



AGENDA OF THE REGULAR SESSION OF THE COUNCIL OF THE CITY OF WASHINGTON, IA
TO BE HELD AT THE **COUNCIL CHAMBERS, 215 E. WASHINGTON STREET**
AT 6:00 P.M., TUESDAY, FEBRUARY 18, 2025

To attend the meeting via Zoom go to:

<https://us02web.zoom.us/j/5077385758?pwd=HnP5mNpbXUczw62k2enfl845WV7vbo.1&omn=86717226559>

Meeting ID: 507 738 5758

Passcode: 6536584

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE AGENDA

CONSENT:

1. Council Minutes for February 4, 2025 Regular Session
2. BW Construction, Housing Rehabilitation Program Final Payment Request for 515 W. Jefferson Street, \$35,000.00
3. Plat of Survey for Lots 20A and 20B of Country Club View Subdivision
4. Department Reports

SPECIAL PRESENTATION

SPECIAL EVENT REQUEST

PUBLIC COMMENT – limit to 3 minutes

CLAIMS & FINANCIALS

- Claims Report for February 18, 2025
- Financial Report for January 2025

NEW BUSINESS

1. Discussion and Consideration of the Second Reading of an Ordinance Re-Zoning an Approximate 2.21-Acre Parcel Owned by United Presbyterian Home of Washington Iowa from CCRC Continuing Care Retirement Community District to R-1 One-Family Residence District.
2. Discussion and Consideration of the First Reading of an Ordinance to Vacate Right-of-Ways.

3. Set a Public Hearing for Right-of-Way Vacating's for March 4, 2025 at 6:00 p.m..
4. Discussion and Consideration of a Resolution Accepting the Library's Makerspace Project as Complete and to Release the Retainage.
5. Discussion and Consideration of a Contract Extension for the Housing Rehabilitation Program for BW Construction at 317 E. Main Street.
6. Discussion and Consideration of Community Garden requests including gravel parking area and Pollinator garden.
7. Discussion and Consideration of a Resolution Authorizing Levy, Assessment, and Collection of Costs to the Washington County Treasurer for Final Water Bill at 958 S. Iowa Avenue.
8. Discussion and Consideration of a Resolution Authorizing Levy, Assessment, and Collection of Costs to the Washington County Treasurer for Final Water Bill at 1104 E. 2nd Street.
9. Discussion and Consideration of a Resolution Authorizing Levy, Assessment, and Collection of Costs to the Washington County Treasurer for Final Water Bill at 526 S. Marion Avenue.
10. Discussion and Consideration of a Resolution Authorizing Levy, Assessment, and Collection of Costs to the Washington County Treasurer for Final Water Bill at 714 N. 2nd Avenue.
11. Discussion and Consideration of Approval of Site Plan for Lot 5 South Business Park.

WORKSHOP

- FY26 Budget

MAYOR, COUNCILPERSONS, & DEPARTMENTAL COMMENTS

CLOSED SESSION

- Closed session per Iowa Code 21.5(1)(i) – *to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.*

1. Formal action for any items discussed in Closed Session

ADJOURNMENT

City of Washington
Council Minutes 2-5-2025

At 6:00 P.M. the Council of the City of Washington, Iowa, met in Regular Session in the Council Chambers, 215 East Washington Street with Mayor Millie Youngquist in the chair.

On roll call present: Morgan, Moore, Stigers, Earnest, Schroeder, Rangel, Youngquist Absent: None

Mayor Youngquist asked for a Motion for approval of the Agenda. Motion by Stigers, second by Rangel to approve the Agenda. Motion carried. 6-0

CONSENT:

1. Council Minutes for January 21, 2025 Regular Session
2. Isabella and Ed Santoro, Emergency Catalyst Grant for 217 W. Main Street, \$60,000.00
3. BW Construction, Housing Rehabilitation Program Final Pay Application for 737 S 2nd Ave, \$35,000.00 (**updated**)
4. Veenstra & Kimm, Inc., Engineering Services for 12th Ave & Washington Street Intersection Improvements, \$1,039.00
5. Veenstra & Kimm, Inc., Engineering Services for 12th Ave & Washington Street Intersection Improvements, \$1,515.30
6. Veenstra & Kimm, Inc., Engineering Services for Central Park Restrooms, \$4,132.50
7. Veenstra & Kimm, Inc., Engineering Services for Central Park Restrooms, \$1,766.70
8. The Wagon Wheel, 521 East 7th Street, Special Class C Retail Alcohol License (**renewal**)
9. Department Reports

Motion by Moore, second by Stigers to approve consent items 1, 2, and 4-9. Motion Carried. 6-0

Discussion was held on Consent Agenda item #3 as it needed to be amended to Final Pay Application instead of Change Order. Motion to approve updated item made by Stigers, seconded by Schroeder. Motion Carried. 6-0

Public Comment: None

The claims were presented by Finance Director, Kelsey Brown.

Motion by Stigers, seconded by Morgan to approve February 4, 2025 claims report. Motion carried. 6-0

**CITY OF WASHINGTON, IOWA
CLAIMS BY FUND
FEBRUARY 4, 2025**

GENERAL

ACCESS SYSTEMS LEASING	COPIER LEASE	433.61
ACE-N-MORE	TRAINING AMMO/SUPPLIES	792.90
ALLIANT ENERGY	ALLIANT ENERGY	10855.60
AMAZON CAPITAL SERVICES	SUPPLIES/DESK/TABLE	604.34

ARMSTRONG HEATING & AC INC	FILTERS	267.40
ARNOLD MOTOR SUPPLY	PARTS/WORK LIGHTS	1302.93
AXON ENTERPRISES, INC	TASER CARTRIDGES	1497.60
BAKER & TAYLOR	LIBRARY MATERIALS	307.92
BAKER PAPER & SUPPLY	COPY PAPER	252.00
CAPITAL ONE	SUPPLIES, INK & BINDERS	96.06
CARSON PLUMBING & HEATING SRVS INC	NEW DAWN REPAIR	43.44
CENGAGE LEARNING INC/GALE	LIBRARY MATERIALS	49.48
DE LAGE LANDEN PUBLIC FINANCE LLC	MDT LEASE	577.88
DELONG, BRENDAN	CONFERENCE REIMBURSEMENT	485.61
ELLIOTT BULK SERVICES, LLC	BULK SERVICES-FUEL	2927.60
EMS LEARNING RESOURCES CENTER	EMT CLASS REGISTRATIONS	9600.00
FIRE SERVICE TRAINING BUREAU	TRAINING	50.00
GALLS LLC	COLLAR PINS/BADGES/HOLDER	518.05
GFC LEASING - WI	PRINTER LEASE	249.64
GREINER, ALISON	TUITION REIMBURSEMENT	450.00
HARRIS, JENISA	TUITION REIMBURSEMENT	1800.00
HEIMAN FIRE EQUIPMENT	GEAR CLEANER	122.82
HIWAY SERVICE CENTER	SUPPLIES	46.20
HOLIDAY INN	#225 MIA BRDECKA-1/26/-1/2	179.20
IA DEPT OF REVENUE	ELECTRIC FUEL TAX	49.69
IGRAPHIX, INC	OFFICE SUPPLIES/SHIPPING	25.80
IMPRESSIONS COMPUTERS, INC	COMPUTER MAINTENANCE	85.00
INTOXIMETERS INC	PBT'S	1245.00
KCII	ADVERTISING	113.52
MARCO, INC.	COPIER AND PRINTER LEASE	458.05
MIDWEST ALARM	MONITORING & BATTERIES	694.50
MOHROR, JOSH	CPR TRAINING	465.00
OLIVEIRA, LUCAS	NOON YEARS EVE PROGRAMMING	135.00
PURCHASE POWER	POSTAGE REFILLS	1009.75
SECTOR	BODY CAM REPLACEMENT	100.00
SORRELL GLASS	FRONT COUNTER WINDOW	1224.74
TOYNE INC	SEAL KIT	312.21
VALENTINE, TAMMY	REIMB- HOMEBOUND	6.30
VISA-TCM BANK, N.A.	ILEA GRADUATION LUNCH/CONF	1927.06
WASH CO EXTENSION OFFICE	REG	45.00
WASHINGTON COUNTY EMS ASSOCIATION	TURF-REGISTRATION- WAGONKN	45.00
WASHINGTON LAW OFFICE, LLP	2025 MEMBERSHIP DUES	100.00
WASHINGTON LUMBER	TAX WORK	250.00
WASHINGTON RENTAL	JANITORIAL SUPPLIES	8.29
WMPF GROUP LLC	CHISEL & SHARPEN CHAIN SAW	55.36
	LEGAL ADVERTISING	457.88
	TOTAL	42278.43

AIRPORT

ACE-N-MORE	SUPPLIES	92.98
CLOUDBURST 9	INTERNET	106.35
KCII	ADVERTISING	113.52

QT POD- PETROLEUM
TITAN AVIATION FUELS
VISA-TCM BANK, N.A.
WASHINGTON DISCOUNT TIRE

FUEL SYSTEM 994.80
JET FUEL 56710.51
ZOOM SERVICE 17.11
TIRE REPAIR 34.25
TOTAL 58069.52

ROAD USE

ACE-N-MORE
AGRILAND FS, INC
ARNOLD MOTOR SUPPLY
DAKOTA SUPPLY GROUP
DOUDS STONE LLC
ELLIOTT BULK SERVICES, LLC
ELLIOTT OIL COMPANY-BP ONE TRIP
HI-LINE INC
HIWAY SERVICE CENTER
TIFCO INDUSTRIES

SUPPLIES 210.00
LP TANK REFILL 19.62
PARTS 85.73
CUTTING EDGE-SNOW PLOW/BLADE 1455.00
ROADSTONE 898.19
BULK SERVICES-FUEL 1240.00
FUEL 58.96
SUPPLIES 513.64
PARTS 115.69
TAPE AND GEL LOCK 80.82
TOTAL 4677.65

STREET LIGHTING

ALLIANT ENERGY

ALLIANT ENERGY 1265.30
TOTAL 1265.30

HOTEL/MOTEL TAX

FARM TO FILM FEST
VISA-TCM BANK, N.A.

FULL PG AD DONATION/GRANT 750.00
WEB SERVER 150.52
TOTAL 900.52

CAPITAL EQUIPMENT

SECTOR

GE-TAC IN CAR VIDEO 5123.95
TOTAL 5123.95

WELLNESS PARK

ACE-N-MORE
ALLIANT ENERGY
ARMSTRONG HEATING & AC INC
WASHINGTON LUMBER

WP CONCESSION STAND 113.94
ALLIANT ENERGY 105.71
WP CONCESSION STAND 20816.94
WOOD, NAILS AND BIT 99.93
TOTAL 21136.52

TREE COMMITTEE

MCCONNELL, MARDE

REIMBURSEMENT - SUPPLIES 34.22
TOTAL 34.22

K-9 PROGRAM

ACE-N-MORE

K9 FOOD 44.99
TOTAL 44.99

LIBRARY GIFT

KCII
 LAMINATOR.COM
 TUCCI, JESSICA H.
 TUCCI, JESSICA H.
 VISA-TCM BANK, N.A.

ADVERTISING 113.52
 LAMINATOR REPLACEMENT 2064.99
 POTTERY CLASS- 1/25/25 351.74
 POTTERY CLASS- 1/18/2025 261.74
 POSTAGE, FAX, MEMBERSHIP 420.85
TOTAL 3212.84

WATER UTILITY

ACE-N-MORE
 ALLIANT ENERGY
 AMAZON CAPITAL SERVICES
 ARNOLD MOTOR SUPPLY
 CAHOY PUMP SERVICE, INC.
 CAPITAL ONE
 CINTAS FIRST AID & SAFETY
 CORE & MAIN LP
 ELDON C. STUTSMAN, INC
 ELLIOTT BULK SERVICES, LLC
 IOWA ONE CALL
 JETCO
 JOHN DEERE FINANCIAL
 LAWSON PRODUCTS INC
 POSTMASTER
 QUAD CITIES WINWATER
 STOREY KENWORTHY/MATT PARROTT
 SUMMIT FIRE PROTECTION
 WASHINGTON DISCOUNT TIRE
 WATER SOLUTIONS UNLIMITED

SUPPLIES 71.99
 ALLIANT ENERGY 870.76
 PIPE WRENCHES 159.96
 FUEL TREATMENT/PARTS 859.93
 WELL #7 SERVICE 6068.75
 SUPPLIES, INK & BINDERS 268.78
 FIRST AID SUPPLIES 45.01
 PARTS 245.74
 PARTS FOR TRASH PUMP 313.55
 BULK SERVICES-FUEL 447.83
 SERVICE 64.80
 SCADA SUPPORT CONTRACT 11654.00
 THERMOSTAT/COOLANT-BACKHOE 203.36
 TOOLS 110.86
 BULK MAILING WATER BILLS 1258.89
 REPAIR PARTS 2548.88
 LASER BILLS- UTILITY BILLI 1562.66
 ALARM PANEL 536.36
 TIRE REPAIR 27.98
 WATER PLANT CHEMICALS 9839.72
TOTAL 37159.81

SEWER UTILITY

ACE-N-MORE
 ALLIANT ENERGY
 AMAZON CAPITAL SERVICES
 ARNOLD MOTOR SUPPLY
 CJ COOPER & ASSOC.
 ELLIOTT BULK SERVICES, LLC
 MIDWEST OVERHEAD CRANE
 VISA-TCM BANK, N.A.
 WASHINGTON DISCOUNT TIRE
 WHISLER, JASON

SUPPLIES 288.85
 ALLIANT ENERGY 25.89
 OFFICE SUPPLIES 101.82
 SUPPLIES 222.79
 EMPLOYMENT SCREENINGS 50.00
 BULK SERVICES-FUEL 886.10
 ANNUAL CRANE INSPECTION 1112.00
 TRAINING FOR MIKE & MARSHA 211.94
 TIRE PATCH 35.80
 BOOT REIMBURSEMENT 100.00
TOTAL 3035.19

SANITATION

WASH CO HUMANE SOCIETY

COLLECTIONS FOR JANUARY 325.10
TOTAL 325.10

TOTAL 177264.04

Motion made by Morgan, seconded by Rangel to approve the First Reading of an Ordinance Re-Zoning an Approximate 2.21-Acre Parcel Owned by United Presbyterian Home of Washington Iowa from CCRC Continuing Care Retirement Community District to R-1 One-Family Residence District. Roll call on Motion. Ayes: Schroeder, Morgan, Rangel, Moore, Stigers, Earnest. Nays: None. Motion carried. 6-0

Motion made by Earnest, seconded by Stigers for a Resolution Approving an Application to the Washington County Riverboat Foundation for the Municipal Grant Funds for FY26. Ayes: Earnest, Morgan, Stigers, Rangel, Moore, Schroeder. Nays: None. Motion carried. 6-0 (**RESOLUTION NO. 2025-007**)

Motion made by Rangel, seconded by Stigers to un-table new business items #3 and #4, Change Order for Housing Rehabilitation Program for the 1027 N. 6th Ave for \$15,500.00 (**tabled on 1/21/25**) and Change Order for Housing Rehabilitation Program for the 515 W. Jefferson Street for \$13,500.00. (**tabled 1/21/25**). Roll call on Motion. Ayes: Stigers, Earnest, Morgan, Rangel, Moore, Schroeder. Nays: None. Motion carried. 6-0. Motion to approve #3 made by Earnest, seconded by Morgan. Motion carried. 6-0. Motion to approve #4 made by Morgan, seconded by Stigers. Motion carried. 6-0.

Motion made by Mogan, seconded by Stigers to approve of a Contract Extension for the Housing Rehabilitation Program for BW Construction at 529 W. Jefferson Street. Motion carried. 6-0.

Motion made by Morgan, seconded by Stigers to approve a Contract Extension for the Housing Rehabilitation Program for BW Construction at 602 E. Washington Street. Motion carried. 6-0

Department reports were presented. Workshop for FY26 budget was held.

Motion made by Moore, seconded by Rangel to enter into Closed Session at 6:55 p.m. per Iowa Code 21.5(j) – To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. Roll Call on motion. Ayes: Earnest, Morgan, Stigers, Rangel, Moore, Schroeder. Nays: None. Motion carried. 6-0. Motion to come out of closed session made by Stigers, seconded by Rangel at 7:10 p.m.

Motion by Morgan, seconded by Rangel that the Regular Session held at 6:00 p.m., Tuesday, February 4, 2025 is adjourned at 7:11 p.m. Motion passed unanimously.

ATTEST:
Kathy Kron, City Clerk

Millie Youngquist
Mayor

MEMORANDUM

DATE: February 11, 2025
TO: Joe Gaa, City Administrator
FROM: Mark Culver, Housing Specialist
RE: Contractor Final Payment Request

Enclosed please find the required paperwork to authorize contractor payment for the house at:

515 W Jefferson Street (Harper)

I approve the payment request in the amount of **\$35,000.00**

Please cut a check in the amount of **\$35,000.00** made out to **BW Constructiton** and Mail to the contractor. Please send a copy of the check to me as well.

BW Construction
2480 219th Blvd.
Washington, IA 52353

***The enclosed "Final Payment Request" document requires a signature and is marked with a "sign here" tab. After you have signed the document please make a copy for your records and then return the originals to me with a copy of the check to the contractor.**



Thank you,

Mark Culver
East Central Iowa Council of Governments
319-289-0061

CITY OF WASHINGTON HOUSING REHABILITATION PROGRAM

Homeowner Name: Sheila Harper
Address: 515 W Jefferson Street
 Washington, IA 52353

Contractor Name: BW Construction
Address: 2480 219th Blvd.
 Washington, IA 52353

Phone: 319-389-5172

FINAL PAYMENT REQUEST

Final Items Completed:	\$21,500.00
New Change Order Total:	\$13,500.00
Total:	\$35,000.00
Add Retainage 10%	\$0.00
Final Payment Due:	\$35,000.00

Payment Summary		Partial Payment	\$0.00
		Final Payment:	\$35,000.00
		Total Payment:	\$35,000.00
\$21,500.00	\$13,500.00		\$35,000.00
Original Contract +	Total Change Orders =		Total Payment


The undersigned contractor certifies that all work is completed in regards to this request for payment in accordance with the contract documents and that all work to date was inspected.

General Contractor: *Brew M* **Date:** 2-11-25

A property inspection has been made and the work completed to date meets my satisfaction in accordance with the construction contract. I authorize the release of payment.

Property Owner: *Sheila R. Harper* **Date:** 2/11/25

Approved by the
ECICOG Project Administrator:  **Date:** 2-11-25

Housing Inspector:  **Date:** 2-11-25

Grantee (City) Representative: _____ **Date:** _____



BW Construction
 2480 219th Blvd
 Washington, IA 52353
 (319) 389-5172

Invoice

Date	Invoice #
2/6/2025	1948

Bill To
East Central Iowa Council of Governments 700 16th St NE #301 Cedar Rapids, IA 52402

Work Completed at
Sheila Harper 515 W. Jefferson St Washington, IA 52353

Terms
Due on receipt

Item	Description	Quantity	Rate	Amount
Miscellaneous	All material and labor completed for line items 1-5		21,500.00	21,500.00
Miscellaneous	Change order for material and labor for installing treated railing on front deck.		1,300.00	1,300.00
Miscellaneous	Change order for material and labor for installing new aluminum soffits on home.		8,000.00	8,000.00
Miscellaneous	Change order for removing and installing new gutter and Downspouts.		2,700.00	2,700.00
Miscellaneous	Change order for installing 2 new storm doors.		1,500.00	1,500.00

bwconstructionllc@hotmail.com 319.389.5172 www.bwconstructionandroofing.com

Total Invoice	\$35,000.00
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All material is guaranteed to be as specified. All work to be completed in a worklike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the proposal. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are covered by Workman's Compensation Insurance per state law.


*Millie Youngquist, Mayor
Joe Gaa, City Administrator
Kelsey Brown, Finance Director
Kathy Kron, City Clerk
Kevin Olson, City Attorney*



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

MEMORANDUM

TO: Mayor and City Council

FROM: Joe Gaa, City Administrator 

DATE: February 12, 2025

SUBJECT: Consent Agenda Item- Plat Approvals

The Planning and Zoning Commission met on February 11, 2025. During the meeting they approved the following plat.

Plat of Survey for Lots 20A and 20B of Country Club View Subdivision- The Lots in Country Club Subdivision are zoned R-2. This allows for construction of single family homes and duplexes. A duplex is currently under construction in Lot 20 (202 Augusta National Drive). The purpose of the replat was to allow for each unit to be solid as separate units (zero lot line).

This item has been placed on the Consent Agenda for February 18th for final approval. If you have any questions or comments regarding this matter, feel free to contact me at your convenience.

