest, to close the public hearing. Roll call on the motion: Ayes: Earnest, Moore, Stigers, and Youngquist. Nays: none. Motion carried.

Mayor Rosien announced that no action is to be taken on the Public Hearing for Ward Boundary Changes and it will be placed on the next city council agenda.

Motion by Earnest, seconded by Youngquist, to approve a Resolution Directing the Sale of an Interest in Real Property at 534 South Marion Avenue to NAB Investment Inc. for \$17,000. Roll call on the motion: Ayes: Earnest, Moore, Stigers, and Youngquist. Nays: none. Motion carried. **(Resolution 2021-114)**

Motion by Earnest, seconded by Stigers, to approve a Resolution Adopting Plans and Specifications, Form of Contract, and Estimate of Cost for the Construction of NLW Phase 2. Roll call on the motion: Ayes: Earnest, Moore, Stigers, and Youngquist. Nays: none. Motion carried. **(Resolution 2021-115)**

Motion by Youngquist, seconded by Stigers, to approve a Resolution of Support for the Main Street Washington Program. Roll call on the motion: Ayes: Earnest, Moore, Stigers, and Youngquist. Nays: none. Motion carried. **(Resolution 2021-116)**

Motion by Earnest, seconded by Stigers, to confirm the mayoral affirmation of Fire Department election results of Chief Brendan DeLong, 1st Assistant Bill Hartsock, 2nd Assistant Jim Williams, and Secretary Phil Morris. Motion carried.

Motion by Moore, seconded by Youngquist, to approve the purchase of a wastewater treatment plant truck for \$33,000 from Kriegers. Motion carried.

Motion by Youngquist, seconded by Stigers, to approve Change Order No. 3 for the South Avenue E Reconstruction. Motion carried.

Motion by Youngquist, seconded by Stigers, to approve Pay Application No. 6 for South Avenue E Reconstruction. Motion carried.

Motion by Stigers, seconded by Youngquist, to approve Pay Application No. 7 (Final) for South Avenue E Reconstruction. Motion carried.

Motion by Stigers, seconded by Youngquist, to approve a Resolution Authorizing Levy, Assessment, and Collection of Costs to the Washington County Treasurer (Grass and Nuisance Trees). Roll call on the motion: Ayes: Earnest, Moore, Stigers, and Youngquist. Nays: none. Motion carried. **(Resolution 2021-117)**

After discussion, motion by Stigers, seconded by Moore, to approve the purchase of law enforcement technology upgrade including five in-car systems, 13 body worn cameras, one docking station, and one year of digital evidence storage and management for \$38,943.99 from Sector with the source of funding to be determined from ARPA, LOST, or a combination thereof at the next city council meeting. Motion carried.

The council went into workshop to discuss the MSJ Subdivision Plan. Developers Jeff Hazelett and Scott Goodwin were present and answered questions from council about the proposed 30-lot subdivision.

After discussion, motion by Youngquist, seconded by Stigers, to direct staff to proceed with the subdivision plan with the City bidding out the improvements project and then collecting the TIF revenues to service the debt with a development agreement to be considered by council at a future meeting. Motion carried.

Departmental reports were presented.

Motion by Moore, seconded by Stigers, that the Regular Session held at 6:00 p.m., Tuesday, December 21, 2021, is adjourned at 7:23 p.m.

Sally Y. Hart, City Clerk



GARDEN & ASSOCIATES, LTD.

1701 3rd Avenue East, Suite 1 • P.O. Box 451 • Oskaloosa, IA 52577

Phone: 641.672.2526 • Fax: 641.672.2091

INVOICE.

City of Washington
P. O. Box 516
215 East Washington
Washington, IA 52353

December 20, 2021
Invoice No: 42712

Project 3021284 Washington - Sanitary Sewer Extension - South Washington.
Client ID# 20040

Professional Services for the Period: November 19, 2021 to December 16, 2021

Professional Services

	Hours	Rate	Amount	
Engineer #1	1.00	135.00	135.00	
Technician #2	3.25	97.00	315.25	
Technician #5	.75	74.00	55.50	
Totals	5.00		505.75	
Total Professional Services				505.75
Total Project Invoice Amount				\$505.75

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ENGINEERS AND SURVEYORS
OSKALOOSA, IOWA CRESTON, IOWA



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City of Washington
P. O. Box 516
215 East Washington
Washington, IA 52353

December 20, 2021
Invoice No: 42713

Project 4021249 Washington - Water Main Extension Deao Property.
Client ID# 20040

Professional Services for the Period: November 19, 2021 to December 16, 2021

Professional Services

	Hours	Rate	Amount	
Principal Engineer	3.50	152.00	532.00	
Surveyor 1	.50	124.00	62.00	
Technician #5	.50	74.00	37.00	
Totals	4.50		631.00	
Total Professional Services				631.00
				Total Project Invoice Amount \$631.00

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City of Washington
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215 East Washington
Washington, IA 52353

December 20, 2021
Invoice No: 42714

Project 5018069 Washington - South E. Ave Street Reconstruction
Client ID# 20040

Professional Services for the Period: November 19, 2021 to December 16, 2021

Professional Services

	Hours	Rate	Amount	
Principal Engineer	4.00	152.00	608.00	
Technician #2	.50	97.00	48.50	
Technician #5	2.25	74.00	166.50	
Totals	6.75		823.00	
Total Professional Services				823.00
		Total Project Invoice Amount		\$823.00

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CRESTON, IOWA



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City of Washington
P. O. Box 516
215 East Washington
Washington, IA 52353

December 20, 2021

Invoice No: 42715

Project 5019061 Washington - Reconstruction of Adams Street.
Client ID# 20040

Professional Services for the Period: November 19, 2021 to December 16, 2021

Professional Services

	Hours	Rate	Amount	
Principal Engineer	19.50	152.00	2,964.00	
Technician #1	10.00	113.00	1,130.00	
Technician #2	.75	97.00	72.75	
Technician #5	6.25	74.00	462.50	
Technician #6	.75	60.00	45.00	
Totals	37.25		4,674.25	
Total Professional Services				4,674.25
		Total Project Invoice Amount		\$4,674.25

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City of Washington
P. O. Box 516
215 East Washington
Washington, IA 52353

December 20, 2021
Invoice No: 42716

Project 5020201 Washington - Buchanan Street Paving Project.
Client ID# 20040

Professional Services for the Period: November 19, 2021 to December 16, 2021

Professional Services

	Hours	Rate	Amount	
Principal Engineer	4.00	152.00	608.00	
Surveyor 3	23.25	102.00	2,371.50	
Totals	27.25		2,979.50	
Total Professional Services				2,979.50

Unit Billing

Mileage			140.56	
GPS Survey Equipment			47.00	
Robot Total Station Equipment			164.50	
Total Units			352.06	352.06

Total Project Invoice Amount \$3,331.56

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ENGINEERS AND SURVEYORS

OSKALOOSA, IOWA

CRESTON, IOWA



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City of Washington
P. O. Box 516
215 East Washington
Washington, IA 52353

December 20, 2021
Invoice No: 42717

Project 7021157 Washington - NLW Subdivision - Phase 2
Client ID# 20040

Professional Services for the Period: November 19, 2021 to December 16, 2021

Professional Services

	Hours	Rate	Amount	
Principal Engineer	6.00	152.00	912.00	
Technician #1	1.00	113.00	113.00	
Technician #5	3.25	74.00	240.50	
Technician #6	1.50	60.00	90.00	
Totals	11.75		1,355.50	
Total Professional Services				1,355.50
		Total Project Invoice Amount		\$1,355.50

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City of Washington
P. O. Box 516
215 East Washington
Washington, IA 52353

December 20, 2021
Invoice No: 42718

Project 9020317 Washington - General Engineering.
Client ID# 20040

Professional Services for the Period: November 19, 2021 to December 16, 2021

Professional Services

	Hours	Rate	Amount
Principal Engineer	3.00	149.00	447.00
Totals	3.00		447.00
Total Professional Services			447.00

Unit Billing

Mileage			58.80
Total Units			58.80

Total Project Invoice Amount \$505.80

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Washington Chamber of Commerce

205 W Main St.
Washington, IA 52353



COMMUNITY AND BUSINESS DEVELOPMENT

E-mail:michelle@washingtoniowa.org

www.chamber.washingtoniowa.gov

Phone (319) 653-3272

City of Washington
215 E Washington St
PO Box 516
Washington, IA 52353

Invoice Date: 12/29/2021

Invoice Number: 2021-862

INVOICE

DESCRIPTION	PRICE EACH	QUANTITY	AMOUNT
2022 Chamber Renewal (Includes first 2 employees in the business)	200.00		200.00
Employees 3-10 (add \$41 per FTE employee)	41.00	8	328.00
Employees 11-20 (add \$17 per FTE employee)	17.00	10	170.00
Employees 21-35 (add \$12 per FTE employee)	12.00	15	180.00
Balance of Employees (add \$10 per FTE employee)	10.00	25	250.00
Subtotal			1,128.00
Voluntary Contribution for Increased Community Marketing (Suggested 10% membership dues)	10.00%		112.80
Donation to Member Support Grant (Suggested 10% membership dues)	10.00%		112.80
Payment Enclosed _____ or Please Bill: Semi-Annually _____ Quarterly _____ If you wish to pay this bill with a credit card please contact the Chamber office 319-653-3272			0.00

Since 1935, the Chamber has been a leader in pursuing economic prosperity and quality of life in our community. Our mission is to create a progressive business climate and to promote a high quality of life in the Washington Community.

Please indicate billing preference:
Standard Mail: _____
Email, please provide email address: _____

Balance Due: \$1,353.60



THE CITY OF WASHINGTON

"Cleanest City in Iowa"



Jaron P. Rosien, Mayor
Kelsey Brown, Finance Director
Sally Hart, City Clerk
Kevin Olson, City Attorney

P.O. Box 516
215 E. Washington St.
Washington, IA 52353
319-653-6584
Fax Only 319-653-5273

NOTIFICATION FORM –

LIQUOR/BEER/CIGARETTE/DANCE

LICENSE RENEWALS

Business Name: **ACE-N-MORE**

Business Address: **1901 East Washington Street**

App #: **App-150375**

Type of License: New: Renewal: **X**

Beer/Wine Permit: **Class B Native Wine Permit, Class C Beer Permit**

Liquor License:

Cigarette License:

Dance Permit:

Sunday Sales:

Living Quarters:

Outdoor Service Area:

Catering Privilege:

Date of Council Meeting: **January 4, 2022**

Police: DCI background check and/or local background check: Yes: No:

Police Chief sign off  Date 12-20-2021

Fire: fire inspection done: Yes: No:

Fire Chief sign off _____ Date _____



Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
C & H Jones, Inc.	ACE-N-MORE	(319) 653-6700

ADDRESS OF PREMISES	CITY	COUNTY	ZIP
1901 EAST WASHINGTON STREET	Washington	Washington	52353

MAILING ADDRESS	CITY	STATE	ZIP
1901 EAST WASHINGTON STREET	Washington	Iowa	52353

Contact Person

NAME	PHONE	EMAIL
Holly Jones	(319) 653-6700	21hollyjones@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
BC0029303	Class C Beer Permit	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Jan 12, 2022	Jan 11, 2023	

SUB-PERMITS

Class C Beer Permit, Class B Native Wine Permit



PRIVILEGES

Status of Business

BUSINESS TYPE

Privately Held Corporation

Ownership

No Ownership information found

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE

THE CITY OF WASHINGTON

"Cleanest City in Iowa"



Jaron P. Rosien, Mayor
Kelsey Brown, Finance Director
Sally Hart, City Clerk
Kevin Olson, City Attorney

P.O. Box 516
215 E. Washington St.
Washington, IA 52353
319-653-6584
Fax Only 319-653-5273

NOTIFICATION FORM –

LIQUOR/BEER/CIGARETTE/DANCE

LICENSE RENEWALS

Business Name: **Unc and Nephs**

Business Address: **1015 West Madison Street**

App #: **App-151344**

Type of License: New: Renewal: **X**

- Beer/Wine Permit:
- Liquor License: **Class C Liquor License**
- Cigarette License:
- Dance Permit:
- Sunday Sales: **X**
- Living Quarters:
- Outdoor Service Area: **X**
- Catering Privilege:

Date of Council Meeting: **January 4, 2022**

Police: DCI background check and/or local background check: Yes: No:

Police Chief sign off _____ Date **12-29-2021**

Fire: fire inspection done: Yes: No:

Fire Chief sign off _____ Date _____



Applicant

NAME OF LEGAL ENTITY

Kimmer LLC

NAME OF BUSINESS(DBA)

Unc and Nephs

BUSINESS

(319) 461-5113

ADDRESS OF PREMISES

1015 West Madison Street

CITY

Washington

COUNTY

Washington

ZIP

52353

MAILING ADDRESS

2667 Wayland Road

CITY

Washington

STATE

Iowa

ZIP

52353

Contact Person

NAME

Kim Coleman

PHONE

(319) 461-1081

EMAIL

fishback.brenda@gmail.com

License Information

LICENSE NUMBER

LICENSE/PERMIT TYPE

TERM

STATUS

Class C Liquor License

12 Month

Submitted
to Local
Authority

TENTATIVE EFFECTIVE DATE

Jan 15, 2022

TENTATIVE EXPIRATION DATE

Jan 14, 2023

LAST DAY OF BUSINESS

SUB-PERMITS

Class C Liquor License



PRIVILEGES

Outdoor Service, Sunday Service

Status of Business

BUSINESS TYPE

Sole Proprietor

Ownership

No Ownership information found

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
MOUNT VERNON FIRE INS CO	Jan 15, 2022	Jan 15, 2023
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE

MAINTENANCE & CONSTRUCTION DEPT. REPORT

12-11-21/12-24-21

STREETS: Personnel installed 14 No Parking School signs by Stewart School. Personnel cold mixed a few potholes throughout the town using 1,500 lbs. A stop sign located at North Marion and West 5th St was repaired (new sign and post). The Street sweeper made its last route through town.

