



AGENDA OF THE SPECIAL SESSION OF THE  
COUNCIL OF THE CITY OF WASHINGTON, IOWA  
TO BE HELD IN THE NICOLA-STOUFER ROOM.  
PUBLIC LIBRARY AT 115 W. WASHINGTON STREET  
AT 6:00 P.M., TUESDAY, JANUARY 30, 2018

**Call to Order**

**Pledge of Allegiance**

**Roll call**

Agenda for the Regular Session to be held at 6:00 P.M., Tuesday, January 30, 2018 to be approved as proposed or amended.

**Consent:**

1. Council Minutes January 16, 2018
2. Council Minutes January 23, 2018
3. Future Line, Snow Blade and Wiring, \$8,090.00
4. Hydro Klean, Manhole Rehabilitation, \$11,432.40
5. Garden & Associates, E. Washington Street Sidewalk Extension (concepts), \$6,666.16
6. Garden & Associates, Sanitary Sewer Extension to Proposed Office Building, \$3,750.45
7. Ahlers & Cooney, Water Revenue Capital Loan Notes Professional Services, \$10,205.14
8. Department Reports

**Consent - Other:**

**Claims & Financial Reports:**

Claims

**SPECIAL PRESENTATION**

**PRESENTATION FROM THE PUBLIC** - Please limit comments to 3 Minutes.

**UNFINISHED BUSINESS**

1. Discussion and Consideration of a Development Agreement with David and Lisa Nacos. **(Tabled 10-17-2017)**

## **NEW BUSINESS**

1. **Public Hearing:** Demolition Permit Application for Pennsylvania House (Goncho Apts), 306 N. Marion Avenue.
2. Discussion and Consideration of a Resolution Approving the Demolition Permit Application for 306 North Marion Avenue (Pennsylvania House/Goncho Apartments)
3. Discussion and Consideration of a Resolution Setting a Revised Date for a Public Hearing on the Proposed Amendment No. 2 to the Washington Downtown Urban Renewal Plan.
4. Resolution Setting a Revised Date for a Public Hearing on the Proposal Enter into a Development Agreement with Andrew Drahota for a Proposed Economic Development Grant in the Amount of \$41,000.
5. Discussion and Consideration of a Resolution Approving Capital Improvements Plan for FY19 thru FY23.
6. Discussion on FY19 Budget

## **DEPARTMENTAL REPORT**

Police Department  
City Attorney  
City Administrator

## **MAYOR & COUNCILPERSONS**

Jaron Rosien, Mayor  
Brendan DeLong  
Steven Gault  
Kerry Janecek  
Elaine Moore  
Fran Stigers  
Millie Youngquist

## **ADJOURNMENT**

Illa Earnest, City Clerk

## Council Minutes 01-16-2018

The Council of the City of Washington, Iowa, met in Regular Session in the State Bank Room, 115 W. Washington Street, at 6:00 P.M., Tuesday, January 16, 2018. Mayor Rosien in the chair. On roll call present: DeLong, Gault, Janecek, Moore, Stigers, Youngquist. Absent: none.

Motion by DeLong, seconded by Moore, that the agenda for the Regular Session to be held at 6:00 P.M., Tuesday, January 16, 2018 be approved as proposed. Motion carried.

### Consent:

1. Council Minutes January 2, 2018
2. IMWCA, Premium Installment #7, \$6,787.00
3. PAWS & More, Animal Services Oct.-Dec. 2017, \$4,500.00
4. PAWS & More Animal Shelter, Dogs from Pound, 10-20-2016 to 12-31-2017, \$1,352.85
5. MSA Professional Services, Wellness Park Concept Plan, Design & CRS, \$6,300.00
6. A & R Land Services, Right-of-Way Services –E. Adams St. Improvement Project, \$130.00
7. Kevin D. Olson, Professional Services – December 2017, \$920.88
8. Victor Stanley, Central Park Bench Replacement, \$12,199.00
9. Fox Engineering, Sanitary Sewer Collection System Evaluation, \$1,375.00
10. Fox Engineering, City Hall Interceptor Reroute, \$975.00
11. Fox Engineering, SE Basin I & I Reduction, \$2,171.00
12. Fox Engineering, Water Treatment Plant Improvements, \$10,852.88
13. Fox Engineering, WWTP Nutrient Reduction Strategy, \$435.57
14. Fox Engineering, S. Elevated Water Storage Tank Improvements, \$1,060.00
15. Fox Engineering, Well #6 Pump Replacement, \$240.00
16. Hy-Vee Wine & Spirits, 1004 W. Madison St., Class E Liquor License (LE), Class B Wine Permit, Class C Beer Permit (Carryout Beer), Sunday Sales, **(renewal)**
17. Fareway Store #554, 301 N. Marion Ave., Class E Liquor License (LE), Class B Wine Permit, Class C Beer Permit (Carryout Beer), **(renewal)**
18. Wines & Spirits, 106 W. 2<sup>nd</sup> St., Class E Liquor License (LE), Class B Wine Permit, Class C Beer Permit (Carryout Beer), Sunday Sales, **(renewal)**
19. Columbus Club, 606 W. Third St., Class C Liquor License (LC) (Commercial), Dance Permit, Sunday Sales, **(renewal)**
20. Department Reports

### Consent - Other:

Motion by Janecek, seconded by Youngquist, to approve the consent agenda. Motion carried.

Motion by Janecek, seconded by Gault, to approve payment of the claims as presented. Motion carried.

Finance Director Kelsey Brown gave the December, 2017 financial reports.

Motion by Youngquist, seconded by DeLong, to accept the December 2017 financial reports. Motion carried.

Special Presentations:

Carol Horning came before council to give a presentation about the 911 Memorial Exhibit that she is working to bring to Washington for three days this summer during the county fair.

Marde McConnell gave the Tree Committee's annual report to council and Andy Dahl presented the Volunteer of the Year Award to Chuck Porto, general manager of Iowa City Landscaping.

Sarah Gruenwald, Director of Main Street Washington, came before council to request funding the same as last year and to speak about some activities planned to celebrate Main Street's 10<sup>th</sup> anniversary in Washington.

Nick Pacha and MSA Professional Service's project engineer Jake Huck gave an update on the Wellness Park Project.

Motion by Stigers, seconded by Gault, to approve the Agreement for Design Services (Wellness Park) with MSA Professional Services in the amount of \$90,000, contingent on final negotiation of contract with MSA. Motion carried.

Nick Duvall from the Emerald Ash Borer Committee came before council to give an update.

Motion by Youngquist, seconded by Stigers, to approve the Resolution Approving the Emerald Ash Borer Management Plan. Roll call on motion: Ayes: DeLong, Gault, Janecek, Moore, Stigers, Youngquist. Nays: none. Motion carried. **(Resolution No. 2018-005)**

Motion by DeLong, seconded by Gault, to approve the bid of \$15,500 from Midwest Tree Service for hazardous trees removal. Motion carried.

Presentations from the Public: none.

Discussion and Consideration of a Development Agreement with David and Lisa Nacos **(Tabled 10-17-2017)**. Remains tabled.

Discussion and Consideration of Electronics Policy for Elected Officials had no action and will be put on a future agenda.

Mayor Rosien announced that now is the time for the public hearing on an Amendment of FY17-2018 Budget.

No written or oral objections were received.

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

Motion by DeLong, seconded by Janecek, to approve the Resolution Amending FY18 Budget. Roll call on motion: Ayes: DeLong, Gault, Janecek, Moore, Stigers, Youngquist. Nays: none. Motion carried. **(Resolution No. 2018-006)**

Mayor Rosien announced that now is the time for the public hearing for the FY19-23 Capital Improvements Plan

No written or oral objections were received.

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

Motion by Janecek, seconded by Youngquist, to table Discussion and Consideration of a Resolution Approving Capital Improvements Plan for FY19 thru FY23. Roll call on motion: Ayes: DeLong, Gault, Janecek, Moore, Stigers, Youngquist. Nays: none. Motion carried.

Mary Patterson, Chr. of the Historical Preservation Commission gave council the Commission's recommendation on the demolition request for Pennsylvania House (Goncho Apts.) at 306 N. Marion Avenue. They found that the structure is still historically significant but no longer financially viable and reluctantly recommended to council to approve the demolition permit.

Motion by DeLong, seconded by Youngquist, to Set a Public Hearing for January 30, 2018 on the Demolition Permit Request for Pennsylvania House (Goncho Apts), 306 N. Marion Ave. Motion carried.

Motion by Janecek, seconded by Moore, to approve the Resolution Setting a Public Hearing for January 30, 2018 on a Development Agreement for Pennsylvania House (Goncho Apts.) 306 N. Marion Avenue Site Redevelopment. Roll call on motion: Ayes: DeLong, Gault, Janecek, Moore, Stigers, Youngquist. Nays: none. Motion carried. **(Resolution No. 2018-007)**

Motion by Janecek, seconded by Youngquist, to approve a Resolution Approving Southeast Sanitary Sewer Basin Facility Plan. Roll call on motion: Ayes: DeLong, Gault, Janecek, Moore, Stigers, Youngquist. Nays: none. Motion carried. **(Resolution No. 2018-008)**

Motion by Youngquist, seconded by Moore, to approve Request for Quotation Documents for Relocation of House from 208 E. Jefferson St. to 415 W. Madison St. Motion carried.