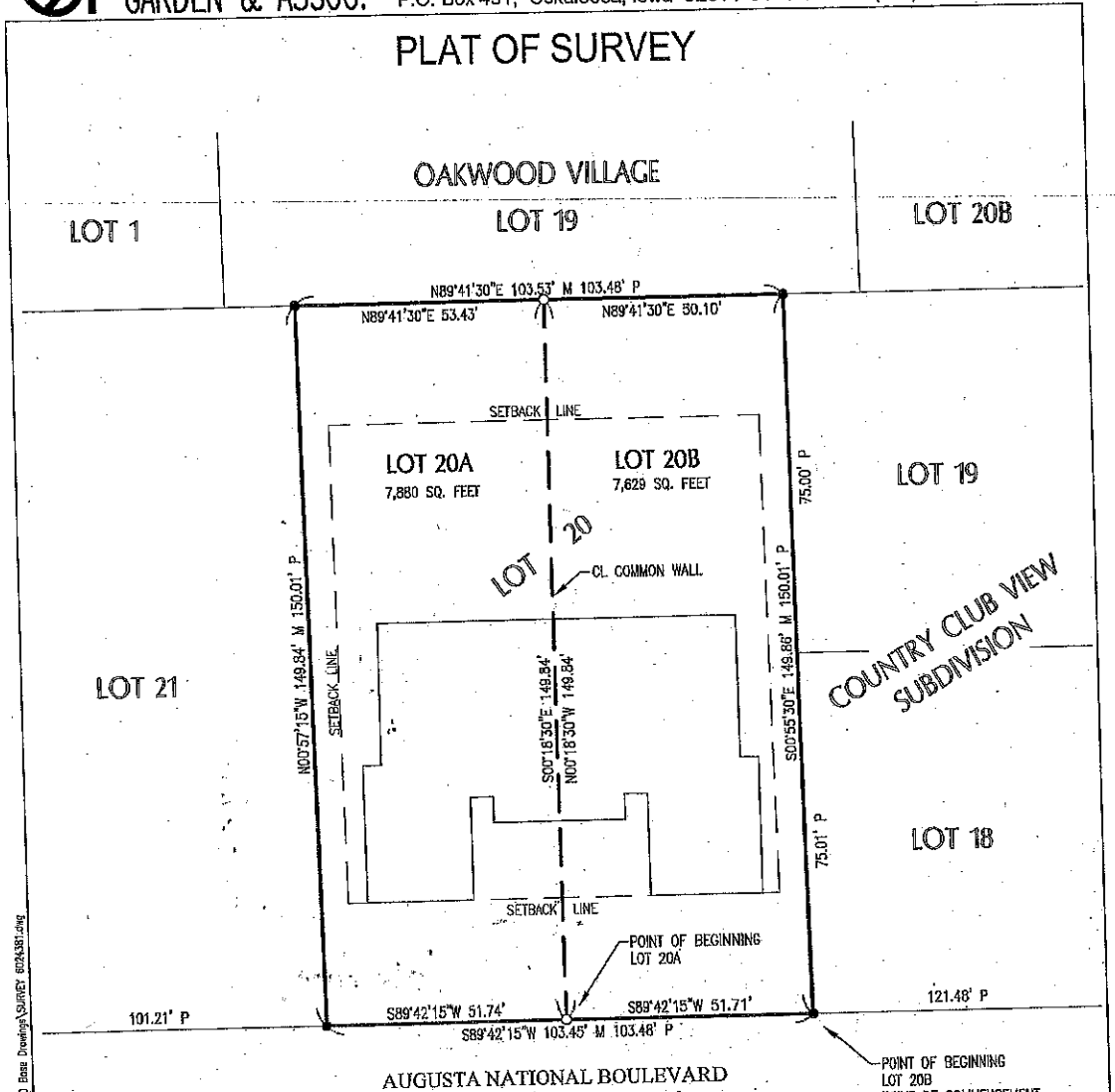
INDEX LEGEND	
LOCATION:	LOT 20 COUNTRY CLUB VIEW SUBDIVISION WASHINGTON, IOWA
PROPRIETOR:	BRYAN D. & JESSICA M. JOHNSON
REQUESTED BY:	DDJ HOSPITALITY, INC.
PREPARED BY:	BOBBY J. MADDALENO
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	P.O. BOX 451, OSKALOOSA, IOWA 52577



GARDEN & ASSOC.

RESERVED FOR RECORDER'S USE
P.O. Box 451, Oskaloosa, Iowa 52577-0451 Phone: (841)672-2526

PLAT OF SURVEY



PLAT APPROVED BY CITY OF WASHINGTON	
CITY OF WASHINGTON	DATE

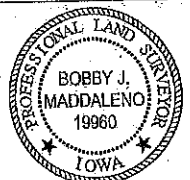
- ▲ = SECTION CORNER FOUND
- △ = SECTION CORNER SET (5/8" X 30" REBAR #19960)
- = PROPERTY CORNER FOUND (5/8" X 30" REBAR #19960)
- = PROPERTY CORNER SET (5/8" X 30" REBAR #19960)
- M = MEASURED DIMENSION
- R = RECORDED DIMENSION
- P = PLATTED DIMENSION



DATE OF FIELDWORK: DEC. 17, 2024
BASIS OF BEARINGS: IOWA RCS, ZONE 13-FAIRFIELD

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Bobby J. Maddaleno, P.L.S. _____ Date
License number: 19960
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: _____



DDJ HOSPITALITY, INC
LOT 20 COUNTRY CLUB VIEW
SUBDIVISION
WASHINGTON, IOWA

DATE: 12-18-24	DRN. AML	APP.
FLD.BK.	PROJ.NO. 6024381	

C:\Projects\6024381 - E:\B.J. Realty - Lot 20 County Club View, Washington Working\Civil 3D Base Drawing\SURVEY 6024381.dwg
 6/24/2025 10:00:00 AM



GARDEN & ASSOC.

P.O. Box 451, Oskaloosa, Iowa 52577-0451 Phone: (641)872-2526

PLAT OF SURVEY

LOT 20A LEGAL DESCRIPTION:

A tract of land being a portion of Lot 20 in Country Club View Subdivision, in the City of Washington, Washington County, Iowa, being more particularly described as follows:

Commencing at the Southeast corner of Lot 20 of said County Club View Subdivision as shown on the Final Plat recorded in Book 31 on Page 158 in the Office of the Washington County Recorder; thence South 89°42'15" West 51.71 feet along the South line thereof to the Southerly extension of the common wall dividing an existing building, said point being the Point of Beginning; thence continuing South 89°42'15" West 51.74 feet along said South line to the Southwest corner of said Lot 20; thence North 00°57'15" West 149.84 feet along the West line of said Lot 20 to the Northwest corner thereof; thence North 89°41'30" East 53.43 feet along the North line of said Lot 20 to the intersection with the Northerly extension of said common wall dividing an existing building; thence South 00°18'30" East 149.84 feet along said common wall and the Northerly and Southerly extension thereof to the Point of Beginning, containing 7,880 square feet (0.18 acres).

LOT 20B LEGAL DESCRIPTION:

A tract of land being a portion of Lot 20 in Country Club View Subdivision, in the City of Washington, Washington County, Iowa, being more particularly described as follows:

Beginning at the Southeast corner of Lot 20 of said County Club View Subdivision as shown on the Final Plat recorded in Book 31 on Page 158 in the Office of the Washington County Recorder; thence South 89°42'15" West 51.71 feet along the South line thereof to the Southerly extension of the common wall dividing an existing building; thence North 00°18'30" West 149.84 feet along said common wall and the Northerly and Southerly extension thereof to the intersection with the North line of said Lot 20; thence North 89°41'30" East 50.10 feet along said North line to the Northeast corner of said Lot 20; thence South 00°55'30" East 149.86 feet along the East line of said Lot 20 to the Point of Beginning, containing 7,629 square feet (0.18 acres)

SHEET 2 OF 2

DDJ HOSPITALITY, INC
LOT 20 COUNTY CLUB VIEW
SUBDIVISION
WASHINGTON, IOWA

DATE: 12-18-24	DRN. AML	APP.
FLD.BK.	PROJ.NO. 6024381	

G:\Projects\2024\Lot 20 County Clubview, Washington, Drafting\Lot 20 Base Drawing SURVEY 6024381.dwg
6/19/2024



Washington Police Department

James Lester, Chief of Police

215 East Washington Street

Washington, Iowa 52353

Phone: 319-653-2256 Dispatch: 319-653-2107

Rhonda Hill
Administrative Assistant

Shamus Altenhofen
Lieutenant

Benjamin Altenhofen
Lieutenant

Brian VanWilligen
Sergeant / Investigator

Jason Chalupa
Sergeant

Eric Kephart
Sergeant / K-9 Handler

Mia Brdecka
Police Officer

Jacob Butler
Police Officer

Ryan Burkhart
Police Officer

Devin Fraise
Police Officer

Easton Botkins
Police Officer

Noah Kleese
Police Officer

Activity Report January 2025

We started the new year celebrating the promotions of Benjamin Altenhofen to the rank of Lieutenant and Eric Kephart to the rank of Sergeant. We are excited to be at full staff and look forward to providing experience and training to our newer officers as the year progresses.

We ended 2024 with an ongoing investigation involving child endangerment and animal abuse/neglect investigation. An additional 45 charges were filed in January related to this case. As of this writing, all three defendants have pled guilty and are awaiting sentencing.

Our January staff meeting including hearing from Jordan Wulf, a domestic violence survivor, who shared her story and insights with the officers and the importance of a trauma informed approach to these investigations.

Sgt. VanWilligen, Officer Brdecka and Chief Lester attended the Iowa Sex Crimes Investigators Association annual conference in January.

Respectfully submitted,

Jim Lester
Chief of Police

Washington Police Department

215 East Washington Street
 Washington, Iowa 52353
 Phone: 319-653-2256 Dispatch: 319-653-2107

2025 Activity & Offense Report For the Month of: January

ACTIVITY	Previous Month	Current Month	Year - to - Date
Calls For Service	564	399	399
Animal Calls	15	20	20
Animal Bites	1	1	1
Traffic Citations / Written Warnings	80	38	38
Parking Tickets	2	0	0
Golf Cart Registrations	0	1	1
Vehicle Unlocks	22	25	25
Arrest Warrants Served	9	9	9
Search Warrants Served	4	2	2
Mental Health Crisis	6	8	8
Traffic Stops	106	105	105
Traffic Accidents	14	12	12
Arrests	18	33	33
Criminal Complaints Filed	31	82	82
Reportable Offenses	38	33	33
Assault	6	1	1
Burglary	1	3	3
Burglary to Motor Vehicle	1	0	0
Domestic Assault	2	3	3
No Contact Order Violation	1	0	0
Criminal Mischief/Vandalism	4	3	3
Drunkenness (Intoxication)	2	1	1
Driving Intoxicated (OWI)	1	1	1
Drug Offenses	0	3	3
Drug Paraphernalia	0	1	1
Harassment/Intimidation	2	1	1
Sex Offenses	0	3	3
Theft (Includes Shoplifting)	8	6	6
Trespass	0	2	2

This chart indicates a summary of the activity and offenses the Washington Police Department responded to during the reporting period. Some activity/offense types have been combined to simplify reporting. It should be noted that an offense does not always result in an arrest and some incidents may have multiple offenses. Calls for service do not always include return phone calls, assistance to other agencies and instances where officers are approached while on patrol for minor issues or requests for assistance.

Washington Fire Department
215 East Washington Street
Washington, Iowa 52353
(319) 653-2239 Phone
(319) 653-5273 Fax
www.washingtoniowa.gov



Brendan DeLong- Fire Chief
Bill Hartsock- 1st Asst Fire Chief
Jim Williams- 2nd Asst Fire Chief
Lacie Porter- Asst Chief of EMS

January 2025 Activity Report

Structure fires- 0
Vehicle Fires- 0
Weather related- 0
Mutual aid assists- 7
Hazardous Incidents- 3
Grass fires- 1
Investigate/good intent- 6
Rescue/accidents- 4
Medical- 63

January calls for service- 84

Year to date calls for service.

Fire/Rescue calls – 21
Medical calls – 63
Total calls – 84

EMS Continues to be busy with 63 calls for service in January. We had several mutual aid assists in January, including 5 structure fires in adjacent fire department's districts. All fire departments work well together and mutual aid is heavily relied upon. All structure fires were big losses, and no injuries were reported. We also saw several grass fires, both mutual aids, and ours in January. This is unusual. The lack of precipitation and dry weather contributed to these calls.

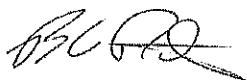
Training in January was held on January 22nd. This was our annual CPR/BLS provider recertification training. We had several members in attendance. EMT class also kicked off in January with 8 members of the Washington Fire Department in the class. The class meets two nights a week and will go until the end of April.

I attended numerous staff meetings, budget meetings, and a fire chiefs/EMS directors meeting at the 911 dispatch center to discuss responses. The Chief's from Riverside, Kalona, and myself did some training with the full dispatch staff in January to improve our operations. Full-time staff continue to be busy responding to EMS & fire calls, fire inspections, and normal duties around the fire station. Mark started as the building official in January and continues to make improvements in that department. He continues to learn about how things work and is very busy with inspections and permitting. We will continue to improve this process and have several ideas to streamline it. I am working with Mark & Joe on those ideas.

Members held our annual pancake day in early January, and we served 2200 meals, which is up from last year. We had several of our supplies donated and our net profit was higher than expected. We plan to use some of this money for equipment purchases this year to support our new fire truck that is expected to arrive in November. We thank everyone for their support!

"One of the 100 Best Small Towns in America"

Respectfully,

A handwritten signature in black ink, appearing to read 'B. DeLong', with a long horizontal flourish extending to the right.

Brendan S. DeLong
Fire Chief
Washington Fire Department

"One of the 100 Best Small Towns in America"

Library Services Summary: Jan. 2025

Service	January	YTD
<u>Physical Circulation</u>	4,086 (-4% Jan 24)	31,625 (-6% YTD)
<u>Digital Circulation</u>	2,622 (+22% Jan 24)	15,242 (+19% YTD)
<u>Total Circulation</u>	6,708 (-1% Jan 24)	46,867 (+7% YTD)
<u>Library Visitors</u>	4,838 (-.4% Jan 23)	40,559 (+1% YTD)
<u>Program Attendance</u>	505 (-5% Jan 23)	4,148 (-13% YTD)
<u>New Library Cards</u>	75 (+150% Jan 23)	341 (-7% YTD)
<u>Computer Sessions</u>	365 (-7% Jan 23)	3,601 (+10% YTD)
<u>Wireless Sessions</u>	1,985 (+8% Jan 23)	15,289 (+5% YTD)
<u>Meeting Rm Bookings</u>	76	575
<u>Active Library Cards</u>	3,928	3,928 (+2% Dec 24)

January Program/Service Highlights:

- 218 Hours of MakeIT Place use in January by certified users. This represents a continual increase in usage each month since the MakeIT Place opened.
- The Library was closed for an extra day in January for an in-service day which may have impacted some transaction totals.
- A new and very popular offering for adults in the MakeIT Place is the Community Calligraphy Club.

MAINTENANCE & CONSTRUCTION DEPT. REPORT

1-18-25/1-31-25

STREETS: Personnel worked on concrete tools/forms preparing for spring work. Personnel cold patched (potholes). The street sweeper was out with the recent warmer weather. Cleaned metal forms for spring use.

WATER DISTRIBUTION: Personnel installed a new fire hydrant and 1 ½ inch tap for the new restrooms in Central Park. Personnel had 28 water shut offs due to nonpayment. Repaired a water service (rod) located at 708 South 8th Ave. Personnel repaired the 3rd, 4th & 5th water main breaks of 2025, located at 405 South 11th Ave 6 inch CIP in which a repair sleeve was used (shear). The other leak was located at 118 Green Meadows Dr where a 4 inch piece of PVC was used and a 1 inch tap had to be retapped (CIP). The 5th water leak was repaired on 946 East Tyler between South 6th & Prospect Place, 4 inch CIP sheer repaired with a sleeve.

SEWER COLLECTION: Personnel flushed terminal manholes and trouble spots using 65,000 gallons of water. The camera was out televising the East Interceptor investigating the integrity of the pipe.

STORM SEWER COLLECTION: Personnel checked intakes for flow after nearly an inch of rain.

MECHANIC/SHOP: Personnel serviced FD Ranger (new battery), #630 backhoe (thermostat & brake pedal switch), #305 (sprayed and rolled raptor bed liner on flatbed), #105 (washed and salt eliminator), #117 (horn repaired after wiring fixed and new wipers), Case skidloader (serviced and drained radiator), #703 Parks, #301 (replaced steering gear shifter) and #733 Parks.

OTHER: Personnel responded to 27 One Call Locates. Personnel hauled a load of cold mix from Pelling in Marion and a load of rock back to the material storage bldg.

*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
February 18th, 2025
Council meeting**

- **After hour alarm and dog call outs –**
 - 1-17-25 Dog call to 500 block of South 3rd @ 5:00 p.m. Gomez
 - 1-18-25 Dog call to 900 block of East Main @ 5:00 p.m. Gomez
 - 1-21-25 WWTP alarm @6:00 p.m. Parker
 - 1-21-25 WWTP alarm @ 11:50 p.m. Parker
 - 1-28-25 Called to the Library for a duck (it flew away) @ 5:40 p.m. Gomez
 - 2-10-25 Dog call to 1100 block of North 3rd @5:10 p.m. Gomez

- **Dept Head meetings**-February 5th, and Parker attending on the 12th.

- **Hydrogen Sulfide Gas**- We continue to have meetings and conference calls with IRE, NELCO, Fox eng., and City staff to resolve the issue. 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.

- **3rd Position**- Alfredo Gomez has taken his 30 hour basic wastewater class and has applied to take his Grade 1 wastewater test.

- **Maintenance**-On Raw water pump #3, and Decanter #2

- **2024 Bio-solids**- The 2024 Bio-solids report has been filed with the EPA and the IDNR

- **Weekly Testing**-Weekly and daily testing continue as needed.

- **Snow removal**-Snow removal on our sidewalks and around buildings is done as needed.

- **WWTP January 2025, Discharge Monitoring Report (DMR) –** Average daily flow **0.92 million gallons (mg)**, maximum daily flow **1.572 mg**, minimum daily flow **0.726 mg**. There were **zero (0)** violations of the WWTP's NPDES discharge permit. Total precipitation for January = **>0.86"** (recorded at the WWTP).

CBOD5 removal 85% required	result = 97.6%
Influent CBOD5 monthly total =	3311 mg/L
Effluent CBOD5 monthly total =	45.3 mg/L
TSS removal 85% required	result =99.2%
Influent TSS monthly total =	8611 mg/L
Effluent TSS monthly total =	30 mg/L

The Plant is required 85% removal of both CBOD a TSS.