WATER DISTRIBUTION: Personnel repaired 713 West Madison water box (rod). Personnel located and flagged water boxes. Personnel also filled up the new water main from Marion west (West 15th) flushed and tested, bacteria free.

SEWER COLLECTION: Personnel N/A

STORM SEWER COLLECTION: Personnel N/A

MECHANIC/SHOP: Personnel serviced Motor Grader (flushed the chain drives and hydraulic tank), 330 backhoe, 630 backhoe (oil sample) and loaded the airport van to take to the scrap yard. Personnel installed #119 salt spreader.

OTHER: Personnel responded to 37 One Call Locates. Personnel switched out four new LED lights in the shop, as well as lubricating the garage door hinges and cleaning the heater shields in the shop. Personnel worked on switching out the old air compressor and installed the new 3 phase compressor, just needs some wiring by the City's licensed electrician to complete.

*Please note that this report does not include every task M/C personnel performed, but shall be a highlight of our work performed as a department.

**WWTP report
January 4th , 2021
Council meeting**

- **After hour alarm and dog call outs**
 - 12-17-21 WWTP Alarm at 3:06a.m. Parker
 - 12-24-21 Dog call to 400 block E Jefferson at 5:00p.m.
 - 12-25-21 WWTP Alarm at 1:30 a.m. Jason
 - 12-25-21 Dog call to 700 block E Main at 2:00 p.m. Jason

- **Dept Head meetings** –I attended the meetings on Dec. 28th Jan 4th

- **Hydrogen Sulfide Gas-** We continue to have meetings and conference calls with IRE, NELCO,Fox eng., and City staff to resolve the issue. We did get four more hydrogen sulfide monitors for a total of seven. We have the monitors spread through the sewer system from IRE to the WWTP. We get readings from the monitors once a week, share and go over the information with everyone.

- **Extended yard waste hours-**Saturdays are a real hit or miss with the weather that day or the day before. I don't have a hard count for Saturdays, for when we were here we tried to stay busy on other things and was not by the road all the time After six weeks of Wednesday evenings with extended hours being open till 7 p.m. We counted two cars from 4-6p.m., five cars from 5-6p.m. and zero cars from 6-7p.m. For a total of seven cars total with a total of 18 hours over overtime.

- **Old WWTP Demo-**Have been talking with Fox and sending information back and forth working on demo plans.

- **Cold weather-**Been preparing our facilities for the upcoming winter season.

**Jason Whisler
12/29/2021 3:00 p.m.**

**CITY OF WASHINGTON, IOWA
CLAIMS REPORT
JANUARY 4, 2022**

POLICE	ALLIANT ENERGY	ELECTRIC SERVICE	727.66	
	AMAZON CAPITAL SERVICES	SUPPLIES	123.74	
	AXON ENTERPRISES, INC	TASER CONTRACT	5,724.00	
	CAPPER CHRYSLER DODGE JEEP RAM	VEHICLE REPAIR	62.73	
	CJ COOPER & ASSOC.	SERVICE	35.00	
	COBB OIL CO, INC.	FUEL	1,354.38	
	EASTERN IOWA CHIROPRACTIC CENTRE, PC	PRE-EMPLOYMENT PHYSICALS	165.00	
	EMBLEM ENTERPRISES	UNIFORM PATCHES	313.13	
	EMBROIDERY BARN	PATCHES	117.00	
	GALLS LLC	HOLSTER/UNIFORMS/NAME PLATE	1,071.60	
	IGRAPHIX, INC	BUSINESS CARDS	100.00	
	IOWA LAW ENFORCMT ACADEMY	TRAINING	150.00	
	MARCO, INC.	COPIER-NO TX ON 016-133855	389.54	
	MOORE'S BP AMOCO, INC.	TOWING AND STORAGE	305.00	
	SIRCHIE	EVIDENCE CONTAINERS	479.76	
	VISA-TCM BANK, N.A.	SCHOOLING & LODGING	1,006.48	
		TOTAL	12,125.02	
	FIRE	ALLIANT ENERGY	ELECTRIC SERVICE	1,637.22
		COBB OIL CO, INC.	FUEL	168.92
		CUSTOM IMPRESSIONS INC	PLAQUE	51.70
EASTERN IOWA CHIROPRACTIC CENTRE, PC		PRE-EMPLOYMENT PHYSICALS	165.00	
GREAT WESTERN SUPPLY CO		SUPPLIES	70.00	
HIWAY SERVICE CENTER		PARTS	41.49	
MIDWEST BREATHING AIR SYSTEMS		AIR TEST	166.28	
SUMMIT FIRE PROTECTION		INSPECTION	221.00	
WASHINGTON DISCOUNT TIRE		EMS TRUCK	997.96	
		TOTAL	3,519.57	
DEVELOPMENT SERVICE		COBB OIL CO, INC.	FUEL	133.13
	WINTER WALKING	CLEATS FOR ICE	547.45	
		TOTAL	680.58	
LIBRARY	AMAZON	LIBRARY MATERIALS	1,780.28	
	BAKER & TAYLOR	LIBRARY MATERIALS	1,360.79	
	CENGAGE LEARNING INC/GALE	LIRARY MATERIALS	210.68	
	DEMCO	OFFICE SUPPLIES	142.31	
	JOHNSON CONTROLS	HVAC REPAIR	2,376.04	
	KCII	ADVERTISING	119.83	
	KCTC	PHONE SUPPORT	280.00	
	OVERDRIVE, INC.	E BOOKS AND AUDIO BOOKS	321.24	
	REINHART, CATHERINE	PROGRAMMING	175.00	
	VISA-TCM BANK, N.A.	SUPPORT, ZOOM, GOGGLE & PO	166.93	
		TOTAL	6,933.10	
PARKS	ALLIANT ENERGY	ELECTRIC SERVICE	841.53	

AMAZON CAPITAL SERVICES	PRINTER INK	52.96
COBB OIL CO, INC.	FUEL	290.51
IDALS - PESTICIDE BUREAU	PESTICIDE APP RENEWALS	15.00
MORNING SUN FARM	PARTS	82.02
VISA-TCM BANK, N.A.	INK CARTRIDGES & BULBS	143.72
WASHINGTON RENTAL	SHARPENING	49.43
	TOTAL	1,475.17

CEMETERY

ALLIANT ENERGY	ELECTRIC SERVICE	383.72
IDALS - PESTICIDE BUREAU	PESTICIDE APP RENEWALS	15.00
VISA-TCM BANK, N.A.	TRUCK PARTS	195.99
	TOTAL	594.71

FINANCIAL ADMIN

ALLIANT ENERGY	ELECTRIC SERVICE	1,273.39
ALBERT, KIRK	MILEAGE	70.56
DE LAGE LANDEN FINANCIAL SERVICES INC	COPIER LEASE AGREEMENT	154.98
IMPRESSIONS COMPUTERS, INC	COMPUTER MAINTENANCE	400.00
KCII	ADVERTISING	225.87
STOREY KENWORTHY/MATT PARROTT	TAX FORMS	234.26
VISA-TCM BANK, N.A.	SOFTWARE	116.85
	TOTAL	2,475.91

ROAD USE

ALTORFER	PLOW BOLTS	94.32
ARNOLD MOTOR SUPPLY	LEAF VAC PARTS	8.89
BARRON MOTOR SUPPLY	SHOP SUPPLIES	47.15
COBB OIL CO, INC.	FUEL	889.46
DOUDS STONE LLC	ROADSTONE	850.24
GIERKE ROBINSON CO., INC	SAW REPAIR	18.75
WASHINGTON DISCOUNT TIRE	REPLACE TIRES ON DISC	245.66
	TOTAL	2,154.47

STREET LIGHTING

ALLIANT ENERGY	ELECTRIC SERVICE	285.51
	TOTAL	285.51

CAPITAL PROJECTS

ULINE	PICNIC TABLES	2,007.08
	TOTAL	2,007.08

TREE COMMITTEE

IOWA CITY LANDSCAPING	TREES	292.00
WMPF GROUP LLC	ADVERTISING	101.94
	TOTAL	393.94

LIBRARY GIFT

BAKER & TAYLOR	LIBRARY MATERIALS	52.09
	TOTAL	52.09

WATER PLANT

ALLIANT ENERGY	ELECTRIC SERVICE	4,067.53
COBB OIL CO, INC.	FUEL	15.64

HOWREY, WILLIAM
POSTMASTER
TYLER TECHNOLOGIES
VISA-TCM BANK, N.A.

MILEAGE REIMBURSEMENT 21.28
BULK MAILING WATER BILLS 954.08
SOFTWARE SUPPORT 333.82
IA DNR FEES 95.00
TOTAL 5,487.35

WATER DISTRIBUTION

ALLIANT ENERGY
BARRON MOTOR SUPPLY
COBB OIL CO, INC.
VISA-TCM BANK, N.A.

ALLIANT ENERGY 50.12
SHOP SUPPLIES 108.63
FUEL 436.35
TRAINING & LODGING 354.34
TOTAL 949.44

SEWER PLANT

ALLIANT ENERGY
CAPPER CHRYSLER DODGE JEEP RAM
COBB OIL CO, INC.
OMNISITE
TYLER TECHNOLOGIES
USA BLUEBOOK
VISA-TCM BANK, N.A.

ALLIANT ENERGY 19.73
VEHICLE REPAIRS 461.67
FUEL 231.04
ALARMS 441.00
SOFTWARE SUPPORT 333.83
LAB SUPPLIES 215.83
FUEL & GRADE 3-TESTING 47.61
TOTAL 1,750.71

SEWER COLLECTION

ARNOLD MOTOR SUPPLY
COBB OIL CO, INC.
HI-LINE INC

SWEEPER PARTS 67.05
FUEL 939.75
EAR PLUGS 185.19
TOTAL 1,191.99

SANITATION

WASH CO HUMANE SOCIETY

HUMANE SOCIETY COLLECTIONS 328.33
TOTAL 328.33

TOTAL 42,404.97

January 4, 2022

The City Council of the City of Washington, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 215 East Washington Street, Washington, Iowa, at 6:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 2 to the Washington Unified South Central Residential Urban Renewal Plan, the Mayor first asked for the report of the Finance Director, or her delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that _____ written recommendations were received from affected taxing entities. The report of the Finance Director, or her delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written objections had been filed with respect to the proposed Amendment, and the City Clerk reported that _____ written objections thereto had been filed. The Mayor then called for any oral objections to the adoption of the Amendment No. 2 to the Washington Unified South Central Residential Urban Renewal Plan and _____ were made. The public hearing was then closed.

{Attach summary of objections here}

Council Member _____ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 2 TO THE WASHINGTON UNIFIED SOUTH CENTRAL RESIDENTIAL URBAN RENEWAL PLAN" and moved:

- that the Resolution be adopted.
- to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2022, at this place.

Council Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 2 TO THE WASHINGTON UNIFIED SOUTH CENTRAL RESIDENTIAL URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 2012-71, adopted September 19, 2012, this City Council approved and adopted an Amendment No. 1 to the Washington Unified South Central Residential Urban Renewal Plan ("Plan" or "Urban Renewal Plan"), which unified two existing residential urban renewal areas and renamed the unified area as the Washington Unified South Central Residential Urban Renewal Area ("Area" or "Urban Renewal Area"), a single unified urban renewal area; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

URBAN RENEWAL AREA #3C

The Unified South Central Urban Renewal Area includes the following properties and is described as follows:

A part of Auditor's Parcel A in Lot 2 of the Auditor's Subdivision of the South Half of the Southwest Quarter of Section 20, Township 75 North, Range 7 West of the Fifth Principal Meridian, Washington County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of Southwest Quarter of said Section 20; thence along the west line of the Southwest Quarter of the Southwest Quarter of said Section 20 a distance of 1335.21 feet to the Southwest Corner of said Section 20; thence South 89 degrees 03 minutes 50 seconds East along the south line of said Section 20 a distance of 33.00 feet to a point on the east line of E Avenue and the Point of Beginning; thence 89 degrees 03 minutes 50 seconds East along the south line of said Section 20 a distance of 880.76 feet to the Southwest Corner of Lot 3 of the Auditor's Subdivision of the South Half of the Southwest Quarter of said Section 20; thence North 00 degrees 20 minutes 18 seconds West along the west line of said Lot 3 a distance of 94.34 feet; thence North 58 degrees 32 minutes 34 seconds West a distance of 300.93 feet; thence northerly a distance of 24.71 feet on a curve concave westerly with a radius of 45.00 feet, a central angle of 31 degrees 27 minutes 26 seconds, a chord bearing of North 15 degrees 43 minutes 43 seconds East, and a chord length of

24.40 feet; thence North a distance of 77.36 feet; thence West a distance of 190.00 feet; thence North a distance of 253.62 feet; thence West a distance of 440.00 feet to a point on the east line of E Avenue; thence South a distance of 591.46 feet along the east line of E Avenue to the Point of Beginning, containing 8.49 acres, more or less.

The area includes the full right-of-way of all streets forming the boundary.

