



AGENDA OF THE SPECIAL/WORK 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, JULY 24, 2018

Call to Order

Pledge of Allegiance

Roll call

Agenda for the Special/Work Session to be held at 6:00 P.M., Tuesday, July 24, 2018 to be approved as proposed or amended.

PRESENTATION FROM THE PUBLIC – Please limit comments to 3 Minutes.

PUBLIC HEARING

Plans, Specifications, Form of Contract and Estimate of Costs for the Fire Station Building Construction Project.

NEW BUSINESS

Discussion and Consideration of a Resolution Adopting Plans, Specifications, Form of Contract and Estimate of Costs for the Fire Station Building Construction Project.

Discussion and Consideration of Mayoral Appointments to Administrative Hearing Panel.

Discussion and Consideration of a Resolution Directing the Acceptance of a Proposal to Purchase \$1,845,000 (Dollar Amount Subject to Change) Local Option Sales and Services Tax Revenue Bonds, Series 2018B.

Discussion and Consideration of a Resolution Authorizing Levy, Assessment, and Collection of Costs to the Washington County Treasurer.

Discussion and Consideration of a Resolution Setting a Public Hearing on the Proposal to Enter Into a Development Agreement with PamPanm, LLC for Redevelopment of 123 East Second Street.

DEPARTMENTAL REPORT

Police Department
City Attorney
City Administrator

MAYOR & COUNCILPERSONS

Jaron Rosien, Mayor
Brendan DeLong
Steven Gault
Elaine Moore
Danielle Pettit-Majewski
Fran Stigers
Millie Youngquist

ADJOURNMENT

Illa Earnest, City Clerk

Notice: Following the meeting the council will tour the Water Treatment Plant at 522 N. 4th Avenue.

The Fairfield
Ledger
 The Journal
 Mt. Pleasant News

INVOICE DATE	ACCOUNT #	ACCOUNT NAME	LINES	TIMES
7/16/18	21066	CITY OF WASHINGTON	1.00 x 16 Li	1
DESCRIPTION legals- July 24 Fire Station Hrg				

PROOF OF PUBLICATION

I, Mathew W Bryant, do state that I am the publisher of THE WASHINGTON EVENING JOURNAL, daily newspaper of general circulation in Washington County, in Iowa. The notice, a printed copy of which is attached, was inserted and published in THE WASHINGTON EVENING JOURNAL in the issue(s) of 7/16/2018

The reasonable fee for publishing said notice is **\$8.19**

By *Mathew W Bryant*

**STATE OF IOWA,
 County of Washington**

} **SS:**

This instrument was acknowledged by Mathew W Bryant before me this 16th day of July, 2018



Mary Meck
 Notary Public in and for the State of Iowa

*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*

Memorandum

July 19, 2018

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

From: Brent Hinson
City Administrator

Re: Fire Station Building Construction Project

As planned, we are now ready for the consideration of the plans & specifications resolution for the Fire Station building construction project. Everything is the same as what has been previously presented (by architect Kristofer Orth on July 3), but I would note that in the resolution I have inserted language authorizing the waiving of building permit fees. This has been our practice for City projects (why pay ourselves), but Building Official Steve Donnolly pointed out that our code only allows this with permission of the Council, so we are just trying to approach it in the right way.

RESOLUTION NO. _____

A RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST

WHEREAS, Design Alliance, Inc. has prepared plans, specifications, form of contract and estimate of cost for the construction of certain public improvements described in general as “Fire Station Building Construction Project”; and

WHEREAS, notice of hearing on plans, specifications, form of contract, and estimate of cost for said public improvements was published as required by law.

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

Section 1. That the plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said public improvements, as described in the preamble of this Resolution.