***Due to all Effluent samples being under detection levels the results are counted as 0**

**Jason Whisler
2/13/2025 10:30 A.M.**

**CITY OF WASHINGTON, IOWA
CLAIMS REPORT
FEBRUARY 18, 2025**

POLICE	ARNOLD MOTOR SUPPLY	PARTS	334.36
	BDH TECHNOLOGY LLC	IT CONTRACT	1,014.00
	BOUND TREE MEDICAL, LLC	SAFETY SUITS	18.18
	DLE CERTIFICATIONS	K9 DLE TRAINING	430.00
	INNOCORP, LTD.	FATAL VISION GOGGLES (GTSB)	1,142.00
	KCTC	PHONE & INTERNET	199.36
	KIECK'S CAREER APPAREL & UNIFORMS	UNIFORMS-BRDECKA	145.99
	RANGEMASTERS UNIFORMS	ID PANELS	45.00
	VERIZON WIRELESS	WIRELESS SERVICE	867.79
		TOTAL	4,196.68
FIRE	ACE-N-MORE	SUPPLIES	62.56
	ALL AMERICAN PEST CONTROL	PEST CONTROL	52.50
	AMAZON CAPITAL SERVICES	COMPUTERS	1,699.98
	DINGES FIRE COMPANY	FIRE HELMETS/GLOVES	1,371.93
	EMERGENCY SERVICES MARKETING CORP INC	SOFTWARE SUPPORT	660.00
	FELD FIRE	SUPPLIES	950.00
	GALLS LLC	EMBROIDERY,TSHIRTS, JACKETS, VESTS	275.76
	HIWAY SERVICE CENTER	SUPPLIES	29.98
	IGRAPHIX, INC	SHIPPING	15.88
	KCTC	PHONE & INTERNET	153.02
	LEET'S REFRIGERATION	ICE MACHINE CLEANING	228.50
	VERIZON WIRELESS	WIRELESS SERVICE	80.02
	WASHINGTON RENTAL	SUPPLIES	120.16
		TOTAL	5,700.29
EMS	BOUND TREE MEDICAL, LLC	SAFETY SUPPLIES	226.09
		TOTAL	226.09
ANIMAL CONTROL	IDALS - IA DEPT OF AGRICULTURE	DOG POUND LICENSE	75.00
	MID-AM RES. CHEMICAL CORP	DOG POUND DISENFECTANT-GLO	489.41
		TOTAL	564.41
DEVELOPMENT SERVICES	AMAZON CAPITAL SERVICES	SUPPLIES	31.85
	RANGEL, MANUEL	PERMIT OVERPMT	120.00
	VERIZON WIRELESS	WIRELESS SERVICE	147.54
		TOTAL	299.39
LIBRARY	ACCESS SYSTEMS	COPIER SERVICE	673.83
	ACE-N-MORE	ICE MELT	9.99
	ALL AMERICAN PEST CONTROL	PEST CONTROL	40.00
	ALLIANT ENERGY	ALLIANT ENERGY	3,681.93
	BAKER & TAYLOR	LIBRARY MATERIALS	1,377.14
	CENTRAL IOWA DISTRIBUTING	JANITORIAL SUPPLIES	175.00
	CINTAS CORP LOC. 342	MAT SERVICE	135.81
	DEMCO INC	OFFICE SUPPLIES	204.28
	MIDWEST ALARM	FIRE ALARM MONITORING	967.80
		TOTAL	7,265.78
PARKS	ALLIANT ENERGY	ALLIANT ENERGY	2,631.79
	ARNOLD MOTOR SUPPLY	PARTS	197.57
	IMPRESSIONS COMPUTERS, INC	COMPUTER MAINTENANCE	42.50
	KCTC	PHONE & INTERNET	483.27
	STOUT COMPANIES	FERTILIZER	255.90
	VERIZON WIRELESS	WIRELESS SERVICE	80.04
	WASH CO EXTENSION OFFICE	SPRAYING CLASS	90.00
		TOTAL	3,781.07
POOL	ALLIANT ENERGY	ALLIANT ENERGY	319.88
	KCTC	PHONE & INTERNET	15.95

		TOTAL	335.83
CEMETERY	AMAZON CAPITAL SERVICES	COMPUTER/SUPPLIES	864.88
	KCTC	PHONE & INTERNET	120.28
	VERIZON WIRELESS	WIRELESS SERVICE	46.47
		TOTAL	1,031.63
FINANCIAL ADMINISTRATI	ACCESS SYSTEMS	COPIES & MAINTENANCE	173.53
	ALL AMERICAN PEST CONTROL	PEST CONTROL	32.50
	ALLIANT ENERGY	ALLIANT ENERGY	28.49
	AMAZON CAPITAL SERVICES	COMPUTERS	3,399.96
	AMAZON CAPITAL SERVICES	SUPPLIES	115.58
	CENTRAL IOWA DISTRIBUTING	SUPPLIES	133.00
	GOOGLE LLC	EMAIL SUBSCRIPTION	395.99
	I3 VERTICALS, LLC	ANNUAL TECHNOLOGY FEE	240.00
	IMFOA	MEMBERSHIP - KELSEY	50.00
	IMPRESSIONS COMPUTERS, INC	COMPUTER MAINTENANCE	467.50
	KCTC	PHONE & INTERNET	1,079.15
	STOREY KENWORTHY/MATT PARROTT	PAYABLE CHECKS	614.68
	WASH CO RECORDER	FILLING FEE FOR DIG GRANTS	54.00
	WASH COUNTY MINIBUS	LOST - FEBRUARY 2025	31,684.54
	WMPF GROUP LLC	LEGAL ADVERTISING	607.52
		TOTAL	39,076.44
AIRPORT	BAUTISTA MIRANDA, YOLANDA	JANUARY CLEANING	375.00
	VERIZON WIRELESS	WIRELESS SERVICE	46.47
	WINDSTREAM IOWA COMMUNICATIONS	FEBRUARY SERVICE	215.66
		TOTAL	637.13
ROAD USE	ARNOLD MOTOR SUPPLY	PARTS	244.60
	BARCO MUNICIPAL PRODUCTS INC	BARACADE REPAIRS	1,227.00
	COLEMAN CONSTRUCTION INC.	SNOW REMOVAL BY PIZZA RANC	160.00
	HARDT'S SAWMILL	SIDE BOARDS FOR DUMP TRUCK	922.50
	IOWA PRISON INDUSTRIES	SIGNS	5,825.00
	L L PELLING CO	COLD MIX FOR POT HOLES	625.95
	S & G MATERIALS	ASPHALT MILLINGS	113.52
	WASH CO TREASURER	ROAD SALT	3,159.30
	ZARNOTH BRUSH WORKS	BRUSHES FOR STREET SWEEPER	1,370.80
		TOTAL	13,648.67
STREET LIGHTING	ALLIANT ENERGY	ALLIANT ENERGY	12,214.86
		TOTAL	12,214.86
HOTEL/MOTEL TAX	VORTEX DIGITAL BUSINESS SOLUTIONS, INC	WEBSITE UPDATES	239.65
		TOTAL	239.65
WELLNESS PARK	ACE ELECTRIC. INC	WP CONCESSION STAND ELECTR	16,558.33
	AMAZON CAPITAL SERVICES	SUPPLIES	40.47
	KCTC	WP CONSES. STAND SECURITY	1,261.05
	WASHINGTON LUMBER	CONCESSION STAND MATERIALS	330.57
		TOTAL	18,190.42
TREE COMMITTEE	IGRAPHIX, INC	TREE COMMITTEE SUPPLIES	27.00
		TOTAL	27.00
K-9 PROGRAM	ACE-N-MORE	K9 FOOD	44.99
		TOTAL	44.99
LIBRARY GIFT	AMAZON CAPITAL SERVICES	MIP SUPPLIES/LIB MATERIALS	183.75
	BAKER & TAYLOR	LIBRARY MATERIALS	545.34
	KANOPY INC	DIGITAL MATERIALS	113.00

MORETTA, AMIYA	WRITERS WORKSHOP	50.00
OVERDRIVE, INC.	DIGITAL MATERIALS	937.30
	TOTAL	1,829.39

WATER PLANT

ALL AMERICAN PEST CONTROL	PEST CONTROL	35.00
ALLIANT ENERGY	ALLIANT ENERGY	22,196.40
ARTHUR PC, CRYSTAL	WATER DEPOSIT REFUND	32.58
DICKERSON, RIKIYA	WATER DEPOSIT REFUND	18.61
EPPERLY, RANDY	MILEAGE REIMBURSEMENT	14.70
FILLINGER, LIADEN	WATER DEPOSIT REFUND	268.16
GLOBAL PAYMENTS	DC/CC ADMIN FEE	5,324.61
IA DEPT OF REVENUE	WET TAX	9,088.10
KCTC	PHONE & INTERNET	158.67
KEITH, EMELIA	WATER DEPOSIT REFUND	43.83
KLOSTERBOER, BRADLEY	WATER DEPOSIT REFUND	89.12
LISTER, ANITA	WATER DEPOSIT REFUND	86.17
NASH, CAREY & VALENT	WATER DEPOSIT REFUND	224.50
PETERSON, RICHARD	WATER DEPOSIT REFUND	105.82
SALVADOR, EMILY	WATER DEPOSIT REFUND	29.27
VERIZON WIRELESS	WIRELESS SERVICE	46.47
	TOTAL	37,762.01

WATER DISTRIBUTION

ALLIANT ENERGY	ALLIANT ENERGY	115.79
ARNOLD MOTOR SUPPLY	OIL & SUPPLIES	33.47
CONTRACTOR SOLUTIONS	PUMP/FOR PITS & MANHOLES	1,250.00
HY-VEE	SASSO MTG	21.65
KCTC	PHONE & INTERNET	104.31
SCHIMBERG CO.	REPAIR PARTS AND RETURN	3,113.64
USA BLUEBOOK	SAFETY GLASSES	180.50
VERIZON WIRELESS	WIRELESS SERVICE	46.47
	TOTAL	4,865.83

SEWER PLANT

ALLIANT ENERGY	ALLIANT ENERGY	747.00
EUROFINS ENVIRONMENT TESTING NC	CERTIFIED TESTING	2,065.10
GOMEZ, ALFREDO	REIMBURSEMENT MEALS FOR TR	12.78
IA DEPT OF REVENUE	SALES TAX	2,278.41
JETCO	SCADA CONTRACT	8,433.00
KCTC	PHONE & INTERNET	198.62
VERIZON WIRELESS	WIRELESS SERVICE	139.41
WINDSTREAM IOWA COMMUNICATIONS	FEBRUARY SERVICE	67.58
	TOTAL	13,941.90

SEWER COLLECTION

ARNOLD MOTOR SUPPLY	PARTS	42.63
ALLIANT ENERGY	ALLIANT ENERGY	2,398.82
AMAZON CAPITAL SERVICES	HEADLIGHTS-SNOW PLOW	162.43
CONTRACTOR SOLUTIONS	PUMP/FOR PITS & MANHOLES	1,250.00
JOHN DEERE FINANCIAL	SHOP CHAIN SAW	77.98
KCTC	PHONE & INTERNET	104.31
THOMPSON TRUCK AND TRAILER INC.	AIR KIT	104.90
VERIZON WIRELESS	WIRELESS SERVICE	38.01
	TOTAL	4,179.08

SANITATION

ABC DISPOSAL SYSTEMS	REFUSE AND RECYCLING	54,938.50
	TOTAL	54,938.50

SELF INSURANCE

EMPLOYEE BENEFIT SYSTEMS	EBS ADMIN FEE	373.12
	TOTAL	373.12

TOTAL	225,370.16
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CITY OF WASHINGTON, IOWA
MONTH TO DATE TREASURERS REPORT
JANUARY 31, 2025

FUND	1/1/2025	M-T-D	REVENUES NOT	M-T-D	EXPENSES NOT	1/31/2025
	BEGINNING CASH BALANCE	REVENUES	YET RECEIVED	EXPENDITURES	YET EXPENDED	ENDING CASH BALANCE
001-GENERAL FUND	1,061,626.81	370,202.35	-	437,966.40	-	993,862.76
002-AIRPORT FUND	406,875.09	6,916.79	-	6,413.93	-	407,377.95
010-CHAMBER REIMBURSEMENT	4,951.49	8,923.36	-	10,659.94	-	3,214.91
011-MAIN STREET REIMBURSEMENT	2,769.98	5,198.11	-	6,232.21	-	1,735.88
012-WEDG REIMBURSEMENT	5,004.97	15,338.91	-	19,553.38	-	790.50
050-DOWNTOWN INCENTIVE GRANT	181,473.15	-	-	-	-	181,473.15
110-ROAD USE	761,297.83	117,619.55	-	73,355.91	-	805,561.47
112-EMPLOYEE BENEFITS	-	5,509.14	-	5,509.14	-	-
113-LIABILITY INSURANCE	-	-	-	-	-	-
114-EMERGENCY LEVY	-	-	-	-	-	-
121-LOCAL OPTION SALES TAX	-	126,738.19	-	126,738.19	-	-
122-LOST DEBT SERVICE	135,870.00	-	-	-	-	135,870.00
123-LOST DEBT SERVICE RESERVE	79,170.00	-	-	-	-	79,170.00
124-HOTEL/MOTEL TAX	149,811.48	6,333.38	-	870.52	-	155,274.34
125-UNIF COMM UR-NE IND	42,465.56	-	-	42,465.56	-	-
126-SE RES UR	-	-	-	-	-	-
127-UNIF COMM UR - BRIARWOOD	-	-	-	-	-	-
128-URBAN RENEWAL AREA #3B/D	-	-	-	-	-	-
129-SC RES UR	34,523.54	3,240.47	-	-	-	37,764.01
130-URBAN RENEWAL AREA #3D	-	-	-	-	-	-
131-URBAN RENEWAL AREA #4	31,499.83	-	-	-	-	31,499.83
132-UNIF COMM UR - EBD	29,530.75	-	-	29,530.75	-	-
133-UNIF COMM UR-IRE	55,905.09	-	-	55,905.09	-	-
134-DOWNTOWN COMM UR	-	-	-	-	-	-
135-UNIFIED COMM UR-BAZOOKA	32,158.68	-	-	32,158.68	-	-
145-HOUSING REHABILITATION	26,943.68	-	-	35,129.00	-	(8,185.32)
146-LMI TIF SET-ASIDE	103,312.27	-	-	-	-	103,312.27
200-DEBT SERVICE	509,237.71	6,597.40	-	-	-	515,835.11
300-CAPITAL EQUIPMENT	147,735.31	3,050.00	-	12,129.33	-	138,655.98
301-CAPITAL PROJECTS FUND	492,337.33	20,033.00	-	166,984.41	-	345,385.92
303-WWTP CAPITAL PROJ FUND	-	-	-	-	-	-
305-RIVERBOAT FOUND CAP PROJ	1,198,235.47	-	-	-	-	1,198,235.47
308-INDUSTRIAL DEVELOPMENT	1,055,164.47	61,998.58	-	7.00	-	1,117,156.05
309-MUNICIPAL BUILDING	-	-	-	-	-	-
310-WELLNESS PARK	(163,381.55)	700.00	-	15,245.23	-	(177,926.78)
311-SIDEWALK REPAIR & REPLACE	107,093.66	95.00	-	-	-	107,189.66
312-TREE REMOVAL & REPLACE	15,123.59	-	-	-	-	15,123.59
315-RESIDENTIAL DEVELOPMENT	516,053.35	69,859.25	-	-	-	585,912.60
317-ARPA CAPITAL PROJECTS	223,375.27	1,758.64	-	-	-	225,133.91
325-BUILDING & FACILITY MAINT	120,824.39	-	-	-	-	120,824.39
510-MUNICIPAL BAND	12,156.96	-	-	-	-	12,156.96
520-DOG PARK	3,575.87	-	-	-	-	3,575.87
530-TREE COMMITTEE	7,687.43	100.00	-	-	-	7,787.43
535-NEIGHBORHOOD PRIDE	-	-	-	-	-	-
540-POLICE FORFEITURE	3,631.25	104.40	-	-	-	3,735.65
541-K-9 PROGRAM	4,542.54	-	-	114.79	-	4,427.75
545-SAFETY FUND	6,028.73	-	-	-	-	6,028.73
550-PARK GIFT	47,671.80	101.12	-	-	-	47,772.92
570-LIBRARY GIFT	81,870.21	1,718.05	-	4,844.15	-	78,744.11
580-CEMETERY GIFT	1,968.00	-	-	-	-	1,968.00
590-CABLE COMMISSION	-	-	-	-	-	-
600-WATER UTILITY	843,189.99	255,295.46	-	285,609.04	-	812,876.41
601-WATER DEPOSIT FUND	32,365.00	1,650.00	-	600.00	-	33,415.00
602-WATER SINKING	-	-	-	-	-	-
603-WATER CAPITAL PROJECTS	(174,388.97)	175,148.97	-	760.00	-	-
610-SANITARY SEWER	1,228,319.79	292,838.10	-	123,278.20	-	1,397,879.69
612-SEWER SINKING	-	-	-	-	-	-
613-SEWER CAPITAL PROJECTS	-	-	-	-	-	-
670-SANITATION	246,079.86	60,560.25	-	55,279.59	-	251,360.52
910-LIBRARY TRUST	-	-	-	-	-	-
950-SELF INSURANCE	643,294.72	3,040.64	-	2,567.57	-	643,767.79
951-UNEMPLOYMENT SELF INS	90,168.95	6.06	-	3,612.00	-	86,563.01
TOTAL BALANCE	10,445,151.33	1,620,676.17	-	1,553,520.01	-	10,512,307.49

Cash in Bank - Pooled Cash

Wash St. Bank - Operating Account	3,595,187.62 (1)	Interest Rate	0.20%
Wash St. Bank - Airport Fuel Account	-		
Cash in Drawer	350.00		N/A
Investment in IPAIT	2,181,456.61		0.20%
Wash St - Farm Mgmt Acct	231,048.00		
Wash St Bank - CD 1/14/2019	537,432.58		0.65%
Wash St Bank - CD 08/30/2018	279,568.36		0.65%
Wash St Bank - ISC Account	3,687,264.32		3.75%
TOTAL CASH IN BANK	10,512,307.49		

(1) Washington State Bank	3,688,765.06
Outstanding Deposits & Checks/Wages payable	(93,577.44)
	<u>3,595,187.62</u>

CITY OF WASHINGTON, IOWA
YEAR TO DATE TREASURERS REPORT
JANUARY 31, 2025

FUND	7/1/2024 BEGINNING CASH BALANCE	Y-T-D REVENUES	REVENUES NOT YET RECEIVED	Y-T-D EXPENDITURES	EXPENSES NOT YET EXPENDED	1/31/2025 ENDING CASH BALANCE
001-GENERAL FUND	1,000,000.00	2,942,341.88	-	2,948,479.12	-	993,862.76
002-AIRPORT FUND	387,734.94	265,141.08	-	245,498.07	-	407,377.95
010-CHAMBER REIMBURSEMENT	3,262.44	63,474.40	-	63,521.93	-	3,214.91
011-MAIN STREET REIMBURSEMENT	472.15	33,408.01	-	32,144.28	-	1,735.88
012-WEDC REIMBURSEMENT	4,835.72	72,778.47	-	76,823.69	-	790.50
050-DOWNTOWN INCENTIVE GRANT	231,473.15	-	-	50,000.00	-	181,473.15
110-ROAD USE	620,246.57	697,495.34	-	512,180.44	-	805,561.47
112-EMPLOYEE BENEFITS	-	541,706.68	-	541,706.68	-	-
113-LIABILITY INSURANCE	-	-	-	-	-	-
114-EMERGENCY LEVY	-	351.90	-	351.90	-	-
121-LOCAL OPTION SALES TAX	-	738,412.74	-	738,412.74	-	-
122-LOST DEBT SERVICE	-	158,440.00	-	22,570.00	-	135,870.00
123-LOST DEBT SERVICE RESERVE	79,170.00	-	-	-	-	79,170.00
124-HOTEL/MOTEL TAX	120,681.62	55,174.45	-	20,581.73	-	155,274.34
125-UNIF COMM UR-NE IND	-	42,465.56	-	42,465.56	-	-
126-SE RES UR	-	-	-	-	-	-
127-UNIF COMM UR - BRIARWOOD	-	15,762.06	-	15,762.06	-	-
128-URBAN RENEWAL AREA #3B/D	-	-	-	-	-	-
129-SC RES UR	-	59,845.06	-	22,081.05	-	37,764.01
130-URBAN RENEWAL AREA #3D	-	-	-	-	-	-
131-URBAN RENEWAL AREA #4	-	31,499.83	-	-	-	31,499.83
132-UNIF COMM UR - EBD	-	29,530.75	-	29,530.75	-	-
133-UNIF COMM UR-IRE	-	55,905.09	-	55,905.09	-	-
134-DOWNTOWN COMM UR	-	3,778.81	-	3,778.81	-	-
135-UNIFIED COMM UR-BAZOOKA	-	32,158.68	-	32,158.68	-	-
145-HOUSING REHABILITATION	-	105,355.00	-	113,540.32	-	(8,185.32)
146-LMI TIF SET-ASIDE	37,334.88	65,977.39	-	-	-	103,312.27
200-DEBT SERVICE	24,845.68	636,343.18	-	145,353.75	-	515,835.11
300-CAPITAL EQUIPMENT	910,654.02	29,805.52	-	801,803.56	-	138,655.98
301-CAPITAL PROJECTS FUND	374,940.02	379,806.07	-	409,360.17	-	345,385.92
303-WWTP CAPITAL PROJ FUND	-	-	-	-	-	-
305-RIVERBOAT FOUND CAP PROJ	822,830.08	412,909.61	-	37,504.22	-	1,198,235.47
308-INDUSTRIAL DEVELOPMENT	519,625.13	1,103,296.89	-	505,765.97	-	1,117,156.05
309-MUNICIPAL BUILDING	-	-	-	-	-	-
310-WELLNESS PARK	-	6,980.00	-	184,906.78	-	(177,926.78)
311-SIDEWALK REPAIR & REPLACE	120,578.86	1,185.00	-	14,574.20	-	107,189.66
312-TREE REMOVAL & REPLACE	15,648.59	-	-	525.00	-	15,123.59
315-RESIDENTIAL DEVELOPMENT	513,765.90	72,810.70	-	664.00	-	585,912.60
317-ARPA CAPITAL PROJECTS	226,091.67	14,042.24	-	15,000.00	-	225,133.91
325-BUILDING & FACILITY MAINT	120,824.39	-	-	-	-	120,824.39
510-MUNICIPAL BAND	12,106.96	50.00	-	-	-	12,156.96
520-DOG PARK	3,575.87	-	-	-	-	3,575.87
530-TREE COMMITTEE	20,038.29	852.85	-	13,103.71	-	7,787.43
535-NEIGHBORHOOD PRIDE	-	-	-	-	-	-
540-POLICE FORFEITURE	3,631.25	104.40	-	-	-	3,735.65
541-K-9 PROGRAM	4,499.73	425.00	-	496.98	-	4,427.75
545-SAFETY FUND	5,028.73	1,000.00	-	-	-	6,028.73
550-PARK GIFT	47,414.86	1,523.56	-	1,165.50	-	47,772.92
570-LIBRARY GIFT	75,624.89	46,524.01	-	43,404.79	-	78,744.11
580-CEMETERY GIFT	1,968.00	-	-	-	-	1,968.00
590-CABLE COMMISSION	-	-	-	-	-	-
600-WATER UTILITY	490,805.38	1,431,824.35	-	1,109,753.32	-	812,876.41
601-WATER DEPOSIT FUND	33,605.00	8,400.00	-	8,590.00	-	33,415.00
602-WATER SINKING	-	34,190.00	-	34,190.00	-	-
603-WATER CAPITAL PROJECTS	475,026.40	360,584.97	-	835,611.37	-	-
610-SANITARY SEWER	889,421.83	1,541,235.99	-	1,032,778.13	-	1,397,879.69
612-SEWER SINKING	-	105,735.00	-	105,735.00	-	-
613-SEWER CAPITAL PROJECTS	-	-	-	-	-	-
670-SANITATION	213,672.82	423,612.14	-	385,924.44	-	251,360.52
910-LIBRARY TRUST	-	-	-	-	-	-
950-SELF INSURANCE	612,974.65	55,812.21	-	25,019.07	-	643,767.79
951-UNEMPLOYMENT SELF INS	89,579.14	595.87	-	3,612.00	-	86,563.01
TOTAL BALANCE	9,113,989.61	12,680,652.74	-	11,282,334.86	-	10,512,307.49