URBAN RENEWAL AREA #3B/D

A part of Auditor's Parcel A in Lot of the Auditor's Subdivision of the South Half of the Southwest Quarter of Section 20, Township 75 North, Range 7 West of the Fifth Principal Meridian, Washington County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of Southwest Quarter of the Southwest Quarter of said Section 20 and the Northwest Corner of Parcel A of said Lot 2; thence South along west line of the Southwest Quarter of the Southwest Quarter of said Section 20 a distance of 33.00 feet; thence South 89 degrees 09 minutes 16 seconds East a distance of 33.00 feet to the Southwest Corner of the intersection of E Avenue and Lincoln Street; thence South 89 degrees 09 minutes 16 seconds East along the south line of Lincoln Street a distance of 1199.94 feet to the most westerly line of Parcel B of Lot 2 of the Auditor's Subdivision of the South Half of the Southwest Quarter of said Section 20 and the Point of Beginning; thence South 20 degrees 02 minutes 32 seconds East along the most westerly line of said Parcel B a distance of 103.43 feet; thence North 89 degrees 44 minutes 51 seconds East along a southerly line of said Parcel B a distance of 62.04 feet; thence South 01 degrees 40 minutes 05 seconds East along a westerly line of said Parcel B a distance of 248.55 feet to the most Southerly corner of said Parcel B; thence South 02 degrees 49 minutes 27 seconds West a distance of 268.17 feet; thence North 87 degrees 10 minutes 33 seconds West a distance of 78.49 feet; thence South 02 degrees 49 minutes 27 seconds West a distance of 60.00 feet; thence South 00 degrees 56 minutes 10 seconds West a distance of 140.11 feet to the north line of Lot 3 of the Auditor's Subdivision of the South Half of the South Half of the Southwest Quarter of said Section 20; thence North 89 degrees 03 minutes 50 seconds West along the north line of said Lot 3 a distance of 300.00 feet; thence North 00 degrees 56 minutes 10 seconds East a distance 150.00 feet; thence North 87 degrees 10 minutes 33 seconds West a distance of 58.28 feet; thence northwesterly a distance of 105.06 feet on a curve concave northeasterly with a radius of 130.00 feet, a central angle of 46 degrees 18 minutes 21 second, a chord bearing of North 64 degrees 01 minute 22 seconds West, a chord length of 102.23 feet; thence North 49 degrees 07 minutes 48 seconds East a distance of 60.00 feet; thence North 40 degrees 52 minutes 12 seconds West a distance of 221.98 feet; thence North 37 degrees 57 minutes 53 seconds West a distance of 182.24 feet; thence northwesterly a distance of 113.81 feet on a curve concave northwesterly with a radius of 470.00 feet, a central angle of 13 degrees 52

minutes 27 seconds, a chord bearing of North 31 degrees 01 minute 40 seconds West, and a chord length 113.53 feet; thence North 24 degrees 05 minutes 26 seconds West a distance of 82.42 feet; thence North 29 degrees 31 minutes 26 seconds East a distance of 107.66 feet; to a point on the south line of Lincoln Street; thence South 89 degrees 09 minutes 16 seconds East along the south line of Lincoln Street a distance of 690.92 feet to the Point of Beginning, containing 11.10 acres more or less.

A part of Auditor's Parcel A in the Lot 2 of the Auditor's Subdivision of the South Half of the Southwest Quarter of Section 20, Township 75 North, Range 7 West of the Fifth Principal Meridian, Washington County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of the Southwest Quarter of said Section 20 and the Northwest Corner of Parcel A of said Lot 2; thence South along the west line of the Southwest Quarter of the Southwest Quarter of said Section 20 a distance of 33.00 feet; thence South 89 degrees 09 minutes 16 seconds East a distance of 33.00 feet to the southeast corner of the intersection of E Avenue and Lincoln Street; thence South 89 degrees 09 minutes 16 seconds East along the south line of Lincoln Street a distance of 1199.94 feet to the most westerly line of Parcel B of Lot 2 of the Auditor's Subdivision of the South Half of the Southwest Quarter of said Section 20; thence South 20 degrees 02 minutes 32 East along the most westerly line of said Parcel B a distance of 103.43 feet; thence North 89 degrees 44 minutes 51 seconds East along a southerly line of Parcel B a distance of 62.04 feet; thence South 01 degree 40 minutes 05 seconds East along a westerly line of said Parcel B a distance of 248.55 feet to the most Southwesterly Corner of said Parcel B and the Point of Beginning; thence South 68 degrees 31 minutes 54 seconds East along the most southerly line of said Parcel B a distance of 393.46 feet to the westerly line of Wayland Road (W55); thence South 01 degree 40 minutes 24 seconds East along the westerly line of Wayland Road a distance of 327.86 feet to the north line of Lot 3 of the Auditor's Subdivision of the South Half of the Southwest Quarter of said Section 20; thence North 89 degrees 03 minutes 50 seconds West along the north line of said Lot 3 a distance of 472.65 feet; thence North 00 degrees 56 minutes 10 seconds East a distance of 140.11 feet; thence North 02 degrees 49 minutes 27 seconds East a distance of 60.00 feet; thence South 87 degrees 10 minutes 33 seconds East a distance of 78.49 feet; thence North 02 degrees 49 minutes 27 seconds East a distance of 268.17 feet to the Point of Beginning, containing 3.84 acres more or less.

The area includes the full right-of-way of all streets forming the boundary.

AMENDMENT NO. 1 SUBAREA

Auditor's Parcel K in Lot 1 of the Auditors Subdivision of the South Half of the Southwest Quarter of Section 20, Township 75 North, Rage 7 West of the 5th

Principal Meridian, Washington County, Iowa, containing 7.157 acres and being subject to all easements and restrictions of Record.

AND

The North 135 feet of East 440 feet except the east 40 feet thereof of the Northwest Quarter of the Northwest Quarter of Section 29, Township 75 North, Range 7 West of the 5th Principal Meridian, Washington County, Iowa containing 1.239 acres.

AND

A triangular tract, being a portion of Lot 4, in Second Country Club Subdivision in Washington County, Iowa, described as follows:

Commencing at the NW corner of the NE 1/4 of the NW 1/4 of Section 29, Township 75 North, Range 7 West of the 5th P.M., Washington County, Iowa, thence S 89°43'00" E 25 feet, thence Southwesterly to a point which is 25 feet S 0°13'50" E of the point of beginning, thence N 0°13'50" W 25 feet to the point of beginning. Containing 313 square feet more or less.

AND

Commencing at the N.W. corner of the N.E. 1/4 of the N.W. 1/4 Section 29 T-75N R-7W of the 5th P.M. Washington County, Iowa, thence East 461.00 feet, thence North 40.00 Feet, thence West 501.00 feet, thence South 40.00 feet, thence East 40.00 feet to the point of beginning less established roadway. Containing 18,886 square feet more or less.

Auditor's Parcel K in Lot 1 of the Auditors Subdivision of the South Half of the Southwest Quarter of Section 20, Township 75 North, Range 7 West of the 5th Principal Meridian, Washington County, Iowa, containing 7.157 acres and being subject to all easements and restrictions of Record.

AND

The North 135 feet of East 440 feet except the east 40 feet thereof of the Northwest Quarter of the Northwest Quarter of Section 29, Township 75 North, Range 7 West of the 5th Principal Meridian, Washington County, Iowa containing 1.239 acres.

AND

A triangular tract, being a portion of Lot 4, in Second Country Club Subdivision in Washington County, Iowa, described as follows:

Commencing at the NW corner of the NE 1/4 of the NW 1/4 of Section 29, Township 75 North, Range 7 West of the 5th P.M., Washington County, Iowa, thence S 89°43'00" E 25 feet, thence Southwesterly to a point which is 25 feet S 0°13'50" E of the point of beginning, thence N 0°13'50" W 25 feet to the point of beginning. Containing 313 square feet more or less.

AND

Commencing at the N.W. corner of the N.E. ¼ of the N.W. ¼ Section 29 T-75N R-7W of the 5th P.M. Washington County, Iowa, thence East 461.00 feet, thence North 40.00 Feet, thence West 501.00 feet, thence South 40.00 feet, thence East 40.00 feet to the point of beginning less established roadway. Containing 18,886 square feet more or less.

WHEREAS, a proposed Amendment No. 2 to the Plan ("Amendment No. 2" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add property to the Urban Renewal Area and authorize additional urban renewal projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 2 adds the following land to the Urban Renewal Area:

Prairie Ridge Subdivision

Prairie Ridge Subdivision is a part of Auditor's Parcel L, 4.989 acres, as shown in Plat Book 22, Page 244, In the South Half (S ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) in Lot F of the Auditor's Subdivision of the Southwest Quarter (SW ¼) of Section Sixteen (16), Township Seventy-five (75) North, Range Seven (7) West of the Fifth (5th) Principal Meridian, in the City of Washington; In Washington County, Iowa; subject to easements and restrictions of record. Deed Book 2008 Page 4335 in the office of Washington County Recorder, except Lots One (1) and Two (2) of Auditor's Parcel "L". Prairie Ridge Subdivision is more particularly described as follows:

Beginning at the Southeast corner of said Parcel "L" of SW ¼ of SW ¼ Section 16; thence South 89°07'40" West 328.00 feet along the South line thereof; thence North 01°19'00" East 513.10 feet along the West line of said Parcel "L"; thence North 89°2 2'05" East 133.97 feet along the South line of Lot 2 of Parcel "L"; thence North 01°21'10" East 120.68 feet along the East line of Lot 2 of Parcel "L"; thence North 01°25'05" East 30.01 feet along the East line of Lot 1 of Parcel "L"; thence North 89°25'50" East 193.87 feet along the North line of Parcel "L" to the East line thereof; thence South 01°19'05" West 662.20 feet along said East line to the Point of Beginning, containing 197,141 square feet (4.53 acres).

AND

NLW Subdivision Plat 1

Lot 1 of Lot A in the Subdivision of Outlot 10 of A.W. Chilcote's Outlot Addition to Southeast Washington, Washington County, Iowa. Said Lot 1 of Lot A is more particularly described as follows: Beginning at the Northeast corner of said Lot A of Outlot 10 as shown in Plat Book 4 on Page 511, in the Office of the Washington County Recorder; thence South 01°01'20" East 772.64 feet along the East line thereof to the North right-of-way line of East 772.64 feet along the East line thereof to the North right-of-way line of East Fillmore Street according to the Acquisition Plat recorded in Book 22 on Page 242; thence South 89°31'55" West 379.00 feet West 379.00 feet along said right-of-way line; thence North 01°01'20" West 771.87 feet to the North line of said Lot A of Outlot 10 of A.W. West 771.87 feet to the North line of said Lot A of Outlot 10 of A.W. Chilcote's Outlot Addition; thence North 89°25'00" East 379.00 feet along said North line to the Point of Beginning. Said Lot 1 of East 379.00 feet along said North line to the Point of Beginning. Said Lot 1 of Lot A contains 6.72 acres.

AND

NLW Subdivision Plat 2

Outlot A of NLW Subdivision – Plat 1, an Addition to the City of Washington, Washington County, Iowa

AND

MSJ Subdivision

The West Twenty feet (20') of Auditor's Parcel B of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) Section Thirty (30), Township Seventy-five (75) North, Range Seven (7) West of the 5th P.M. in Washington County, Iowa and more particularly described as follows: Commencing at the Northwest corner of said NE 1/4 Section 30; thence South 01°07'55" East 487.01 feet along the West line thereof to the Point of Beginning' thence North 84°31'45" East 20.11 feet along the North line of said Auditor's Parcel B to the East line of Nutmeg Avenue as it exists now; thence South 01°06'50" East 404.03 feet along the East line of Nutmeg Avenue; thence South 87°16'50" West 19.87 feet along the South line of said Auditor's Parcel B to the Southwest corner thereof; thence North 01°08'25" West 403.06 feet along the West line of Auditor's Parcel B of the NE 1/4 of the NE 1/4 Section 30 to the Point of Beginning, containing 0.18 acres.

AND

The North 33 feet of the East 368.3 feet of Auditor's Parcel B of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) Section Thirty (30), Township Seventy-five (75) North, Range Seven (7) West of the 5th P.M. in Washington County, Iowa and more particularly described as follows: Beginning at the Northeast corner of said Section 30; thence South 01°28'45" East 33.02 feet along the East line of Section 30; thence South 87°21'25" West 368.86 feet along the South line of Nutmeg Avenue; thence North 00°29'40" West 33.03 feet along the West line of said Auditor's Parcel B to the Northline thereof; thence North 87°21'20" East 368.30 feet along the North line of said NE 1/4 of the NE 1/4 Section 30 to the Point of Beginning, containing 0.28 acres.

AND

A part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Seven (7) West of the 5th P.M. in Washington County, Iowa and more particularly described as follows: Beginning at the Northeast corner of said NW 1/4 of the NW 1/4 Section 29; thence South 00°58'20" East 1062.48 feet along the East line thereof; thence North 82°59'35" West 156.36 feet to the Southeast corner of Auditor's Parcel I of said NW 1/4 of the NW 1/4 Section 29; thence North 11°18'55" East 539.40 feet along the East line of Auditor's Parcel I; thence North 00°58'00" West 379.16 feet along the East line of said Auditor's Parcel I; thence North 01°05'50" West 135.02 feet to the North line of said NW 1/4 of the NW 1/4 Section 29; thence North 89°40'50" East 40.31 feet along the North line to the Point of Beginning, containing 1.69 acres.

AND

Public Right-of-Way

Full road right-of-way of the following streets:

South Iowa Avenue from Lincoln Street to East Polk Street
West Lincoln Street from South E Avenue to South Iowa Avenue
South E Avenue from Nutmeg Avenue to West Lincoln Street
East Tyler Street from South 9th Avenue to South 12th Avenue
South 9th Avenue from East Polk Street to East Tyler Street
East Polk Street from South Iowa Avenue to South 9th Avenue
South 11th Avenue from East Fillmore Street to East Tyler Street
East Fillmore Street from South 11th Avenue to South 12th Avenue
South 12th Avenue from East Fillmore Street to East Adams Street
East Adams Street from South 12th Avenue to South 15th Avenue

WHEREAS, the proposed Amendment No. 2 includes land classified as agricultural land and consequently written permission of the current owners has been obtained; and

WHEREAS, the land proposed to be added to the Area contains property within Washington County, Iowa that is outside, but within two miles, of the corporate limits of the City, and Washington County has executed a Joint Agreement to allow the City to operate within the Area outside the corporate limits of the City and within Washington County; and

WHEREAS, by resolution adopted on December 7, 2021, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 2 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 2 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Finance Director, or her delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 2 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Southeast Iowa Union, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 2, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, STATE OF IOWA:

Section 1. That the findings and conclusions set forth or contained in Amendment No. 2 concerning the area of the City of Washington, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 2 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is expected and with reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is not expected, however, with reference to any portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 2 to the Washington Unified South Central Residential Urban Renewal Plan of the City of Washington, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 2 to the Washington Unified South Central Residential Urban Renewal Plan for the City of Washington, State of Iowa"; Amendment No. 2, including all of the exhibits attached thereto, is hereby in all respects approved; the Mayor and City Clerk are authorized to execute the Joint City- County Agreement and approve the executed Agricultural Land Agreements; and the City Clerk is hereby directed to file a certified copy of Amendment No. 2 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 2 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 2 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Washington County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 2, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 4th day of January, 2022.