No action was taken on Discussion and Consideration of a Resolution – Possible Change of Meeting Time for Council Meetings.

Motion by DeLong, seconded by Youngquist, to approve the Resolution Authorizing Levy, Assessment, and Collection of Costs to Washington County Treasurer. Roll call on motion: Ayes: DeLong, Gault, Janecek, Moore, Stigers, Youngquist. Nays: none. Motion carried. **(Resolution No. 2018-009)**

Motion by DeLong, seconded by Gault, that the Regular Session held at 6:00 P.M., Tuesday, January 16, 2018 be adjourned. Motion carried.

Illa Earnest, City Clerk

## Council Minutes 01-23-2018

The Council of the City of Washington, Iowa, met in a Special Budget Workshop Session in the Nicola-Stoufer Meeting Room, in the Washington Public Library, 115 W. Washington Street, at 6:00 P.M., Tuesday, January 23, 2018. Mayor Johnson in the Chair. On roll call present: DeLong, Gault, Janecek, Moore, Stigers, Youngquist. Absent: none.

Motion by DeLong, seconded by Youngquist, that the agenda for the Special Budget Workshop Session to be held at 6:00 P.M., Tuesday, January 23, 2018 be approved as proposed. Motion carried unanimously.

Jim Gorham, 608 W. Washington Blvd, came before the council to show them the sack of trash he had picked up walking from his home and around the Square.

City Administrator Brent Hinson gave the council a power point presentation of the proposed FY19 Budget.

The Council will meet in a Special Budget Workshop Session on Tuesday, January 30, 2018, at 6:00 P.M., in the Nicola-Stoufer Meeting Room, in the Washington Public Library at 115 W. Washington Street to continue work on the FY19 Budget.

Motion by Youngquist, seconded by Gault, that the Special Session held at 6:00 P.M., Tuesday, January 23, 2018 be adjourned. Motion carried unanimously.

Illa Earnest, City Clerk

Future Line LLC,

Here is payment for the beds for our F550's minus \$500 that was spent on labor for our mechanic to rewire the snow plow that your shop installed in November. We feel that it is fair compensation, for his time. The installation of the wiring harness was extremely poor, and failure was bound to happen as many wires were loose and in danger of damage by moving parts under the hood. There was no protection against wear on moving parts like the steering shaft, and the hood hinges. The plug was zip tied to the tow hook, which was difficult to hook up, and would have been damaged in the event of us using the tow hook. I had to call and have the factory bracket sent that is designed to hold both plugs solid, so we could install it. This is on top of the mix up within your company on the beds themselves not having the headache racks welded, and the painting of the entire bed which was part of the price. The price was adjusted for them not being completed, but our trucks were not completed timely going into a busy time of year for them, which was discussed when they were ordered.

All in all, we feel this is fair compensation for the City of Washington, and its taxpayers, and if there are any questions feel free to call us. Thank you for your time.

Tim Kleese

Asst. Superintendent

City of Washington M/C dept.

319-653-2947

tkleese@washingtioniowa.gov



FUTURE LINE LLC  
5815 4th St SW  
Cedar Rapids, IA 52404  
P:(319) 730-3800  
F:(319)-730-3805

# INVOICE

Print : CUSTOMER COPY  
Date: 10-04-2017  
INV # **S1-19777**

To :  
City Of Washington  
Account # :A1949  
215 East Washington Street  
Washington, Iowa 52353

Ph# :(319) 653-6584  
Fax# :(319)-653-5273

Ship Address :  
City Of Washington  
Account # :A1949

Qty.	Part Number	Description	Tech	Each	Total
-None-					
2	RUG-1461089	RUGBY DU 9'3 RIGID SIDE MUNI DISCOUNT		\$ 3690.00	\$ 7380.00
2	RUG-1807909	1/4 CAB SHIELD		\$ 409.00	\$ 818.00
2	RUG-1898596	RUGBY LED LIGHT KIT		\$ 196.00	\$ 392.00

-None- : Subtotal \$ 8590.00

*reinstallation of snow plow wiring harness - 500.00*  
*\$ 8090.00*

Signature : \_\_\_\_\_ Date \_\_\_\_\_

*\$ 4045.00*

*4045.00*

600-6-8012- 6723 Initials BH

EXP. \_\_\_\_\_

Vender # \_\_\_\_\_ Date Rec. \_\_\_\_\_

Due Date \_\_\_\_\_ Inv # \_\_\_\_\_

610-6-8017- 6723 Initials BH

EXP. \_\_\_\_\_

Vender # \_\_\_\_\_ Date Rec. \_\_\_\_\_

Due Date \_\_\_\_\_ Inv # \_\_\_\_\_

**There is a restocking fee of 25%. Terms are net 30 anything past due will be charged a finance fee of 1.5%**

Vehicle Information Payments

Vehicle : \_\_\_\_\_  
 License # : \_\_\_\_\_  
 Miles : \_\_\_\_\_  
 V.I.N. : \_\_\_\_\_  
 Unit # : \_\_\_\_\_

DEPARTMENT

Labor \$ 0.00  
 Freight \$ 0.00  
 Parts \$ 8590.00  
 SUB TOTAL \$ 8590.00  
 SALES TAX \$ 0.00  
 TOTAL \$ 8590.00

Purchase Order #  
 \_\_\_\_\_

Payments  
 \$ 8590.00 - Charge To Account

TOTAL \$ 8590.00





Hydro-Klean, Inc.  
 333 N.W. 49th Place  
 Des Moines, Iowa 50313  
 (515) 283-0500/Fax (515) 283-0505

DATE	INVOICE #
12/31/2017	59434

<b>BILL TO</b>
City of Washington PO Box 516  Washington IA 52353

<b>SHIP TO</b>
City of Washington 215 East Washington Street  Washington IA 52353

<b>P.O. NUMBER</b>	<b>TERMS</b>	<b>REP</b>	<b>SHIP</b>	<b>DUE DATE</b>
VERBAL	Net 30	SR	12/11/2017	1/30/2018

QUANTITY	U OF M	DESCRIPTION	PRICE EACH	AMOUNT
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Work authorized by J.J. Bell. Perform manhole rehabilitation.

1.00	Each	MH4 - 4195 1000 Block East Adams	4,037.40	\$4,037.40
1.00	Each	MH5 - 4188 Maple Lane - Cedar Lane	6,040.00	\$6,040.00
1.00	Each	Mobilization	1,355.00	\$1,355.00

*Thank you! We appreciate your business!*

	Shipping & Handling	\$0.00
	Tax	\$0.00
	<b>Total</b>	<b>\$11,432.40</b>

\* SERVICE CHARGE: 1 1/2% PER MONTH (ANNUAL REATE OF 18%) ON PAST DUE BALANCES.



# GARDEN & ASSOCIATES, LTD.

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

Phone: 641.672.2526 • Fax: 641.672.2091

## INVOICE

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

January 22, 2018

Invoice No: 36196

Project 3017207 Santiany Sewer Extension to Proposed Office Building.  
Client ID# 20040

Professional Services for the Period: December 15, 2017 to January 18, 2018

### Professional Services

	Hours	Rate	Amount	
Principal Engineer	9.00	137.00	1,233.00	
Surveyor 2	7.50	108.00	810.00	
Technician #2	7.75	86.00	666.50	
Technician #5	14.50	67.00	971.50	
Technician #6	.75	53.00	39.75	
Totals	39.50		3,720.75	
<b>Total Professional Services</b>				<b>3,720.75</b>

### Unit Billing

Mileage			29.70	
<b>Total Units</b>			<b>29.70</b>	<b>29.70</b>

**Total Project Invoice Amount \$3,750.45**

GARDEN & ASSOCIATES, LTD.

JACK POPE, PE



# GARDEN & ASSOCIATES, LTD.

1701 3<sup>rd</sup> Avenue East, Suite 1 • P.O. Box 451 • Oskaloosa, IA 52577  
Phone: 641.672.2526 • Fax: 641.672.2091

## INVOICE

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

January 22, 2018  
Invoice No: 36197

Project 5017312 Washington - East Washington Sidewalk Extension (Concepts).  
Client ID# 20040

**Professional Services for the Period: December 15, 2017 to January 18, 2018**

### Professional Services

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Principal Engineer	12.00	137.00	1,644.00	
Engineer #4	20.00	94.00	1,880.00	
Technician #2	1.25	86.00	107.50	
Technician #4	7.00	77.00	539.00	
Technician #5	23.75	67.00	1,591.25	
Totals	64.00		5,761.75	
<b>Total Professional Services</b>				<b>5,761.75</b>

### Unit Billing

Mileage			150.66	
GPS Survey Equipment			146.25	
Robot Total Station Equipment			607.50	
<b>Total Units</b>			<b>904.41</b>	<b>904.41</b>
<b>Total Project Invoice Amount</b>				<b>\$6,666.16</b>

GARDEN & ASSOCIATES, LTD.

