



AGENDA OF THE REGULAR 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, OCTOBER 16, 2018

Call to Order

Pledge of Allegiance

Roll call

Agenda for the Regular Session to be held at 6:00 P.M., Tuesday, October 16, 2018 to be approved as proposed or amended.

Consent:

1. Council Minutes October 2, 2018
2. Kevin Olson, Professional Services, \$871.59
3. G & R Miller Construction, Fire Station Utilities & Grading Project, \$105,147.37
4. Terracon, Water Treatment Plant Improvements, \$2,306.50
5. Design Alliance, Fire Station Building Project, \$619.53
6. Fox Engineering, Well #6 Pump Replacement, \$250.25
7. Fox Engineering, South Elevated Water Storage Tank Improvements, \$12,102.00
8. Fox Engineering, Water Treatment Plant Improvements, \$16,023.14
9. Fox Engineering, City Hall Interceptor Reroute. \$3,290.00
10. Fox Engineering, SE Basin I & I Reduction, \$12,295.00
11. Fox Engineering, SE Basin I & I Reduction, \$17,110.00
12. Fox Engineering, City Hall Interceptor Reroute, \$79.00
13. Fox Engineering, South Elevated Water Storage Tank Improvements, \$5,520.75
14. Fox Engineering, Well #6 Pump Replacement, \$1,179.75
15. Fox Engineering, Water Treatment Plant Improvements, \$8,210.30
16. IMWCA, Work Comp Installment #4, \$7,080.00
17. Washington Chamber of Commerce – Tourism Committee, \$20,000.00
18. MSA Professional Services, Wellness Park Phase I Design & Bidding, \$6,300.00
19. Schimberg Company, Wellness Park Water Main, \$5,377.44
20. Altorfer, Inc., Grapple for M/C (Tree Removal Work), \$14,711.08
21. Casey's General Store #3528, 1730 E. Washington Street, Class B Wine Permit, Class C Beer Permit (BC), Sunday Sales, **(renewal)**
22. Café Dodici, 120-122 S. Iowa Ave, Class C Liquor License (LC) (Commercial), Catering Privilege, Class B Wine Permit, Outdoor Service, Sunday Sales, **(renewal)**
23. Department Reports

Consent – Other:

1. Tricon Construction, Water Treatment Plant, \$144,474.49
2. DeLong Construction, Wellness Park Utilities & Grading, \$77,898.76

Claims & Financial Reports:

Claims for October 16, 2018
Financial Reports – September, 2018

SPECIAL PRESENTATION

Mayoral Announcement of Trick or Treat Night and Time in Washington.

Mayoral Announcement - Need Citizens to Volunteer for Openings on Historic Preservation Commission and the Chamber of Commerce Visitors and Tourism Committee.

Discussion and Consideration of Chamber of Commerce Request for Trick-or-Treat Around the Square Activities, October 31, 2018.

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

UNFINISHED BUSINESS

Discussion and Consideration of Sunset Park Disc Golf Expansion Confirmation.

PUBLIC HEARING

1. Public Hearing – Resolution of Necessity for East Washington Street Sidewalk Project.
2. Discussion and Consideration of a Resolution of Necessity for East Washington Street Sidewalk Project.

NEW BUSINESS

1. Discussion and Consideration of Fall Bio-solids Application Quotes.
2. Discussion and Consideration of Competitive Quotes on 2018-2019 Concrete Patching Program.
3. Discussion and Consideration of Asbestos Abatement Quotes for 123 E. 2nd Street.
4. Discussion and Consideration of a Resolution for Architectural Services with Design Alliance, Inc. (City Hall/Police Building Project)
5. Discussion and Consideration of Change Order #1, Fire Station Utilities & Grading Project.
6. Discussion and Consideration of Pay Application #4, Fire Station Utilities & Grading.
7. Discussion and Consideration of a Resolution Endorsing Applications for Municipal Grant Funds for FY20.
8. Discussion and Consideration of a Resolution Setting a Date for Consultation and Hearing on Amendment #3 to Washington Downtown Urban Renewal Plan.