Mayor

ATTEST:

City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

AMENDMENT NO. 2

to the

**WASHINGTON UNIFIED SOUTH CENTRAL
RESIDENTIAL
URBAN RENEWAL PLAN**

for the

**UNIFIED SOUTH CENTRAL RESIDENTIAL
URBAN RENEWAL AREA**

CITY OF WASHINGTON, IOWA

**Washington Urban Renewal
Area #3C – 1999**

**Merged Washington Urban Renewal Area
Area #3B/D– 2008**

**Amendment #1 to Unified Plan – 2012
Amendment #2 to Unified Plan – 2021**

**AMENDMENT #2 TO THE
WASHINGTON UNIFIED SOUTH CENTRAL RESIDENTIAL
URBAN RENEWAL PLAN
FOR THE
UNIFIED SOUTH CENTRAL RESIDENTIAL URBAN RENEWAL AREA**

City of Washington, Iowa

INTRODUCTION AND HISTORY

The Washington Unified South Central Residential Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) was adopted in 2012 by the adoption of Amendment No. 1 to the Washington Unified South Central Residential Urban Renewal Plan (“Amendment No. 1”), which unified two existing residential urban renewal areas and renamed the unified area as the Washington Unified South Central Residential Urban Renewal Area (“Area” or “Urban Renewal Area”).

The Urban Renewal Plan is being further amended by the adoption of this Amendment No. 2 to the Plan (“Amendment” or “Amendment No. 2”) to add property to the Urban Renewal Area and authorize additional urban renewal projects to be undertaken within the Urban Renewal Area.

Except as modified by this Amendment, the provisions of the Urban Renewal Plan, as previously amended and set forth in Amendment No. 1, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsection of the Plan not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

DESIGNATION OF URBAN RENEWAL AREA

The Area, as amended, continues to be designated as an economic development area appropriate for the promotion of public improvements related to housing and residential development.

DESCRIPTION OF URBAN RENEWAL AREA

The land included in the residential urban renewal areas unified by Amendment No. 1 (Washington Urban Renewal Area #3C - 1999 (also called Timber Ridge Subdivision Phase 2) and Merged Washington Urban Renewal Area #3B/D- 2008 (merged 3B and 3D Timber Ridge Phase 3)), the property added to the Urban Renewal Area by Amendment No. 1, and the land added to the Urban Renewal Area by this Amendment No. 2 may be referred to as the different subareas of the Urban Renewal Area.

The land being added to the Urban Renewal Area by this Amendment may be referred to as the "Amendment No. 2 Subarea." The legal description of the Amendment No. 2 Subarea is attached hereto as Exhibit A. A map of the entire Urban Renewal Area, as amended, and identifying the Amendment No. 2 Subarea, is attached as Exhibit B.

BASE VALUES

The base value for the purposes of Tax Increment Financing (“TIF”) of the property in the Amendment No. 2 Subarea shall be the assessed value as of January 1 of the calendar year preceding the year in which the property is added to the applicable TIF ordinance. It may be that the multiple TIF ordinances are adopted for the properties within the Amendment No. 2 Subarea, such that base values may vary among the properties in the Amendment No. 2 Subarea. Nothing in this Amendment otherwise affects other already established frozen base values for any other subarea of the Urban Renewal Area.

Unless the affected taxing entities agree to extend the time period of collection of incremental tax revenues, consistent with Iowa Code Section 403.22, the collection of incremental property tax revenues or the “division of revenue,” under Iowa Code Section 403.19, from the property added to the Urban Renewal Area by this Amendment, which is included in an ordinance which designates that property as a tax increment area (a “TIF Ordinance”) and is designated based on an economic development finding to provide or to assist in the provision of public improvements related to housing and residential development, is limited to ten (10) fiscal years beginning with the second fiscal year following the year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds following the inclusion of the property in a TIF Ordinance.

DEVELOPMENT PLAN

The Urban Renewal Plan, as amended, and this Amendment are in conformity with the City’s Comprehensive Plan, adopted July 2012, which is the City’s general plan for the development of the City as a whole.

This Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process. Any need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth herein.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in this Plan, as amended, and this Amendment. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

RESIDENTIAL DEVELOPMENT

The City’s objective for the Urban Renewal Area, as amended, is to promote new housing and residential development. The City realizes that the availability of housing is an important component of attracting new business and industry, responding to new development, and retaining existing businesses. Providing incentives and assistance for residential development may ease the cost of extending necessary infrastructure and other factors that can make residential development risky and less profitable than other types of development.

When a city utilizes tax increment financing to support residential development (such support is limited to reimbursement of “public improvement” costs, as defined by Iowa law), a percentage of the incremental revenues (or other revenues) generated by the development must be used to provide assistance to low and moderate income (LMI) families. LMI families are those whose incomes do not exceed 80% of the median Washington County income.

Unless a reduction is approved by the Iowa Economic Development Authority, the amount of incremental revenues (or other revenues) to be provided for low and moderate income family housing in the community shall be either equal to or greater than the percentage of the original project costs (i.e., the amount of TIF funds used to reimburse infrastructure costs serving the housing development in the Area) that is equal to the percentage of LMI families living in Washington County. That percentage is currently 39.65%.

The requirement to provide assistance for LMI housing may be met by one, or a combination, of the following three options:

1. Providing that at least 39.65% of the units constructed in the Urban Renewal Area are occupied by residents and/or families whose incomes are at or below 80% of the median county income;
2. Setting aside an amount equal to or greater than 39.65% of the project costs to be used for LMI housing activities anywhere in the City; or
3. Ensuring that 39.65% of the houses constructed within the Urban Renewal Area are priced at amounts affordable to LMI families.

If funds are set aside, as opposed to constructing a sufficient percentage of LMI housing in the Area, the assistance for LMI family housing may be provided anywhere within the City. The type of assistance provided must benefit LMI residents and/or families and may include, but is not limited to:

1. Construction of LMI affordable housing.
2. Owner/renter-occupied housing rehabilitation for LMI residents and/or families.
3. Grants, credits, or other direct assistance for LMI residents and/or families.
4. Homeownership assistance for LMI residents and/or families.
5. Tenant-based rental assistance for LMI residents and/or families.
6. Down payment assistance for LMI residents and/or families.
7. Mortgage interest buy-down assistance for LMI residents and/or families.
8. Under appropriate circumstances, the construction of public improvements that benefit LMI residents and/or families.

PREVIOUSLY AUTHORIZED URBAN RENEWAL PROJECTS

Numerous urban renewal projects have previously been approved and are continuing. Such projects are not listed in this Amendment but may consist of a variety of urban renewal projects. This Amendment does not alter the description of those previously approved projects

ELIGIBLE URBAN RENEWAL PROJECTS
(AMENDMENT NO. 2)

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Amendment No. 2 include:

1. Public Improvements

Project Description	Estimated Project Timeframe	Estimated Cost to be Paid with Tax Increment	Rationale for Project
NLW Subdivision Infrastructure (2 nd Phase) – water, sewer, wastewater, streets, and related infrastructure	2022-2025	\$800,000	Extension of necessary infrastructure to support new residential development
Sewer Boring in MSJ Subdivision	2022-2025	\$250,000	Extension of necessary infrastructure to support new residential development
	Total:	\$1,050,000	

2. Development Agreements

- A. *MSJ Subdivision Development Agreement:* The City expects to consider a development agreement with for developer of the MSJ Subdivision for the construction approximately 41 housing units and the public infrastructure improvements to support the development of those housing units within the Urban Renewal Area. The development agreement would provide detailed terms and conditions under which the City may make annual grant payments to the Developer in the amount of 100% of the Tax Increment generated by construction of the housing units remaining after any LMI assistance obligations have been satisfied for up to fifteen (15) fiscal years. The total amount of the grants is not to exceed the lesser of the amount calculated under the applicable formula during the 15 fiscal years, \$910,000, or the actual costs incurred by the Developer in constructing the public infrastructure improvements.

3. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to Exceed \$15,000

FINANCIAL DATA

1.	July 1, 2021 constitutional debt limit:	\$21,775,088
2.	Current outstanding general obligation debt:	\$12,310,064
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 2) has not yet been determined. This document is for planning purposes. The estimated project costs in this Amendment No. 2 are estimates only and will be incurred and spent over a number of years. In no event will the City's constitution debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects (Amendment No. 2) as described above will be approximately as indicated in the adjacent column:	\$1,975,000 (This amount does not include costs related to financing which may be incurred over the life of the Area.)

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area, as amended, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area, as amended.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

JOINT AGREEMENT

In accordance with Iowa Code Section 403.17(4), a City may exercise urban renewal powers with respect to property which is located outside but within two miles of the boundary of a City if the City obtains the consent of the County within which such property is located. A Joint Agreement has been executed by the City of Washington and Washington County, which gives the City permission to add land that is outside the city limits to the Area through this Amendment No. 2. A copy of such Joint Agreement is attached hereto as Exhibit C. The original signed Joint Agreement is on file at City Hall.

AGREEMENT TO ADD AGRICULTURAL LAND

Because some of the land being added to the Urban Renewal Area by this Amendment contains land that is defined as "agricultural land" by Iowa Code Section 403.17(3), the City has obtained consent from the landowners of the real property defined as "agricultural land" to allow the City to add the real property in the Urban Renewal Area. Copies of the agreements are attached as Exhibit D. The original signed agreements are on file at the City Clerk's office.

URBAN RENEWAL PLAN AMENDMENTS

The Urban Renewal Plan may be further amended from time to time for a number of reasons, including, but not limited to, to add or remove property included in the Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to add, update, or

confirm urban renewal projects. The City Council may amend the Plan pursuant to appropriate procedures under Iowa Code Chapter 403.

EFFECTIVE PERIOD

This Amendment No. 2 will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. Notwithstanding anything to the contrary in the Plan, any prior amendment, resolution, or document, the Plan, as amended, shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa Code. Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan, as previously amended.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

If any part of this Amendment or the Plan, as previously amended, is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Amendment or the Plan as a whole, or any part of the Amendment or the Plan not determined to be invalid or unconstitutional.

EXHIBIT A
AMENDMENT NO. 2 SUBAREA
(Land added to Urban Renewal Area by Amendment No. 2)

Prairie Ridge Subdivision

Prairie Ridge Subdivision is a part of Auditor's Parcel L, 4.989 acres, as shown in Plat Book 22, Page 244, In the South Half (S ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) in Lot F of the Auditor's Subdivision of the Southwest Quarter (SW ¼) of Section Sixteen (16), Township Seventy- five (75) North, Range Seven (7) West of the Fifth (5th) Principal Meridian, in the City of Washington; In Washington County, Iowa; subject to easements and restrictions of record. Deed Book 2008 Page 4335 in the office of Washington County Recorder, except Lots One (1) and Two (2) of Auditor's Parcel "L". Prairie Ridge Subdivision is more particularly described as follows:

Beginning at the Southeast corner of said Parcel "L" of SW ¼ of SW ¼ Section 16; thence South 89°07'40" West 328.00 feet along the South line thereof; thence North 01°19'00" East 513.10 feet along the West line of said Parcel "L"; thence North 89°22'05" East 133.97 feet along the South line of Lot 2 of Parcel "L"; thence North 01°21'10" East 120.68 feet along the East line of Lot 2 of Parcel "L"; thence North 01°25'05" East 30.01 feet along the East line of Lot 1 of Parcel "L"; thence North 89°25'50" East 193.87 feet along the North line of Parcel "L" to the East line thereof; thence South 01°19'05" West 662.20 feet along said East line to the Point of Beginning, containing 197,141 square feet (4.53 acres).

AND

NLW Subdivision Plat 1

Lot 1 of Lot A in the Subdivision of Outlot 10 of A.W. Chilcote's Outlot Addition to Southeast Washington, Washington County, Iowa. Said Lot 1 of Lot A is more particularly described as follows: Beginning at the Northeast corner of said Lot A of Outlot 10 as shown in Plat Book 4 on Page 511, in the Office of the Washington County Recorder; thence South 01°01'20" East 772.64 feet along the East line thereof to the North right-of-way line of East 772.64 feet along the East line thereof to the North right-of-way line of East Fillmore Street according to the Acquisition Plat recorded in Book 22 on Page 242; thence South 89°31'55" West 379.00 feet West 379.00 feet along said right-of-way line; thence North 01°01'20" West 771.87 feet to the North line of said Lot A of Outlot 10 of A.W. West 771.87 feet to the North line of said Lot A of Outlot 10 of A.W. Chilcote's Outlot Addition; thence North 89°25'00" East 379.00 feet along said North line to the Point of Beginning. Said Lot 1 of East 379.00 feet along said North line to the Point of Beginning. Said Lot 1 of Lot A contains 6.72 acres.