Cash in Bank - Pooled Cash

		<u>Interest Rate</u>
Wash St. Bank - Operating Account	3,595,187.62 (1)	0.20%
Wash St. Bank - Airport Fuel Account	-	-
Cash in Drawer	350.00	N/A
Investment in IPAIT	2,181,456.61	0.20%
Wash St - Farm Mgmt Acct	231,048.00	-
Wash St Bank - CD 1/14/2019	537,432.58	0.65%
Wash St Bank - CD 08/30/2018	279,568.36	0.65%
Wash St Bank - ISC Account	3,687,264.32	3.75%
TOTAL CASH IN BANK	10,512,307.49	

(1) Washington State Bank 3,688,765.06
 Outstanding Deposits & Checks/Wages payable (93,577.44)
3,595,187.62

Millie Youngquist, Mayor
Joe Gaa, City Administrator
Kelsey Brown, Finance Director
Kathy Kron, City Clerk
Kevin Olson, City Attorney



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

MEMORANDUM

TO: Mayor and City Council

FROM: Joe Gaa, City Administrator

A handwritten signature in blue ink, appearing to be "JG", is written over the "FROM" line.

DATE: February 10, 2025

SUBJECT: 2nd Reading of UP Home Rezone Request

At the February 4, 2025, meeting the Council approved the first reading of an ordinance to re-zone a plat of land north of East Adams Street. The current zoning of the property is CCRC- Continuing Care Retirement Community, as it is owned by the UP Home. As the plan is to subdivide the property along E. Adams Street into 5 buildable lots, the 2.21 acres for those lots will need to be re-zoned to residential. The requested re-zoning classification is R-1, which will allow for single family residences. The remaining property owned by the UP Home will remain CCRC and undeveloped at this time.

The ordinance is attached for your review. A map of the proposed plat is also attached as a reference. Approval of the plat will not come forward as an action item until the re-zoning request is approved.

This item has been placed on the February 18th meeting for a second reading. If you have any questions or comments regarding this matter, feel free to contact me at your convenience.

ORDINANCE NO. 2025-

AN ORDINANCE RE-ZONING AN APPROXIMATE 2.21-ACRE PARCEL OWNED BY UNITED PRESBYTERIAN HOME OF WASHINGTON IOWA FROM CCRC CONTINUING CARE RETIREMENT COMMUNITY DISTRICT TO R-1 ONE-FAMILY RESIDENCE DISTRICT.

WHEREAS, the United Presbyterian Home of Washington, Iowa (the "Owner"), owns the property legally described as:

A part of Lot 4, in the SW ¼ of Section 16, Township 75 North, Range 7 West of the 5th P.M., City of Washington, Washington County, Iowa, as described as follows:

Commencing at the SW corner of Lot 9, Prairie Ridge Subdivision on the east line of Lot F, said point being the point of beginning; thence North 00°16'34" East, 150.11 feet; thence South 88°04'52" West, 643.80 feet to a point on the east line of Auditor Parcel R; thence, along said line, South 01°10'51" East, 150.01 feet to a point on the north line of East Adams Street; thence, along said line, North 88°04'52" East, 639.98 feet to the point of beginning (the "Property").

WHEREAS, the Owner filed a petition to change the zoning designation of the Property from CCRC – Continuing Care Retirement Community to R-1 – One-Family Resident District; and

WHEREAS, the Washington Planning and Zoning Commission has recommended the City Council approve said rezoning request for the Property as request in said petition; and

WHEREAS, a public hearing has been held on said request pursuant to published notice thereof.

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

Section 1. That the zoning map for the City of Washington is hereby amended to show the zoning designation of the Property being R-1 One-Family Residence District in place of CCRC Continuing Care Retirement Community District.

Section 2. This ordinance shall be in full force and effect from and after its publication as by law provided.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any part, section, or provision thereof not adjudged invalid or unconstitutional.

Passed and approved this ____ day of _____, 2025.

Read First Time: February 4, 2025
Read Second Time: February 18, 2025
Read Third Time:

Millie Youngquist, Mayor

ATTEST:

Kathy Kron, City Clerk

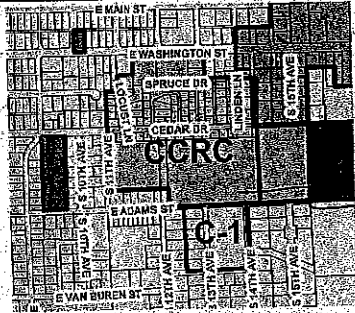
FINAL PLAT

INDEX LEGEND

Property Location: part Lot F in SW1/4 Section 16
 Township 75 North, Range 7 West, City of Washington, Iowa
 Surveyor: Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com
 Return Document to: Lance Surveying Services (319) 966-8779
 1605 North Broadway Street, Mt. Pleasant, IA 62841
 Survey Requested by: Lonnie Litchfield
 Proprietor: United Presbyterian Home of Washington, Iowa
 Survey Completed: 25 August 2024
 Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Litchfield, Lonnie.dwg

Sunrise Ridge Subdivision

R-1 ONE-FAMILY RESIDENCE DISTRICT setbacks				
Building Height	Minimum Lot Width	Minimum Front yard depth	Minimum side yard depth	Minimum Rear yard depth
1 and 1 1/2 stories	70 feet	25 feet	7 feet	35 feet
2 and 2 1/2 stories	70 feet	25 feet	9 feet	35 feet



Zoning: Current - CCRC
 Proposed - R-1
 Vicinity sketch NTS

Out Lot A's intended for use as a future street if development occurs north of Sunrise Ridge Subdivision.

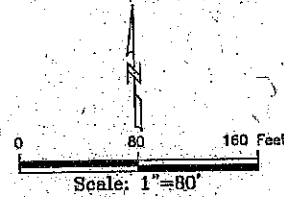
Perimeter Description

In part of Lot F, in the SW1/4 of Section 16, Township 75 North, Range 7 West of the 5th P.M., City of Washington, Washington County, Iowa, described as follows:

Commencing at the SW corner of Lot 9, Prairie Ridge Subdivision on the east line of Lot F, said point being also the POINT OF BEGINNING;
 thence North $00^{\circ}18'34''$ East, 150.11 feet;
 thence South $88^{\circ}04'52''$ West, 643.80 feet to a point on the east line of Auditor Parcel R;
 thence, along said line, South $01^{\circ}10'51''$ East, 150.01 feet to a point on the north line of East Adams Street;
 thence, along said line, North $88^{\circ}04'52''$ East, 639.98 feet to the POINT OF BEGINNING, containing 2.21 acres.

The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances.

End of Description

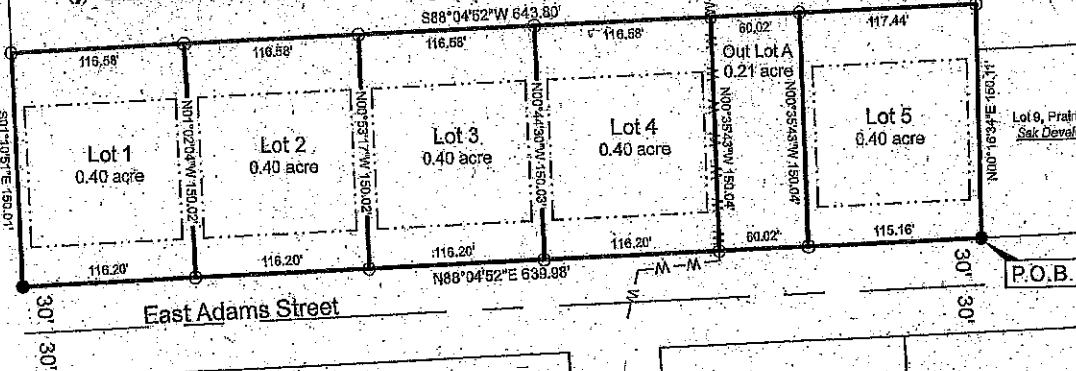


Auditor: Patricia R. Richard S & Virginia A Borzwell

- Legend:
- set 1/2"x3/8" rebar/orange cap #21980
 - found 5/8" rebar
 - property line
 - W — water line
 - - - building setback line (R-1)
 - road centerline
 - (d) dimension from previous record

20' wide water main easement
 Misc. Bk. 49 Page 317
 The United Presbyterian Home of Washington, Iowa

Owner/Subdivider:
 United Presbyterian Home of Washington, Iowa
 1203 East Washington St.
 Washington, IA 52363



Lot 8, Prairie Ridge Sub
 Sak Development, Inc.

Lot 9, Prairie Ridge Sub
 Sak Development, Inc.

Certification:
 I hereby certify that this land surveying document was prepared, and the related survey work was performed by me or under my direct personal supervision, and that I am a duly licensed Professional Land Surveyor, under the laws of the State of Iowa.

Robert H. Lance
 Iowa Professional Land Surveyor #21980
 License renewal date: December 31, 2025
 Pages covered by this sheet: 1

South 14th Avenue

The City of Washington	
APPROVED BY THE CITY OF WASHINGTON	
Planning and Zoning Chair, City of Washington	Date
The City of Washington	
APPROVED BY THE CITY OF WASHINGTON	
Mayor, City of Washington	Date



Millie Youngquist, Mayor
Joe Gaa, City Administrator
Kelsey Brown, Finance Director
Kathy Kron, City Clerk
Kevin Olson, City Attorney

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

MEMORANDUM

TO: Mayor and City Council

FROM: Joe Gaa, City Administrator

A handwritten signature in blue ink, appearing to be "J. Gaa", is written over the name "Joe Gaa" in the "FROM" line.

DATE: February 13, 2025

SUBJECT: Right-of-Way Vacation- First Reading of Ordinance

At the February 11th Planning and Zoning meeting the Commission approved forwarding a recommendation to the City Council to vacate all right-of-ways in a mostly undeveloped plat of land between 4th and 6th Avenues and 11th and 13th Streets. All but one parcel in this area has been purchased by DW Development who plans to re-plate the area into lots for single-family homes or duplexes. Although the area was originally platted, only limited development occurred. Please see the attached map.

A first reading of an ordinance has been placed on the February 18th Council meeting agenda. One the first reading is approved, staff requests a public hearing on this item be set for March 4th. Following the public hearing, a second reading will be on the agenda.

If you have any questions or comments regarding this matter, feel free to contact me at your convenience.

Prepared by: Kevin D. Olson, Washington City Attorney, PO Box 5640, Coralville, Iowa 52241 (319)351-2277
Return to: Washington City Clerk, 215 E. Washington Street, Washington, Iowa 52353.

ORDINANCE NO. _____

AN ORDINANCE VACATING A PORTION OF E. 12TH STREET BETWEEN N. 4TH AVENUE AND N. 6TH AVENUE.

WHEREAS, the City Council of the City of Washington has been requested by the owners of adjacent property to vacate a portion of E. 12th Street between its intersection with the east right-of-way line of N. 4th Avenue easterly to the westerly right-of-way line of N. 6th Avenue (the "Parcel"); and

WHEREAS, the excess right-of-way is of no use to the City, and should be returned to the tax rolls.

NOW, THEREFORE, BE IT ORDAINED, as follows:

1. Vacation. That the rights-of-way described herein as the Parcel, is hereby vacated.
2. Quit Claim Deed. That upon the passage of this Ordinance, the Mayor and City Clerk will execute a Quit Claim Deed to D.W. Development, LLC, as the owner of the adjacent properties to the Parcel.
3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.
4. Effective Date. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this _____ day of _____, 2025.

Millie Youngquist, Mayor

Attest:

Kathy Kron, City Clerk

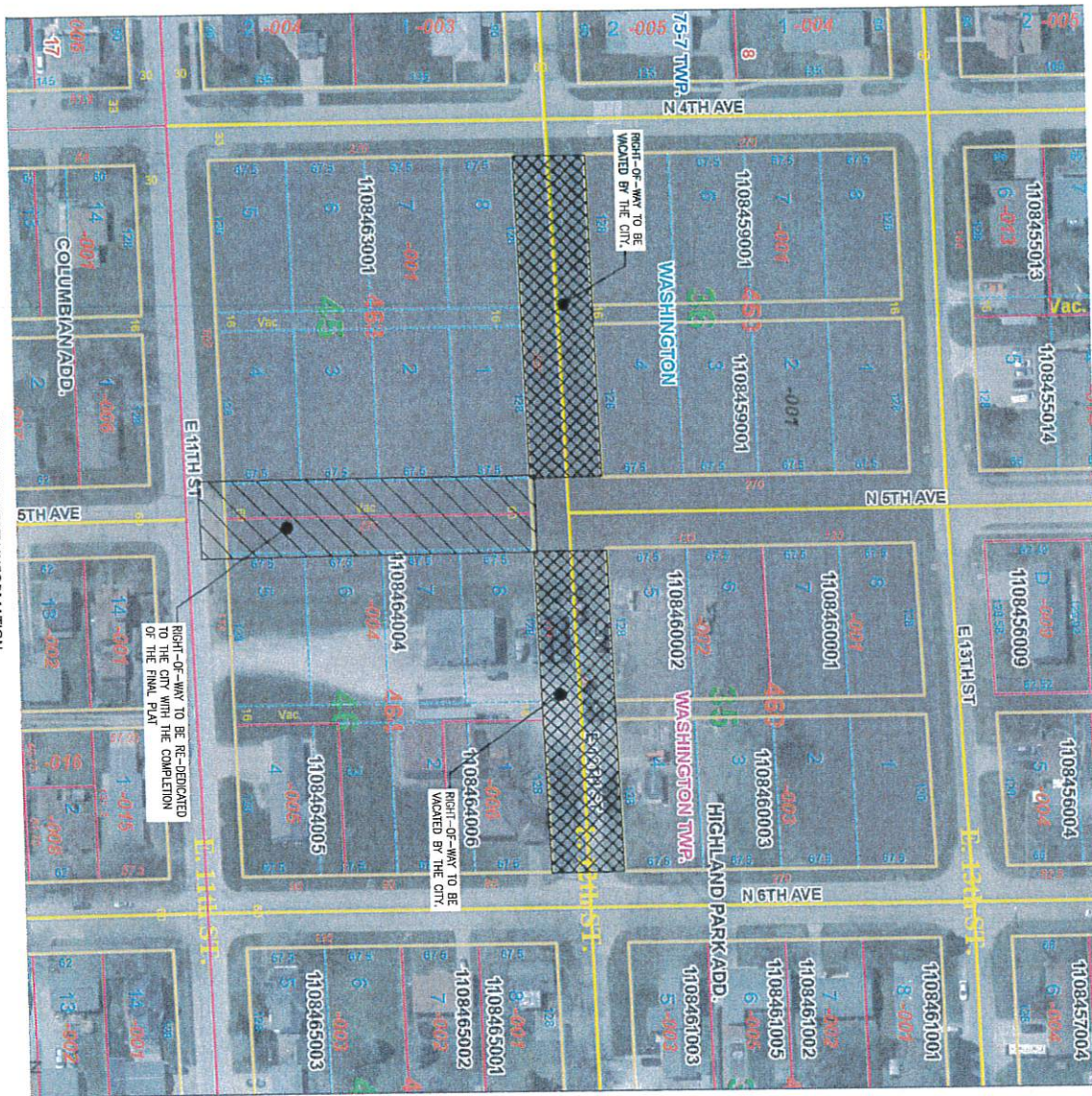
Approved on First Reading: _____

Approved on Second Reading: _____

Approved on Third & Final Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the
_____ day of _____, 2025.

City Clerk



EXISTING PROPERTY INFORMATION
SCALE: 1" = 100'

REVISIONS:

SCALE: 0 50 100
APPROVED: ---
DRAWN BY: RHT



SHEET NO.:
1 OF 1

PROJECT NO.:
#####

DATE:
JANUARY 15, 2025

SHEET TITLE
CITY ROW EXHIBIT

RESIDENTIAL SUBD.
DW DEVELOPMENTS
WASHINGTON, IOWA

© COPYRIGHT 2025 GARDEN & ASSOCIATES, LTD.

G GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS

1701 3rd Avenue East, Suite 1
P.O. Box 451
Oskaloosa, Iowa 52577
641.672.2526 Phone
641.672.2091 Fax

806 Wyoming Ave.
Creston, Iowa 50801
641.782.4005 Phone
641.782.4118 Fax

800.491.2524 Iowa Toll Free
email@gardenassociates.net




Millie Youngquist, Mayor
Joe Gaa, City Administrator
Kelsey Brown, Finance Director
Kathy Kron, City Clerk
Kevin Olson, City Attorney

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

MEMORANDUM

TO: Mayor and City Council

FROM: Joe Gaa, City Administrator 

DATE: February 13, 2025

SUBJECT: Resolution to Accept Library Makerspace Project As Complete

One of the biggest highlights of 2024 was the addition of the Makerspace in the Washington Library. As with many construction projects, it has taken time to complete all of the punch list items for the project to be officially complete.

Attached you will find certification and warranty documents from Reed Construction. You will also find a letter from SEH Engineering stating that the project has been completed satisfactorily.

At Tuesday's meeting you will be asked to approve a resolution accepting the project as complete and releasing the retainage. If you have any questions or comments regarding this matter, feel free to contact me at your convenience.

RESOLUTION NO. 2025-

**A RESOLUTION ACCEPTING THE WASHINGTON PUBLIC LIBRARY MAKERSPACE
PROJECT AS COMPLETE AND RELEASE THE RETAINAGE**

WHEREAS, the City Council of the City of Washington did award a construction contract to Reed Construction, LLC., in the amount of \$400,360.00 for the "Washington Public Library" (Project No. 2023202) on September 5, 2023; and,

WHEREAS, the Project has been completed in accordance with the plans and specifications; and,

WHEREAS, it is necessary for the City Council to formally accept the Project and issue final payment.

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

Section 1. That the construction of the Project is hereby accepted as completed, with a final contract price of \$409,806.14.

Section 2. That retainage in the amount of \$20,490.30 for the completion of the Project will be paid following approval of this Resolution if no claims have been filed against the retainage without further action from the Council.

PASSED AND APPROVED this 18th day of February, 2025.

Millie Youngquist, Mayor

ATTEST:

Kathy Kron, City Clerk



AIA® Document G704® – 2017

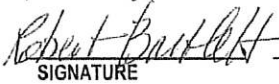
Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Washington Public Library 115 W. Washington St. Washington, IA 52352	CONTRACT INFORMATION: Contract For: General Construction Date: September 5, 2023	CERTIFICATE INFORMATION: Certificate Number: 001 Date: September 13, 2024
OWNER: <i>(name and address)</i> City of Washington 215 E. Washington St. Washington, IA 52353	ARCHITECT: <i>(name and address)</i> FEH Design 604 East Grand Avenue Des Moines, IA 50309	CONTRACTOR: <i>(name and address)</i> Reed Construction, LLC 2825 262nd Street De Witt, IA 52742

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

Work found to be substantially complete: The interior remodeling of the existing lower level to accommodate a Makerspace, Podcast/ Greenscreen Room, and Pottery Studio.