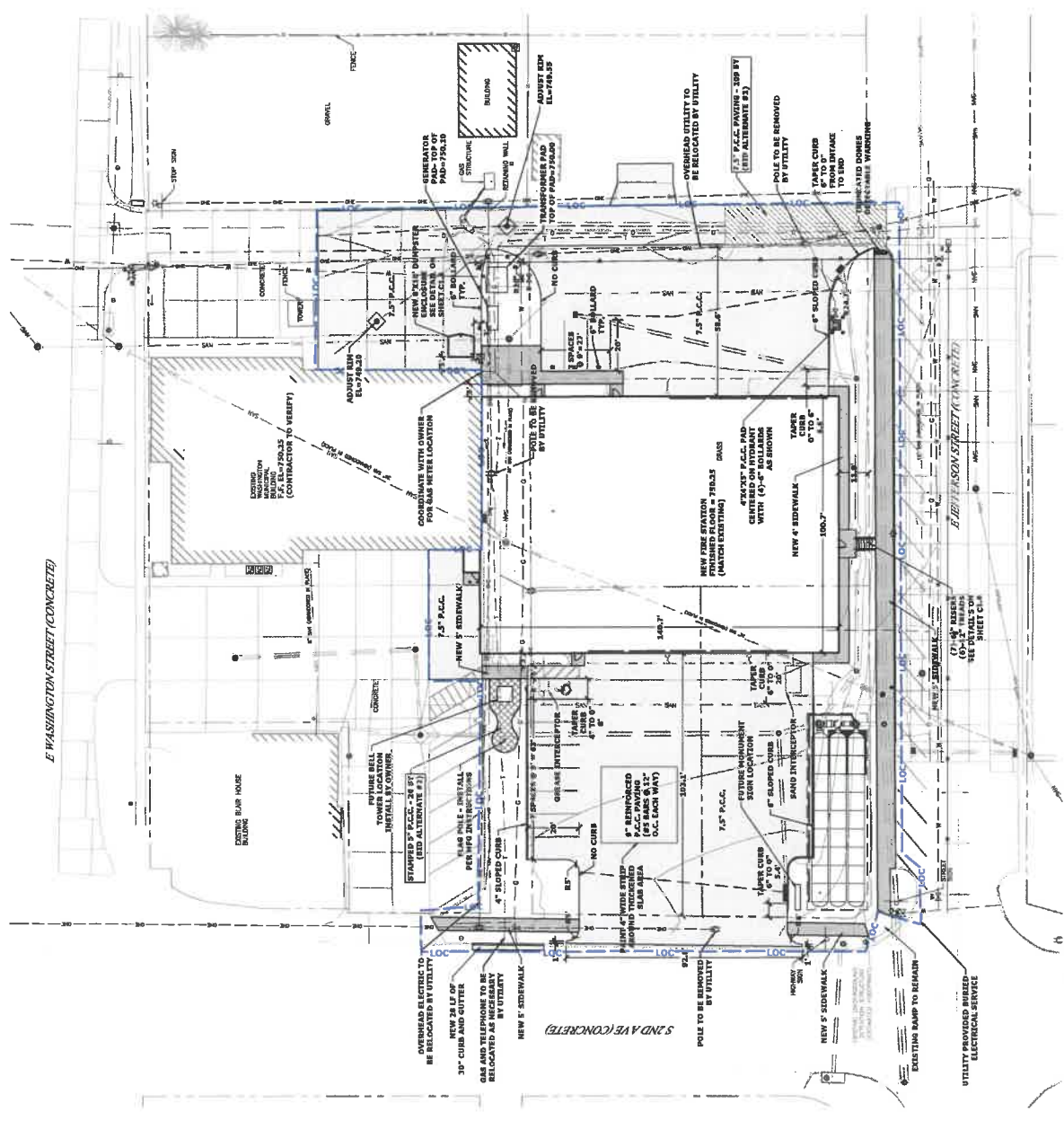
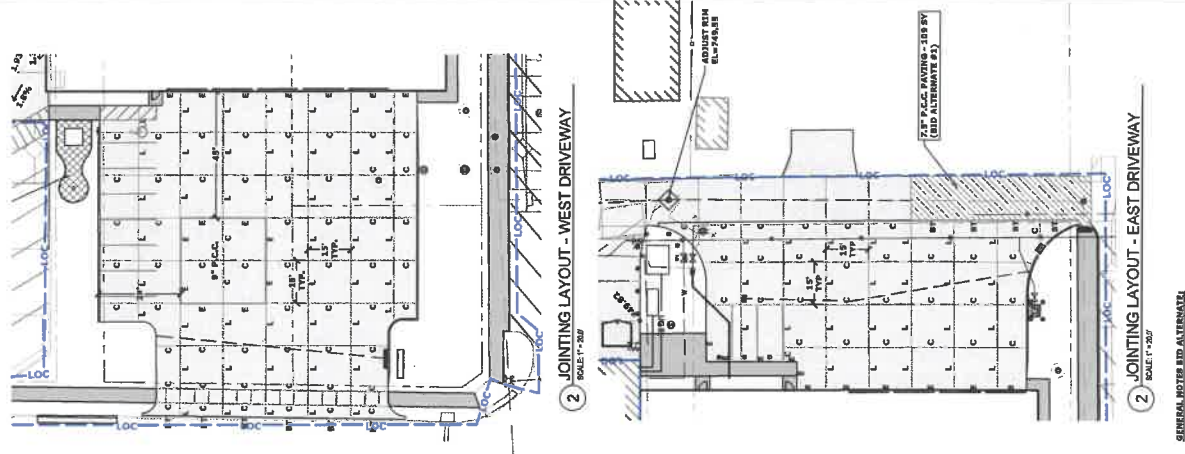
Section 2. That the Council authorizes waiver of permit fees for the construction of this project.