AND

NLW Subdivision Plat 2

Outlot A of NLW Subdivision – Plat 1, an Addition to the City of Washington, Washington County, Iowa

AND

MSJ Subdivision

The West Twenty feet (20') of Auditor's Parcel B of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) Section Thirty (30), Township Seventy-five (75) North, Range Seven (7) West of the 5th P.M. in Washington County, Iowa and more particularly described as follows: Commencing at the Northwest corner of said NE 1/4 Section 30; thence South 01°07'55" East 487.01 feet along the West line thereof to the Point of Beginning' thence North 84°31'45" East 20.11 feet along the North line of said Auditor's Parcel B to the East line of Nutmeg Avenue as it exists now; thence South 01°06'50" East 404.03 feet along the East line of Nutmeg Avenue; thence South 87°16'50" West 19.87 feet along the South line of said Auditor's Parcel B to the Southwest corner thereof; thence North 01°08'25" West 403.06 feet along the West line of Auditor's Parcel B of the NE 1/4 of the NE 1/4 Section 30 to the Point of Beginning, containing 0.18 acres.

AND

The North 33 feet of the East 368.3 feet of Auditor's Parcel B of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) Section Thirty (30), Township Seventy-five (75) North, Range Seven (7) West of the 5th P.M. in Washington County, Iowa and more particularly described as follows: Beginning at the Northeast corner of said Section 30; thence South 01°28'45" East 33.02 feet along the East line of Section 30; thence South 87°21'25" West 368.86 feet along the South line of Nutmeg Avenue; thence North 00°29'40" West 33.03 feet along the West line of said Auditor's Parcel B to the Northline thereof; thence North 87°21'20" East 368.30 feet along the North line of said NE 1/4 of the NE 1/4 Section 30 to the Point of Beginning, containing 0.28 acres.

AND

A part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Seven (7) West of the 5th P.M. in Washington County, Iowa and more particularly described as follows: Beginning at the Northeast corner of said NW 1/4 of the NW 1/4 Section 29; thence South 00°58'20" East 1062.48 feet along the East line thereof; thence North 82°59'35" West 156.36 feet to the Southeast corner of Auditor's Parcel I of said NW 1/4 of the NW 1/4 Section 29; thence North 11°18'55" East 539.40 feet along the East line of Auditor's Parcel I; thence North 00°58'00" West 379.16 feet along the East line of said Auditor's Parcel I; thence North 01°05'50" West 135.02 feet to the North line of said NW 1/4 of the NW 1/4 Section 29; thence North 89°40'50" East 40.31 feet along the North line to the Point of Beginning, containing 1.69 acres.

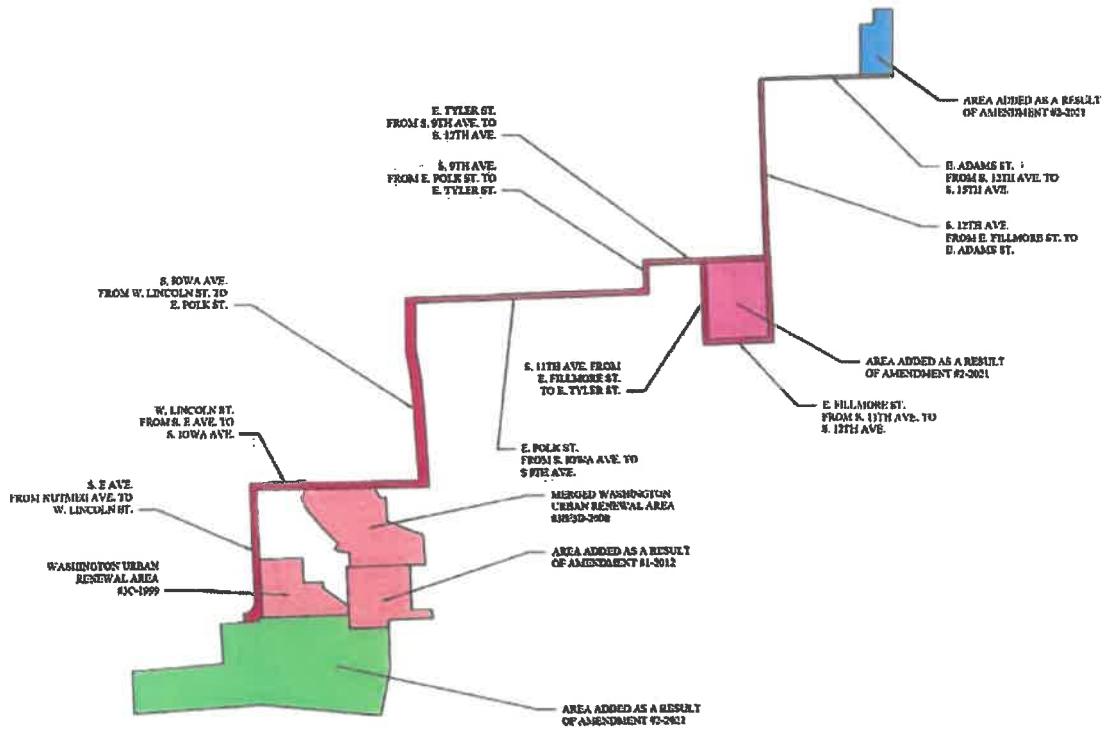
AND

Public Right-of-Way

Full road right-of-way of the following streets:

South Iowa Avenue from Lincoln Street to East Polk Street
West Lincoln Street from South E Avenue to South Iowa Avenue
South E Avenue from Nutmeg Avenue to West Lincoln Street
East Tyler Street from South 9th Avenue to South 12th Avenue
South 9th Avenue from East Polk Street to East Tyler Street
East Polk Street from South Iowa Avenue to South 9th Avenue
South 11th Avenue from East Fillmore Street to East Tyler Street
East Fillmore Street from South 11th Avenue to South 12th Avenue
South 12th Avenue from East Fillmore Street to East Adams Street
East Adams Street from South 12th Avenue to South 15th Avenue

**EXHIBIT B
MAP OF URBAN RENEWAL AREA, AS AMENDED
(Showing Amendment No. 2 Subarea)**



Note: Amendment No. 2 Subarea includes the green, pink, and purple areas, as well as street right-of-way shown in dark red.

EXHIBIT C
JOINT CITY/COUNTY AGREEMENT

WHEREAS, the City of Washington, Iowa (the "City") has established the Washington Unified South Central Residential Urban Renewal Area (the "Urban Renewal Area"), within Washington County, Iowa (the "County"); and

WHEREAS, the City proposes to amend the Urban Renewal Area by the adoption of an Amendment No. 2 to the Washington Unified South Central Residential Urban Renewal Plan to include property that is outside, but within two miles of, its corporate boundaries within the Urban Renewal Area for the purpose of engaging in proposed urban renewal projects in the Urban Renewal Area; and

WHEREAS, the City Council has reviewed the Urban Renewal Plan for said Urban Renewal Area, and has determined that the proposed Urban Renewal Area and completion of the eligible projects described therein are in the best interests of the City; and

WHEREAS, Iowa Code Section 403.17(4) requires the City to obtain consent of the County to include property that is outside, but within two miles of, the City's corporate limits in the Urban Renewal Area before the City can proceed with the Amendment No. 2.

NOW THEREFORE, WASHINGTON COUNTY, STATE OF IOWA AND THE CITY OF WASHINGTON, STATE OF IOWA, AGREE AS FOLLOWS:

1. The Board of Supervisors of Washington County, State of Iowa hereby agrees, authorizes, and consents for the City of Washington, State of Iowa, to amend the Urban Renewal Area to include property that is outside, but within two miles of, the City's corporate limits, as described in Amendment No. 2.

2. This "joint agreement" is intended to meet the county consent requirements of Iowa Code Chapter 403.17(4) with respect to the City's "area of operation" with respect to the land located outside, but within two miles of, the City's corporate limits that is proposed to be added to the Urban Renewal Area.

3. This Joint Agreement has been duly authorized by the governing bodies of Washington County, State of Iowa and the City of Washington, State of Iowa.

[Remainder of page intentionally left black; Signature pages follow]

PASSED AND APPROVED this _____ day of _____, 20____.

WASHINGTON COUNTY, STATE OF IOWA

Chairperson, Board of Supervisors

ATTEST:

Auditor

STATE OF IOWA)
) SS
COUNTY OF WASHINGTON)

On this _____ day of _____, 20____, before me a Notary Public in and for the State of Iowa, personally appeared _____ and _____ to me personally known, who being duly sworn, did say that they are the Chairperson and Auditor, respectively, of Washington County, State of Iowa, a political subdivision, and that the seal affixed to the foregoing instrument is the seal of said political subdivision, and that said instrument was signed and sealed on behalf of said political subdivision by authority and resolution of its Board of Supervisors, and said Chairperson and Auditor acknowledged said instrument to be the free act and deed of said political subdivision by it voluntarily executed.

Notary Public in and for the State of Iowa

PASSED AND APPROVED this _____ day of _____, 20____.

CITY OF WASHINGTON, STATE OF IOWA

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF WASHINGTON)

On this _____ day of _____, 20____, before me a Notary Public in and for said County, personally appeared _____ and _____ to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Washington, State of Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Notary Public in and for the State of Iowa

EXHIBIT D

**AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE
WASHINGTON UNIFIED SOUTH CENTRAL RESIDENTIAL
URBAN RENEWAL AREA**

WHEREAS, the City of Washington, Iowa, (the "City") has proposed to include property in the Washington Unified South Central Residential Urban Renewal Area (the "Urban Renewal Area") by the adoption of Amendment No. 2 to the Washington Unified South Central Residential Urban Renewal Plan, pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, certain property which is owned by the Agricultural Land Owner listed below has been proposed to be included in the Urban Renewal Area; and

WHEREAS, Section 403.17(10), Code of Iowa, provides that no property may be included in an urban renewal area which meets the definition of "agricultural land" in Section 403.17(3), Code of Iowa, until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property proposed to be included in the Urban Renewal Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3).

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property proposed to be added to the Urban Renewal Area.

2. The Agricultural Land Owner hereby agrees that the City of Washington, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.

3. The Agricultural Land Owner further authorizes the governing body of the City of Washington, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403, Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this _____ day of _____, 20____.

Name of Agricultural Land Owner: _____
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Signature: _____

Date: _____

Print Name: _____

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WASHINGTON)

I, the undersigned City Clerk of the City of Washington, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2021.

City Clerk, City of Washington, State of Iowa

(SEAL)

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A
PROPOSED AMENDMENT NO. 2 TO THE WASHINGTON UNIFIED
SOUTH CENTRAL RESIDENTIAL URBAN RENEWAL PLAN FOR
AN URBAN RENEWAL AREA IN THE CITY OF WASHINGTON,
STATE OF IOWA

The City Council of the City of Washington, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:00 P.M. on January 4, 2022 in the Council Chambers, City Hall, 215 East Washington Street, Washington, Iowa, to consider adoption of a proposed Amendment No. 2 to the Washington Unified South Central Residential Urban Renewal Plan (the "Amendment") concerning the Unified South Central Residential Urban Renewal Area in the City of Washington, State of Iowa.

The Amendment proposes to add certain land to the Urban Renewal Area, legally described as follows:

Prairie Ridge Subdivision

Prairie Ridge Subdivision is a part of Auditor's Parcel L, 4.989 acres, as shown in Plat Book 22, Page 244, In the South Half (S ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) in Lot F of the Auditor's Subdivision of the Southwest Quarter (SW ¼) of Section Sixteen (16), Township Seventy-five (75) North, Range Seven (7) West of the Fifth (5th) Principal Meridian, in the City of Washington; In Washington County, Iowa; subject to easements and restrictions of record. Deed Book 2008 Page 4335 in the office of Washington County Recorder, except Lots One (1) and Two (2) of Auditor's Parcel "L". Prairie Ridge Subdivision is more particularly described as follows:

Beginning at the Southeast corner of said Parcel "L" of SW ¼ of SW ¼ Section 16; thence South 89°07'40" West 328.00 feet along the South line thereof; thence North 01°19'00" East 513.10 feet along the West line of said Parcel "L"; thence North 89°22'05" East 133.97 feet along the South line of Lot 2 of Parcel "L"; thence North 01°21'10" East 120.68 feet along the East line of Lot 2 of Parcel "L"; thence North 01°25'05" East 30.01 feet along the East line of Lot 1 of Parcel "L"; thence North 89°25'50" East 193.87 feet along the North line of Parcel "L" to the East line thereof; thence South 01°19'05" West 662.20 feet along said East line to the Point of Beginning, containing 197,141 square feet (4.53 acres).

AND

NLW Subdivision Plat 1

Lot 1 of Lot A in the Subdivision of Outlot 10 of A.W. Chilcote's Outlot Addition to Southeast Washington, Washington County, Iowa. Said Lot 1 of Lot A is more particularly described as follows: Beginning at the Northeast corner of said Lot A of Outlot 10 as shown in Plat Book 4 on Page 511, in the Office of the Washington County Recorder; thence South 01°01'20" East 772.64 feet along the East line thereof to the North right-of-way line of East 772.64 feet along the East line thereof to the North right-of-way line of East Fillmore Street according to the Acquisition Plat recorded in Book 22 on Page 242; thence South 89°31'55" West 379.00 feet West 379.00 feet along said right-of-way line; thence North 01°01'20" West 771.87 feet to the North line of said Lot A of Outlot 10 of A.W. West 771.87 feet to the North line of said Lot A of Outlot 10 of A.W. Chilcote's Outlot

Addition; thence North 89°25'00" East 379.00 feet along said North line to the Point of Beginning. Said Lot 1 of East 379.00 feet along said North line to the Point of Beginning. Said Lot 1 of Lot A contains 6.72 acres.