9. Discussion and Consideration of a Resolution Approving Site Plan for Hy-Vee Gas Kiosk at 528 Hwy1South.
10. Discussion and Consideration of a Resolution Accepting a Conveyance of Property – Lot 4 of Block 4 MM YOUNGS 2nd ADD.
11. Discussion and Consideration of a Resolution Directing the Sale of an Interest in Real Property Following Public Hearing (YMCA).
12. Discussion and Consideration of a Resolution Approving Site Plan for YMCA of Washington County at 520 W. 5th Street.
13. Discussion and Consideration of a Resolution Approving the Preliminary Plat for East View Subdivision.
14. Discussion and Consideration of a Resolution Setting Public Hearing on Vacating an Alley (Block 20 East-West Alley- City Hall/Police/Fire)
15. Discussion and Consideration of a Resolution Amending Personnel Policies (Expense Reimbursement Requests) –**Tabled 8/21/2018**
16. Discussion and Consideration of Third Reading of an Ordinance Amending Chapter 165 (Outside Storage – P & Z Recommendation)
17. Discussion and Consideration of First Reading of an Ordinance Changing the Boundaries of Zoning Districts (Rezone East View Subdivision to R-1 per P & Z Recommendation)
18. Discussion and Consideration of First Reading of an Ordinance Amending Chapter 165 (B-1 Rear Yard Setback per P & Z Recommendation)

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

Council Minutes 10-02-2018

The Council of the City of Washington, Iowa, met in Regular Session in the Nicola-Stoufer Room, Washington Free Public Library, 115 West Washington Street on Tuesday, October 2, 2018 at 6:00 P.M. Mayor Rosien in the chair. On roll call present: DeLong, Gault, Moore, Pettit-Majewski, Stigers, Youngquist. Absent: none.

Motion by Pettit-Majewski, seconded by Gault, that the agenda for the Regular Session to be held at 6:00 P.M., Tuesday, October 2, 2018 be approved as proposed. Motion carried.

Consent:

1. Council Minutes September 18, 2018
2. Garden & Associates, E. Washington St. Sidewalk Extension Plan, \$1,115.25
3. Ahlers & Cooney, Series 2018 Local Option Sales & Services Tax Revenue Bonds, \$6,378.71
4. Panda Palace Chinese Restaurant, 100 W. Main St, Special Class C Liquor License (BW) (Beer/Wine), Sunday Sales (**renewal**)
5. Smokin Joe's Tobacco and Liquor Outlet #9, 304 W. Madison St., Class E Liquor License (LE), Class B Wine Permit, Class C Beer Permit (carryout beer), Sunday Sales (**renewal**)
6. Department Reports

Consent – Other:

DeLong requested the September 18, 2018 minutes be amended to show his abstention on the Wellness Park Change Order #1 vote.

Motion by Stigers, seconded by Youngquist, to approve the consent agenda items as amended. Motion carried.

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

Presentations from the Public: none.

After a presentation by Xiomara Levsen, Client Advocacy Service Coordinator for the Domestic Violence Intervention Program for Washington County and Elias Ortiz, Shelter and Youth Coordinator for the Domestic Violence Intervention Program, Mayor Rosien read a proclamation proclaiming October as Domestic Violence Awareness Month in Washington.

Mayor Rosien read a proclamation recognizing the 50th Year Anniversary of Home Rule in Iowa.

Motion by DeLong, seconded by Stigers, to approve the Request from Greiner Buildings to close the alley behind Jones Funeral Home from 4 – 9 for their Alive After 5 Event on October 18. Motion carried.

Motion by Pettit-Majewski, seconded by Gault, to approve the quote from Iowa Pump Works in the amount of \$5,846.00 for pump repairs at the WWTP. Motion carried.

Quotes received for materials for the Wellness Park Water Main Project:

Utility Equipment Company	\$30,734.00 plus not to exceed \$23,873.00
Schimberg Company	\$32,464.00 plus not to exceed \$23,873.00

Motion by Youngquist, seconded by Moore, to approve purchase of water line materials from Utility Equipment Company in the amount of \$54,607 to be installed by city staff at the Wellness Park. Motion carried. Gault voted "no".

Motion by Pettit-Majewski, seconded by Moore, to approve Change Order #2 (Time Extension) for the Wellness Park. Motion carried. Gault voted "no", DeLong abstained.

Motion by Gault, seconded by Stigers, to approve Change Order #2 for the Fire Station Building Project. Motion carried. DeLong abstained

Motion by DeLong, seconded by Youngquist, to approve the quote from TEAM Services for Testing and Inspection Services for the Fire Station Building Project not to exceed \$10,500.00. Motion carried.

Motion by Youngquist, seconded by Pettit-Majewski, to approve the City Hall/Police Building Project Committee recommendation to use Design Alliance as architect for the project. Motion carried.

Motion by Pettit-Majewski, seconded by Stigers, to approve the Resolution Adopting the Urban Renewal Agreement for the Washington County Communications Facility. Roll call on motion: Ayes: DeLong, Gault, Moore, Pettit-Majewski, Stigers, Youngquist. Nays: none. Motion carried. (**Resolution No. 2018-123**).

Discussion and Consideration of a Resolution Amending Personnel Policies (Expense Reimbursement Requests) (**Tabled 08/21/2018**). Remains tabled.