PASSED AND APPROVED, this 24th day of July, 2018.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk



NOTE: SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL ROLLERS LOCATIONS AND DETAILS FOR ROLLERS WITHIN 5' AND INSIDE THE BUILDING.

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WASHINGTON FIRE STATION

215 E WASHINGTON ST, WASHINGTON, WA 98101

OWNER: City of Washington
 TITLE: CODE ANALYSIS PLANS

PROJECT NUMBER: 217025
 DATE: JULY 3, 2016
 REVISIONS:

G1.2

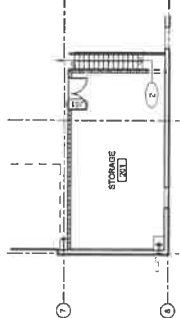
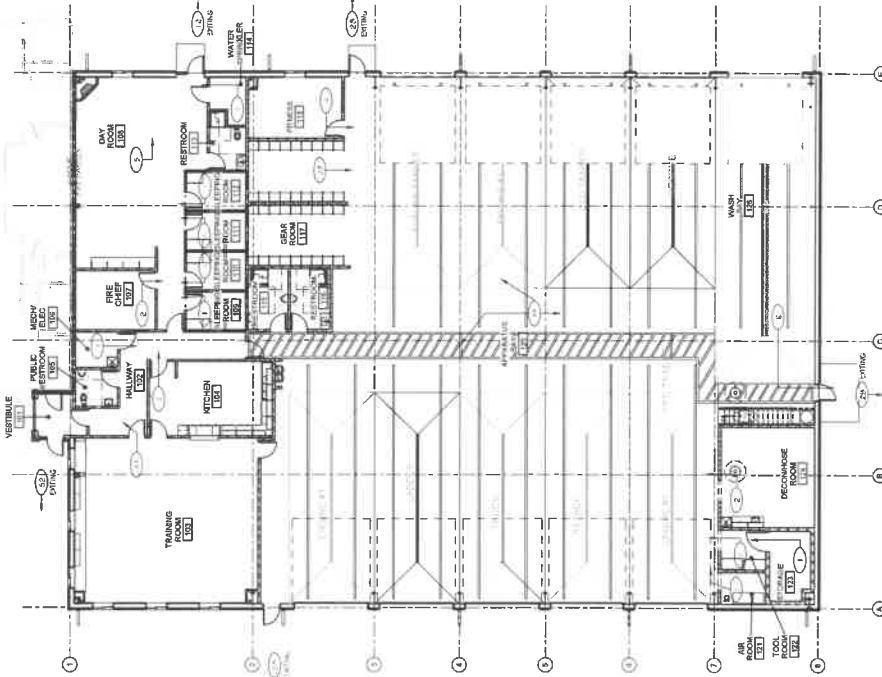
FLOORING PARTIAL FIRE RATED FLOORING CODES (TABLE 402.1)

OCCUPANCY	NO. OF FLOORING	TYPE	NO. OF DOOR-STEP	LEVEL	AVAILABILITY	REQUIREMENTS	REMARKS
REQUIREMENTS	75	M	1-50 = 2	---	1-50 = 2	---	---
TOTAL	15K	4	1-50 = 4	---	1-50 = 4	---	---

WARRANTY: 1 YEAR PROVIDED
 4 W/ 3: 4 REQUIRED IN UNDER 1: 3 UNRAISED FLOORING
 1 W/ 3: 1 REQUIRED IN UNDER 1: 1 UNRAISED FLOORING
 1 W/ 3: 1 REQUIRED IN UNDER 1: 1 UNRAISED FLOORING
 2: 2 REQUIRED