<u>FEH Design</u>		<u>Robert Bartlett, Architect</u>	<u>September 13, 2024</u>
ARCHITECT <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)

1. FEH Design's Punch Lists dated 03.21.2024 and 09.13.2024.
2. KCL Engineering's Punch List dated 09.13.2024.

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Thirty ((30)) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$20,490.30

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

<u>Reed Construction, LLC</u>		<u>Brandon Reed, President</u>	<u>09/19/2024</u>
CONTRACTOR <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE
<u>Washington Public Library</u>		<u>Millie Youngquist, Mayor</u>	<u>9/23/24</u>
OWNER <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE



REED
Construction



September 14, 2024

Re: Washington Public Library Makerspace

Reed Construction LLC guarantees all work on the above referenced project against any defective or substandard labor, material, equipment or workmanship for a period of one (1) year from the Substantial Completion Date of September 14, 2024, in accordance with the project documents, drawings, specifications, addenda and supplemental instructions.

Defects in the materials or workmanship within our specified warranty period will be repaired or replaced within fourteen (14) business days after receiving written or verbal notice from the Architect/Owner, including performing all necessary corrective work, with regard to the defective work or material.

Reed Construction LLC agrees to perform the work in a proper manner and time period so as to minimize any consequential damage sustained by the Owner.

Sincerely,

Brandon Reed

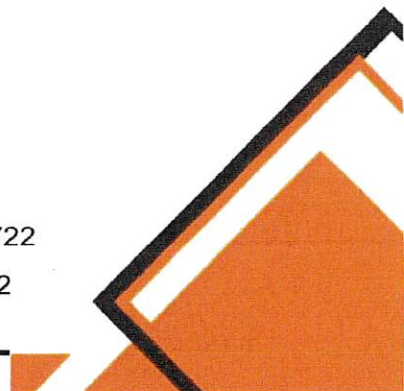
Brandon Reed
President | Reed Construction LLC

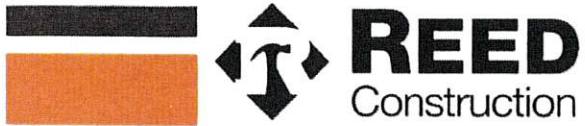
© 563.370.9661

© www.reedconst.com

(!) 2317 Grant Street, Bettendorf, IA 52722

Mailing: PO Box 473, DeWitt, IA 52742





Certificate of Hazardous Materials & Asbestos Free Construction

STATE OF Iowa

The undersigned hereby certifies that to the best of their knowledge, information and belief, the materials incorporated into the project of **Washington Public Library Makerspace, 115 W. Washington Street, Washington, Iowa 52353/Project No. 2023202**, and as used during the construction process are free of any type of hazardous and asbestos materials.

Contractor: Reed Construction LLC
Address: 2317 Grant Street, Bettendorf, Iowa 52722
Mailing Address: PO Box 473, DeWitt, Iowa 52742
By (Signature): *Brandon Reed*
By (Printed): Brandon Reed
Title: President
Date: September 14, 2024

© 563.370.9661

(!) 2317 Grant Street, Bettendorf, IA 52722

© www.reedconst.com

Mailing: PO Box 473, DeWitt, IA 52742



CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS

AIA Document G706

(Instructions on reverse side)

OWNER
ARCHITECT
CONTRACTOR
SURETY
OTHER

TO OWNER:

(Name and address)

City of Washington
215 E. Washington Street
Washington, Iowa 52353

ARCHITECT'S PROJECT NO.:

2023202

CONTRACT FOR:

PROJECT:

(Name and address)

Washington Public Library Makerspace
115 W. Washington Street
Washington, Iowa 52353

CONTRACT DATED:

September 5, 2023

STATE OF: Iowa
COUNTY OF: Scott

The undersigned hereby certifies that, except as listed below, payment has been made in full and all obligations have otherwise been satisfied for all materials and equipment furnished, for all work, labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or Owner's property might in any way be held responsible or encumbered.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Consent of Surety to Final Payment. Whenever Surety is involved, Consent of Surety is required. AIA Document G707, Consent of Surety, may be used for this purpose.

Indicate attachment: yes no

The following supporting documents should be attached hereto if required by the Owner:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.
3. Contractor's Affidavit of Release of Liens (AIA Document G706A).

CONTRACTOR:

(Name and address)

Reed Construction LLC
2317 Grant Street, Bettendorf, Iowa 52722
Mailing: PO Box 473, DeWitt, Iowa 52742

BY: Brandon Reed
(Signature of authorized representative)

Brandon Reed, President

(Printed name and title)

Subscribed and sworn to before me on this date: 10/30/2024

Notary Public: Sydney Carl

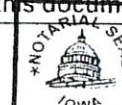
My Commission Expires: 4/17/2027



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AIA DOCUMENT G706 • CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS
1994 EDITION • AIA • ©1994 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK
AVENUE, NW, WASHINGTON, D.C. 20006-5292 • **WARNING:** Uncensored photocopying
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GREGORY J CASEL
Commission Number 772596
My Commission Expires
4/17/2027 G706-1994

CONTRACTOR'S AFFIDAVIT OF RELEASE OF LIENS

AIA Document G706A

(Instructions on reverse side)

OWNER
ARCHITECT
CONTRACTOR
SURETY
OTHER

TO OWNER:
(Name and address)

City of Washington
215 E. Washington Street
Washington, Iowa 52353

ARCHITECT'S PROJECT NO.:
2023202

CONTRACT FOR:

PROJECT:
(Name and address)

Washington Public Library Makerspace
115 W. Washington Street
Washington, Iowa 52353

CONTRACT DATED:
September 5, 2023

STATE OF: **Iowa**
COUNTY OF: **Scott**

The undersigned hereby certifies that to the best of the undersigned's knowledge, information and belief, except as listed below, the Releases or Waivers of Lien attached hereto include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of Work, labor or services who have or may have liens or encumbrances or the right to assert liens or encumbrances against any property of the Owner arising in any manner out of the performance of the Contract referenced above.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.

CONTRACTOR:
(Name and address)

Reed Construction LLC
2317 Grant Street, Bettendorf, Iowa 52722
Mailing: PO Box 473, DeWitt, Iowa 52742

BY: Brandon Reed
(Signature of authorized representative)

Brandon Reed, President
(Printed name and title)

Subscribed and sworn to before me on this date: 10/30/2024

Notary Public: Gregory Casel

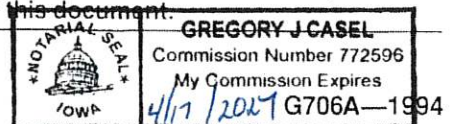
My Commission Expires: 4/17/2027



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AIA DOCUMENT G706A • CONTRACTOR'S AFFIDAVIT OF RELEASE OF LIENS • 1994 EDITION • AIA • ©1994 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, NW, WASHINGTON, D.C. 20006-5292 • **WARNING:** Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.





AIA Document G707™ – 1994

Consent Of Surety to Final Payment

Bond # GRIA33902B

PROJECT: *(Name and address)*
Washington Public Library
Makerspace.

ARCHITECT'S PROJECT NUMBER:
NA

OWNER:

ARCHITECT:

CONTRACT FOR: General Construction

CONTRACTOR:

TO OWNER: *(Name and address)*
City of Washington
215 E Washington St
Washington, IA 52353

CONTRACT DATED:
9/05/2024

SURETY:

OTHER:

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

Granite Re, Inc.
14001 Quailbrook Drive
Oklahoma City, OK 73134

, SURETY,

on bond of
(Insert name and address of Contractor)

REED CONSTRUCTION, LLC
2317 Grant Street
BETTENDORF, IA 52722

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of any of its obligations to
(Insert name and address of Owner)


City of Washington
215 E Washington St
Washington, IA 52353

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this
date: *(Insert in writing the month followed by the numeric date and year.)*
November 12, 2024

Granite Re, Inc.
(Surety)


(Signature of authorized representative)

Attest: 
(Seal): Kaleigh Sansone, Witness

Connie Smith, Attorney-in-fact
(Printed name and title)

**GRANITE RE, INC.
GENERAL POWER OF ATTORNEY**

Know all Men by these Presents:

That GRANITE RE, INC., a corporation organized and existing under the laws of the State of MINNESOTA and having its principal office at the City of OKLAHOMA CITY in the State of OKLAHOMA does hereby constitute and appoint:

MICHAEL J. DOUGLAS; CHRIS STEINAGEL; CHRISTOPHER M. KEMP; KARLA HEFFRON; SAMUEL DUCHOW; ROBERT DOWNEY; JULIA DOUGLAS; CONNIE SMITH; KORY MORTEL; ELIOT MOTU its true and lawful Attorney-in-Fact(s) for the following purposes, to wit:

To sign its name as surety to, and to execute, seal and acknowledge any and all bonds, and to respectively do and perform any and all acts and things set forth in the resolution of the Board of Directors of the said GRANITE RE, INC. a certified copy of which is hereto annexed and made a part of this Power of Attorney; and the said GRANITE RE, INC. through us, its Board of Directors, hereby ratifies and confirms all and whatsoever the said:

MICHAEL J. DOUGLAS; CHRIS STEINAGEL; CHRISTOPHER M. KEMP; KARLA HEFFRON; SAMUEL DUCHOW; ROBERT DOWNEY; JULIA DOUGLAS; CONNIE SMITH; KORY MORTEL; ELIOT MOTU may lawfully do in the premises by virtue of these presents.

In Witness Whereof, the said GRANITE RE, INC. has caused this instrument to be sealed with its corporate seal, duly attested by the signatures of its President and Assistant Secretary, this 31st day of July, 2023.

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)



Kenneth D. Whittington
Kenneth D. Whittington, President

Kyle P. McDonald
Kyle P. McDonald, Assistant Secretary

On this 31st day of July, 2023, before me personally came Kenneth D. Whittington, President of the GRANITE RE, INC. Company and Kyle P. McDonald, Assistant Secretary of said Company, with both of whom I am personally acquainted, who being by me severally duly sworn, said, that they, the said Kenneth D. Whittington and Kyle P. McDonald were respectively the President and the Assistant Secretary of GRANITE RE, INC., the corporation described in and which executed the foregoing Power of Attorney; that they each knew the seal of said corporation; that the seal affixed to said Power of Attorney was such corporate seal, that it was so fixed by order of the Board of Directors of said corporation, and that they signed their name thereto by like order as President and Assistant Secretary, respectively, of the Company.

My Commission Expires:
April 21, 2027
Commission #: 11003620



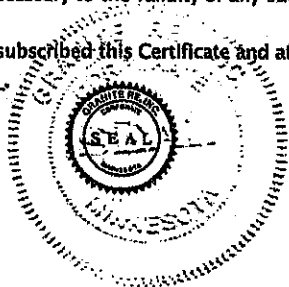
Bethany J. Alford
Notary Public

**GRANITE RE, INC.
Certificate**

THE UNDERSIGNED, being the duly elected and acting Assistant Secretary of Granite Re, Inc., a Minnesota Corporation, HEREBY CERTIFIES that the following resolution is a true and correct excerpt from the July 15, 1987, minutes of the meeting of the Board of Directors of Granite Re, Inc. and that said Power of Attorney has not been revoked and is now in full force and effect.

"RESOLVED, that the President, any Vice President, the Assistant Secretary, and any Assistant Vice President shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the Company in the course of its business. On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the Company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

IN WITNESS WHEREOF, the undersigned has subscribed this Certificate and affixed the corporate seal of the Corporation this 12 day of November, 2024.



Kyle P. McDonald
Kyle P. McDonald, Assistant Secretary

APPLICATION AND CERTIFICATE FOR PAYMENT

ALA DOCUMENT G702/Cma

CONSTRUCTION MANAGER-ADVISOR EDITION

PAGE 1 OF 2 PAGES

TO OWNER: City of Washington
215 E. Washington Street
Washington, Iowa 52353

CONTRACTOR: Reed Construction LLC
2317 Grant Street
Bettendorf, Iowa 52722

MAILING ADDRESS: PO Box 473, DeWitt, Iowa 52742

VIA ARCHITECT:

PROJECT:

FEH Design
604 East Grand Avenue
Des Moines, Iowa 50309

Washington Public Library Makerspace

APPLICATION NUMBER: 9-Retainage
PERIOD TO: 05/02/24
PROJECT NOS.: 2023202
CONTRACT DATE: 09/05/23

Distribution to:
OWNER
ARCHITECT
CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in accordance with the Contract Continuation Sheet, ALA Document G703, is attached.

- ORIGINAL CONTRACT SUM**
- Net Change By Change Orders**..... \$9,446.14
- CONTRACT SUM TO DATE** (Line 1 +2)..... \$ 409,806.14
- TOTAL COMPLETED & STORED TO DATE**..... \$409,806.14 (Column G or G703)

- RETAINAGE:**
 - 5% % of Completed Work (Columns D & E on G703) \$20,490.30
 - 0% % of Stored Material \$0.00

TOTAL EARNED LESS RETAINAGE..... \$20,490.30
(Column F on G703)
Total Retainage (Line 5a + 5b or Total in Column 1 of G703) \$389,315.84

LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$374,724.87

CURRENT PAYMENT DUE \$20,490.30

BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$10,706.64	(\$1,260.50)
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$10,706.64	(\$1,260.50)
NET CHANGES by Change Order		\$9,446.14

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Reed Construction LLC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the documents to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

By: [Signature] Date: 05/02/24

State of Iowa County of Clinton by: Brandon Reed proved to me

Subscribed and sworn before me on this 02nd day of May, 2024

on the basis of satisfactory evidence to be the person who appeared before me.

Notary: [Signature] My Commission Expires 4/17/2027

ARCHITECT'S CERTIFICATE FOR PAYMENT

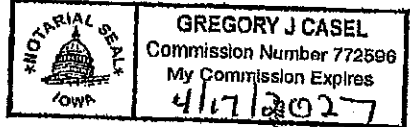
In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 20,490.30
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on Application and on the Continuation Sheet that changed to conform to the amount certified.)

ARCHITECT: [Signature] Date: 12.05.24

By: [Signature]

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.






Millie Youngquist, Mayor
Joe Gaa, City Administrator
Kelsey Brown, Finance Director
Kathy Kron, City Clerk
Kevin Olson, City Attorney

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

MEMORANDUM

TO: Mayor and City Council

FROM: Joe Gaa, City Administrator 

DATE: February 10, 2025

SUBJECT: Contract Extension Request for Housing Rehab Program

The Housing Rehabilitation Program that is being administered by ECICOG has continued to progress through what has been a relatively mild winter. Even with decent weather, the scope of work on some projects will need longer periods of good weather to complete. For that reason, the following contract extension request is being made at this time.

<u>Address</u>	<u>Contractor</u>	<u>Requested Extension Date</u>
317 E. Main St.	Cedar Ridge Contracting	June 1, 2025

This item has been added to the February 18, 2025 Council meeting agenda. If you have any questions or comments regarding this matter, feel free to contact me at your convenience.

REHABILITATION CONTRACT EXTENSION

PROJECT NAME: **Washington Pilot Housing Rehabilitation Project**

TO: OWNER(S), hereinafter referred to as the "OWNER"

Name: **Richard Discher**

Street Address: **317 E Main Street**

City and State: **Washington, IA 52353**

TO: **City of Washington**

Street Address: **215 E Washington Street**

City and State: **Washington, IA 52353**

From: **Cedar Ridge Contracting** hereinafter referred to as the "CONTRACTOR"

Street Address: **2771 Holly Ct NW**

City and State: **Swisher, IA 52338**

The CONTRACTOR is granted an extension to the **June 1st, 2025** end date. The CONTRACTOR shall satisfactorily complete all rehabilitation work by: **June 1st, 2025**.

Signed:

CONTRACTOR

Officer's Signature & Date:  2/3/25

CITY REPRESENTATIVE

Representative's Signature & Date: _____

OWNER

Owner's Signature & Date:  2 4 25

PROJECT ADMINISTRATOR

ECICOG signature & Date:  2-4-25



Millie Youngquist, Mayor
Joe Gaa, City Administrator
Kelsey Brown, Finance Director
Kathy Kron, City Clerk
Kevin Olson, City Attorney

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

MEMORANDUM

TO: Mayor and City Council

FROM: Joe Gaa, City Administrator

DATE: February 11, 2025

SUBJECT: Community Garden Items for Consideration

At the January 7th Council meeting representatives from PLANT Washington updated you on progress at the community garden and orchard. During the presentation they also made some additional operational requests. A summary of all their requests are below.

1. Install a water hydrant- DONE
2. Remove two trees in the northeast corner- DONE
3. Make gravel parking area in the right-of-way- Needs additional consideration
4. Provided a load of mulch from storm debris removal
5. Mark the exact property lines. Due to this being a former landfill, we are unable to locate the property pins. We can take some measurements, but if they want to identify exact property boundaries they will need to bring in a surveyor.
6. Allow them to plant a pollinator garden along the south property line- Needs additional consideration.
7. Secure a USDA farm tract number. In progress.

An item has been added to the agenda for February 18th to further discuss items #3 & #6 on the list above.

Parking- While having a few parking spots seems like an easy request, they would be on the right-of-way. If a property owner was to ask us to allow them to place gravel on the right-of-way in front of their home for additional parking, we would say no. I see this as a double-standard and would like direction from the Council before moving forward with this. The parking area would only allow parking for 3-4 vehicles.

Pollinator Garden- This would essentially be a large, landscaped area/flower bed along the south end of the property. The original approval was for an orchard and garden beds. This will take up space that could be used for garden boxes. I would like additional Council direction regarding this matter.




Millie Youngquist, Mayor
Joe Gaa, City Administrator
Kelsey Brown, Finance Director
Kevin Olson, City Attorney

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

MEMORANDUM

TO: Mayor and City Council

FROM: Joe Gaa, City Administrator 

DATE: February 13, 2025

SUBJECT: Resolution to Levy Taxes for Delinquent Utility Payments

Four items have been placed on the February 18th Council agenda to levy taxes against properties with delinquent utility charges. A brief description of each property is provided below.

958 S. Iowa Ave.	Orlando Flores	\$665.44
1104 E. 2 nd St.	Anthony Stransky	\$170.59
526 S. Marion Ave.	Andrew & Debra Mask	\$767.35
714 N. 2 nd Ave.	Heather Schmidt, J.E. Edwards Trust	\$2,295.79

If you have any questions or comments regarding this matter, feel free to contact me at your convenience.

RESOLUTION 2025-

**A RESOLUTION AUTHORIZING LEVY,
ASSESSMENT, AND COLLECTION OF COSTS TO THE
WASHINGTON COUNTY TREASURER**

WHEREAS, the City of Washington, Iowa, is empowered to levy, assess, and collect costs of improvement for water service charges that remain unpaid and delinquent for the following listed property owner:

The property of Orlando Flores at 958 South Iowa Ave for the amount of \$665.44. Legal Description (13 12 WILSONS ADD W 72.875 FT). Parcel Number (1120176023).

WHEREAS, due notice was given to the above property owner that said amount would be assessed to the property if payment was not made or an appeal was not made.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WASHINGTON, IOWA, that the City Clerk be instructed to certify the above delinquent payment to be assessed against said property as listed above and that the City Clerk certify a copy of this Resolution to the Washington County Treasurer.

PASSED AND APPROVED this 18th day of February, 2025.

Millie Youngquist, Mayor

ATTEST:

Kathy Kron, City Clerk

*Millie Youngquist, Mayor
Joe Gaa, City Administrator
Kelsey Brown, Finance Director
Kathy Kron, City Clerk
Kevin Olson, City Attorney*



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

February 6, 2025

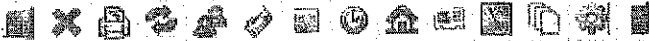
Orlando Flores
4104 10TH St, SW
Lehigh Acres, FL 33976

Re: Final Bill -for 958 S Iowa Ave..

We have been unable to collect your final water bills for 958 S Iowa Ave.
The amount is \$660.44.

We are writing to inform you , if this bill is not paid in full, It will be sent to Washington Co.
For tax assessment. A five dollar assmt fee is included in the amount. Total to collect is
665.44.