Motion by DeLong, seconded by Gault, to approve the third reading and adopt the Ordinance Amending Chapter 155.02 of the Electrical Code. Roll call on motion: Ayes: DeLong, Gault, Moore, Pettit-Majewski, Stigers, Youngquist. Nays: none. Motion carried. (**Ordinance No. 1076**).

Motion by DeLong, seconded by Youngquist, to approve the third reading and adopt the Ordinance Amending Chapters 65 and 69 (Traffic and Parking Regulations). Roll call on motion: Ayes: DeLong, Gault, Moore, Pettit-Majewski, Stigers, Youngquist. Nays: none. Motion carried. (**Ordinance No. 1077**).

Motion by DeLong, seconded by Moore, to approve the second reading of an Ordinance Amending Chapter 165 (outside storage – P & Z Recommendation). Roll call on motion: Ayes: DeLong, Gault, Moore, Pettit-Majewski, Stigers, Youngquist. Nays: none. Motion carried.

Motion by Youngquist, seconded by Gault, to approve the Resolution Authorizing Levy, Assessment and Collection of Costs to the Washington County Treasurer. Roll call on motion: Ayes: DeLong, Gault, Moore, Pettit-Majewski, Stigers, Youngquist. Nays: none. Motion carried. (**Resolution No. 2018-124**).

Motion by Gault, seconded by Stigers, that the Regular Session held at 6:00 P.M., Tuesday, October 2, 2018, be adjourned. Motion carried.

Illa Earnest, City Clerk

Kevin D. Olson
Attorney-at-Law
1400 5th Street, P.O. Box 5127
Coralville, Iowa 52241

Phone (319) 351-2277 Fax: (319) 351-2279 e-mail: kevinolsonlaw@gmail.com

October 11, 2018

Mr. Brent Hinson, City Administrator
City of Washington, Iowa
215 E. Washington Street
Washington, Iowa 52353

INVOICE

For legal services rendered to the City of Washington, Iowa in August, 2018

TOTAL HOURS	7.0 hours (reg) 1.25 hours (Court)
TOTAL MILES	264 miles
Hourly Rate	\$90/hour- Reg \$75/hour - Court
Mileage Rate	\$0.56 per mile
TOTAL INVOICE FOR AUGUST, 2018	\$871.59

Contractor's Application for Payment No. 4

Unit Price Contract

Project: Fire Station Utilities and Grading, Phase I From (Contractor): G & R Miller Construction Application Date: 10/10/2018
To (Owner): City of Washington Owner's Project No.: Period From: 9/5/2018
Via (Engineer): FOX Engineering Engineer's Proj. No.: 2045-17B Period To: 10/10/2018

Approved Change Order Summary:		
No.	Date Approved	Additions Deductions
1	10/16/2018	zero zero
TOTALS		
NET CHANGE BY CHANGE ORDERS		

- 1. ORIGINAL CONTRACT PRICE.....** \$ **433,767.55**
2. Net change by Change Orders..... \$ _____
3. Current Contract Price (Line 1 + 2)..... \$ **433,767.55**
4. TOTAL COMPLETED AND STORED TO DATE
 (Column F on Progress Estimate)..... \$ **386,628.35**
5. RETAINAGE:
 a. 5% **\$386,628.35** Work Completed..... \$ **19,331.42**
 b. 5% Stored Material..... \$ _____
 c. Less Total Retainage Released Early..... \$ _____
 d. Total Retainage (Line 5a + Line 5b - Line 5c)..... \$ **19,331.42**
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)..... \$ **367,296.93**
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ **262,149.56**
8. AMOUNT DUE THIS APPLICATION..... \$ **105,147.37**
9. BALANCE TO FINISH, PLUS RETAINAGE
 (Column G on Progress Estimate + Line 5 above)..... \$ **66,470.62**

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By R. Miller Date: 10/10/2018

Payment of: \$ 105,147.37
 (Line 8 or other - attach explanation of the other amount)
 is recommended by: [Signature] (Engineer) 10/11/18 (Date)
 Payment of: \$ _____
 (Line 8 or other - attach explanation of the other amount)
 is approved by: _____ (Owner) _____ (Date)



INVOICE

2640 12th St SW
Cedar Rapids, IA 52404-3440
319-366-8321

Project Mgr: Peng Cavan

Project: Washington Water Treatment Plant Improvements
4th Avenue and 5th Street
Washington, IA

To: City of Washington, IA
Attn: Brent Hinson
215 E. Washington Street
PO Box 516
Washington, IA 52353

REMIT TO:	
Invoice Number: TB16212	
Terracon Consultants, Inc.	
PO Box 959673	
St Louis, MO 63195-9673	
Federal E.I.N.: 42-1249917	

Project Number:	06171193
Billed to Date:	\$22,638.75
Invoice Date:	10/08/2018
Services Through:	9/29/2018

If you have any questions regarding this invoice, please call (319) 366-8321.