OCCUPANT LOAD TABLE

NUMBER	NAME	AREA	APPLICABLE CODE
1	VEHICLE	1,400 SF	C-10
2	TRAINING ROOM	2,100 SF	A-10
3	RECEPTION	1,100 SF	A-10
4	PLUMBING RESTROOM	55 SF	A-10
5	OFFICE	1,100 SF	A-10
6	DAY ROOM	2,100 SF	A-10
7	MEETING ROOM	700 SF	A-10
8	RECEPTION ROOM	700 SF	A-10
9	RESTROOM	700 SF	A-10
10	WATER TREATMENT	700 SF	A-10
11	RESTROOM	700 SF	A-10
12	RESTROOM	700 SF	A-10
13	RESTROOM	700 SF	A-10
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93	RESTROOM	700 SF	A-10
94	RESTROOM	700 SF	A-10
95	RESTROOM	700 SF	A-10
96	RESTROOM	700 SF	A-10
97	RESTROOM	700 SF	A-10
98	RESTROOM	700 SF	A-10
99	RESTROOM	700 SF	A-10
100	RESTROOM	700 SF	A-10
TOTAL OCCUPANT LOAD	1400		



(A1) CODE ANALYSIS FLOOR PLAN
 332' x 140'

(A2) CODE ANALYSIS MEZZANINE PLAN
 332' x 140'