AND

NLW Subdivision Plat 2

Outlot A of NLW Subdivision – Plat 1, an Addition to the City of Washington, Washington County, Iowa

AND

MSJ Subdivision

The West Twenty feet (20') of Auditor's Parcel B of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) Section Thirty (30), Township Seventy-five (75) North, Range Seven (7) West of the 5th P.M. in Washington County, Iowa and more particularly described as follows: Commencing at the Northwest corner of said NE 1/4 Section 30; thence South 01°07'55" East 487.01 feet along the West line thereof to the Point of Beginning; thence North 84°31'45" East 20.11 feet along the North line of said Auditor's Parcel B to the East line of Nutmeg Avenue as it exists now; thence South 01°06'50" East 404.03 feet along the East line of Nutmeg Avenue; thence South 87°16'50" West 19.87 feet along the South line of said Auditor's Parcel B to the Southwest corner thereof; thence North 01°08'25" West 403.06 feet along the West line of Auditor's Parcel B of the NE 1/4 of the NE 1/4 Section 30 to the Point of Beginning, containing 0.18 acres.

AND

The North 33 feet of the East 368.3 feet of Auditor's Parcel B of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) Section Thirty (30), Township Seventy-five (75) North, Range Seven (7) West of the 5th P.M. in Washington County, Iowa and more particularly described as follows: Beginning at the Northeast corner of said Section 30; thence South 01°28'45" East 33.02 feet along the East line of Section 30; thence South 87°21'25" West 368.86 feet along the South line of Nutmeg Avenue; thence North 00°29'40" West 33.03 feet along the West line of said Auditor's Parcel B to the Northline thereof; thence North 87°21'20" East 368.30 feet along the North line of said NE 1/4 of the NE 1/4 Section 30 to the Point of Beginning, containing 0.28 acres.

AND

A part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Seven (7) West of the 5th P.M. in Washington County, Iowa and more particularly described as follows: Beginning at the Northeast corner of said NW 1/4 of the NW 1/4 Section 29; thence South 00°58'20" East 1062.48 feet along the East line thereof; thence North 82°59'35" West 156.36 feet to the Southeast corner of Auditor's Parcel I of said NW 1/4 of the NW 1/4 Section 29; thence North 11°18'55" East 539.40 feet along the East line of Auditor's Parcel I; thence North 00°58'00" West 379.16 feet along the East line of said Auditor's Parcel I; thence North 01°05'50" West 135.02 feet to the North line of said NW 1/4 of the NW 1/4 Section 29;

thence North 89°40'50" East 40.31 feet along the North line to the Point of Beginning, containing 1.69 acres.

AND

Public Right-of-Way

Full road right-of-way of the following streets:

South Iowa Avenue from Lincoln Street to East Polk Street
West Lincoln Street from South E Avenue to South Iowa Avenue
South E Avenue from Nutmeg Avenue to West Lincoln Street
East Tyler Street from South 9th Avenue to South 12th Avenue
South 9th Avenue from East Polk Street to East Tyler Street
East Polk Street from South Iowa Avenue to South 9th Avenue
South 11th Avenue from East Fillmore Street to East Tyler Street
East Fillmore Street from South 11th Avenue to South 12th Avenue
South 12th Avenue from East Fillmore Street to East Adams Street
East Adams Street from South 12th Avenue to South 15th Avenue

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Washington, Iowa.

The City of Washington, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to stimulate, through public involvement and commitment, private investment in residential development in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 2 would add property to the Urban Renewal Area and authorize additional urban renewal projects to be undertaken within the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Washington, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2021.

City Clerk, City of Washington, State of Iowa

(End of Notice)

01967761-1\11307-063

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WASHINGTON)

I, the undersigned City Clerk of the City of Washington, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2022.

City Clerk, City of Washington, State of Iowa

(SEAL)

January 4, 2022

The City Council of the City of Washington, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 215 East Washington Street, Washington, Iowa, at 6:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ then introduced the following proposed Resolution entitled "RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AN EXTENSION AGREEMENT BY AND AMONG THE CITY OF WASHINGTON, THE COUNTY OF WASHINGTON, AND THE WASHINGTON COMMUNITY SCHOOL DISTRICT, APPROVING THE EXTENSION OF THE DIVISION OF TAX REVENUE IN THE WASHINGTON UNIFIED SOUTH CENTRAL RESIDENTIAL URBAN RENEWAL AREA", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AN EXTENSION AGREEMENT BY AND AMONG THE CITY OF WASHINGTON, THE COUNTY OF WASHINGTON, AND THE WASHINGTON COMMUNITY SCHOOL DISTRICT, APPROVING THE EXTENSION OF THE DIVISION OF TAX REVENUE IN THE WASHINGTON UNIFIED SOUTH CENTRAL RESIDENTIAL URBAN RENEWAL AREA

WHEREAS, by Resolution No. 2012-71, adopted September 19, 2012, this City Council approved and adopted an Amendment No. 1 to the Washington Unified South Central Residential Urban Renewal Plan ("Plan" or "Urban Renewal Plan"), which unified two existing residential urban renewal areas and renamed the unified area as the Washington Unified South Central Residential Urban Renewal Area ("Area" or "Urban Renewal Area"), a single unified urban renewal area; and

WHEREAS, an Amendment No. 2 to the Plan has been adopted, which added the following land to the Urban Renewal Area:

Prairie Ridge Subdivision

Prairie Ridge Subdivision is a part of Auditor's Parcel L, 4.989 acres, as shown in Plat Book 22, Page 244, In the South Half (S ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) in Lot F of the Auditor's Subdivision of the Southwest Quarter (SW ¼) of Section Sixteen (16), Township Seventy- five (75) North, Range Seven (7) West of the Fifth (5th) Principal Meridian, in the City of Washington; In Washington County, Iowa; subject to easements and restrictions of record. Deed Book 2008 Page 4335 in the office of Washington County Recorder, except Lots One (1) and Two (2) of Auditor's Parcel "L". Prairie Ridge Subdivision is more particularly described as follows:

Beginning at the Southeast corner of said Parcel "L" of SW ¼ of SW ¼ Section 16; thence South 89°07'40" West 328.00 feet along the South line thereof; thence North 01°19'00" East 513.10 feet along the West line of said Parcel "L"; thence North 89°22'05" East 133.97 feet along the South line of Lot 2 of Parcel "L"; thence North 01°21'10" East 120.68 feet along the East line of Lot 2 of Parcel "L"; thence North 01°25'05" East 30.01 feet along the East line of Lot 1 of Parcel "L"; thence North 89°25'50" East 193.87 feet along the North line of Parcel "L" to the East line thereof; thence South 01°19'05" West 662.20 feet along said East line to the Point of Beginning, containing 197,141 square feet (4.53 acres).

AND

NLW Subdivision Plat 1

Lot 1 of Lot A in the Subdivision of Outlot 10 of A.W. Chilcote's Outlot Addition to Southeast Washington, Washington County, Iowa. Said Lot 1 of Lot A is more particularly described as follows: Beginning at the Northeast corner of said Lot A of Outlot 10 as shown in Plat Book 4 on Page 511, in the Office of the Washington County Recorder; thence South 01°01'20" East 772.64 feet along the East line thereof to the North right-of-way line of East 772.64 feet along the East line thereof to the North right-of-way line of East Fillmore Street according to the Acquisition Plat recorded in Book 22 on Page 242; thence South 89°31'55" West 379.00 feet West 379.00 feet along said right-of-way line; thence North 01°01'20" West 771.87 feet to the North line of said Lot A of Outlot 10 of A.W. West 771.87 feet to the North line of said Lot A of Outlot 10 of A.W. Chilcote's Outlot Addition; thence North 89°25'00" East 379.00 feet along said North line to the Point of Beginning. Said Lot 1 of East 379.00 feet along said North line to the Point of Beginning. Said Lot 1 of Lot A contains 6.72 acres.

AND

NLW Subdivision Plat 2

Outlot A of NLW Subdivision – Plat 1, an Addition to the City of Washington, Washington County, Iowa

AND

MSJ Subdivision

The West Twenty feet (20') of Auditor's Parcel B of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) Section Thirty (30), Township Seventy-five (75) North, Range Seven (7) West of the 5th P.M. in Washington County, Iowa and more particularly described as follows: Commencing at the Northwest corner of said NE 1/4 Section 30; thence South 01°07'55" East 487.01 feet along the West line thereof to the Point of Beginning; thence North 84°31'45" East 20.11 feet along the North line of said Auditor's Parcel B to the East line of Nutmeg Avenue as it exists now; thence South 01°06'50" East 404.03 feet along the East line of Nutmeg Avenue; thence South 87°16'50" West 19.87 feet along the South line of said Auditor's Parcel B to the Southwest corner thereof; thence North 01°08'25" West 403.06 feet along the West line of Auditor's Parcel B of the NE 1/4 of the NE 1/4 Section 30 to the Point of Beginning, containing 0.18 acres.

AND

The North 33 feet of the East 368.3 feet of Auditor's Parcel B of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) Section Thirty (30), Township Seventy-five (75) North, Range Seven (7) West of the 5th P.M. in Washington County, Iowa and more particularly described as follows: Beginning at the Northeast corner of said Section 30; thence South 01°28'45" East 33.02 feet along the East line of Section 30; thence South 87°21'25" West 368.86 feet along the South line of Nutmeg Avenue; thence North 00°29'40" West 33.03 feet along the West line of said Auditor's Parcel B to the Northline

thereof; thence North 87°21'20" East 368.30 feet along the North line of said NE 1/4 of the NE 1/4 Section 30 to the Point of Beginning, containing 0.28 acres.

AND

A part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Seven (7) West of the 5th P.M. in Washington County, Iowa and more particularly described as follows: Beginning at the Northeast corner of said NW 1/4 of the NW 1/4 Section 29; thence South 00°58'20" East 1062.48 feet along the East line thereof; thence North 82°59'35" West 156.36 feet to the Southeast corner of Auditor's Parcel I of said NW 1/4 of the NW 1/4 Section 29; thence North 11°18'55" East 539.40 feet along the East line of Auditor's Parcel I; thence North 00°58'00" West 379.16 feet along the East line of said Auditor's Parcel I; thence North 01°05'50" West 135.02 feet to the North line of said NW 1/4 of the NW 1/4 Section 29; thence North 89°40'50" East 40.31 feet along the North line to the Point of Beginning, containing 1.69 acres.

AND

Public Right-of-Way

Full road right-of-way of the following streets:

South Iowa Avenue from Lincoln Street to East Polk Street
West Lincoln Street from South E Avenue to South Iowa Avenue
South E Avenue from Nutmeg Avenue to West Lincoln Street
East Tyler Street from South 9th Avenue to South 12th Avenue
South 9th Avenue from East Polk Street to East Tyler Street
East Polk Street from South Iowa Avenue to South 9th Avenue
South 11th Avenue from East Fillmore Street to East Tyler Street
East Fillmore Street from South 11th Avenue to South 12th Avenue
South 12th Avenue from East Fillmore Street to East Adams Street
East Adams Street from South 12th Avenue to South 15th Avenue

WHEREAS, the urban renewal project activities in the Urban Renewal Area will provide for public improvements related to housing and residential development; and

WHEREAS, Iowa Code Section 403.22(5) provides that the division of revenue under Section 403.19 for urban renewal projects related to public improvements related to housing and residential development is limited to ten (10) fiscal years (beginning with the second fiscal year after the year of first certification of debt), unless the municipality undertaking such projects has a population of under 15,000 and obtains approval from all affected taxing districts to extend the division of revenue for up to five (5) additional years; and

WHEREAS, the City has a population of under 15,000; and

WHEREAS, the County of Washington, Iowa (the "County") and Washington Community School District (the "School District") are the only affected taxing districts other than the City in the Urban Renewal Area, as amended; and

WHEREAS, the City has requested that the governing bodies of the County and the School District approve and execute an agreement approving the extension of the division of revenue under Iowa Code Section 403.19 in the Urban Renewal Area (the "Extension Agreement"), to provide that the City may collect tax increment from each portion of the Urban Renewal Area placed in a tax increment ordinance for up to 15 fiscal years (for the avoidance of doubt, multiple tax increment ordinances may be adopted with each covering a different portion of the Urban Renewal Area and each with its own 15 year period for the division of revenue); and

WHEREAS, this Council has determined that the City's execution of and performance under the Extension Agreement is in the best interests of the City and the residents thereof.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF WASHINGTON IN THE STATE OF IOWA:

Section 1. That the extension of the division of revenue under Section 403.19 in the Urban Renewal Area is hereby approved by the City Council of the City of Washington, Iowa for an additional five (5) fiscal years for a total of fifteen (15) fiscal years of the division of revenue (beginning with the second fiscal year after the year of first certification of debt) in connection with urban renewal activities in the Urban Renewal Area providing for the provision of public improvements related to housing and residential development (for the avoidance of doubt, multiple tax increment ordinances may be adopted with each covering a different portion of the Urban Renewal Area and each with its own 15 year period for the division of revenue).

Section 2. That the form and content of the Extension Agreement, attached hereto as Exhibit 1 and the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved, and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered, and directed to execute, attest, seal, and deliver the Extension Agreement for and on behalf of the City in substantially the form and content now before this meeting, and that from and after the execution and delivery of the Extension Agreement, the Mayor and the City Clerk are hereby authorized, empowered, and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Extension Agreement as executed.

PASSED AND APPROVED this 4th day of January, 2022.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WASHINGTON)

I, the undersigned City Clerk of the City of Washington, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2022.

City Clerk, City of Washington, State of Iowa

(SEAL)

WASHINGTON COMMUNITY SCHOOL DISTRICT

Eric Turner
Board President

ATTEST:

Jayla A. [Signature]
Board Secretary

STATE OF IOWA)
) SS
COUNTY OF WASHINGTON)

On this 29th day of December, 2021, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Eric Turner and Jeffery Dieleman, to me personally known, who, being duly sworn, did say that they are the President and Secretary, respectively, of the Board of the Washington Community School District, and that said instrument was signed on behalf of said School District by authority and resolution of its Board, and said President and Secretary acknowledged said instrument to be the free act and deed of said School District by it voluntarily executed.