Thank you for your time,
Washington Water Department



Account Number

5-24400-07

New Occupant

Address

958

S IOWA AVE

Zone

1

Name

FLORES, ORLANDO

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices

Mailing Address

Attention

Address

958 S IOWA AVE
WASHINGTON, IA 52353

Account Details

Status

Finald on 10/21/24

Start Date

11/02/2023

Bill Thru Date

10/21/2024

Last Bill Date

10/29/2024

Balance

660.44

Pending Activity

0.00

Credit History

Bill: 12 Cut: 3 Pen: 10

Deposits

0.00

Cutoff

N/A

Contracts

0.00

Draft

N/A

AMP Plan

0.00

Profile

Statement Bill

Landlord

Statement Group

Class

AP APARTMENT

E-Mail

Exceptions

PHONE

319-458-9265

PHONE

SSN

593-11-8380

Edit This Record

Clear

View

deb

Orlando B. Flores
4104 10th St. SW
Lehigh Acres, FL 33976

WASHINGTON COUNTY ASSESSOR

Assessor Hub provided by Vanguard Appraisals, Inc

Parcel Number:
11-20-176-023
Deed Holder:
FLORES, ORLANDO B.
Property Address:
958 IOWA AVE S
WASHINGTON MAP THIS ADDRESS
Class:
RESIDENTIAL
Map Area:
WASH CITY RES
Plat Map:
11-20B
Sec-Twp-Rng:
--
Lot-Block:

Legal Description:
13 12 WILSONS ADD W 72.875 FT
Property Report:
[PROPERTY REPORT \(PDF FILE\)](#)



Pin 11-20-176-023 Photo

1 / 1



Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$11,400	\$85,600	\$0	\$97,000

Land Front Foot Information				
Lot	Front	Rear	Side 1	Side 2
Main Lot	64.00	64.00	73.00	73.00

Agricultural Land Information		
Total Acres	Total CSR2	Average CSR2
0.0000	0.00	0.00

Residential Building Information			
Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 Story Frame	1921	1,277

Sale Information			
Sale Date	Amount	Non-Useable Transaction Code	Recording
▼ 02/09/2015	\$50,000	0 - Normal	2015-0438

RESOLUTION 2025-

**A RESOLUTION AUTHORIZING LEVY,
ASSESSMENT, AND COLLECTION OF COSTS TO THE
WASHINGTON COUNTY TREASURER**

WHEREAS, the City of Washington, Iowa, is empowered to levy, assess, and collect costs of improvement for water service charges that remain unpaid and delinquent for the following listed property owner:

The property of Anthony Stransky at 1104 East 2nd Street for the amount of \$170.59. Legal Description (33 SMOUSES E SID ADD). Parcel Number (1117431006).

WHEREAS, due notice was given to the above property owner that said amount would be assessed to the property if payment was not made or an appeal was not made.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WASHINGTON, IOWA, that the City Clerk be instructed to certify the above delinquent payment to be assessed against said property as listed above and that the City Clerk certify a copy of this Resolution to the Washington County Treasurer.

PASSED AND APPROVED this 18th day of February, 2025.

Millie Youngquist, Mayor

ATTEST:

Kathy Kron, City Clerk



*Millie Youngquist, Mayor
Joe Gaa, City Administrator
Kelsey Brown, Finance Director
Kathy Kron, City Clerk
Kevin Olson, City Attorney*

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

February 6, 2025

Anthony W. Stransky
1104 E 2nd St.
Washington, IA 52353

Re: Final Bill -for 1104 E 2nd St..
We have been unable to collect your final water bills for 1104 E 2nd St.
The amount is \$165.59.

We are writing to inform you , if this bill is not paid in full, It will be sent to Washington Co.
For tax assessment. A five dollar assmt fee is included in the amount. Total to collect is
170.59.

Thank you for your time,
Washington Water Department

WASHINGTON COUNTY ASSESSOR



Parcel Number:
11-17-431-006

Deed Holder:
STRANSKY, ANTHONY W.

Property Address:
1104 2ND ST E
WASHINGTON [MAP THIS ADDRESS](#)

Class:
RESIDENTIAL

Map Area:
WASH CITY RES

Plat Map:
11-17H

Sec-Twp-Rng:
--

Lot-Block:
-

Legal Description:
33 SMOUSES E SID ADD

Property Report:
[PROPERTY REPORT \(PDF FILE\)](#)



Pin 11-17-431-006 Photo

1 / 1



	Current Value Information		
Land Value	Dwelling Value	Improvement Value	Total Value
\$15,300	\$80,900	\$0	\$96,200

	Land Front Foot Information			
Lot	Front	Rear	Side 1	Side 2
Main Lot	65.00	65.00	132.00	132.00

	Agricultural Land Information		
Total Acres	Total CSR2	Average CSR2	
0.0000	0.00	0.00	

	Residential Building Information		
Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 1/2 Story Frame	1895	1,484

	Sale Information		
Sale Date	Amount	Non-Useable Transaction Code	Recording
▼ 09/05/2019	\$0	38 - No Consideration	2019-3061

CITY OF WASHINGTON

215 E. Washington St.
Washington, Iowa 52353

FROM	TO	BILLING DATE	PREV BALANCE	
08/07/24	08/27/24	09 /25/24	112.44	
READINGS		EST USED	* CODE	AMOUNT
PREVIOUS	PRESENT			
	PAST DUE 548	550	200 WA	112.44 20.17
	SEWER		200 SR	22.51
	GARBAGE		GS	9.26
	WATER EXCISE TAX		TX	1.21

TEMP-RETURN
SERVICE
REQUESTED

Presorted
First Class Mail
US Postage Paid
Washington, IA
Permit No. 85

FINAL

ACCOUNT NUMBER	DUE DATE
3-06250-01	10/15/2024
TAX	AMOUNT DUE AFTER DUE DATE
1.21	165.59
PENALTY	AMOUNT DUE NOW
0.00	165.59

LOCATION: 1104 E 2ND STREET

PLEASE RETURN BOTTOM STUB WITH PAYMENT
SEE REVERSE SIDE FOR CODE EXPLANATION

ACCOUNT NUMBER
3-06250-01
DUE DATE
10/15/2024
AMOUNT DUE AFTER DUE DATE
165.59
AMOUNT DUE NOW
165.59



ANTHONY STRANSKY
1104 E 2ND ST
WASHINGTON IA 52353

SECOND NOTICE NOV - 1 2024

THIRD NOTICE NOV 27 2024

FINAL NOTICE JAN - 3 2025

RESOLUTION 2025-

**A RESOLUTION AUTHORIZING LEVY,
ASSESSMENT, AND COLLECTION OF COSTS TO THE
WASHINGTON COUNTY TREASURER**

WHEREAS, the City of Washington, Iowa, is empowered to levy, assess, and collect costs of improvement for water service charges that remain unpaid and delinquent for the following listed property owner:

The property of Andrew and Debra Mask at 526 South Marion Avenue for the amount of \$767.35. Legal Description (17 SD OL 8). Parcel Number (1117382009).

WHEREAS, due notice was given to the above property owner that said amount would be assessed to the property if payment was not made or an appeal was not made.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WASHINGTON, IOWA, that the City Clerk be instructed to certify the above delinquent payment to be assessed against said property as listed above and that the City Clerk certify a copy of this Resolution to the Washington County Treasurer.

PASSED AND APPROVED this 18th day of February, 2025.

Millie Youngquist, Mayor

ATTEST:

Kathy Kron, City Clerk

*Millie Youngquist, Mayor
Joe Gaa, City Administrator
Kelsey Brown, Finance Director
Kathy Kron, City Clerk
Kevin Olson, City Attorney*



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

February 7, 2025

Andrew & Debra Mask
526 S Marion Ave
Washington, IA 52353

Re: Final Bill -for 526 S Marion Ave

We have been unable to collect your final water bills for 526 S Marion Ave.
The amount is \$762.35.

We are writing to inform you , if this bill is not paid in full, It will be sent to Washington Co.
For tax assessment. A five dollar assmt fee is included in the amount. Total to collect is
767.35.

Thank you for your time,
Washington Water Department



Account Number 5-44950-05 New Occupant
Zone 1

Address 526 S MARION AVE
Name MASK, DEBORA

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices

Mailing Address
Attention
Address 526 S MARION AVE WASHINGTON, IA 52353

Profile
Statement Bill
Statement Group
Class AP APARTMENT
E-Mail rcwramask@gmail.com
Exceptions

PHONE 319-460-0847
PHONE
SSN 482-04-1350

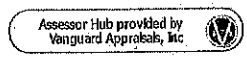
Account Details
Status Finaled on 10/23/24
Start Date 5/02/2014
Bill Thru Date 10/23/2024
Last Bill Date 11/25/2024
Balance 762.35
Pending Activity 0.00
Credit History Bill:12 Cut: 3 Pen:10
Deposits 0.00
Cutoff N/A
Contracts 0.00
Draft N/A
AMP Plan 0.00

Edit This Record

Clear

View deb

WASHINGTON COUNTY ASSESSOR



Parcel Number:
11-17-382-009
Deed Holder:
MASK, ANDREW & DEBORA A.
Property Address:
526 MARION AVE S
WASHINGTON MAP THIS ADDRESS
Class:
RESIDENTIAL
Map Area:
WASH CITY RES
Plat Map:
11-17F
Sec-Twp-Rng:

Lot-Block:

Legal Description:
17 SD OL 8

Property Report:
PROPERTY REPORT (PDE FILE)



Plat 11-17-382-009 Photo

1 / 2



	Current Value Information		
Land Value	Dwelling Value	Improvement Value	Total Value
\$18,500	\$122,600	\$0	\$141,100

	Land Front Foot Information			
Lot	Front	Rear	Side 1	Side 2
Main Lot	80.00	76.00	132.00	132.00

	Agricultural Land Information		
Total Acres	Total CSR2	Average CSR2	
0.0000	0.00	0.00	

	Residential Building Information		
Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	2 Story Frame	1885	1,536

	Sale Information		
Sale Date	Amount	Non-Useable Transaction Code	Recording
▼ 05/02/2014	\$96,500	0 - Normal	2014-1058

RESOLUTION 2025-

**A RESOLUTION AUTHORIZING LEVY,
ASSESSMENT, AND COLLECTION OF COSTS TO THE
WASHINGTON COUNTY TREASURER**

WHEREAS, the City of Washington, Iowa, is empowered to levy, assess, and collect costs of improvement for water service charges that remain unpaid and delinquent for the following listed property owner:

The property of Heather Schmidt, J.E. Edwards Trust at 714 North 2nd Avenue for the amount of \$2,295.79. Legal Description (03 BODENS SD). Parcel Number (1117137002).

WHEREAS, due notice was given to the above property owner that said amount would be assessed to the property if payment was not made or an appeal was not made.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WASHINGTON, IOWA, that the City Clerk be instructed to certify the above delinquent payment to be assessed against said property as listed above and that the City Clerk certify a copy of this Resolution to the Washington County Treasurer.

PASSED AND APPROVED this 18th day of February, 2025.

Millie Youngquist, Mayor

ATTEST:

Kathy Kron, City Clerk



Millie Youngquist, Mayor
Joe Gaa, City Administrator
Kelsey Brown, Finance Director
Kathy Kron, City Clerk
Kevin Olson, City Attorney

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

February 7, 2025

Heather Schmidt
% Edwards, J.E. Trust
2748 E Trio Lane
Washington, IA 52353

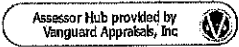
Re: Final Bill -for 714 N 2nd Ave..

We have been unable to collect your final water bills for 714 N 2nd Ave.
The amount is \$2290.79.

We are writing to inform you , if this bill is not paid in full, It will be sent to Washington Co.
For tax assessment. A five dollar assmt fee is included in the amount. Total to collect is
2295.79.

Thank you for your time,
Washington Water Department

WASHINGTON COUNTY ASSESSOR



Parcel Number:
 11-17-137-002
Deed Holder:
 EDWARDS, J. E. TRUST
Property Address:
 714 2ND AVE N
 WASHINGTON MAP THIS ADDRESS
Class:
 RESIDENTIAL
Map Area:
 WASH CITY RES
Plat Map:
 11-17B
Sec-Twp-Rng:
 --
Lot-Block:
 --

Legal Description:
 03 BODENS SD
Property Report:
[PROPERTY REPORT \(PDF FILE\)](#)



Pin 11-17-137-002 Photo

1 / 2



Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$15,500	\$222,200	\$0	\$237,700
Land Front Foot Information			
Lot	Front	Rear	Side 1
Main Lot	66.00	66.00	132.00
			Side 2
			132.00
Agricultural Land Information			
Total Acres	Total CSR2	Average CSR2	
0.0000	0.00	0.00	
Residential Building Information			
Occupancy	Style	Year Built	Total Living Area
Single-Family / Owner Occupied	2 Story Frame	1900	2,102
Yard Extra Information			
Description	Item Count	Year Built	
FR UTIL	1	1980	



Account Number 2-10900-02 New Occupant
Zone 1

Address 714 N 2ND AVENUE
Name SCHMIDT, HEATHER

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices

Mailing Address
Attention
Address 714 N 2ND AVENUE
WASHINGTON, IA 52353

Profile
Statement Bill
Statement Group
Class RES RESIDENTIAL
E-Mail
Exceptions

PHONE 319-461-4369 LANE WASH
PHONE
SSN 357-68-5081

Account Details
Status Finaled on 9/24/24
Start Date 7/05/2024
Bill Thru Date 9/24/2024
Last Bill Date 10/25/2024
Balance 2,290.79
Pending Activity 0.00
Credit History Bill:12 Cut: 3 Pen: 9
Deposits 0.00
Cutoff N/A
Contracts 0.00
Draft N/A
AMP Plan 0.00

Edit This Record

Clear

View deb


*Millie Youngquist, Mayor
Joe Gaa, City Administrator
Kelsey Brown, Finance Director
Kathy Kron, City Clerk
Kevin Olson, City Attorney*



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

MEMORANDUM

TO: Mayor and City Council

FROM: Joe Gaa, City Administrator 

DATE: February 12, 2025

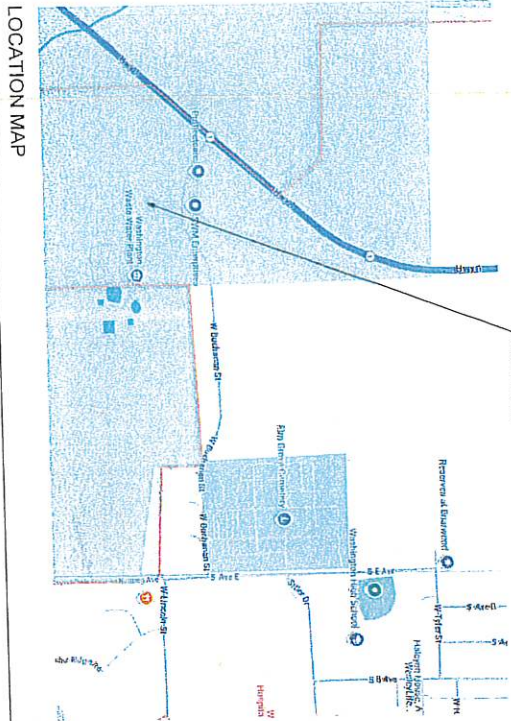
SUBJECT: Site Plan Approval- Lot 5 South Business Park

The Planning and Zoning Commission met on February 11, 2025. During the meeting they reviewed and approved a site plan for Lot 5 in the South Business Park. The lot has been purchased by Brian and Matthew Roder and they plan to construct and operate a new business-Doggy Daycare. In order to move forward with issuing building permits, the site plan must be reviewed and approved by the Council. The site plan documents are attached for your review. This item has been added to the February 18th Council meeting agenda.

If you have any questions or comments regarding this matter, feel free to contact me at your convenience.

RODER BUILDING PLANS LOT 5 M AVE, WASHINGTON, IA 52353

2-03-2025 CD SET



- SHEET INDEX
- COVER SHEET
 - GRS1 CODE REVIEW AND LIFE AND SAFETY
 - GRS2 SITE PLAN
 - GRS3 ARCHITECTURAL ZONING
 - GRS4 LEVEL 1 FLOOR PLAN
 - GRS5 SECTION ELEVATION

I hereby certify that the project on this building application is the property of the applicant and the applicant is the owner of the property and the applicant is the owner of the project. I understand that the applicant is responsible for providing and maintaining the project and the applicant is the owner of the project.

 Date: 2-03-2025
 Signature: [Name]
 Title: [Title]

PROJECT NUMBER: 25-005
 CD# 2-03-2025
 CH# AL / LL
 Checked by: [Name]
 Title: [Title]

CD-S 2-03-2025

INFINITE
 architecture
 + design
 INFINITE Architecture + Design, LLC
 1234 Main St, Suite 200
 Washington, IA 52353
 515.211.7174
 info@infinitecd.com

No.	Description	DATE

RODER BUILDING

COVER SHEET

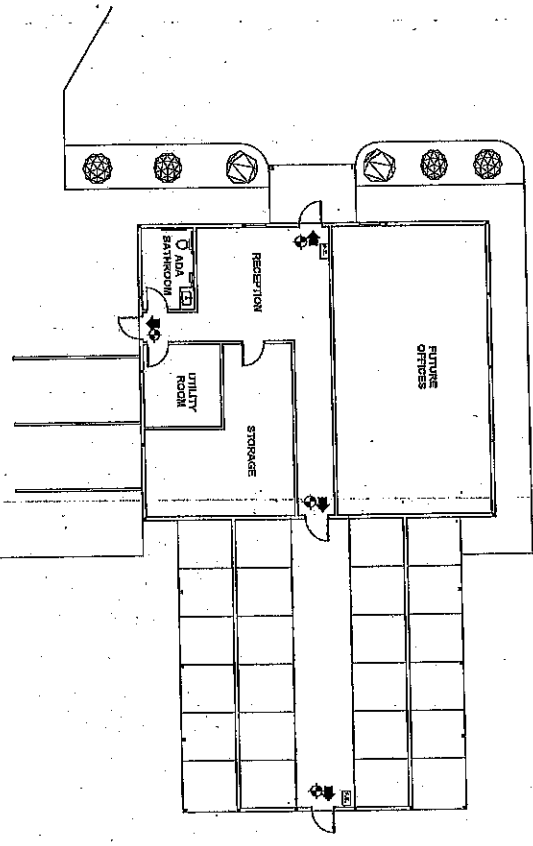
G0.00

CODE REVIEW

Approved Plans - what you have
 2024 Building Code
 2024 International Building Code
 2024 International Fire Code
 2024 International Plumbing Code
 2024 International Mechanical Code
 2024 International Energy Conservation Code
 2024 International Existing Building Code
 2024 International Code for Accessible Buildings
 2024 International Code for Building Officials

Code Review - This is a review of the proposed plans against the applicable codes and standards. It is not a guarantee of compliance. The reviewer is not responsible for the accuracy of the information provided in the code review. The reviewer is not responsible for the accuracy of the information provided in the code review.

Code Review - This is a review of the proposed plans against the applicable codes and standards. It is not a guarantee of compliance. The reviewer is not responsible for the accuracy of the information provided in the code review. The reviewer is not responsible for the accuracy of the information provided in the code review.



FLOOR PLAN
1/8" = 1'-0"

REVISIONS

1. Additions to the building to be 100% ADA compliant.
 2. Additions to the building to be 100% ADA compliant.
 3. Additions to the building to be 100% ADA compliant.
 4. Additions to the building to be 100% ADA compliant.
 5. Additions to the building to be 100% ADA compliant.