Date	Report	Description of Services	Quantity	Rate	Total
TASK: 01 - Earthwork Observation & Testing					
9/17/18	06171193.0081	Field Engineer	4.00	\$98.00	\$392.00
9/17/18	06171193.0081	Trip Charge - Each	1.00	\$75.00	\$75.00
9/19/18	06171193.0082	Field Technician	3.00	\$52.00	\$156.00
9/19/18	06171193.0082	Trip Charge - Each	1.00	\$75.00	\$75.00
9/19/18	06171193.0082	Nuclear Density Gauge	1.00	\$20.00	\$20.00
Task Total					\$718.00
TASK: 09 - Portland Cement Concrete Testing					
9/20/18	06171193.0083	Field Technician	3.00	\$52.00	\$156.00
9/20/18	06171193.0083	Trip Charge - Each	1.00	\$75.00	\$75.00
9/20/18	06171193.0083	Compressive Strength Cylinder (4" x 8", Terracon - made)	5.00	\$13.00	\$65.00
9/21/18	06171193.0084	Sample Pick-up / Log-in - Concrete	3.00	\$52.00	\$156.00
9/21/18	06171193.0084	Trip Charge - Each	1.00	\$75.00	\$75.00
9/24/18	06171193.0085	Field Technician	3.25	\$52.00	\$169.00
9/24/18	06171193.0085	Trip Charge - Each	1.00	\$75.00	\$75.00
9/24/18	06171193.0085	Compressive Strength Cylinder (4" x 8", Terracon - made)	5.00	\$13.00	\$65.00
9/25/18	06171193.0086	Sample Pick-up / Log-in - Concrete	3.00	\$52.00	\$156.00
9/25/18	06171193.0086	Trip Charge - Each	1.00	\$75.00	\$75.00
Task Total					\$1,067.00
TASK: 101 - Delay					
9/17/18	06171193.0081	Field Engineer Waiting for the dump truck to start the observation	0.75	\$98.00	\$73.50
Task Total					\$73.50

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Invoice No.: TB16212
Project No.: 06171193
Project: Washington Water Treatment Plant
Improvements
4th Avenue and 5th Street
Washington, IA

Project Mgr: Peng Cavan

If you have any questions regarding this invoice, please call (319) 366-8321.

Date	Report	Description of Services	Quantity	Rate	Total
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Continued

TASK: 20 - Project Management

9/29/18	06171193	Project Manager/Engineer, during billing period, per hour	2.25	\$98.00	\$220.50
9/29/18	06171193	Field/Lab Coordinator, during billing period, per hour	3.50	\$65.00	\$227.50
				Task Total	\$448.00

Invoice Total **\$2,306.50**



City of Washington
215 East Washington Street
Washington, IA 52353

October 4, 2018
Invoice No: 205531
Project No: 217055

Attn: Brent Hinson

Re: Washington Fire Station

For professional services rendered for the period September 1, 2018 to September 30, 2018
for the referenced project.

Description	Contract Amount	% Work To Date	Amount Billed	Previous Billed	This Inv Billed
Predesign	15,500.00	100.00%	15,500.00	15,500.00	0.00
Schematic	7,750.00	100.00%	7,750.00	7,750.00	0.00
Design Dev	31,000.00	100.00%	31,000.00	31,000.00	0.00
Const Doc	54,250.00	100.00%	54,250.00	54,250.00	0.00
Bid/Negot	7,750.00	100.00%	7,750.00	7,750.00	0.00
Const Admin	38,750.00	4.38%	1,697.25	1,212.88	484.37
Total Fixed Fee	155,000.00		117,947.25	117,462.88	484.37
Total Fixed Fee					\$484.37
Kristofer Orth - mileage					135.16
Total Out-of-Pocket Expenses					\$135.16
INVOICE TOTAL					\$619.53

Please notify our office if you have any questions concerning your invoice balance.