WASHINGTON FIRE STATION

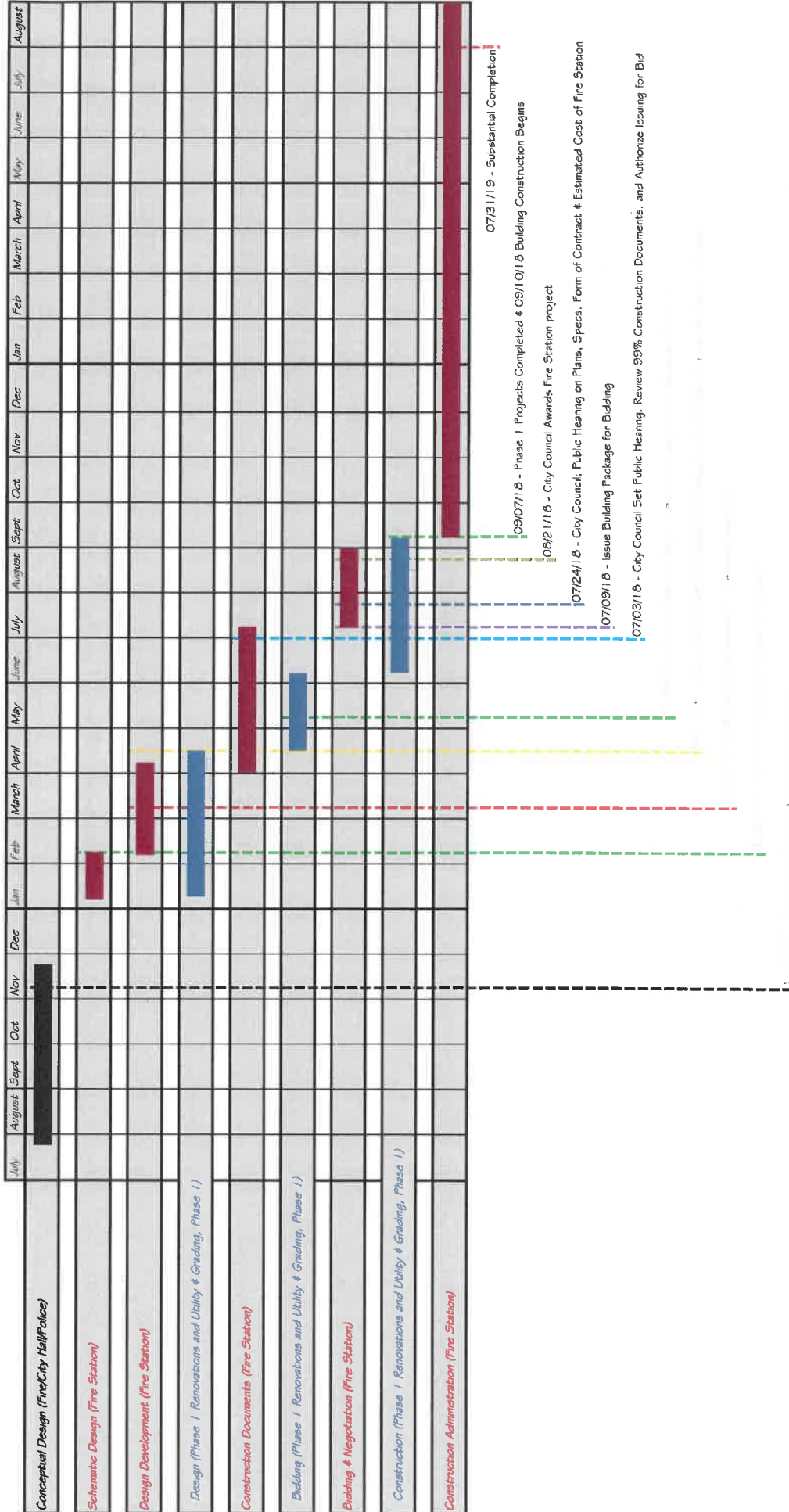
98% CD Budget Estimate

Washington, Iowa

Date: 07/03/18

Descriptions			Total Costs
Phase 1 Renovations Bid:	1 LS	\$147,300	\$147,300
Construction Contingency:	4.0%		\$5,892
			\$153,192
Budget Allocated to Utilities & Grading, Phase 1	1 LS	\$75,000	\$75,000
Budget Allocated to 180Kw Generator	1 LS	\$37,800	\$37,800
Phase 2 Fire Station Building	1 LS	\$2,450,995	\$2,450,995
Steel Tariffs (Potential Budget Impact)	±	\$50,000	\$50,000
Change Order Allowance (Included in Bid)	3.0%		\$75,000
Anticipated Phase 2 Fire Station Building Low Bid:	14330 SF	\$179.76	\$2,575,995
TOTAL ESTIMATED CONSTRUCTION COSTS:			\$2,841,987
OWNER SOFT COSTS			
Architect and Engineering Design Fees		\$155,000	
Geotechnical Engineering Investigation & Report		\$5,000	
Construction Phase Testing & Inspections	0.50% ±	\$12,880	
Fixtures, Furnishings & Equipment (Fire Fighter's Assoc.)	±	\$0	
			\$172,880
Estimated Alliant Energy Bundle 2 Projected Incentive	±		(\$10,840)
Riverboat Grant			(\$100,000)
TOTAL ESTIMATED PROJECT COSTS:			\$2,904,027
Schematic Design Preliminary Project Budget Estimate (02/06/18):			\$2,915,443
Overbudget / (Underbudget)	-0.39%		(\$11,416)
ADD ALTERNATES:			
#1 Add 7.5" PCC Paving in S. 3rd Ave.	109 SY	\$75	\$8,175
#2 Add Stamped 5" PCC @ Bell Tower/Flagpole	26 SY	\$168	\$4,368
#3 Add Factory Finished, Painted, Metal Roof	15310 SF	\$0.89	\$13,626
			\$26,169

PROJECT SCHEDULE
 Washington Fire Station
 Washington, Iowa
 Date: 07/03/18



Council Member _____ introduced the following Resolution entitled "RESOLUTION DIRECTING THE ACCEPTANCE OF A PROPOSAL TO PURCHASE \$1,845,000 (DOLLAR AMOUNT SUBJECT TO CHANGE) LOCAL OPTION SALES AND SERVICES TAX REVENUE BONDS, SERIES 2018B" and moved that it be adopted. Council Member _____ seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: _____

NAYS: _____

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

RESOLUTION DIRECTING THE ACCEPTANCE OF A PROPOSAL TO PURCHASE \$1,845,000 (DOLLAR AMOUNT SUBJECT TO CHANGE) LOCAL OPTION SALES AND SERVICES TAX REVENUE BONDS, SERIES 2018B

WHEREAS, the City of Washington, sometimes hereinafter referred to as the City, is a municipal corporation duly incorporated, organized and existing under and by virtue of the Constitution and laws of the State of Iowa; and

WHEREAS, it is deemed necessary that the City should enter into a proposal and borrow the amount of \$1,845,000 (dollar amount subject to change) as authorized by Sections 384.83 and 423B.9(3), Code of Iowa as amended; and

WHEREAS, the Bonds may be sold at public or private sale as authorized by Section 423B.9(6) of the Code of Iowa; and

WHEREAS, a proposal has been received from Northland Securities, Inc. of Minneapolis, Minnesota; and

WHEREAS, it is the intention of this City Council to accept said proposal dated _____, 2018:

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

Section 1. That this City Council does hereby accept the attached proposal of Northland Securities Inc., of Minneapolis, Minnesota, and takes additional action to permit the financing.