- LINE WEIGHT LEGEND
- DASHED LINE
- SOLID LINE
- THICK SOLID LINE
- THIN SOLID LINE
- THICK DASHED LINE
- THIN DASHED LINE
- THICK SOLID LINE WITH DOTS
- THIN SOLID LINE WITH DOTS
- THICK SOLID LINE WITH DOTS
- THIN SOLID LINE WITH DOTS



ENCITE
 architecture
 + design

3401 S. UNIVERSITY AVENUE
 SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 WWW.ENCITEARCHITECTURE.COM

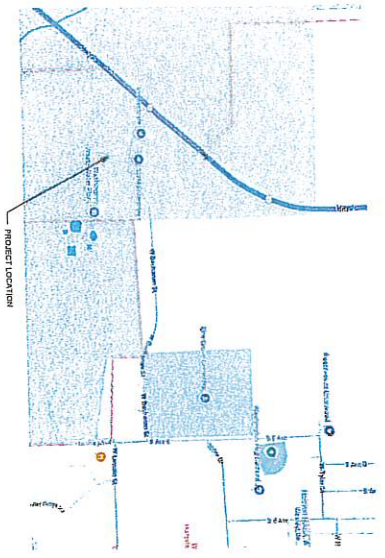
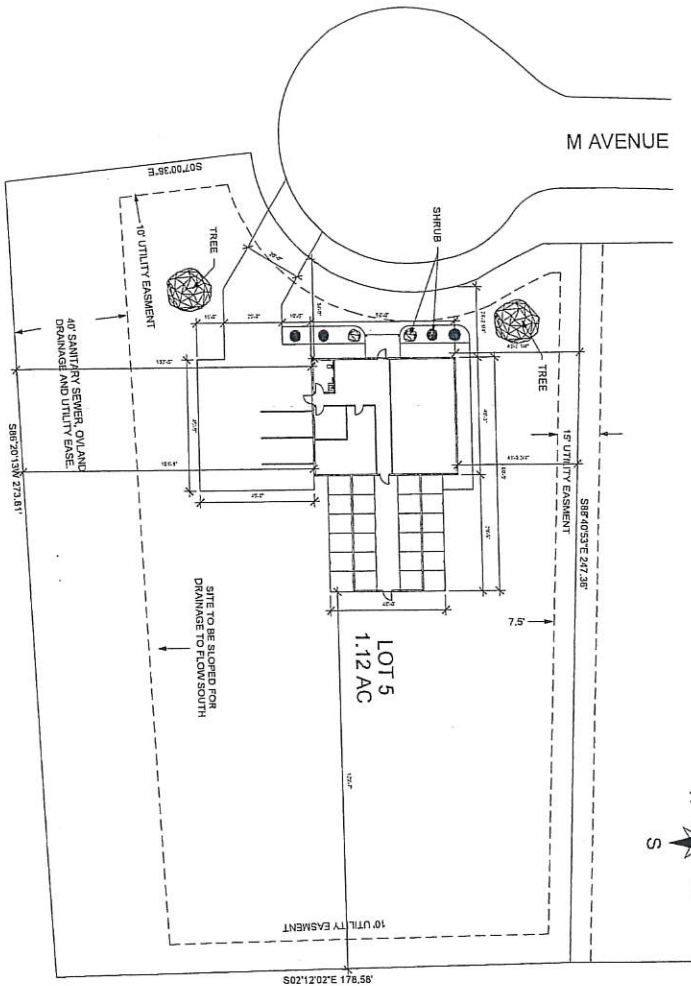
CDSS 2-03-2025

No.	Description	Date

RODER BUILDING
 CODE REVIEW AND
 LIFE AND SAFETY

Project number: 25-006
 Date: 3-25-2025
 Drawn by: A.T.L.
 Checked by: T.L.
G0.01
 Scale: As indicated

① SITE PLAN Graphic Scale: 1 inch = 20 feet
 T = 20' 0" 0 20' 40' 60'



PLAN INFORMATION

Owner: RODER GROUP, L.L.C.

Address of Property: M AVE

Legal Description: 05 WASHINGTON BUSINESS PARK S/D PHASE 1

Parcel Number: 11-13-301-005

Latitude: 41.2632821055455, -91.709933075999

Zoning: 1-2 Light Industrial

Proposed Use: Animal Boarding

Site Plan Area: 46,787.20 sf

Building Footprint: 2,993 sf

Building: 2,993 sf

Paved Area: 2,129 sf

3,122 Total non Impervious sf

MINIMUM REQUIREMENT	PERMITTED USES	PERMITTED USES OUTSIDE CITY LIMITS
Lot Area	Minimum	100,000 square feet
Lot Front	Minimum	200 feet
Front Yard Depth	30 feet	60 feet
Height	3 stories or 50 feet	3 stories or 50 feet
Sign Yard Width	Equal to building height	Equal to building height
Rear Yard Depth	Height of building but not less than 30 feet	Height of building but not less than 30 feet

* As far as may be determined by public sanitary sewer and/or a water supply, impervious areas may be required. See SDC for exact details and be determined by the Board or Administrator or set back under Section 158.03.

Planning and Zoning Commission

Date

Mayor _____ Date _____

CDPS-2-03-2025

CONSULT ENGINEERS LLC
 3105 N. 21st St. Suite 100
 Washington, IA 52323
 515.279.4928
 www.consultengineers.com

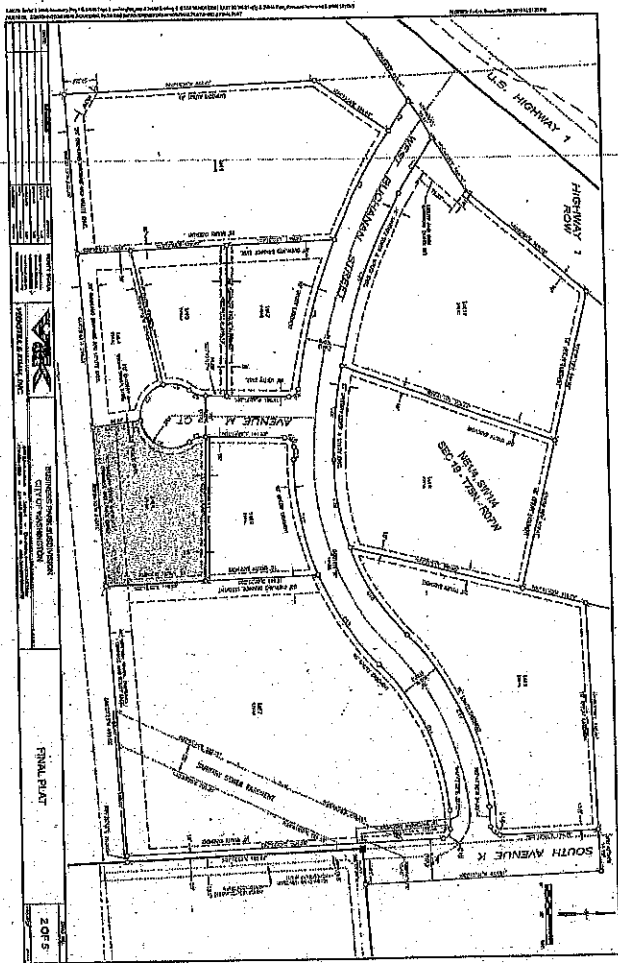
ENCOTE
 architecture + design
 1012 S. Main St. Washington, IA 52323
 319.231.7276
 www.encyote.com

No.	Description	Date

RODER BUILDING

SITE PLAN

Project Number: 25-50
 Date: 2-03-2025
 Drawn By: AML
 Checked By: L
 Scale: 1" = 20' 0"



ENCTIP architecture + design
 ENCTIP Architecture & Design LLC
 215 S. 1st St. Suite 100
 Littleton, CO 80120
 Phone: (303) 741-1100
 Email: info@enctip.com

RODGER BUILDING PROJECT
 2025-005
 03/28/2025

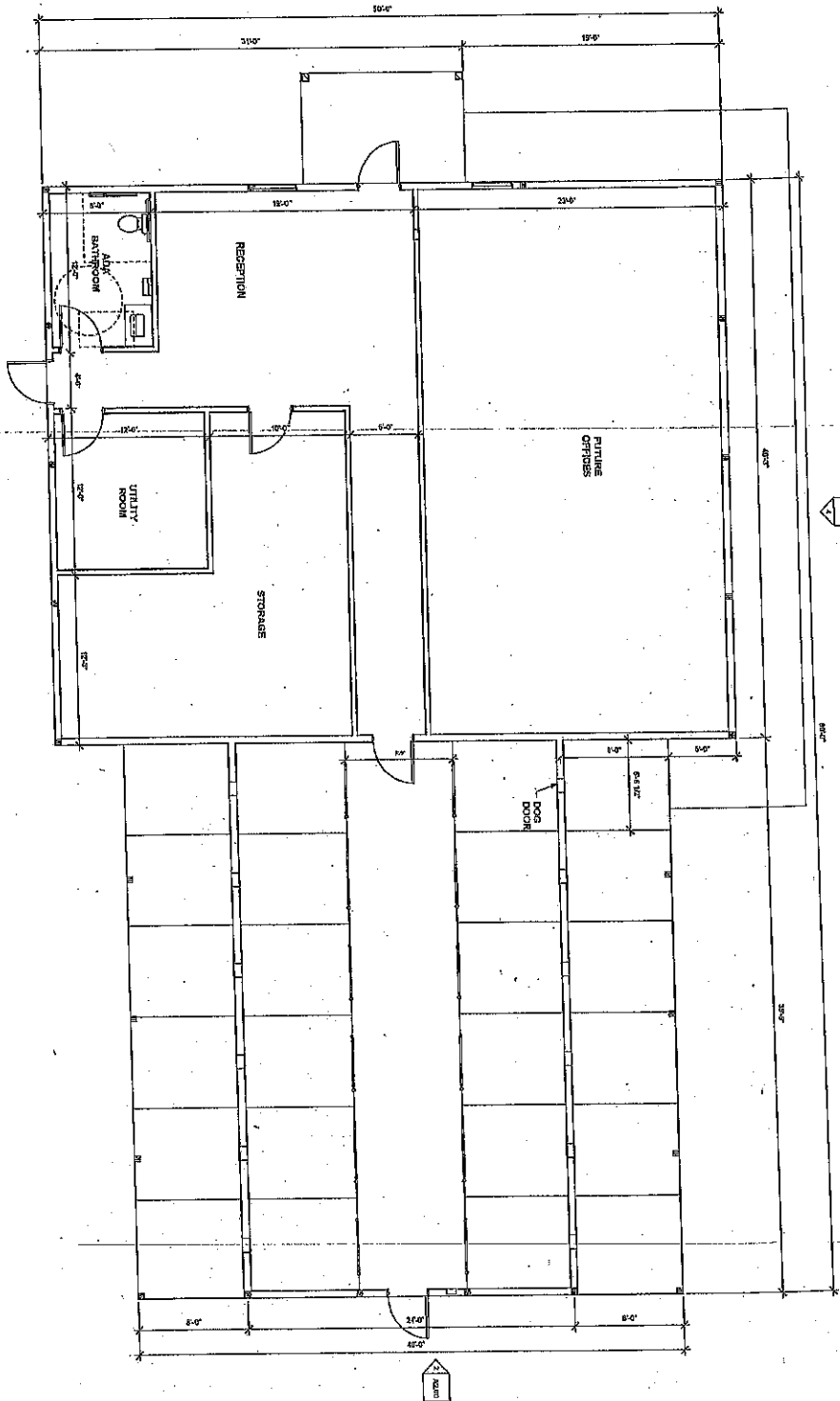
DATE: 2-03-2025

No.	Description	Date

RODGER BUILDING
 VICINITY ZONING

2025-005
 2025-005
 ADL
 LT
A0.10

1-10
SECTION A-A



ENCITE
architecture
+ design
5015 E. 15th Avenue, Suite 100, Denver, CO 80232
303.733.8888
info@encitearch.com

PHOTO: KYLE WATSON/SHUTTERSTOCK

CD'S 2-03-2025

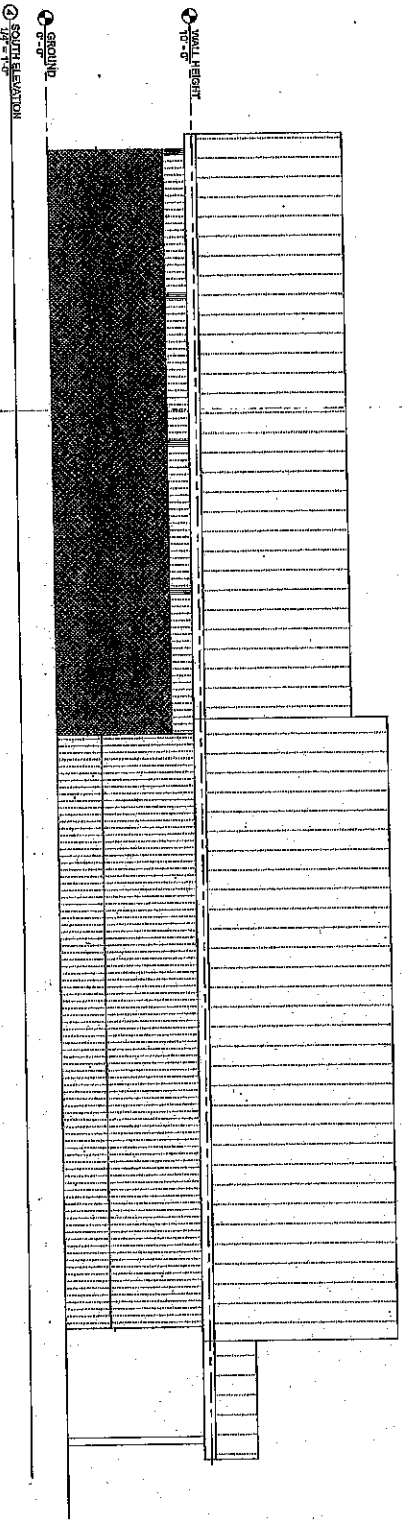
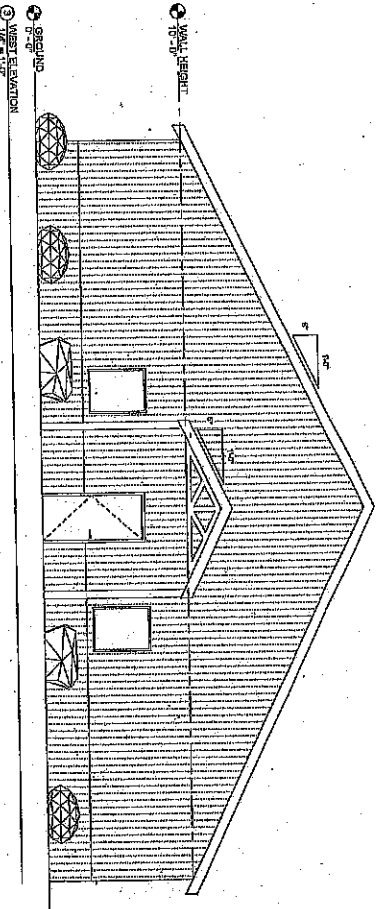
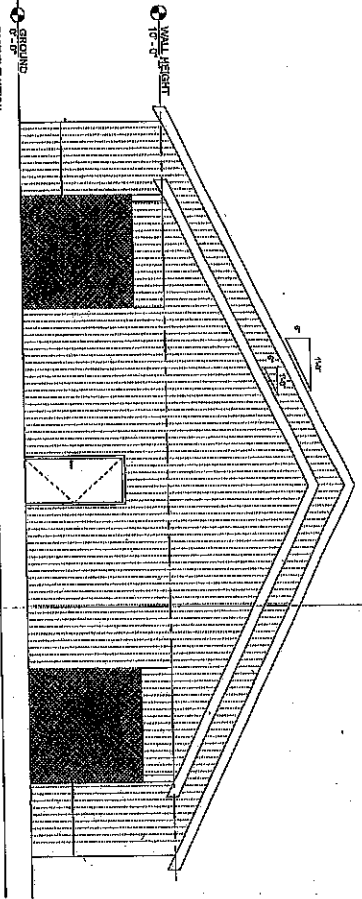
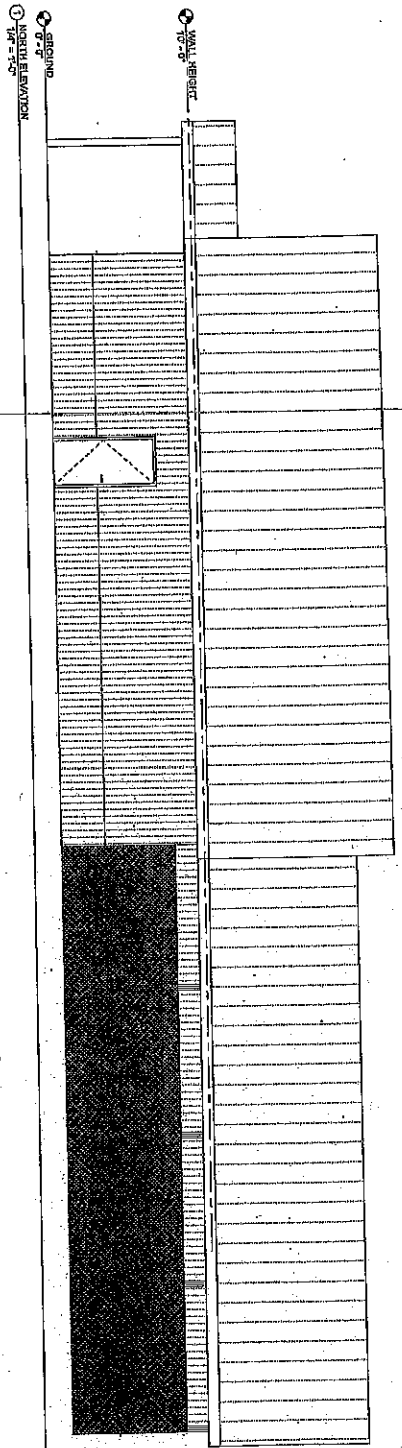
NO.	REVISION	DATE

RODER BUILDING
LEVEL 1 FLOOR
PLAN

Project Number	35-008
DOB	3-03-2025
Project Name	ALL
Contractor	
Architect	
Scale	

A1.10

Architectural



ENCITE
architecture
+ design

2075 N. WILSON AVENUE
SUITE 100
MILWAUKEE, WISCONSIN 53212
PH: 414.224.2222
WWW.ENCITE.COM

ENCITE ENTERPRISES, LLC
1000 WILSON AVENUE
MILWAUKEE, WI 53212
PH: 414.224.2222

DATE: 2-03-2025

PROJECT NUMBER: 25005

DATE: 2-03-2025

DRAWN BY: ALI LI

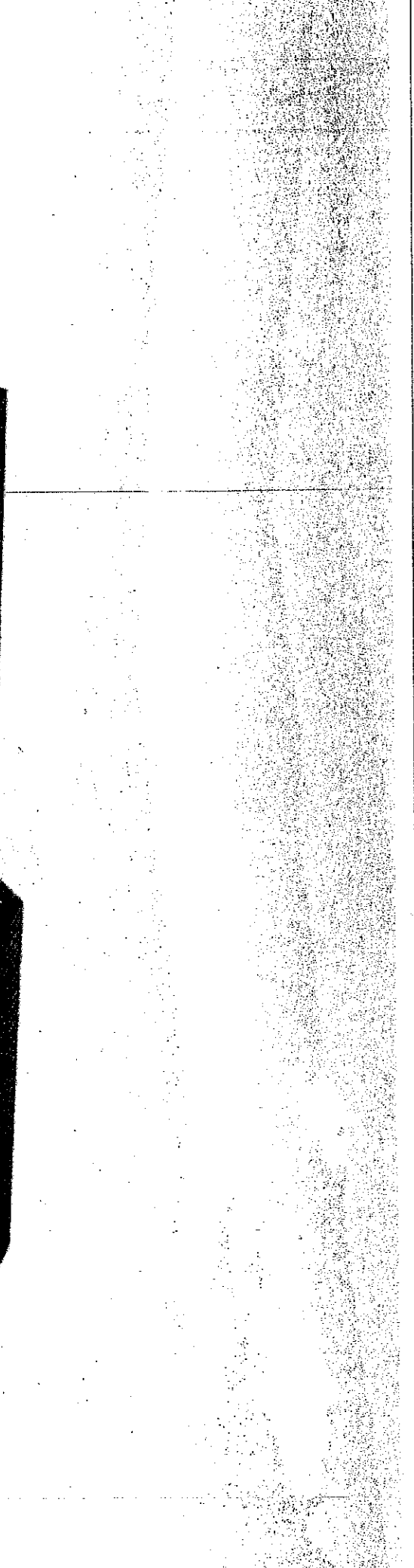
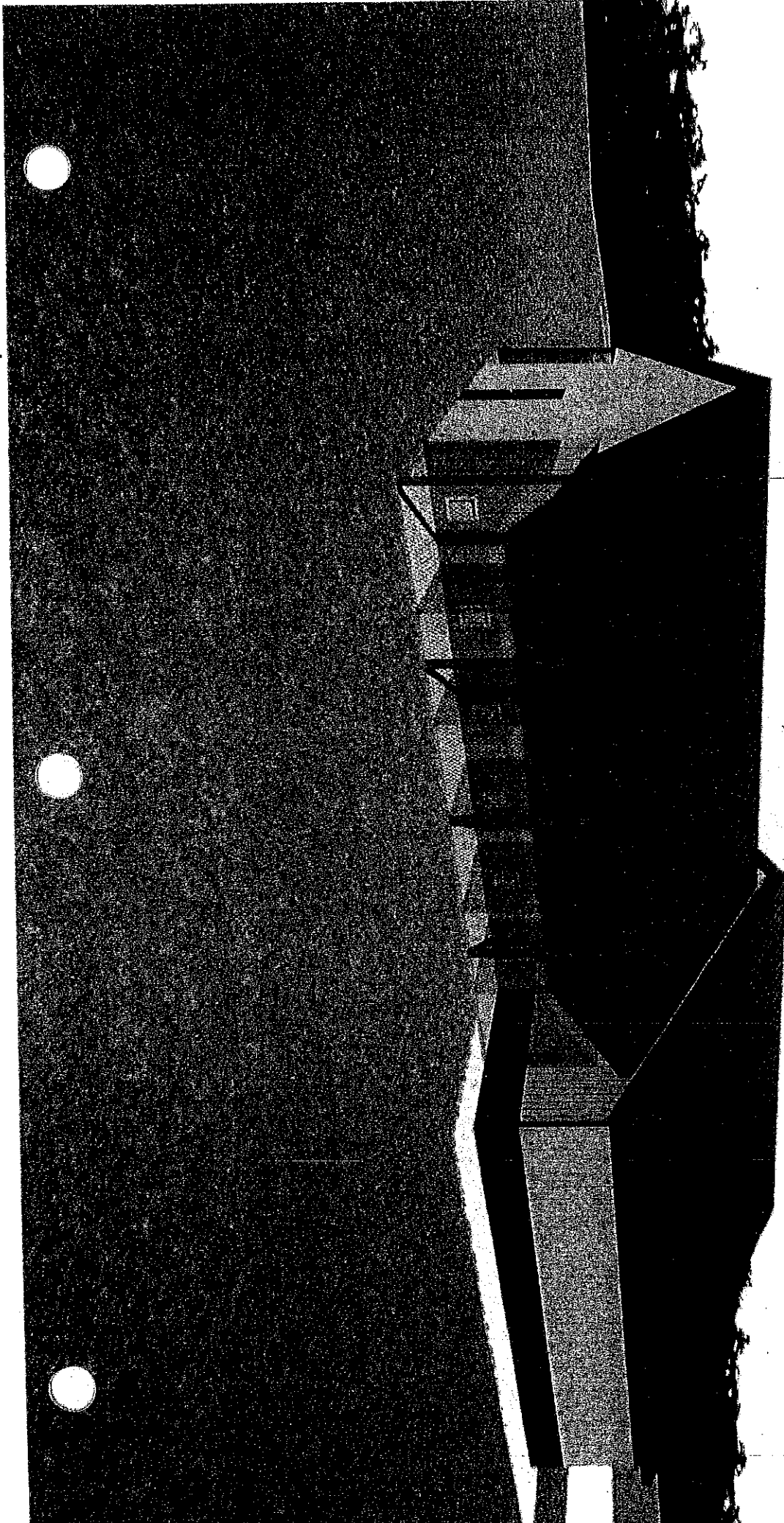
CHECKED BY: [Signature]