JACK POPE, PE

January 23, 2018

CITY OF WASHINGTON, IOWA  
CITY CLERK  
224 W. MAIN STREET  
P.O. BOX 516  
WASHINGTON, IA 52353

Invoice #: 741166  
Client #: 11307  
Matter #: 57  
Billing Attorney: RMC

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**INVOICE SUMMARY**

RE: WATER REVENUE CAPITAL LOAN NOTES (DWSRF)

For professional services rendered and costs advanced through January 19, 2018:

Total Professional Services	\$ 10,100.00
Total Expenses	<u>\$ 105.14</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 10,205.14</b>

# MAINTENANCE & CONSTRUCTION DEPT. REPORT

## 12-30-17 1-12-18

**STREETS:** Personnel salted streets on numerous occasions. Personnel hauled away all the snow from downtown and the cul-de-sacs. Personnel cut down some hazard trees and ash trees and disposed of. Personnel picked up Xmas trees, totalling just over 100.

**WATER DISTRIBUTION:** Personnel repaired 3 water main breaks. Located at 720 North Ave C, South Ave B-West Adams St and 1105 North Marion Ave where all were 4 inch CIP.

**SEWER COLLECTION:** Personnel spent time looking up information for FOX Eng on the SE Basin.

**STORM SEWER COLLECTION:** Personnel cleaned around numerous intakes due to the melting snow.

**MECHANIC/SHOP:** Personnel serviced #115 (engine overhaul), FD Tanker (breaks), FD #2, #301 (new CB radio antenna) and many vehicles greased and washed. Personnel serviced all the snow plows.

**OTHER:** Personnel responded to 17 One Call Locates. Personnel attended a SASSO meeting on PPE.

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.

## CITY OF WASHINGTON, IOWA

## CLAIMS REPORT FOR JANUARY 30, 2018

<b>POLICE</b>	ALLIANT ENERGY	ALLIANT ENERGY	204.32	
	GREINER DISCOUNT TIRES	TIRES	559.60	
	HUSCHKA, CHAD	REIMB FOR GLOVES	99.98	
	JOHN DEERE FINANCIAL	DOG FOOD	18.99	
	O'REILLY AUTOMOTIVE INC	PARTS	46.49	
	QUILL	OFFICE SUPPLIES	17.28	
	UPS	UPS CHARGES	20.12	
	UP-TOWN AUTO WASH	CAR WASH CARD	100.00	
	VERIZON WIRELESS	CELLULAR PHONE SERVICE	1,370.07	
	VISA	BUSINESS DROPBOX PLAN	450.00	
	<b>TOTAL</b>	<b>2,886.85</b>		
<b>FIRE</b>	ACE-N-MORE	SUPPLIES	116.97	
	ALLIANT ENERGY	ALLIANT ENERGY	408.64	
	AMAZON CAPITAL SERVICES	WALL CALENDAR	17.65	
	CENTRE STATE INTERNATIONAL	PARTS-ENG 2	147.65	
	GLANDON'S WESTSIDE SERVICE	GAS	10.50	
	HEIMAN FIRE EQUIPMENT	FOAM/BATTERY	496.49	
	TOYNE INC	VALVE/CLAMP, PIPE AND HOSE	444.38	
	VERIZON WIRELESS	CELLULAR PHONE SERVICE	184.41	
		<b>TOTAL</b>	<b>1,826.69</b>	
	<b>DEVELOP SERV</b>	VERIZON WIRELESS	CELLULAR PHONE SERVICE	250.48
VISA		TRAINING- IOWA BUILDING OF	560.00	
		<b>TOTAL</b>	<b>810.48</b>	
<b>LIBRARY</b>	AMAZON	BOOKS & SUPPLIES	338.55	
	LINNENKAMP, MARCIA	PERFORMER FEE	40.00	
	LUKE WASTE MANAGEMENT	DISPOSAL OF A PRINTER	35.00	
	RECORDED BOOKS LLC	AUDIO BOOKS	99.00	
	STAPLES ADVANTAGE	OFFICE SUPPLIES	70.50	
	VISA	RETURN/SUBSC/POSTAGE/SUPP	100.07	
		<b>TOTAL</b>	<b>683.12</b>	
<b>PARKS</b>	ALLIANT ENERGY	ALLIANT ENERGY	86.60	
	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	32.50	
	MARIE ELECTRIC INC.	DOWNTOWN LIGHT REPAIR	95.77	
	VISA	FUEL & PARTS	187.39	
	WASHINGTON RENTAL	CHAIN SAW REPAIR	32.82	
		<b>TOTAL</b>	<b>435.08</b>	
<b>CEMETERY</b>	ALLIANT ENERGY	ALLIANT ENERGY	532.69	
	JOHN DEERE FINANCIAL	SHOP VAC	74.48	
	LOWRY EQUIPMENT	PARTS	1,231.91	
	TOYNE INC	KIT AND BALL VALVE	159.83	
	VISA	SECURITY SYSTEM KEYS, PART	738.93	
		<b>TOTAL</b>	<b>2,737.84</b>	
<b>FINAN ADMIN</b>	ALLIANT ENERGY	ALLIANT ENERGY	1,055.98	
	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	36.08	
	QUILL	OFFICE SUPPLIES	33.97	
	ROSIEN, JARON	MILEAGE REIMBURSEMENT	26.71	
	UNITY POINT CLINIC-OCCUPATIONAL MEDIC	2018 MEMBERSHIP DUES	60.00	
	VERIZON WIRELESS	CELLULAR PHONE SERVICE	134.55	
	VISA	BUSINESS DROPBOX PLAN	150.00	
	VIVIAL	SUBSCRIPTION	24.15	
		<b>TOTAL</b>	<b>1,521.44</b>	
<b>AIRPORT</b>	ALLIANT ENERGY	ALLIANT ENERGY	1,526.85	
	ARCHER APPLIANCE	SECURITY CAMERA SYSTEM	3,035.61	
	MARIE ELECTRIC INC.	TRANSFORMER REPAIR	394.03	

	VERIZON WIRELESS	CELLULAR PHONE SERVICE	52.28
		<b>TOTAL</b>	<b>5,008.77</b>
<b>STREET LIGHTING</b>	ALLIANT ENERGY	ALLIANT ENERGY	284.75
		<b>TOTAL</b>	<b>284.75</b>
<b>TREE COMMITTEE</b>	MCCONNELL, MARDE	STAMPS AND SUPPLY REIMB	72.61
		<b>TOTAL</b>	<b>72.61</b>
<b>LIBRARY GIFT</b>	AMAZON	BOOKS & SUPPLIES	36.56
		<b>TOTAL</b>	<b>36.56</b>
<b>WATER PLANT</b>	ALLIANT ENERGY	ALLIANT ENERGY	30.07
	CARROLL, SUSAN	MILEAGE REIMBURSEMENT	14.72
	PINNACLE ENGINEERING	WATER PLANT SUPPORT	583.50
	STATE HYGIENIC LAB	TESTING	104.00
	STREFF, ROSE	MILEAGE REIMBURSEMENT	2.78
	VERIZON WIRELESS	CELLULAR PHONE SERVICE	52.28
	WATER SOLUTIONS UNLIMITED	CHEMICALS	3,291.38
		<b>TOTAL</b>	<b>4,078.73</b>
<b>WATER DIST</b>	FUTURE LINE LLC	PARTS	186.50
	JOHN DEERE FINANCIAL	SUPPLIES	0.02
	VERIZON WIRELESS	CELLULAR PHONE SERVICE	191.83
		<b>TOTAL</b>	<b>378.35</b>
<b>SEWER PLANT</b>	ALLIANT ENERGY	ALLIANT ENERGY	8,851.84
	JOHN DEERE FINANCIAL	SUPPLIES/PARTS	416.66
	STEVE'S SALES & SERVICE	REPAIR	27.00
	TESTAMERICA LABORATORIES INC	TESTING	1,360.80
	UNITED LABORATORIES	DEGREASER	599.40
	VERIZON WIRELESS	CELLULAR PHONE SERVICE	183.94
	VISA	BACKUP CHG, SUPPLIES	242.28
		<b>TOTAL</b>	<b>11,681.92</b>
<b>SEWER COLLECT</b>	FUTURE LINE LLC	PARTS	186.50
	VERIZON WIRELESS	CELLULAR PHONE SERVICE	55.37
	WAL-MART	SUPPLIES	146.40
	WOODSIDE ENVIRONMENTAL SERVICES	DACP CERT PROG- SAMO & BRI	1,700.00
		<b>TOTAL</b>	<b>2,088.27</b>
<b>ANIMAL CONTROL</b>	WASH VETERINARY CLINIC	SERVICES	148.80
		<b>TOTAL</b>	<b>148.80</b>
		<b>TOTAL</b>	<b>34,680.26</b>