Section 2. The Mayor and City Clerk are authorized and directed to proceed on behalf of the City to enter into such a proposal, to negotiate the final terms of the Bond Sale on a basis favorable to the City and acceptable to the Purchaser, and to proceed to meet the conditions of this accepted proposal.

PASSED AND APPROVED this 24th day of July, 2018.

Mayor

ATTEST:

City Clerk

(Attach Copy of Terms of Proposal)

RESOLUTION NO. _____

**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 and removal of debris against the abutting property owner,

WHEREAS, tall grass and weeds were removed from the following listed property owners:

The property of Kevin Mckee at 1506 E. Washington St. for the amount of \$387.00. Legal description (16 75 07 SMOUSES 2ND ADD E 107 FT OL 1 & W 35 FT OF S 410 FT NE1/4 SW1/4). Parcel Number (11-16-312-011).

The property of Arnold and Eleanor Waring at 703 S. Iowa Ave. for the amount of \$150.00. Legal Description (01 02 S WASH). Parcel Number (11-20-130-008).

The property of Brent and Heather Shadden at 635 W. Washington Blvd for the amount of \$200.00. Legal description (08 01 SW WASH LOT 7 & N 40.25 FT). Parcel Number (11-18-477-001).

The property of Thomas Knerr at 807 S. 2nd Ave for the amount of \$175.00. Legal description (02 04 WILSONS ADD). Parcel Number (11-20-135-006).

The property of Herbert Mcroy III at 302 E. Jefferson St. for the amount of \$150.00. Legal description (G 03 E WASH). Parcel Number (11-17-378-016).

and,

WHEREAS, due notice was given to the above property owners 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 24th day of July, 2018.

Jaron Rosien, Mayor

Attest:

Illa Earnest, City Clerk

RESOLUTION NO. _____

RESOLUTION SETTING A PUBLIC HEARING ON THE PROPOSAL TO
ENTER INTO A DEVELOPMENT AGREEMENT WITH PAMPANM, LLC
FOR THE REDEVELOPMENT OF 123 EAST SECOND STREET.

WHEREAS, PamPanm, LLC (the “Developer”), desires to purchase the former Linda Lou’s/Red Bear Day Care location at 123 East Second Street in Washington (the “Property”); and

WHEREAS, the Developer and the City have negotiated a Development Agreement whereby the Developer agrees to purchase the Property at a price of \$75,000, subject to the City first demolishing and removing the building currently located at the site, and the Developer, at its sole cost will then construct a commercial building of not less than 8,000 square feet of finished area (“the Project”); and

WHEREAS, the Project is proposed to be constructed on property located within the Washington Downtown Urban Renewal Area, and the City intends to repay itself for demolition costs from incremental revenues produced by the Project; and

WHEREAS, Chapter 15A of the Iowa Code authorizes cities to make loans and grants for economic development in furtherance of the objectives of economic development in the City; and

WHEREAS, prior to entering into this proposed Development Agreement where the City, the City Council must hold a hearing on said Development Agreement.

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 an economic development grant is hereby set for 6:00 p.m. on Tuesday, August 7, 2018, at the Council Chambers at the Nicola-Stoufer Room at the Washington Public Library, 115 W. Washington Street, Washington, Iowa 52353. Further, the City Clerk is directed to publish notice of said hearing on substantially the same form as provided in this Resolution.

Passed and approved this 24th day of July, 2018.

Jaron P. Rosien, Mayor

ATTEST:

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 PamPanm, LLC (the “Developer”) at 6:00 p.m. on Tuesday, August 7, 2018 in the Nicola-Stoufer Room at the Washington Free Public Library at 115 W. Washington Street in Washington. The proposed Development Agreement contemplates the City clearing the site at 123 East Second Street to facilitate construction of a new building by the Developer pursuant to said Development Agreement.

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