1.5% interest charged on unpaid balance over 30 days

14225 University
Suite 110
Waukee, IA 50263
TEL 515.225.3469
FAX 515.225.9649
DesignAllianceInc.com



414 South 17th Street, Ste 107
 Ames, IA 50010
 515-233-0000

City of Washington
 PO Box 516
 Washington, IA 52353
 Brent Hinson

Invoice number 43342
 Date 08/31/2018

Project **342415C Washington Well 6 Pump Replacement**

Professional Services for the Period of 07/29/2018 to 08/31/2018

Lump Sum Phases

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Design	28,324.00	100.00	28,324.00	28,324.00	0.00
Bidding	4,768.00	100.00	4,768.00	4,768.00	0.00
Total	33,092.00	100.00	33,092.00	33,092.00	0.00

Standard Hourly Rate Phases

Construction Administration
 Professional Fees

	Billed Amount
Professional Fees	250.25
Construction Administration subtotal	250.25
Invoice total	\$250.25

Approved by:

Steven J. Trayer

Late Payment Charge: 15% per annum beginning 30 days from above date



414 South 17th Street, Ste 107
 Ames, IA 50010
 515-233-0000

City of Washington
 PO Box 516
 Washington, IA 52353
 Brent Hinson

Invoice number 43344
 Date 08/31/2018

Project **342417B Washington South 0.5 MG
 Elevated Water Storage Tank
 Improvements**

Professional Services for the Period of 07/29/2018 to 08/31/2018

Lump Sum Phases

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Preliminary Design	5,713.00	100.00	5,713.00	5,713.00	0.00
Final Design	13,534.00	100.00	13,534.00	13,534.00	0.00
Bidding	3,994.00	100.00	3,994.00	3,994.00	0.00
Total	23,241.00	100.00	23,241.00	23,241.00	0.00

Standard Hourly Rate Phases

Construction Administration

Professional Fees

Billed Amount

1,180.00

Construction Administration subtotal

1,180.00

Resident Project Representative

Outside Services

Owens Inspection Services, LLC

10,922.00

Resident Project Representative subtotal

10,922.00

Invoice total **\$12,102.00**

Approved by:

Steven J. Troyer

Late Payment Charge: 15% per annum beginning 30 days from above date



414 South 17th Street, Ste 107
 Ames, IA 50010
 515-233-0000

City of Washington
 PO Box 516
 Washington, IA 52353
 Brent Hinson

Invoice number 43343
 Date 08/31/2018

Project **342416A Washington Water Treatment Plant Improvements**

Professional Services for the Period of 07/29/2018 to 08/31/2018

Lump Sum Phases

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Preliminary Design	126,460.00	100.00	126,460.00	126,460.00	0.00
Final Design	177,830.00	100.00	177,830.00	177,830.00	0.00
Bidding	16,780.00	100.00	16,780.00	16,780.00	0.00
Total	321,070.00	100.00	321,070.00	321,070.00	0.00

Standard Hourly Rate Phases

Construction Administration

Professional Fees		9,582.50
Reimbursables		204.10
Outside Services	Rietz Consultants, Ltd	437.50
	Rietz Consultants, Ltd	250.00
Construction Administration subtotal		10,474.10

Resident Project Representative

Professional Fees	6,577.50	
Reimbursables	943.80	
Resident Project Representative subtotal		7,521.30

Construction Staking

Professional Fees	613.25	
Reimbursables	92.30	
Construction Staking subtotal		705.55

Invoice subtotal	18,700.95
Well Flush Tank Overflow Modifications	-2,677.81
Invoice total	\$16,023.14

Approved by:

Steven J. Troyer



414 South 17th Street, Ste 107
 Ames, IA 50010
 515-233-0000

City of Washington
 PO Box 516
 Washington, IA 52353
 Brent Hinson

Invoice number 43379
 Date 08/31/2018

Project **204517B Washington City Hall
 Interceptor Reroute**

Professional Services for the Period of 07/29/2018 to 08/31/2018

Lump Sum Phases

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Preliminary Design	19,500.00	100.00	19,500.00	19,500.00	0.00
Final Design	9,500.00	100.00	9,500.00	9,500.00	0.00
Bidding	6,500.00	100.00	6,500.00	6,500.00	0.00
Boundary Survey	3,900.00	95.00	3,705.00	3,705.00	0.00
Construction Administration	11,000.00	100.00	8,250.00	11,000.00	2,750.00
Construction Staking	3,000.00	100.00	2,460.00	3,000.00	540.00
Total	53,400.00	99.63	49,915.00	53,205.00	3,290.00

Invoice total **\$3,290.00**

Approved by:

Steven P. Soupir

Late Payment Charge: 15% per annum beginning 30 days from above date



414 South 17th Street, Ste 107
Ames, IA 50010
515-233-0000

City of Washington
PO Box 516
Washington, IA 52353
Brent Hinson

Invoice number 43378
Date 08/31/2018

Project 204517A Washington SE Basin I&I
Reduction

Professional Services for the Period of 07/29/2018 to 08/31/2018

Lump Sum Phases

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Preliminary Design	57,100.00	100.00	54,245.00	57,100.00	2,855.00
Final Design	29,500.00	32.00	0.00	9,440.00	9,440.00
Bidding	8,500.00	0.00	0.00	0.00	0.00
Construction Administration	29,800.00	0.00	0.00	0.00	0.00
Post Construction Record Drawings	5,700.00	0.00	0.00	0.00	0.00
Total	130,600.00	50.95	54,245.00	66,540.00	12,295.00