**CITY OF WASHINGTON, IA**  
**VISA Card Charges - 1/30/2018**

**CLAIMS REPORT 1/30/2018**

**LIBRARY/LIBRARY GIFT**

ENDICIA FEES - POSTAGE FEES  
 WALMART - OUTLET TIMES AND CLOCK  
 SSI MAGAZINES - SPORTS ILLUSTRATED, MONEY MAGAZINE, & ENTERTAINMENT WEEKLY SUBS  
 AMAZON - TASTE OF HOME SUBSCRIPTION  
 AMAZON - SEVENTEEN MAGAZINE SUBSCRIPTION  
 USPS - POSTAGE  
 USPS - STAMPS  
 HOBBY LOBBY - JUVENILE PROGRAM BUDGET  
 AMAZON - HGTV MAGAZINE  
 WALMART - Teen program supplies  
 CREDIT VOUCHER - RETURN OF RECEIPT PRINTERS

9.95  
 40.65  
 88.95  
 10.00  
 10.60  
 200.00  
 49.00  
 44.71  
 21.19  
 11.68  
 (386.66)

100.07

**POLICE**

DROPBOX - SUBSCRIPTION

**FIN ADMIN**

DROPBOX - SUBSCRIPTION

150.00

150.00

**PARKS**

MESSICKS - KUBOTA REPAIR  
 BP - PREMIUM FUEL  
 BP - PREMIUM FUEL

92.41  
 46.49  
 48.49

187.39

**CEMETERY**

PARTSTREE.COM - WEED TRIMMER PARTS  
 STERLSECURITYSTORE- KEY FOBs FOR SECURITY SYSTEM  
 PARTSTREE.COM - WEED TRIMMER PARTS

450.00

40.88  
 199.15  
 498.90

**AIRPORT**

738.93

-

**WATER PLANT**

**FIRE**

-

-

**SEWER PLANT**

WALMART - SUPPLIES  
 CRB\*CARBONITE BACKUP - RENEWAL FOR WWTP COMPUTER

142.29  
 99.99

**DEVELOP SERV**

DROPBOX - SUBSCRIPTION  
 PAYPAL \*IAASSOC - JAN 2018 REGISTRATION FOR TRAINING AND ANNUAL BANQUET

300.00  
 260.00

242.28

560.00

**WATER DIST**

**ROAD USE**

-

-

-

2,428.67

Grand Total



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



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

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## **Memorandum**

January 26, 2018

To: Mayor & City Council  
Cc: Illa Earnest, City Clerk

From: Brent Hinson  
City Administrator

A handwritten signature in blue ink, appearing to be "Brent Hinson", is written over the printed name and title.

Re: Goncho Apartments Procedure

The items for tonight's agenda differ slightly from what had been planned for this meeting, because we did not get the Urban Renewal Plan amendment hearing notice published as required. Therefore, while the Council can act on the demolition permit request, it cannot hold hearings or take action on the Urban Renewal Plan or Development Agreement (we have to pass the UR plan before the DA can be considered) at the January 30 meeting. We have already arranged for the notices to be republished in the newspaper for the revised February 6 hearing date, and ask you in the attached resolutions to ratify these actions.

The Development Agreement itself is changed somewhat from what you saw in your packets at the January 16 meeting. The TIF grant amount was originally set at \$47,000 to cover the anticipated \$32,000 demolition cost and the anticipated \$15,000 asbestos abatement cost. However, the developer was able to get a lower-than-anticipated price (\$9,000) for the asbestos abatement, reducing the needed amount for these items.

Concurrently, our staff has been planning the public water & sewer improvements needed to facilitate the project. These improvements have ended up being fairly extensive because the six townhome units each require a separate water and sewer service (they also want a 7<sup>th</sup> service with an ag meter for yard watering & maintenance, etc.). We are also going a bit "above and beyond" what is needed for the project alone, by looping the water main for the whole block while we are at it. We would need to run 140' of water main to serve the project alone, but we are proposing to run 340' to allow us to loop the 10" main on Iowa to the 10" main on Marion. The total cost of materials anticipated for water and sewer mains & appurtenances is \$12,664.36 plus our labor.

The developer will have to pay for the normal water and sewer taps fees, so we will recoup part of this cost right away. We will also have some additional cost in concrete replacement. I have attached JJ's calculations for your information.

Based on the above, we are proposing that the Development Agreement be revised to allow for a \$41,000 grant to the developer plus the water/sewer improvements described. We could then use the TIF to repay ourselves over time up to \$6,000 in water/sewer costs.

This will be a great project for Washington, and it has been a pleasure to work with the developer in bringing this to fruition.

## TownHouses (Goncho's) West 3rd St Water

We plan to install a 6 inch water main (340 ft) off of North Marion/West 3rd St and running it east to North Iowa.

\*Having 6 service lines with the prices are as follows as of 1/24/18

1 inch corp/\$74.19x6=	\$445.14
1 inch curb stop/\$132.90x6=	\$797.40
1 inch copper/\$3.98/ft estimating 10 ft per house(\$39.80) x6=	\$238.80
6 inch x 1 inch cc saddle/\$61.88x6=	\$371.28
1 inch 90/\$32.44x6=	\$194.64
Complete curb box (95E)/\$42.86x6	\$257.16
SS rods/\$26.50x6=	\$159.00
Total cost each \$410.57X6=	\$2,463.42
Sand 7 Ton @ \$9/T	\$63.00
7th service (Agriculture service)	\$410.57
<b>TOTAL COST</b>	<b>\$2,936.99</b>

\*6 inch PVC water main parts/prices as of 1/24/18

10"x 6" reducer	\$73.67
6 inch MJ gate valve (2 w/fire hydrant)	\$509.38
Gate valve box w/lid (3)/\$85	\$255.00
Waterous fire hydrant (5'6")	\$2,500.00
6 inch MJ Tee	\$75.39
6 inch MJ gaskets (14 w/fire hydrant)	\$2.69/\$37.66
¾"x4" tee bolt and nut or (80)	\$2.12/\$169.60
6 inch MJ restraint (12)	\$24.30/\$291.60
6 inch 226 repair clamp (2)	\$90.54/\$181.08
Tracer wire roll 500 ft	\$85.00
6 inch PVC/ft (340 ft)	@\$4.77 ft/ \$1621.80
10 ton backfill @\$12.85/ton	\$128.50
Installing 340 ft 6 Inch PVC total cost	\$5,928.68
Service lines cost	\$2,936.99
<b>Grand Total (7) services plus PVC &amp; parts</b>	<b>\$8,865.67</b>

## SEWER LINES & SERVICES

Manhole (#8002) measurements rim to flow line 6ft 10 in on West 3rd mid block south side, and 5 ft 9 in at SW corner of Marion-3rd St. We jetted and televised the sewer upstream (west) out of manhole on the southside of 3rd St, located 47 ft east of the original property line. The line veered southward a little, stopping at the sidewalk in the SE corner of Marion & 3rd. We measured the end of the line where we found a plug at 92 ft, which had a 8 inch tap (possible old intake) as well as the old 6 inch clay sewer service to the Goncho building at 59 ft (6 inch break in tap). The service lies on the west side of the No Parking sign (north side of 3rd), or 25 ft west of Goncho's original east property line. Two other taps on the line -10 o'clock @ 16 ft (4 inch break in tap), 3 o'clock at 43 ft (6 inch factory tap).

I am putting prices of sewer pipe, manhole bases, concrete, sewer saddles, backfill material, and casting to get an idea of the cost. Wyes may be used instead of 4 inch sewer saddles which would bring the price down a little (\$100?).

4 inch sewer saddles/\$87.51x6=	\$525.06
8"x14' Gskt'd SDR 35/\$4.31/ft (165 ft)	\$711.15
2-1045Z East Jordan manhole frame \$150.59 each	\$301.18
2-1045Z East Jordan Gskt'd seal cover (only) \$123.53 each	\$247.06
2-Manhole sections \$143/ft (2 ft base)	\$572.00
2-Manhole cone \$143/ft (cone is 3ft)	\$858.00
M-4 Concrete 2 cu yd/\$130X2	\$520.00
5 Ton 1 inch ballast @ \$12.85/T	\$64.25
Total sewer cost minus 6 inch sewer saddles	\$3,798.69

Keep in mind no price on labor, fuel and equipment operations are not included. You can see with sewer and water tapping fees are fairly close, sewer (\$200) depending on what size of tap. Water fees at \$600, this shows a little bit above \$400, depending on the amount of copper used, these particular cases show very little copper being used.