Amy Greiner
Notary Public in and for the State of Iowa



[Signature page to Extension Agreement – Washington Community School District]

RESOLUTION NO. _____

**RESOLUTION OF NECESSITY FOR
2022 EAST ADAMS IMPROVEMENTS PROJECT**

WHEREAS, this Council has adopted a preliminary resolution pursuant to section 384.42 of the Iowa Code, as amended, covering the 2022 East Adams Improvements Project (hereinafter referred to as “the Project”); and

WHEREAS, in accordance with such preliminary resolution, the City Engineer has prepared preliminary plans and specifications, an estimated cost of the work, and a plat & schedule, including the valuation of each lot as determined by this Council, and the same have been duly adopted and filed with the City Clerk.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Washington, Iowa:

Section 1. That it is hereby found and determined to be necessary and for the best interest of the City and its inhabitants to proceed with the aforementioned Project, and to assess a portion of the cost thereof to the property benefited thereby.

Section 2. That the Project shall constitute a single improvement and shall consist generally of the paving of East Adams from South 9th Avenue to South 15th Avenue; the replacement or new installation of water main along the portion of East Adams from South 9th to South 15th; the installation of new storm water sewer main and drainage structures along East Adams; and the installation of sidewalk along East Adams; and related improvements in Washington, Iowa, all as more particularly described in the preliminary resolution relating to the Project previously adopted by this Council, which resolution is hereby referred to for a more complete description of the location and terminal points of the Project and the property benefited thereby and proposed to be assessed to pay a portion of the cost of such improvement. The location and terminal points of the Project are further described in the Notice to Property Owners as attached hereof.

Section 3. That it is hereby found and determined that there are on file in the office of the Clerk an estimated total cost of the proposed work and a preliminary plat and schedule showing the amount proposed to be assessed to each lot by reason of such Project.

Section 4. That this Council did meet on Tuesday, January 4, 2022 at 6 PM at the Council Chambers, Washington Municipal Building, 215 East Washington Street, at which time and place it heard the property owners subject to the proposed assessment or assessments and interested parties for or against the Project, its cost, the assessment thereof or the boundaries of the properties to be assessed.

Section 5. That the Clerk gave notice as required by Section 384.50 of the Code of Iowa, as amended, by publication once each week for two consecutive weeks in a newspaper published at least once weekly and having general circulation in the City, and likewise mailed a copy of such notice by Certified Mail to each property owner whose property is subject to assessment for the Project, as shown by the records in the office of the County Auditor, not less than 15 days prior to the hearing.

Section 6. That such notice was in form substantially the same form as attached Notice to Property Owners.

PASSED AND APPROVED this 4th day of January, 2022.

Jaron P. Rosien, Mayor

ATTEST:

Sally Y. Hart, City Clerk

Plan Item NO.	Parcel NO.	Owner	Description of Property	Assessed Value	Valuation Fixed by Council	25% of Fixed Valuation	Depth (Feet)	Assessment Factor	Type	Lot/Parcel Frontage (Feet)	Assessment Distribution	Trial Assessment	Preliminary Assessment Rate	Adjusted Preliminary Assessment	Preliminary Property Assessment
1	11-17-479-008	Robison, Mark W. Giovannita, Teresa D.	Lot 10 Cranfills Subdivision	\$90,600	\$90,600	\$22,650	44	0.91	Paving	132	121	\$9,559.55	30%	\$2,867.86	\$2,867.86
2	11-17-485-001	Without Apartments, LLC		\$0	\$0	\$0	300	1.97	Paving	209	411	\$2,674.16	0%	\$0.00	\$0.00
3	11-17-479-023	Libe, Steven A.	Lot 7 Vachas Subdivision	\$181,400	\$181,400	\$45,350	93	1.45	Paving	100	145	\$11,455.66	30%	\$3,436.70	\$3,436.70
4	11-17-480-014	Mellinger, Thomas W. & Loretha	Lot 8 Vachas Subdivision	\$136,000	\$136,000	\$34,000	93	1.45	Paving	100	145	\$943.44	30%	\$283.03	\$283.03
5	11-17-480-009	Dietz, Adam K. & Alysa K.	Lot 20 & 21 Vachas Subdivision	\$149,300	\$149,300	\$37,325	183	1.84	Paving	100	184	\$14,536.83	30%	\$4,361.05	\$4,361.05
6	11-17-481-002	Brauchini, Landon N. & Kimberlee L.	West 124 Feet Lot O Bakers SD	\$178,700	\$178,700	\$44,675	143	1.72	Paving	124	213	\$16,827.96	30%	\$5,048.39	\$5,048.39
7	11-17-481-003	Oliver, Laddie D. & Debra J.	W 70 ft. of E 140 ft. Lot O Bakers SD	\$99,300	\$99,300	\$24,825	143	1.72	Paving	70	120	\$9,480.54	30%	\$2,844.16	\$2,844.16
8	11-17-481-004	Gonterman, Brandon D.	East 70 feet of Lot O Bakers SD	\$122,200	\$122,200	\$30,550	143	1.72	Paving	70	120	\$988.43	30%	\$296.53	\$296.53
9	11-17-481-005	Murphy, Judith A.	Lot P Bakers Subdivision	\$151,500	\$151,500	\$37,875	143	1.72	Paving	150	258	\$20,383.17	30%	\$6,114.95	\$6,114.95
10	11-17-481-006	Murphy, Judith A.	Lot Q Bakers Subdivision	\$18,700	\$18,700	\$4,675	132	1.68	Paving	60	101	\$7,979.46	30%	\$2,393.84	\$2,393.84
11	11-16-354-025	Murphy, Thomas E. & Judith A.	Parcel C Lot F SW 1/4 SW 1/4 Sec 16 & Parcel A Lot N SE 1/4 Sec 17 75-07	\$0	\$0	\$0	143	1.72	Paving	60	103	\$8,137.47	0%	\$0.00	\$0.00
12	11-16-354-019	Magonke, Herbert	16 75 07 IRR 18.28 AC LOT F SW 1/4 EXCC PAR L & RD ROW	\$19,900	\$19,900	\$4,975	300	1.97	Paving	953	1877	\$148,291.49	30%	\$44,487.45	\$44,487.45
13	11-16-354-023	SAK Development, Inc.	Lot 9 Prairie Ridge Subdivision	\$7,100	\$7,100	\$1,775	121	1.63	Paving	111	181	\$14,299.82	30%	\$4,289.95	\$4,289.95
14	11-20-226-001	Banks, Dennis L.	N 60 FT of W 132 Ft. O.L. 2 of A.W. Chilcootes Outlot Add.	\$59,800	\$59,800	\$14,950	60	1.13	Paving	132	149	\$11,771.67	30%	\$3,531.50	\$3,531.50
													TOTAL	\$3,104.05	\$3,104.05

ASSESSMENT SCHEDULE

Preliminary Assessment Schedule
E Adams Street Reconstruction
Washington, Iowa

15	11-20-226-027	Schomhoff, Rita L.	Lot A A.W. Chillicothe Outlot Add.	\$245,500	\$245,500	\$61,375	120	1.62	Paving	53	85	\$6,715.38	30%	\$3,822.34	\$3,822.34
									Adams Sidewalk	53	85	\$553.05	30%	\$2,014.62	\$2,014.62
												\$165.92		\$1,801.30	\$1,801.30
16	11-20-226-028	Thomas, Lynne R.	Lot B A.W. Chillicothe Outlot Add.	\$215,800	\$215,800	\$53,950	120	1.62	Paving	53	85	\$6,715.38	30%	\$3,822.34	\$3,822.34
									Adams Sidewalk	53	85	\$553.05	30%	\$2,014.62	\$2,014.62
												\$165.92		\$1,801.30	\$1,801.30
												\$2,180.54		\$2,180.54	\$2,180.54
17	11-20-226-012	Zickelsose, Zachary W.	AW CHILCOTES OL ADD E 72.5 FT OF N 120 FT OF W 309.5 FT OL 2	\$64,500	\$64,500	\$16,125	120	1.62	Paving	72	117	\$9,243.53	30%	\$2,773.06	\$2,773.06
									Adams Sidewalk	72	117	\$761.26	30%	\$228.38	\$228.38
												\$3,001.44		\$3,001.44	\$3,001.44
18	11-20-226-013	Hayes, Daniel L.	Lot 1 Perdoles 3rd Subdivision	\$105,000	\$105,000	\$26,250	120	1.62	Paving	75	122	\$9,638.55	30%	\$2,891.57	\$2,891.57
									Adams Sidewalk	75	122	\$793.79	30%	\$228.14	\$228.14
												\$3,129.71		\$3,129.71	\$3,129.71
19	11-20-226-014	Dunton, Andrew L. & Erin M.	AW CHILCOTES OL ADD 72.5 FT X 120 FT N CEN PT OL 2	\$174,400	\$174,400	\$43,600	120	1.62	Paving	72	117	\$9,243.53	30%	\$2,773.06	\$2,773.06
									Adams Sidewalk	72	117	\$761.26	30%	\$228.38	\$228.38
												\$3,001.44		\$3,001.44	\$3,001.44
20	11-20-230-001	Redlinger, Donald I. & Karen S.	Lot 1 Redlinger Addition	\$13,200	\$13,200	\$3,300	133	1.68	Paving	101	169	\$13,351.76	30%	\$4,005.53	\$4,005.53
									Adams Sidewalk	101	169	\$1,099.60	30%	\$329.88	\$329.88
												\$4,335.42		\$4,335.42	\$4,335.42
21	11-20-230-002	Redlinger, Donald I. & Karen S.	Lot 2 Redlinger Addition	\$22,300	\$22,300	\$5,575	133	1.68	Paving	100	168	\$13,272.76	30%	\$3,981.83	\$3,981.83
									Adams Sidewalk	100	168	\$1,093.09	30%	\$327.93	\$327.93
												\$4,309.76		\$4,309.76	\$4,309.76
22	11-20-228-012	Redlinger, Donald I. & Karen S.	Lot 1A Meadowview I	\$176,000	\$176,000	\$44,000	125	1.65	Paving	46	76	\$6,004.34	30%	\$1,801.30	\$1,801.30
									Adams Sidewalk	46	76	\$494.49	30%	\$148.35	\$148.35
												\$1,949.65		\$1,949.65	\$1,949.65
23	11-20-228-013	Colbert, John F. & Linda J.	Lot 1B Meadowview I	\$133,700	\$133,700	\$33,425	125	1.65	Paving	46	76	\$6,004.34	30%	\$1,801.30	\$1,801.30
									Adams Sidewalk	46	76	\$494.49	30%	\$148.35	\$148.35
												\$1,949.65		\$1,949.65	\$1,949.65
24	11-20-228-014	Pachn, Sandra	Lot 2A Meadowview I	\$163,700	\$163,700	\$40,925	125	1.65	Paving	46	76	\$6,004.34	30%	\$1,801.30	\$1,801.30
									Adams Sidewalk	46	76	\$494.49	30%	\$148.35	\$148.35
												\$1,949.65		\$1,949.65	\$1,949.65
25	11-20-228-015	McGrawe, Mary B.	Lot 2B Meadowview I	\$163,700	\$163,700	\$40,925	125	1.65	Paving	46	76	\$6,004.34	30%	\$1,801.30	\$1,801.30
									Adams Sidewalk	46	76	\$494.49	30%	\$148.35	\$148.35
												\$1,949.65		\$1,949.65	\$1,949.65
26	11-20-228-016	Miller, David L. & Mary L.	Lot 3A Meadowview I	\$154,500	\$154,500	\$38,625	125	1.65	Paving	46	76	\$6,004.34	30%	\$1,801.30	\$1,801.30
									Adams Sidewalk	46	76	\$494.49	30%	\$148.35	\$148.35
												\$1,949.65		\$1,949.65	\$1,949.65
27	11-20-228-017	Klopfenstein, Alec M. & Emily E.	Lot 3B Meadowview I	\$154,500	\$154,500	\$38,625	125	1.65	Paving	46	76	\$6,004.34	30%	\$1,801.30	\$1,801.30
									Adams Sidewalk	46	76	\$494.49	30%	\$148.35	\$148.35
												\$1,949.65		\$1,949.65	\$1,949.65
28	11-20-228-030	Bartels, Timothy M. J. & Ashley R.	Lot 4A & 4B Meadowview I	\$257,500	\$257,500	\$64,375	125	1.65	Paving	93	153	\$12,087.69	30%	\$3,626.51	\$3,626.51
									Adams Sidewalk	93	153	\$995.49	30%	\$298.65	\$298.65
												\$3,924.96		\$3,924.96	\$3,924.96
29	11-20-228-020	Fordham Steven M. &	Lot 5A Meadowview I	\$148,300	\$148,300	\$37,075	125	1.65	Paving	46	76	\$6,004.34	30%	\$1,801.30	\$1,801.30

Brent Hinson, City
 Administrator
 Jaron P. Rosien, Mayor
 Illa Earnest, City Clerk
 Kevin Olson, City Attorney



City of Washington
 215 East Washington Street
 Washington, Iowa 52353
 (319) 653-6584 Phone
 (319) 653-5273 Fax

Urban Chicken Permit Application

*****Failure to complete all sections of the application and provide supporting documentation may result in a return or denial of your application. *****

1. Applicant Information

Name Amanda Pickering

Property Address 1105 N Iowa Ave Washington, Iowa 52353

Daytime Phone # 319-458-0445_____

Evening Phone # __319-458-0445_____

Number of chickens &/or poultry to be kept _____1____
(No roosters are allowed, Maximum number is 4)

2. Application Checklist

Resident's Submittal

Staff Review

- Landlord sign-off (if applicant is a tenant)

I own my place _____

- Description of chicken coop and pen including materials used & cubic feet

- Diagram of the property including dimensions, location of coop and pen, and identification of adjacent properties by street address

_____ **backyard** _____

- Sign-off of all adjacent property owners (please use form attached as Exhibit A)
-

3. Statement of Understanding (Please initial by each item)

___ap___ 1) I am aware that owners of all adjacent properties (i.e., all properties that contact each other at any point) must give their written consent for any urban chicken permit application to be approved.