Invoice total **\$12,295.00**

Approved by: _____

Late Payment Charge: 15% per annum beginning 30 days from above date



414 South 17th Street, Ste 107
 Ames, IA 50010
 515-233-0000

City of Washington
 PO Box 516
 Washington, IA 52353
 Brent Hinson

Invoice number 43548
 Date 09/30/2018

Project **204517A Washington SE Basin I&I Reduction**

Professional Services for the Period of 09/01/2018 to 09/29/2018

Lump Sum Phases

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Preliminary Design	57,100.00	100.00	57,100.00	57,100.00	0.00
Final Design	29,500.00	90.00	9,440.00	26,550.00	17,110.00
Bidding	8,500.00	0.00	0.00	0.00	0.00
Construction Administration	29,800.00	0.00	0.00	0.00	0.00
Post Construction Record Drawings	5,700.00	0.00	0.00	0.00	0.00
Total	130,600.00	64.05	66,540.00	83,650.00	17,110.00

Invoice total \$17,110.00

Approved by: _____

Late Payment Charge: 15% per annum beginning 30 days from above date



414 South 17th Street, Ste 107
 Ames, IA 50010
 515-233-0000

City of Washington
 PO Box 516
 Washington, IA 52353
 Brent Hirson

Invoice number 43549
 Date 09/30/2018

Project **204517B Washington City Hall
 Interceptor Reroute**

Professional Services for the Period of 09/01/2018 to 09/29/2018

Lump Sum Phases

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Preliminary Design	19,500.00	100.00	19,500.00	19,500.00	0.00
Final Design	9,500.00	100.00	9,500.00	9,500.00	0.00
Bidding	6,500.00	100.00	6,500.00	6,500.00	0.00
Boundary Survey	3,900.00	95.00	3,705.00	3,705.00	0.00
Construction Administration	11,000.00	100.00	11,000.00	11,000.00	0.00
Construction Staking	3,000.00	100.00	3,000.00	3,000.00	0.00
Total	53,400.00	99.63	53,205.00	53,205.00	0.00

Standard Hourly Rate Phases

Post Construction Phase

Professional Fees

Billed Amount

79.00

Post Construction Phase subtotal

79.00

Invoice total

\$79.00

Approved by:

Steven P. Soupir

Late Payment Charge: 15% per annum beginning 30 days from above date



414 South 17th Street, Ste 107
 Ames, IA 50010
 515-233-0000

City of Washington
 PO Box 516
 Washington, IA 52353
 Brent Hinson

Invoice number 43494
 Date 09/30/2018

Project **342417B Washington South 0.5 MG
 Elevated Water Storage Tank
 Improvements**

Professional Services for the Period of 09/01/2018 to 09/29/2018

Lump Sum Phases

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Preliminary Design	5,713.00	100.00	5,713.00	5,713.00	0.00
Final Design	13,534.00	100.00	13,534.00	13,534.00	0.00
Bidding	3,994.00	100.00	3,994.00	3,994.00	0.00
Total	23,241.00	100.00	23,241.00	23,241.00	0.00

Standard Hourly Rate Phases

Construction Administration

Professional Fees		1,360.00
Reimbursables		100.75
Outside Services	KCL Engineering	472.00
Construction Administration subtotal		1,932.75

Resident Project Representative

Outside Services	Owens Inspection Services, LLC	3,588.00
Resident Project Representative subtotal		3,588.00

Invoice total **\$5,520.75**

Approved by:

Steven J. Troyer

Late Payment Charge: 15% per annum beginning 30 days from above date



414 South 17th Street, Ste 107
 Ames, IA 50010
 515-233-0000

City of Washington
 PO Box 516
 Washington, IA 52353
 Brent Hinson

Invoice number 43492
 Date 09/30/2018

Project **342415C Washington Well 6 Pump Replacement**

Professional Services for the Period of 09/01/2018 to 09/29/2018

Lump Sum Phases

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Design	28,324.00	100.00	28,324.00	28,324.00	0.00
Bidding	4,768.00	100.00	4,768.00	4,768.00	0.00
Total	33,092.00	100.00	33,092.00	33,092.00	0.00

Standard Hourly Rate Phases

Construction Administration

Professional Fees

Construction Administration subtotal

Billed Amount

1,179.75

1,179.75

Invoice total **\$1,179.75**

Approved by:

Steven J. Trayer

Late Payment Charge: 15% per annum beginning 30 days from above date



414 South 17th Street, Ste 107
 Ames, IA 50010
 515-233-0000

City of Washington
 PO Box 516
 Washington, IA 52353
 Brent Hinson

Invoice number 43493
 Date 09/30/2018

Project **342416A Washington Water Treatment Plant Improvements**

Professional Services for the Period of 09/01/2018 to 09/29/2018

Lump Sum Phases

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Preliminary Design	126,460.00	100.00	126,460.00	126,460.00	0.00
Final Design	177,830.00	100.00	177,830.00	177,830.00	0.00
Bidding	16,780.00	100.00	16,780.00	16,780.00	0.00
Total	321,070.00	100.00	321,070.00	321,070.00	0.00

Standard Hourly Rate Phases

	Billed Amount
Construction Administration	
Professional Fees	4,433.00
Reimbursables	198.90
Construction Administration subtotal	4,631.90
Resident Project Representative	
Professional Fees	1,068.00
Reimbursables	231.40
Resident Project Representative subtotal	1,299.40
Construction Staking	
Professional Fees	2,077.50
Reimbursables	201.50
Construction Staking subtotal	2,279.00
Invoice total	<u><u>\$8,210.30</u></u>

Approved by:

Steven J. Troyer

IMWCA

IOWA MUNICIPALITIES WORKERS' COMPENSATION ASSOCIATION
500 SW 7TH STREET, SUITE 101
DES MOINES, IA 50309-4506
PHONE: 800-257-2708

INVOICE INV70756

DATE

10/1/2018

PAGE: 1

Washington, City of
215 E Washington

Mbr No: 0706 Member Name:
Washington, City of

Washington IA 52353

Please remit payment to: IMWCA, P.O. Box 310009, Des Moines, IA 50331-0009

PURCHASE ORDER NO.	CUSTOMER ID	SALES ID	SHIPPING METHOD	PAYMENT TERMS	REQ'D SHIP DATE	MASTER NUMBER
	WASHI001	AG0075				
QUANTITY	ITEM NUMBER	DESCRIPTION	UOM	DISCOUNT	UNIT PRICE	EXTENDED PRICE
1.00	INSTALL4	Installment 4 - Work Comp Prem 18-19			7,080.00	\$7,080.00

This invoice is due by November 1, 2018.

A FINANCE CHARGE of 1.5% (APR 18%) will be added to balances over 30 days past the due date.

Subtotal	\$7,080.00
Bond Credit	\$0.00
Misc	\$0.00
Total	\$7,080.00

When you provide a check as payment, you authorize IMWCA either to use the information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. For inquiries please call 515-244-7282.

Thank You

WASHINGTON CHAMBER OF COMMERCE

205 W. Main Street
Washington, IA
52353

"One of THE BEST Small Towns in America"

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

Phone (319) 653-3272

E-mail: michelle@washingtioniowa.org

Invoice Date: 7/5/2018 *sent 9/28/18*

Invoice Number: 2018-0295

INVOICE

DESCRIPTION	PRICE EACH	QUANTITY	AMOUNT
Annual city contribution to Chamber tourism	20,000.00		20,000.00

Please mark your billing preference

I prefer standard MAIL

Save a stamp, please E-MAIL invoices!

Send invoices to this email:

www.chamber.washingtioniowa.org

Balance Due \$20,000.00



INVOICE

PAYMENT DUE UPON RECEIPT OF INVOICE.
INTEREST AT THE RATE OF 1.5% PER MONTH
ON UNPAID BALANCE WILL BE ADDED TO
YOUR NEXT STATEMENT.

For questions, contact: (800) 362-4505

Remit to:
MSA Professional Services, Inc.
1230 South Boulevard
Baraboo, WI 53913

City of Washington, IA
215 East Washington Street
Washington, IA 52353

September 28, 2018
Project No: R10322002.0
Invoice No: 8
00-03-28
Project Manager Jacob Huck
Client Liaison Jacob Huck

Project R10322002.0 Washington Wellness Park Phase 1 Design & Bidding
Professional Services from August 26, 2018 to September 22, 2018

Description	Contract Amount	Percent Complete	Amount Earned	Previous Invoices	This Invoice	
Wellness Park Phase 1 Design & Bidding	90,000.00	87.00	78,300.00	72,000.00	6,300.00	
Total Fee	90,000.00		78,300.00	72,000.00	6,300.00	
			Total Fee			6,300.00
				AMOUNT DUE THIS INVOICE:		\$6,300.00

For ACH notification, remit to:
ach@msa-ps.com
Account Number: 101065930 Routing Number: 075901590
Bank Information: Baraboo State Bank, 101 3rd Ave., PO Box 50., Baraboo, WI 53913, (608) 356-7703

MSA ENABLES PEOPLE TO POSITIVELY IMPACT THE LIVES OF OTHERS.
We are proud to be a 100% employee-owned firm.