There would be street repair costs as well, plus a possible driveway figuring @\$130/cu yd. Locates have been called in for the sewer line and are completed. So that may determine where the sewer & water main will be installed. Thus determining how much street and or driveways that will need replaced.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING A HISTORIC  
PROPERTY DEMOLITION PERMIT  
FOR THE BUILDING AT 306 NORTH MARION  
(PENNSYLVANIA HOUSE/ GONCHO APARTMENTS)**

WHEREAS, the Washington Code of Ordinances, Chapter 28.05, requires review of demolition requests for certain buildings and structures by the Washington Historic Preservation Commission (“the Commission”), before a demolition permit can be granted; and

WHEREAS, Andrew Drahota (“the Developer”) applied to the Commission for approval to demolish the building located at 306 North Marion Avenue, locally known as Pennsylvania House or Goncho Apartments, to allow for redevelopment of the property; and

WHEREAS, following proper notice, the Commission met to consider the demolition application, and found that while the building remains historically contributing to the Downtown Historic District, failure to demolish the building would prevent the owner from receiving a reasonable financial return on the property; and

WHEREAS, following Commission notification to the City Council of this recommendation, proper notice was provided of a public hearing on the demolition application, under the provisions of Chapter 28 of the Washington Code of Ordinances.

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

Section 1. Under the provisions of Chapter 28.05 of the Washington Code of Ordinances, the City Council hereby accepts the recommendation of the Washington Historic Preservation Commission, and authorizes the issuance of a demolition permit for the building located at 306 North Marion Avenue, Washington, Iowa.

Section 2. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 30<sup>th</sup> day of January, 2018.

\_\_\_\_\_  
Jaron P. Rosien, Mayor

\_\_\_\_\_  
Illa Earnest, City Clerk

January 15, 2018

To Washington City Council:

On December 8, 2017, the Historic Preservation Commission received a complete Historic Property Demolition Form for a property covered under City Code Chapter 28.05 Demolition Review.

The property, known historically as the Pennsylvania House, is located at 306 N. Marion Avenue, and is A CONTRIBUTING BUILDING IN THE DOWNTOWN HISTORIC DISTRICT (NRHP 2013).

The Commission met on December 8, 2017, and January 15, 2018 to discuss and make a recommendation regarding the application. A quorum was present at both meetings. Andrew Drahota, Dave Waite, and Sandra Johnson were also present.

The Commission, applying the Secretary of the Interior's Guidelines for identifying historic properties, determined that the building RETAINS its historic status. The Commission also examined the financial information provided by the applicant, and determined the owner could not receive a reasonable financial return on the property without demolition of the existing building.

The Commission wishes to state that we, as preservationists charged with protecting and preserving Washington's historic resources, are uncomfortable recommending the demolition of any historic building, but must accept the reality of this situation. Further, we have no objection to the proposed project.

#### RECOMMENDATION

The Historic Preservation Commission recommends the City Council:

Approve the Application for Demolition of the building at 306 N. Marion Avenue

Reasons:

Although the building remains a contributing building in the district, failure to demolish the building will prevent the owner from receiving a reasonable financial return on the property.

Mary Patterson

Chair, Washington Historic Preservation Commission

RESOLUTION NO. \_\_\_\_\_

RESOLUTION SETTING A REVISED DATE FOR A PUBLIC HEARING ON THE PROPOSED AMENDMENT NO. 2 TO THE WASHINGTON DOWNTOWN URBAN RENEWAL PLAN.

WHEREAS, the City Council of the City of Washington has heretofore deemed it necessary and desirable to prepare Amendment No. 2 (the "Amendment") to the Washington Unified Commercial Urban Renewal Plan (the "Urban Renewal Plan"); and

WHEREAS, the City Administrator, with advice from the City Attorney, has prepared said Amendment to the Urban Renewal Plan; and

WHEREAS, on January 2, 2018, the City Council passed Resolution 2018-003, setting a date for a consultation and a public hearing as per Chapter 403 of the Code of Iowa; and

WHEREAS, the consultation of affecting taxing entities was held as planned on January 9, 2018, but the notice of public hearing for January 30 was not published as planned in accordance with Iowa law; and

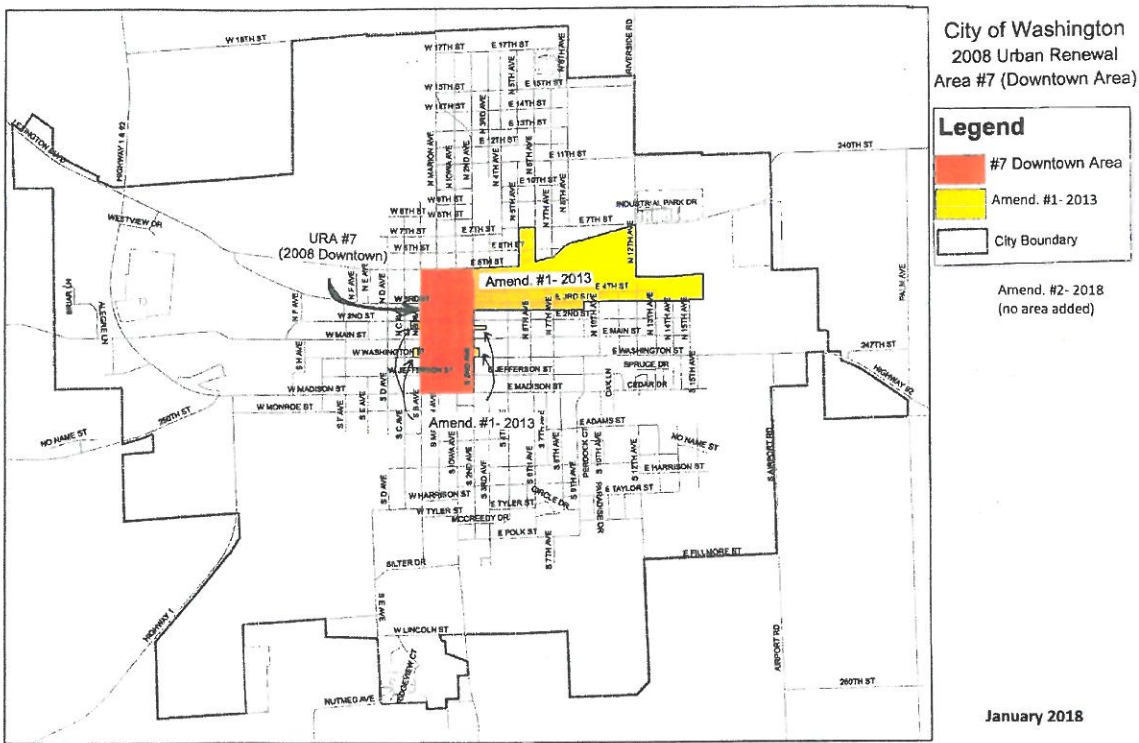
WHEREAS, the City Council wishes to re-set the date of public hearing on this Amendment for February 6, 2018; and

WHEREAS, the form of Public Notice shall be in substantially the following form:



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

The City Council of the City of Washington, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:00 o'clock P.M. on February 6, 2018 in the Nicola-Stoufer Room, Washington Free Public Library, 115 West Washington Street, Washington, Iowa, to consider adoption of a proposed Amendment No. 2 to the Washington Downtown Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Washington, State of Iowa, generally depicted in the following map:



which land is to be included as part of this amended Urban Renewal Area.

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

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

The general scope of the urban renewal activities under consideration in the Amendment is to promote blight removal and the redevelopment of a site located at 306 North Marion Avenue and 116 East 3<sup>rd</sup> Street for multi-family development purposes in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of such costs may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 2 would not add any additional land to the Urban Renewal Area.

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

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

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

Dated this 30<sup>th</sup> day of January, 2018.

/s/ \_\_\_\_\_

Illa Earnest, City Clerk

By order of the Washington City Council

NOW, THEREFORE, the City Council of the City of Washington, Washington County, Iowa, shall hold a public hearing at 6:00 p.m. on Tuesday, February 6, 2018 on the proposed Amendment to said Urban Renewal Plan. Further, the City Clerk is directed to publish notice of said public hearing as required by law.

BE IT FURTHER RESOLVED, that the City Council ratifies the City Clerk's actions in providing for the advance publication of this notice to ensure sufficient public notice prior to the revised hearing date.

Passed and approved this 30<sup>th</sup> day of January, 2018.

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Jaron P. Rosien, Mayor

ATTEST:

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Illa Earnest, City Clerk

RESOLUTION NO. \_\_\_\_\_

RESOLUTION SETTING A REVISED DATE OF PUBLIC HEARING ON THE PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH ANDREW DRAHOTA, FOR A PROPOSED ECONOMIC DEVELOPMENT GRANT IN THE AMOUNT OF NOT-TO-EXCEED \$41,000.