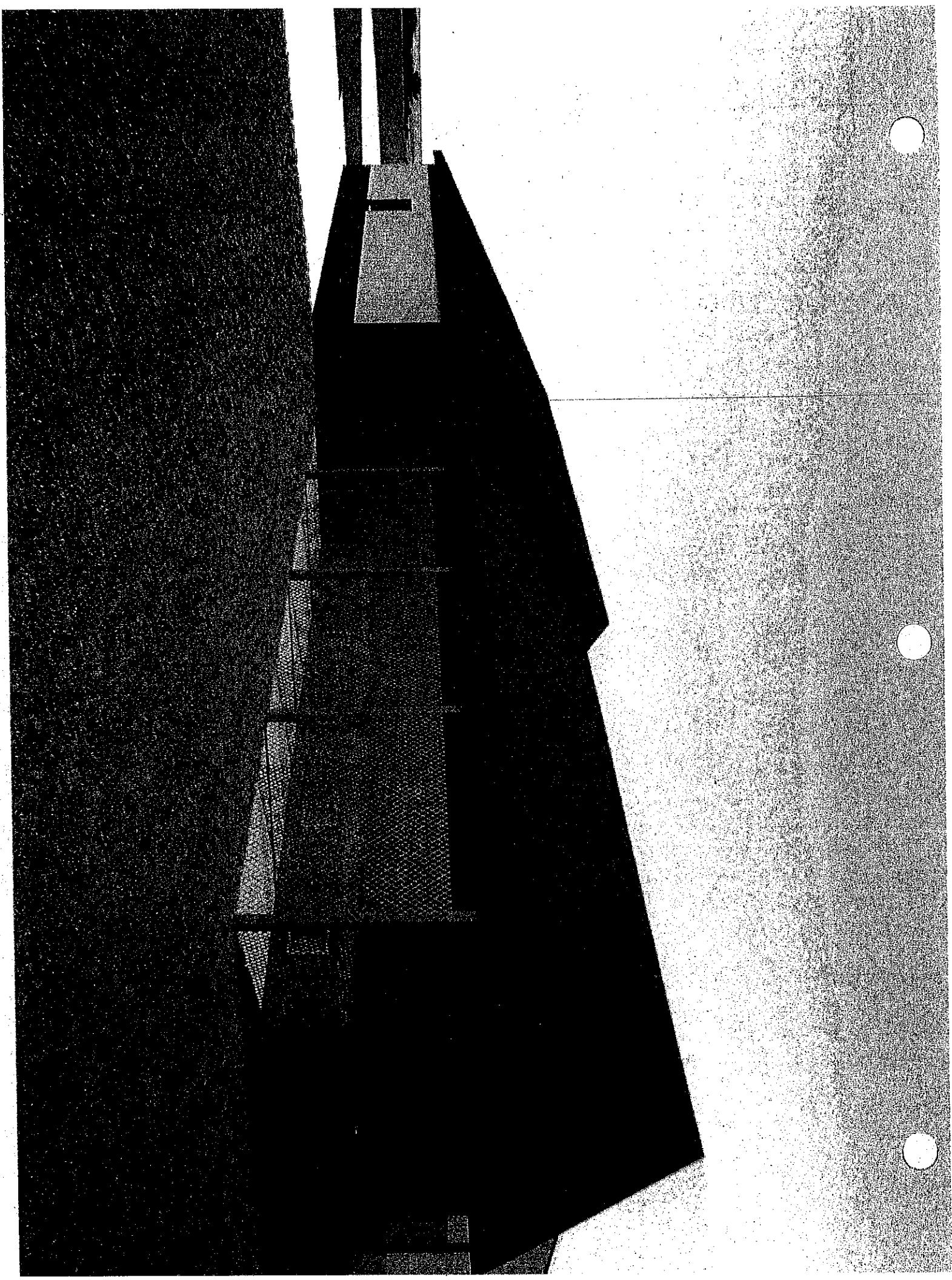
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SCALE: 1/4" = 1'-0"

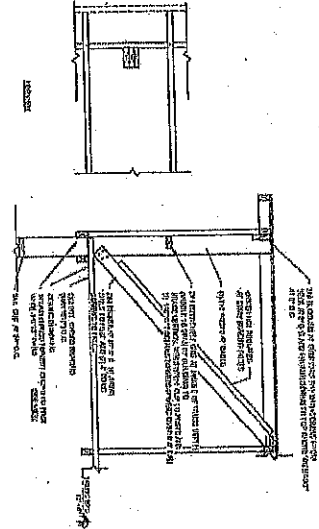
RODER BUILDING
BUILDING
ELEVATIONS

A2.00

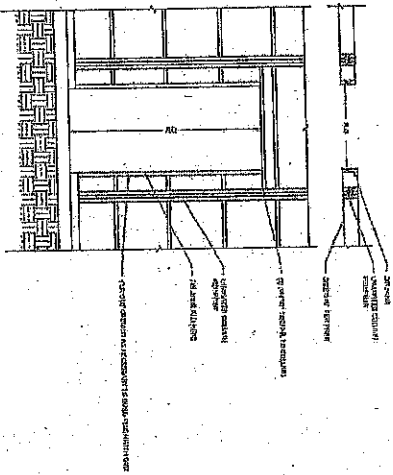




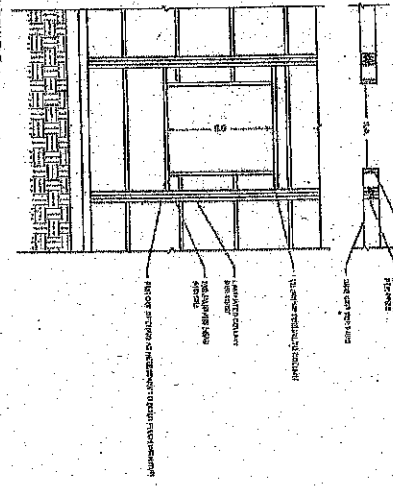




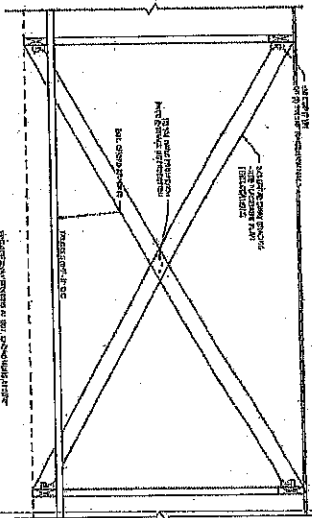
1 GABLE DETAIL
 SEE SHEET 01



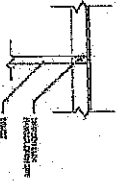
2 MAIN DOOR R.O.
 SEE SHEET 01



3 WINDOW R.O.
 SEE SHEET 01



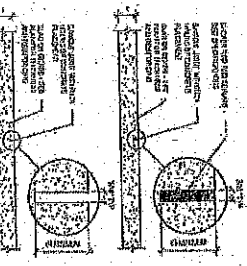
4 SILL BEAM
 SEE SHEET 01



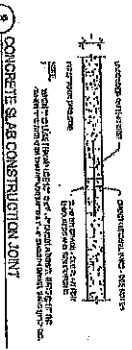
5 PURLIN DETAIL
 SEE SHEET 01



6 CONCRETE SLAB ON GRADE SECTION
 SEE SHEET 01



7 CONCRETE SLAB ON GRADE CONTROL JOINT
 SEE SHEET 01



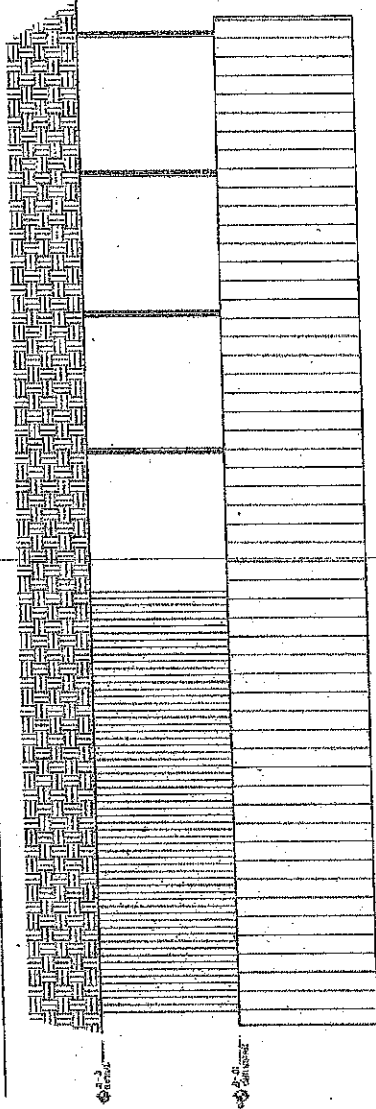
8 CONCRETE SLAB CONSTRUCTION JOINT
 SEE SHEET 01

PRELIMINARY DRAWING
 NOT TO BE USED FOR CONSTRUCTION

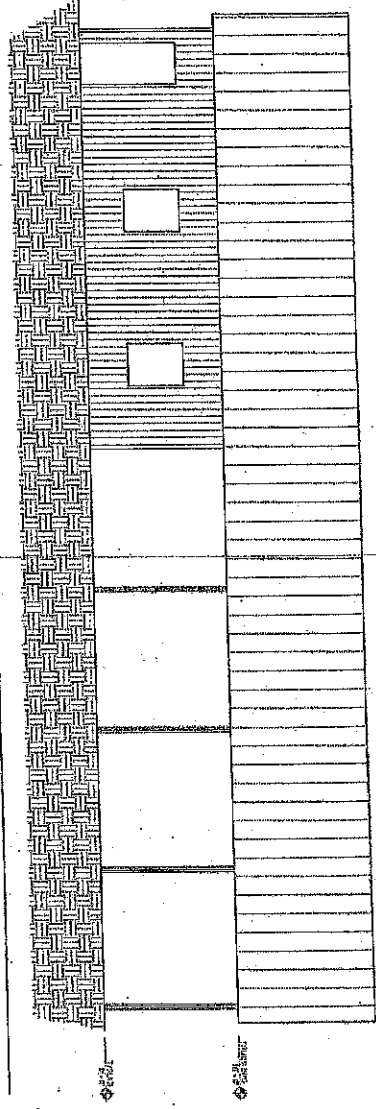
<p>40x70x10 POLE BARN VANDERBILT 1000000000 1000000000 1000000000</p>	<p>REVISIONS</p>
---	------------------

<p>DATE: 12/22/2014 TIME: 11:27AM USER: JACOB PROJECT: 2014 Pole Barn</p>	<p>SELECT STRUCTURAL 1100 W. HENNINGDALE WASHINGTON, MO 64785 (417) 335-1100</p>
--	---

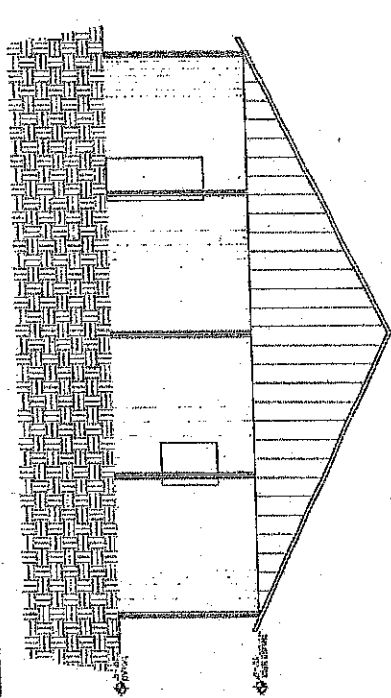
2 ELEVATION 2
 South Elevation



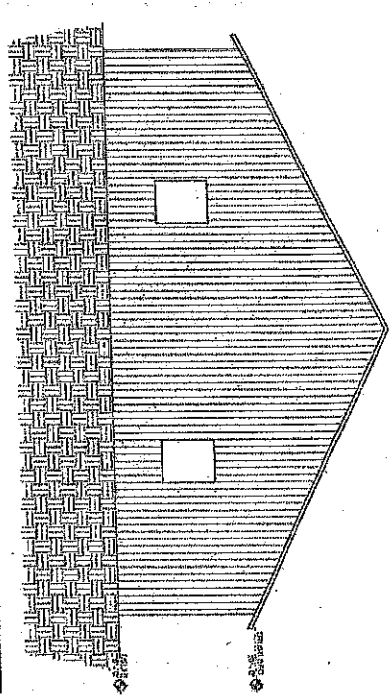
1 ELEVATION 1
 North Elevation



4 ELEVATION 4
 East Elevation



3 ELEVATION 3
 West Elevation



PRELIMINARY DRAWING
 NOT TO BE USED FOR CONSTRUCTION

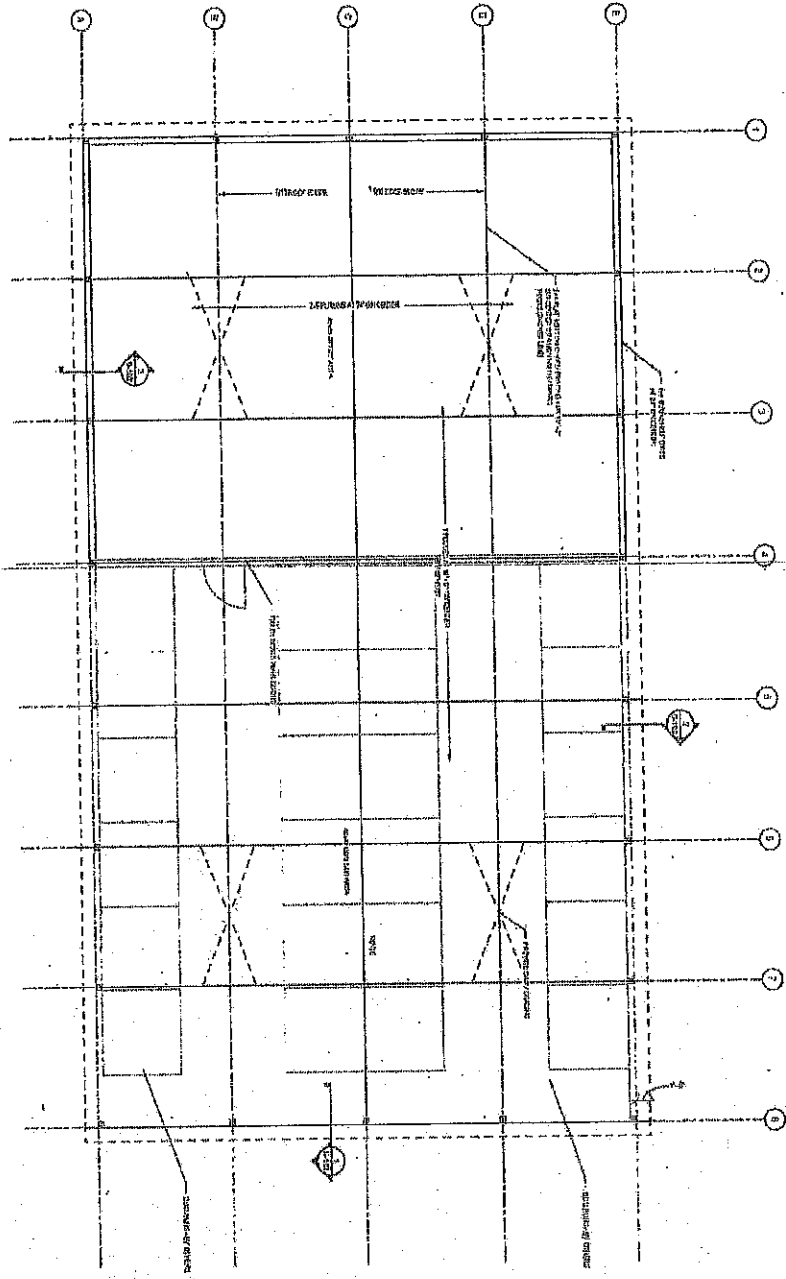
Project: S-401
 Date: 01/14/14

40x70x10 POLE BARN
 WAYLAND, MICHIGAN
 KEVIN KELLY
 PROJECT
ELEVATIONS

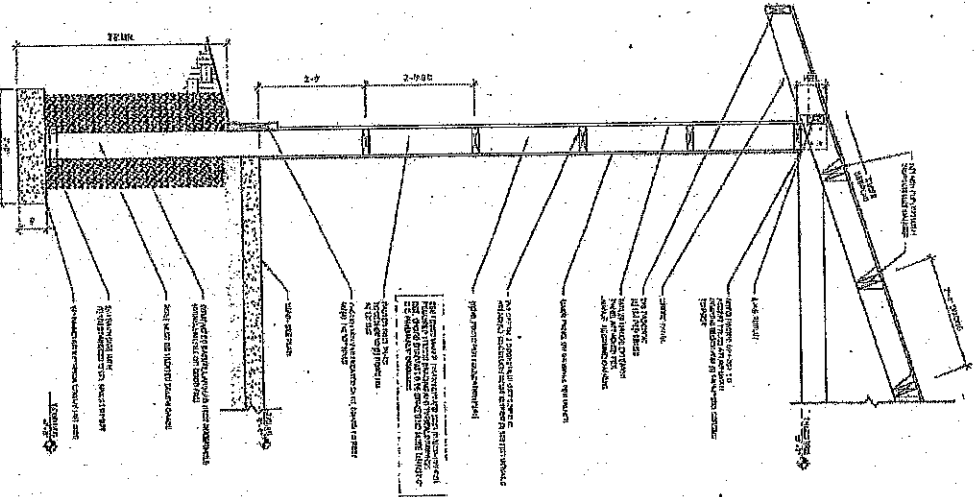
REVISED
 OFFICE: 15200123 01/14
 40x70x10 POLE BARN

SELECT STRUCTURAL
 15200123 01/14
 40x70x10 POLE BARN
 WAYLAND, MICHIGAN
 KEVIN KELLY
 PROJECT
 SELECT STRUCTURAL.COM

1
 FRAMING PLAN



2
 WALL SECTION



PRELIMINARY DRAWING
 NOT TO BE USED FOR CONSTRUCTION

S-102

40x70x10 POLE BARN
 DRAWING NO. S-102
 DATE: 11/15/2012
 PROJECT: 121212

FRAMING PLAN

SELECT STRUCTURAL
 1000 W. 10th Street, Suite 100
 Lincoln, NE 68502
 (402) 441-1111
 www.selectstructural.com