___ap___ 2) I am aware that I must receive approval from the City prior to obtaining chickens.

___ap___ 3) I will follow all City ordinances and state laws relating to the care and keeping of animals.

___ap___ 4) I am aware that I am responsible for keeping chickens within the confines of my property at all times.

___ap___ 5) I am aware that I may not make any dimensional changes to my chicken coop without first obtaining approval from the City of Washington.

___ap___ 6) I grant the right for City staff to inspect my property at any time to investigate a complaint related to this permit.

___ap___ 7) I acknowledge that I live in an owner-occupied single-family home, or if renting, have the written permission of my landlord (landlord must provide a signature below).

___ap___ 8) I affirm that I have never been found guilty of any animal welfare, neglect or cruelty violations.

___ap___ 9) I understand that the permit is a limited license for the activity, no vested zoning rights arise from this permit and that the permit does not run with the land.

___ap___ 10) I understand the private restrictions on the use of the property shall remain enforceable and shall supersede the permit. I affirm that there are no private restrictions including, but not limited to, deed restrictions, condominium restrictions, neighborhood association bylaws, covenants, and restrictions and rental agreements. A permit issued to a property subject to private restrictions that prohibit keeping of chickens is void.

___ap___ 11) I understand that the City Council's approval is good for two years, by which time the City may have developed different guidelines and I must reapply for my continued keeping of chickens.

I affirm that all statements contained in the application and attachments are true and correct and that I the permit holder will keep the chickens in compliance with all related ordinances and as otherwise directed by the City Council. I understand that failure to comply with regulations may result in revocation of the permit and/or issuance of a municipal infraction.

Brent Hinson, City
Administrator
Jaron P. Rosien Mayor
Illa Earnest, City Clerk
Kevin Olson, City Attorney



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Signature _____ Amanda Pickering _____
Date ___12/23/21_____

If applicant is a tenant, the landlord must sign below:

As the owner/authorized manager of the property at _____ Amanda Pickering
_____ (address), I give permission for my tenant
_____ (applicant), to install a chicken coop and to keep chickens on the
property, as may be approved by the City Council.

Landlord Signature _____
Date ___12/23/21_____

*Jaron P. Rosien, Mayor
Sally Hart, City Clerk
Kevin Olson, City Attorney
Kelsey Brown, Finance Director*



*City of Washington
215 East Washington Street
Washington, Iowa 52353
(319) 653-6584 Phone
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Memorandum

December 30, 2021

To: Mayor & Council
CC: Kelsey Brown – Finance Director

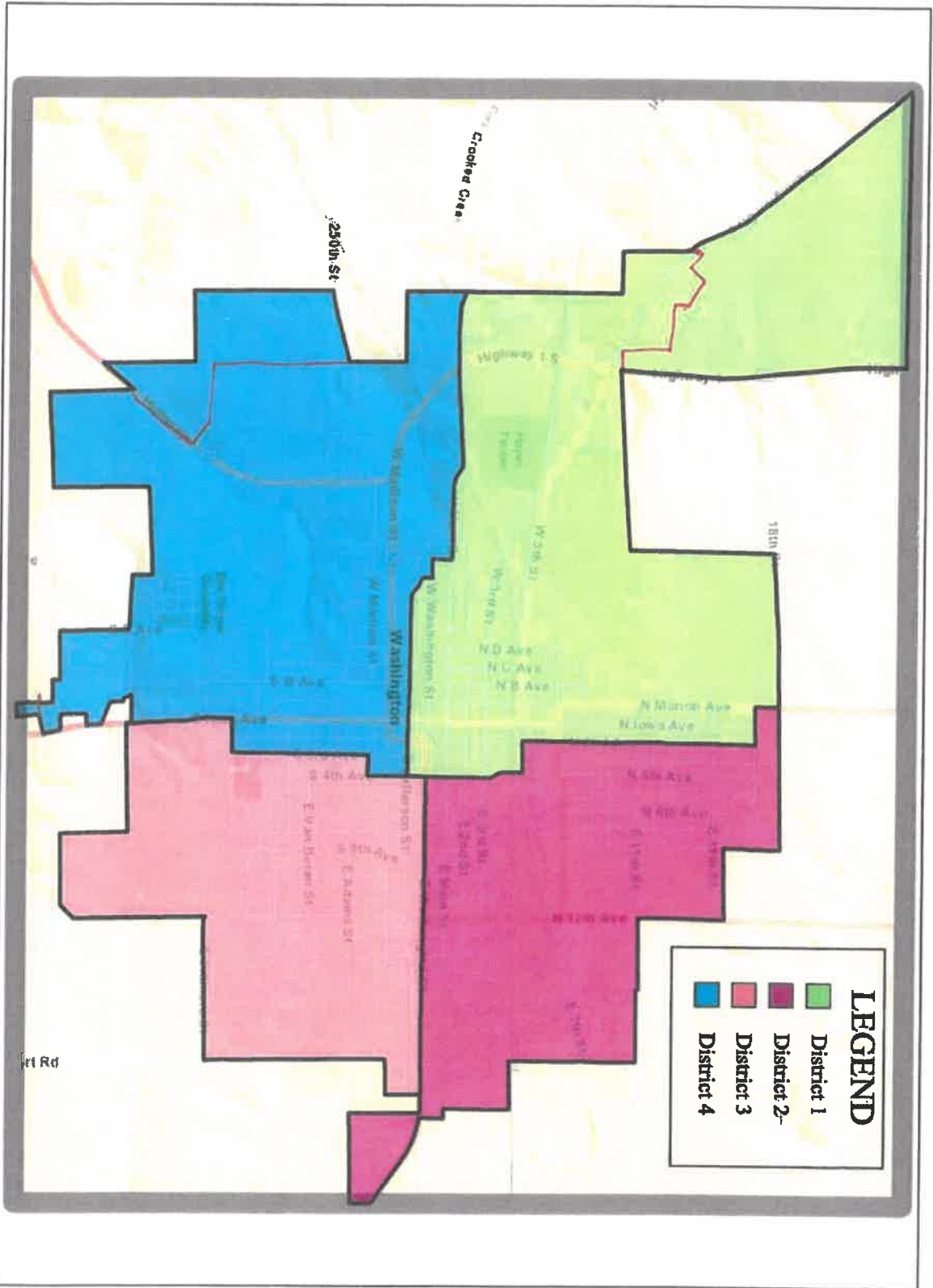
From: Sally Y. Hart
City Clerk

Re: Reprecincting Wards

As the city council previously discussed, the reprecincting maps follow the existing ward boundaries except for the one parcel along Wiley Boulevard. That area had to be moved to Ward 2 to be contiguous to the other properties, per the state's integrity testing through the provided mapping software.

In addition, three census blocks had land fall both within the city limits and in the unincorporated area of the county. Due to this, City Attorney Olson and I worked with the county and the state to develop the following agreements to reflect the areas on the maps that must be submitted to the state. These agreements specifically reference parcel numbers for clarity. While the maps at this time show county areas in city wards, only residents of the city will be able to vote in the city elections.

Due to the state deadline, our recommendation is that all three readings of the ordinance should be considered in the January 4, 2022 council meeting.



**State of Iowa
City Reaprecincting Worksheet**

City Information

City: Washington

City Population (use 2020 Census number): 7,352

Number of Precincts: 4

City Point of Contact Information for Reaprecincting Process

Name: Sally Hart Title: City Clerk

Telephone: 319-653-6584

Email: sallyhart@washingtioniowa.gov

Address: 215 E. Washington St. Washington 52353
Street Address City Zip

Precinct Ordinance and Public Hearing Information

1. Attach a copy of the ordinance describing the city precinct boundaries with this worksheet. If no changes were made to the precinct boundaries following the 2020 census, you still must submit the ordinance, and a copy of the existing precinct ordinance is sufficient.
2. Write the date on which the public hearing was held. If no changes to precinct boundaries were made, a public hearing was not required so please write N/A on the line below.

Date of public hearing(s): January 4, 2022

**State of Iowa
City Reapportioning Worksheet
Precinct Population Certification**

City: Washington

If you require lines in addition to those below, make copies of the following page as needed.

Precinct Name or Number	Population of Incorporated Portion	Population of Unincorporated Portion (only if have joint city/county agreement)	Total Population
Ward 1	1806	2	1808
Ward 2	1760	0	1760
Ward 3	1884	0	1884
Ward 4	1900	4	1904
City Total Population	7,350	6	7,356

I hereby certify that this is a complete and correct list of all precincts in this city of
Sally Y. Hart *and that the population data included is correct.*

Signed: _____ Date: _____
 Authorized City Representative

Print Name: _____

State of Iowa
City Reprecincting Worksheet – Ward Population Certification

City: Washington

Ideal Ward Population

Divide the population of the city by the number of wards.

$$\frac{7352}{\text{City Population}} \div \frac{4}{\text{\# of Wards}} = \underline{1838} \text{ Ideal Ward Population}$$

[§§42.4(1)(a), 372.13(7)(b)]

Maximum Allowable Variation

Multiply the Ideal Ward Population by 0.10.

$$\frac{1838}{\text{Ideal Population}} \times 0.10 = \underline{183.8} \text{ Maximum Allowable Variation}$$

[IAC 721—21.32(372)]

Ward Variations

- Enter the population for each ward on the chart below.
- Compare each ward population with the Ideal District Population. Subtract the smaller population number of the two from the larger population number. List the difference in the Variation column.

Important Note: Where the deviation from the Ideal Ward Population is absolutely necessary, the Maximum Allowable Variation between wards is ten percent (10%). Plans with variations exceeding that limit must include a justification that the deviation is necessary to comply with the other legal requirements set forth in §372.13(7) and are highly likely to be rejected by the Secretary of State.

- Total the populations of all wards. The total must equal the census population for your city.
- Total the variations for all wards to determine the overall variation.

Ward	Population	Variation
1	1806	-32
2	1760	-78
3	1884	46
4	1900	62
5		
6		
7		
8		
	=	=
	total population	overall variation

I hereby certify that this is a complete and correct list of the wards in this city of _____ and that the population data included is correct.

Signed: _____ Date: _____
 Authorized City Representative

Print Name: _____

Letter of Agreement

City of Washington and the Washington County Board of Supervisors

The City of Washington has annexed parcels 1119100019 and 1119100020 since January 1, 2020 in Block 4051.

The City of Washington annexed a portion of Block 3032, including the following parcels: Parcel 1129126035, Parcel 1129126036, and Parcel 1129126037.

The City of Washington annexed a portion of Block 4043, including the following parcels: Parcel 1012400035 and Parcel 1012400036

Therefore, it is agreed that Blocks 4041, 3032, and 4043 are comprised of incorporated and unincorporated territory.

The unincorporated section of Block 4051 contains two people and will be included in County District 5 and the incorporated territory in the City of Washington contains zero people and will be included in Washington Ward 4.

The unincorporated section of Block 3032 includes two people and will be included in County District and the incorporated territory in the City of Washington contains 17 people and will be included in Washington Ward 4

The unincorporated section of Block 4043 contains two people and will be included in County District 1 and the incorporated territory in the City of Washington contains zero people and will be included in Washington Ward 1.

Mayor, City of Washington

Chairperson, Board of Supervisors

Date

Date

ELECTION PRECINCTS AGREEMENT

Washington County Temporary Redistricting Commission & City of Washington

WHEREAS, Chapter 49.6 of the Code of Iowa grants cities and counties the power to combine township and city territory as long as the resulting combined precinct does not have a total population in excess of three thousand five hundred (3,500), as shown by the most recent federal decennial census, and the combined precinct is contained wholly within one legislative district.

WHEREAS, combining a portion of a township with contiguous City of Washington territory allows the township voters to vote at a nearby location.

WHEREAS, township voters are not eligible to vote in City of Washington municipal elections.

THEREFORE, it is agreed by the Washington County Temporary Redistricting Commission and the City of Washington, Iowa, to create four combined township and city precincts, as described below:

Ward 1 Precinct

All of Ward 1 of the City of Washington; all that part of Washington Twp. outside the Washington City limits lying east of Hwy. 1 and west of Riverside Rd. (County W61); all that part of Jackson Twp. lying south of 190th St. (County G26) and also that portion lying east of Riverside Rd. (County W61) and south of 160th St.

Ward 2 Precinct

All of Ward 2 of the City of Washington; all that part of Washington Twp. outside the Washington City limits lying east of Riverside Rd. (County W61) on the north side of the City of Washington and continuing east of Airport Road (County W61) and Wayland Rd. (County W55) on the south side of the City of Washington; and all that part of Marion Twp. lying east of Wayland Rd. (County W55), north of Fern Cliff Rd. (County G62) and west of Redwood Ave. (County W62).

Ward 3 Precinct

All of Ward 3 of the City of Washington; and all that part of Washington Twp. outside the Washington City limits lying west of Airport Road (County W61) including that area lying north of 275th St., east of Wayland Rd. (County W55) and east of Coppock Rd. (County W47); and all that part of Marion Twp. lying west of Wayland Rd. (County W55) and east of Coppock Rd. (County W47), excluding the City of Coppock.

Ward 4 Precinct

All of Ward 4 of the City of Washington; all that part of Franklin Twp. lying south of 250th St. (County G38); all that part of Washington Twp. outside the City limits lying west of Wayland Road (County W55) and west of Coppock Rd. (County W47); and all that part of Marion Twp. lying west of Coppock Rd. (County W47) and north of 315th St.

WASHINGTON COUNTY TEMPORARY
REDISTRICTING COMMISSION


Harold Frakes


Chris Graber


Bill Pech


Steve Swaffer


Lorraine Williams

Date: December 28, 2021

CITY OF WASHINGTON

By: _____
Jaron Rosien, Mayor

Date: _____

ATTEST:

Sally Hart, City Clerk