WHEREAS, the Andrew Drahota (“the Developer”) and the City have negotiated a proposed Development Agreement whereby the City would grant the sum of not-to-exceed \$41,000 to the Developer reimburse the costs of demolition of a blighted structure to facilitate the construction of six townhouse units for sale to the public (the “Project”); and

WHEREAS, demolition review of the existing building has been conducted by the Historic Preservation Commission under Washington Code of Ordinances Section 28.05, and it was found by the Commission that denial of the application would prevent the property owner from earning a reasonable economic return on the property; and

WHEREAS, the Project is proposed to be constructed on property located within the Washington Downtown Urban Renewal Area; and

WHEREAS, it is necessary to hold a public hearing on the proposal to grant the sum of \$41,000 to the Developer as an urban renewal project; and

WHEREAS, Chapters 15A and 403 of the Iowa Code authorizes cities to make loans and grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the objectives of the urban renewal project and Chapters 15A and 403 of the Code of Iowa; and

WHEREAS, prior to entering into a Development Agreement where the City will pay the Developer incremental tax revenues, the City Council must hold a hearing on said Development Agreement; and

WHEREAS, on January 16, 2018, this Council acted in Resolution 2018-007 to set the hearing and provide for publication of notice for the proposed Development Agreement, but the notice for the related Urban Renewal Plan amendment was not published as planned, and thus the date of hearing on this Development Agreement must also be rescheduled.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Washington, Iowa, that a public hearing on the proposal to enter into a Development Agreement which contemplates the payment of not-to-exceed \$41,000 economic development grant is hereby set for 6:00 p.m. on Tuesday, February 6, 2018, at the Nicola-Stoufer Room of the Washington Free Public Library at 115 West Washington Street in the City. Further, the City Clerk is directed to publish notice of said hearing on substantially the same form as provided in this Resolution.

BE IT FURTHER RESOLVED, that the City Council ratifies the City Clerk's actions in providing for the advance publication of this notice to ensure sufficient public notice prior to the revised hearing date.

Passed and approved this 30<sup>th</sup> day of January, 2018.

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Jaron P. Rosien, Mayor

ATTEST:

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Illa Earnest, City Clerk

## NOTICE OF PUBLIC HEARING

The City Council of the City of Washington, Iowa, will hold a public hearing on the proposal to enter into a Development Agreement with Andrew Drahota (“the Developer”) at 6:00 p.m. on Tuesday, February 6, 2018 in the Nicola-Stoufer Room at the Washington Free Public Library at 115 West Washington Street in Washington. The proposed Development Agreement contemplates the payment of a not-to-exceed \$41,000 economic development grant to the Developer to facilitate the redevelopment of the property located at 306 North Marion Avenue and 116 East 3<sup>rd</sup> Street in Washington.

Any and all persons are invited to make comments in person or via written communication prior to or at said public hearing. More information on this proposed Development Agreement may be obtained by contacting the City Clerk.

/s/ Illa Earnest

by Direction of the City Council

Prepared by: Kevin D. Olson, Washington City Attorney, PO Box 5640, Coralville, Iowa 52241 (319) 351-2277

Return to: City Clerk, City of Washington, Iowa, 215 E. Washington Street, Washington, Iowa 52353

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the “Agreement”) entered into by and between the **City of Washington, Iowa**, 215 E. Washington Street, Washington, Iowa 52353, hereafter referred to as “City”; and **Andrew Drahota**, hereafter referred to as “Developer.”

WHEREAS, the Developer has secured an Option to Purchase the former Goncho Apartments property located at 306 N. Marion Avenue and an adjacent lot located at 116 East 3<sup>rd</sup> Street, Washington, Iowa, and legally described as:

Lots C and D of Auditor’s Subdivision of Block Four (4) of North Addition to Washington, Iowa as shown by Plat Book 4 at page 530, in the Office of the County Recorder of Washington County, Iowa. (hereafter the “Development Property”)

; and

WHEREAS, the Developer desires to demolish the blighted building located on the Development Property and redevelop the Development Property with six (6) townhomes (the “Project”); and

WHEREAS, the Property is located within the Washington Downtown Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, Chapter 15A of the Code of Iowa (2017) authorizes cities to provide grants, loan, guarantees, tax incentives and other financial assistance to and for the benefit of private persons.

NOW, THEREFORE, ON THE BASIS OF THE PRECEDING RECITALS, AND FOR THE MUTUAL CONSIDERATION OF ENTERING INTO THIS AGREEMENT, THE DEVELOPER AND CITY AGREE AS FOLLOWS:

**A. Developer's Obligations.**

1. Within ninety (90) days of the date of execution of this Agreement, the Developer shall cause the existing building on the Development Property to be demolished and debris removed in strict compliance with all applicable laws.

2. The Developer shall submit appropriate plans for approval by the Planning and Zoning Commission and City Council to comply with the City's Site Plan ordinance prior to commencing construction of the Project.

3. The Developer will cause the Project to be constructed on the Property in strict compliance with the all applicable laws, regulations and ordinances. The Project shall be completed no later than December 31, 2019.

4. The Developer, or its assigns shall pay, when due, all real estate taxes to the Washington County Treasurer attributable to the Project. Prior to any Payment by the City to the Developer, the Developer, or its assigns, shall provide receipts to the City evidencing payment of demolition costs to obtain the TIF grant as outlined in Section (B)(1)(a) below.

**B. City's obligations.**

1. In recognition of the Developer's obligations set out above and in accordance with Section (A) above, the City agrees to maintain the tax increment ordinances in effect and to make economic development tax increment payments (the "Payments") to the Developer as follows:

a) The City shall make an economic development grant to the Developer in the amount of not-to-exceed \$41,000.00 upon demolition of the existing building and removal of debris from the Development Property in accordance with all applicable laws and upon proof of payment.

b) The City shall make available, tax abatements for each unit to the Developer, or its assigns, pursuant to the Washington Urban Revitalization Plan. The Developer shall submit an application for tax abatement on each unit for three years of one hundred percent (100%) tax abatements to the City Council for approval upon the issuance of an occupancy permit for each unit. As long as the Developer is in compliance with the



terms of this Agreement, the City Council shall approve said application for tax abatement pursuant to the Washington Urban Revitalization Plan.

c) The City agrees to supply materials and install water and sewer main and ancillary improvements to facilitate the project, in accordance with the plan agreed to between the Developer and City, at City's sole expense except for required tap fees.

**C. Administrative Provisions.**

1. Each party represents to the other that the party has full power and authority to enter into this Agreement and that this Agreement is a binding Agreement duly authorized by the governing body of each party.

2. This Agreement represents the entire agreement between the parties and may not be amended or assigned without the express permission of the other party. However, by execution of this Agreement, the City hereby authorizes the Developer to assign the rights to receive the Payments to a private lender, as security, without further action of the City Council and upon receipt of an assignment from the Developer which directs the City to make Payments directly to such lender. The Developer may, however, unilaterally assign this Agreement to a limited liability company or corporation controlled by the Developer, upon providing reasonable notice to the City.

3. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

4. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa, and for all purposes shall be governed by and construed in accordance with the laws of the State of Iowa.

5. If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

6. That this Agreement may be executed in counterparts.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2018.

(The rest of this page left intentionally blank.)

SIGNATURE PAGE FOR THE CITY OF WASHINGTON, IOWA

\_\_\_\_\_  
Jaron P. Rosien, Mayor

ATTEST:

\_\_\_\_\_  
Illa Earnest, City Clerk

**STATE OF IOWA, WASHINGTON COUNTY, ss:**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jaron P. Rosien and Illa Earnest, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Washington, Iowa; a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as passed by Resolution of the City Council; and Jaron P. Rosien and Illa Earnest acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

\_\_\_\_\_  
Notary Public

SIGNATURE PAGE OF DEVELOPER:

By: \_\_\_\_\_

Andrew Drahota, Developer

**STATE OF IOWA, COUNTY OF WASHINGTON:**

On this \_\_\_\_ day of \_\_\_\_\_, 2018, this document was executed by Andrew Drahota, known to me to be the Developer listed in this agreement.

\_\_\_\_\_  
Notary Public

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



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

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## **Memorandum**

January 26, 2018

To: Mayor & City Council  
Cc: Illa Earnest, City Clerk

From: Brent Hinson  
City Administrator

Re: Capital Improvements Plan (CIP) Update for FY19-23

The Council had discussion on the CIP update on January 2, held the hearing on January 16, and now the plan is ready for final adoption. The final version of the plan had a couple of tweaks to match up with the proposed budget for FY19, related to the Fire Station and Airport Hangar projects.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING  
CAPITAL IMPROVEMENTS PLAN FOR FY19-23**

WHEREAS, the City Council and City staff have developed a Capital Improvements Plan (CIP) to address the community's current and future infrastructure and other capital needs; and

WHEREAS, the City Council voted on January 2, 2018 to set a hearing on the CIP, and notice of public hearing has been duly published as required by Iowa Code Section 384.15; and

WHEREAS, the Council held said hearing on January 16, 2018.

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

Section 1. The City Council hereby approves the Capital Improvements Plan for FY19-23. Said plan is to be reviewed and updated annually in conjunction with the annual budget process.

Section 2. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 30<sup>th</sup> day of January, 2018.

\_\_\_\_\_  
Jaron P. Rosien, Mayor

ATTEST:

\_\_\_\_\_  
Illa Earnest, City Clerk

Proj #	Proj Type	Amount Budgeted	GO Debt	Revenue Debt	Water	Sewer	Road Use	TIF	Quarterly Riverboat	Special Assess	Grant	Other	Notes
<b>Council Previously Approved/Discussed Projects</b>													
<b>FY18 Budgeted/Council Approved/Carryover</b>													
102	W	\$5,500,000	\$129,237	\$4,378,000	\$412,763		\$2,235				\$580,000	\$229,765	Apply for \$600K CDBG Airport 002 match
104/105	A	\$335,000									\$103,000		
128	W	\$425,000			\$425,000								
106	W	\$689,110			\$689,110								
108	B	\$2,971,579		\$1,700,000					\$777,170			\$494,409	
109	R/SS/S/W	\$775,000	\$500,000				\$125,000	\$120,000		\$30,000			Incl w/S. 15th Subdiv. Phase 2
110	SS												
112	A	\$300,000					\$30,000				\$270,000		Gift, WP310, RUT match
113	P/RSW	\$1,628,000	\$1,000,000						\$400,000		\$228,000		Joint with WCCB
115	P	\$160,000							\$60,000		\$100,000		Possible \$600K CDBG
116	S	\$1,300,000	\$1,100,000			\$200,000							
		\$14,083,689	\$2,729,237	\$6,078,000	\$1,526,873	\$200,000	\$157,235	\$120,000	\$1,237,170	\$30,000	\$1,053,000	\$952,174	
<b>Fiscal 2019</b>													
117	R/SS	\$803,200	\$500,000				\$125,000	\$138,200		\$40,000			In-House FY19
118	W	\$25,000			\$25,000								
119	B	\$50,000									\$25,000		
120	S	\$200,000				\$200,000							
136	R	\$177,500					\$127,500			\$50,000			
		\$1,255,700	\$500,000	\$0	\$25,000	\$200,000	\$252,500	\$138,200	\$0	\$90,000	\$25,000	\$25,000	
<b>Fiscal 2020</b>													
122	B	\$1,606,305										\$1,606,305	
123	A	\$200,000									\$160,000	\$40,000	Airport 002 match
124	P	\$50,000										\$50,000	
125	S	\$1,100,000	\$1,000,000			\$100,000							Partner with N. 4th Proj
127	R/S/W	\$650,000	\$500,000		\$50,000	\$100,000							Partner with Egg Sewer
111	W	\$35,000			\$35,000								In-House Project
		\$3,641,305	\$1,500,000	\$0	\$85,000	\$200,000	\$0	\$0	\$0	\$0	\$160,000	\$1,696,305	
<b>Fiscal 2021</b>													
107	W	\$487,108			\$487,108								Bore Line & Patch Brick
126	W	\$75,000			\$75,000								In-House FY21-23
121/133	R/SS	\$1,380,400	\$1,000,000			\$100,000	\$200,400			\$80,000			
129	R/SS/S/W	\$2,558,289						\$121,851	\$610,000		\$1,826,438		
130	P	\$75,000							\$75,000				
137	A	\$400,000					\$40,000				\$360,000		
		\$4,975,797	\$1,000,000	\$0	\$562,108	\$100,000	\$240,400	\$121,851	\$685,000	\$80,000	\$2,186,438	\$0	
<b>Fiscal 2022</b>													
132	P	\$30,000							\$30,000				Top Priority in Fac Plan
135	W	\$302,500		\$302,500									
134	S	\$200,000			\$200,000								
131	R	\$125,000					\$125,000						
		\$657,500	\$0	\$0	\$302,500	\$200,000	\$125,000	\$0	\$30,000	\$0	\$0	\$0	

Proj #	Proj Type	Amount Budgeted	GO Debt	Revenue Debt	Water	Sewer	Road Use	TIF	Quarterly Riverboat	Special Assess	Grant	Other	Notes
<b>Fiscal 2023</b>													
138	R/SS/S/W	\$3,000,000	\$1,000,000		\$350,000			\$680,000	\$970,000				
139	S	\$200,000				\$200,000							
140	R	\$25,000					\$25,000						
	<b>FY23 Totals</b>	<b>\$3,225,000</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$350,000</b>	<b>\$200,000</b>	<b>\$25,000</b>	<b>\$680,000</b>	<b>\$970,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
	<b>Programmed Totals</b>	<b>\$27,838,991</b>	<b>\$6,729,237</b>	<b>\$6,078,000</b>	<b>\$2,851,481</b>	<b>\$1,100,000</b>	<b>\$800,135</b>	<b>\$1,060,051</b>	<b>\$2,922,170</b>	<b>\$200,000</b>	<b>\$3,424,438</b>	<b>\$2,673,479</b>	
<b>Future Years or Unscheduled</b>													
	A	\$2,100,000											Requested for FY28
	A	\$165,000											Requested for FY24
	P	\$30,000											
	P	\$2,675,588											
	R	\$265,000											
	R	\$430,000											
	R	\$200,000											
	R	\$260,000											
	R/SS	\$596,800											
	R/SS	\$468,000											
	R/SS	\$436,000											
	R/SS	\$377,250											
	R/SS	\$1,000,000											Programmed for FY25
	W	\$227,250											
	W	\$1,340,500											Fed Aid after W. Buch? Main Possible In-House Per Facility Plan
	W	\$317,250											
	W	\$436,200											
	S	\$1,000,000											Programmed for FY24
	S	\$200,000											
	S	\$150,000											
	S	\$100,000											
	<b>Future Years Total</b>	<b>\$12,774,838</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

Blank- no cost estimate  
 FOX- engineer preparing cost estimates

Project Cost Key

B= Building  
 A= Airport

R= Road S= Sewer  
 W= Water SS= Storm Sewer

Project Types

P= Parks

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



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

**FY19-23 Capital Improvements Plan**  
**Project Summaries- Final 1/26/18**

#	Project Name	Brief Summary
<b><u>Carryover/Incomplete FY2018 Projects</u></b>		
102	Water Plant RO Conversion & Upgrades	Upgrade treatment plant to Reverse Osmosis (RO) process and construct related improvements.
104/ 105	New Large Hangar & Apron for Hangar	Construct new hangar to separate main business users of airport, relieve traffic congestion and improve safety for users.
128	South Water Tower Roof Repairs	Sandblast, weld and recoat in roof area of tower to ensure continued integrity of 50-year old tank. Install mixing system and communications improvements to match new north tower & compliment water plant improvements.
106	Well #6 & #7 Upgrades	Improvements to existing wells to resolve existing issues. Both wells will receive electric & communications upgrades and new pump & motors, and Well #6 will be re-cased.
108	Fire Station Construction	Construction of new fire station as per "campus plan".
109/ 110	South 15 <sup>th</sup> Avenue Paving & Subdivision	Paving of new street from Adams to Madison and reconstruction of existing street from Madison to Washington. Installation of new sewer and water main and cooperation with property owner to create new 10-12 lot residential subdivision. Joint project with #26. Also, install storm sewer on S. 14 <sup>th</sup> & S. 15 <sup>th</sup> Avenue south of E. Washington/Highway 92 to address drainage issues.
112	Enlarge Pavement Apron	Phase 2 of a project to enlarge pavement apron near new hangar. Proposed by Airport Commission to take place in FY18. 90% FAA-funded project, subject to \$30,000 City funds match.
113	Wellness Park	Use of \$1 million in G.O. bonded debt to construct Phase I improvements to sports complex.

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## City of Washington CIP FY19-23 Project Summaries

#	Project Name	Brief Summary
115	Willow Pond/Kewash Trail Improvements	Partnership with Washington County Conservation, utilizing Federal TAP and Iowa DNR REAP grant funds and local match funds from both entities to pave a portion of the Kewash Nature Trail west of Highway 1 and construct a new trail segment from the Kewash to the Kirkwood Regional Center.
116	I/I & Egg Sewer Relocation Project	Use of \$1.1 million in G.O. bonded debt to address sanitary sewer inflow/infiltration as per report to be issued by FOX Engineering based on extensive study of Southeast Sanitary Sewer basin. The City plans to apply for a \$600,000 Community Development Block Grant (CDBG) to supplement this project. Relocate egg sewer in new Fire Station block.
<b><u>FY2019 Projects</u></b>		
117	S. Avenue E Reconst. (Sitler to Lincoln)	Reconstruct S. Avenue E from Sitler to Lincoln & extend 12" water main to West Buchanan; extend sidewalk from High School campus to Timber Ridge subdivision.
118	East Main Street Water Main- 12 <sup>th</sup> to 15 <sup>th</sup>	Replace water main that is both a main break and water pressure problem. Upsize from 4" to 8" main. In-house project.
119	Woodlawn Gates & Building	Following TAN assistance report/ cost estimate completion, consider improvements to National Historic Register cemetery property.
120	Egg Sewer Basin Evaluation	With guidance of FOX Engineering, conduct detailed analysis of "Egg" sewer basin.
136	East Washington Sidewalk	Construct sidewalk along East Washington Street (Highway 92) from its current terminus to the area of Walmart/Pizza Ranch/Hills Bank to improve safety.
<b><u>FY2020 Projects</u></b>		
122	City Hall/Police Station Construction	Construction of City Hall/Police Station in existing Municipal Building as per "campus plan", pending sale of Former Library.
123	New Fuel Farm	Pending state funding, consider location of a 2 <sup>nd</sup> fuel farm at the Airport to better serve business aviation traffic and protect safety of users.
124	Remodel of Main Pavilion at Sunset Park	Rehabilitate main pavilion, including electrical, lighting, repair and painting of structure.
125	Egg Basin I/I Project	Use of \$1 million in G.O. bonded debt to address sanitary sewer inflow/infiltration as per investigation

## City of Washington CIP FY19-23 Project Summaries

#	Project Name	Brief Summary
		conducted by City staff and FOX Engineering. Main project will be to perform sewer separation in the Water Plant block together with the North 4 <sup>th</sup> Avenue improvements project.
127	North 4 <sup>th</sup> Avenue Street/ Water Main Project- E. 5 <sup>th</sup> to E. 7 <sup>th</sup>	Completely reconstruct street and curb & gutter; upgrade water main to 8" as per 2013 Water Facility Plan; conduct point repairs to sewer; line sewer following point repairs; remove intakes from sanitary sewer.
111	South Avenue B Water Main- Adams to Tyler	Replace water main that is extremely prone to main breaks, and portions are transite pipe. Upsize 4" main to 6". Joins up relatively new main ending at Adams with new main starting at Tyler. In-house project.
<b><i>FY2021 Projects</i></b>		
107	W. Washington Water Main Replacement	Replace water main from Avenue D to Avenue F, upsizing from 4" existing to 8" PVC. To remove main from brick street, water main must be bored at additional expense. Project includes patching of historic brick in spots with past water main breaks.
126	East 3 <sup>rd</sup> Water Main- 4 <sup>th</sup> to 12 <sup>th</sup>	As per 2013 Water Facility Plan, replace water main that is a significant water pressure problem. Upsize from 4" to 8" main. In-house project over 2-3 fiscal years.
121/ 133	South 12 <sup>th</sup> Paving- Tyler to Adams & East Adams- 12 <sup>th</sup> to 15 <sup>th</sup>	Construct concrete street with curb & gutter from current end of pavement to East Adams, and pave East Adams from 12 <sup>th</sup> to 15 <sup>th</sup> . Construction of sidewalk along South 12 <sup>th</sup> and around Case Field block, pending concurrence of Washington Community School District. Construct sidewalk loop around Water Tower Park. Partial special assessment project.
129	Business Park Phase II/ West Buchanan Paving	Pave West Buchanan from WWTP road to South Avenue E to create a paved route from Highway 1 to the southwest area of town. Develop additional industrially-zoned lots. Federal aid (80%) project.
130	North Park Restrooms	Construction of new restrooms/storage building at North Park/Stewart ballfields to provide actual restroom facilities to site.
137	Re-Light Runway 18/36	Replace existing 25 year-old lighting with a MIRL (Medium-Intensity Runway Lighting) system to help eliminate runway closures at night and increase

## City of Washington CIP FY19-23 Project Summaries

#	Project Name	Brief Summary
		safety. 90% FAA-funded project, with projected \$40,000 local match.
<b><i>FY2022 Projects</i></b>		
132	Water Tower Park Play Structure	Construct a new playground area at Water Tower Park.
134	West Sewer Basin Evaluation	With guidance of FOX Engineering, conduct detailed analysis of west sewer basin.
135	South 4 <sup>th</sup> Water Main- Washington to Madison	As per 2013 Facility Plan, first phase of a high-priority project to construct new water main to boost water pressure in the central part of town.
131	Contracted Street Patching	Using RUT budget, conduct full-depth PCC or partial depth HMA patching, to be determined by Council.
<b><i>FY2023 Projects</i></b>		
138	Downtown Streetscape Expansion	Continue streetscape to “Supersquare” area of downtown, including replacement of utility lines & sidewalks and pavement improvements as needed. Projected \$3 million project.
139	Old WWTP Demolition	Demolish obsolete structures at WWTP. A few minor structures may be able to be handled in-house, but a contractor with appropriate equipment will be needed for most of them.
140	North 2 <sup>nd</sup> Underpass Evaluation	Conduct structural and drainage analysis of railroad underpass to determine any improvements needed.
<b><i>Future Years or Unscheduled Projects</i></b>		
Type	Project Name	Brief Summary
A	Parallel Taxiway for Runway 18/36 and N. End of 13/31	Construct parallel taxiway along main runway so that planes do not have to taxi back to the terminal on the runway itself. 90% FAA-funded project, subject to \$210,000 City funds match.
A	18/36 Approach Lighting	Replace Precision Approach Path Indicators (PAPI) and Runway End Identifier Lights (REIL) to improve main runway safety. \$165,000 project with 90% FAA funding.
P	Sunset Park New Play Structure	Reconstruct a playground area in City’s most-used park to meet modern safety standards and improve appeal of park.
P	Wellness Park Phases 2-4	Following successful completion of Phase I, construct additional phases to final build-out as per the developed plan, including construction of a Parks

## City of Washington CIP FY19-23 Project Summaries

#	Project Name	Brief Summary
		Maintenance Facility.
R	South 4 <sup>th</sup> Asphalt Overlay	Mill & asphalt overlay from Washington to Madison to restore pavement surface, and overlay of concrete street from Madison to Van Buren to maintain street integrity in busy area connecting schools.
R	South Avenue B Mill & Overlay	Mill & asphalt overlay of South Avenue B from Madison to Sitler to restore pavement surface in busy area leading to High School.
R	North Iowa Mill & Overlay	Mill & asphalt overlay of North Iowa from 5 <sup>th</sup> to 11 <sup>th</sup> Streets to restore pavement surface.
R	North Marion Mill & Overlay	Mill & asphalt overlay of North Marion from 5 <sup>th</sup> to 8 <sup>th</sup> Streets to restore pavement surface.
R/SS	West Main Paving	Pave West Main Street from Highway 1 to current end of pavement at South Avenue H.
R/SS	East Adams Street Paving- S. 9 <sup>th</sup> to S. 12 <sup>th</sup>	Pave East Adams to complete paved collector system in southeast area of town. Proposed as an FY23 project.
R/SS	South 6 <sup>th</sup> Paving- Van Buren to Madison and Monroe from 4 <sup>th</sup> to 6 <sup>th</sup> / Lincoln Safe Routes to School	Pave streets around Lincoln Elementary School and construct sidewalks along Monroe and Van Buren in blocks adjacent to school as per 2013 Safe Routes to School plan.
R/SS	North 2 <sup>nd</sup> Avenue Street Improvement, Phase 1	Reconstruct or patch concrete as needed and add curb & gutter to significant collector route. Possible federal aid project following West Buchanan.
W	E. 2 <sup>nd</sup> Street Water Main Replacement	Replace existing 4" main with 8" PVC to eliminate small main and water pressure issue.
W	Jefferson Water Main- Avenue D to Avenue C and Avenue B to Cul-de-Sac in East 1100 block	As per 2013 Water Facility Plan, project to boost water pressure along Jefferson. Upsize 4" main to 6".
W	South 2 <sup>nd</sup> Avenue Water Main- Madison to Tyler	Replace water main to address line with water main breaks and tie into dead-end main at 3 <sup>rd</sup> & Tyler to create new loop.
W	South 4 <sup>th</sup> Water Main- Madison to Van Buren	As per 2013 Water Facility Plan, project to boost water pressure on south end of town. Upsize main from 4" to 10".
S	West Sewer Basin I/I Project	Use of \$1 million in G.O. bonded debt to address sanitary sewer inflow/infiltration as per investigation to be conducted by City staff and FOX Engineering.
S	Parkside Estates Lift Station Upgrades	Upgrade lift station with 1970's-era pumps & add backup power. Need for project was somewhat reduced by West Side Interceptor project significantly

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## City of Washington CIP FY19-23 Project Summaries

<u>#</u>	<u>Project Name</u>	<u>Brief Summary</u>
		reducing distance sewage needed to be pumped.
S	South 2 <sup>nd</sup> Avenue Sewer-Monroe to Jackson	Clay sewer pipe that is partially blocked/ collapsed and cannot be fully cleaned or televised.
S	North 2 <sup>nd</sup> Underpass Lift Station Upgrade	Replace pumps and conduct other upgrades to improve stormwater lift station at underpass and eliminate flooding during major rain events.