SCHIMBERG CO.

1106 Shaver Road NE
 Cedar Rapids, IA 52402
 Ph: 319-365-9421 Toll Free: 800-728-9421
 www.schimberg.com

Remit To: 1106 Shaver Road NE
 Cedar Rapids, IA 52402
 Ph: 319-365-9421 Toll Free: 800-728-9421
 Omaha, NE 68127
 Ph: 402-881-4300 Toll Free: 888-486-0010
 Decatur, IL 62526
 Ph: 217-877-2177 Toll Free: 866-977-2177
 N Sioux City, SD 57049
 Ph: 605-217-3835 Toll Free: 866-951-9907
 Wichita, KS 67226
 Ph: 316-630-0353 Toll Free: 844-487-5503

INVOICE

Order Date	Invoice Date	Invoice #
09/26/18	09/27/18	7779579-00
Outside Rep	PO #	
146	JJ BELL	
Placed By	Taken By	
JJ BELL	KEVIN GAUTHIER	

THANK YOU!

Bill To: 3298	WASHINGTON WATER DEPT 522 N 4TH AVE WASHINGTON, IA 52353
-------------------------	--

Ship To: SAME	WASHINGTON WATER DEPT 522 N 4TH AVE JJ CALL WHEN IN ROUTE 31965315 WASHINGTON, IA 52353
-------------------------	--

Terms	Ship Point	Ship Via	Shipped	Tax Jurisdiction
NET 30 DAYS	SCHIMBERG CEDAR RAPIDS	S CO TRUCK	09/27/18	US,IA,WASHINGTON L

Line #	Product And Description	Quantity Ordered	Quantity Shipped	Quantity B/O	Qty U/M	Unit Price	Ext. Price
1	56002010600 PIPE PVC C900 DR18 WM 6X20'	1200.0	1200.0	0.0	FT	4.20	5040.00
2	52800120000 LLDPE TRACING WIRE BLUE 12GA 500' 45MIL BC1245B-500	1500.0	1500.0	0.0	FT	0.22	330.00
3	52800030160 12 GA WIRE SEALED SPLICE	3	3	0	EACH	2.48	7.44

3 Lines Total	Total	5377.44
	Invoice Total	5377.44

SALESPERSON CONTACT INFORMATION
 KEVIN GAUTHIER
 KGAUTHIER@schimberg.com

Product Warranty: Published warranty of manufacturer only, no other warranty or liability assumed by this supplier.
ALL ACCOUNTS ARE SUBJECT TO A FINANCE CHARGE OF 1 1/2% PER MONTH, OR 18% PER ANNUM, WHEN 30 DAYS OR MORE PAST DUE. MINIMUM FINANCE CHARGE OR \$.50 PER MONTH



ALTORFER INC.

Construction : Power Systems : Ag Machinery : Lift Truck : Compact Construction : Packaging : Rental Services

TERMS:
RENTALS: PAYABLE IN ADVANCE
EQUIPMENT SALES: NET 10 DAYS

EQUIPMENT/RENTAL
INVOICE

SOLD TO CITY OF WASHINGTON
ATTN CITY CLERK
PO BOX 516
WASHINGTON IA 52353-0516

SHIP TO 212 E WASHINGTON ST

INVOICE NUMBER	INVOICE DATE	CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	STORE	DIV.	SALESMAN	TERMS	PAGE
C4245801	09-27-18	600826		10	G	065	2	1
PSO/WO NUMBER	DOC. DATE	PC	LC	MC	SHIP VIA		INV. SEQ. NUMBER	
C42458	09-19-18			10			514142	
MAKE	MODEL	SERIAL NUMBER	EQUIPMENT NUMBER	METER READING	MACH. I.D. NUMBER			
PL	304 24	AKR53818					.00	184NA01
QUANTITY	ITEM	N/R	DESCRIPTION	UNIT PRICE	EXTENSION			

TAX EXEMPTION LICENSE GOVERNMENT 2011

EQUIPMENT SALE

PALADIN VERSA GRAB

VERSA GRAB DOULBE TINE TOP CLAMP KITS TO FIT
JRB BUCKETS 2.5YD & 3.25YD

1.0

ID NO: 184NA012 SERIAL NO: AKR53818

14711.08

TERMS: NET CASH UPON RECEIPT OF INVOICE.
SALES CONTACT: JEFF KRUG

Inquiries should be directed to: Altorfer Inc.
P.O. Box 1347
Cedar Rapids, IA 52406-1347
Ph 319-365-0551 Fax 319-365-5639

USD

**PAY THIS
AMOUNT** ▶

14711.08

**AMOUNT
CREDITED** ▶

A SERVICE CHARGE OF 1½% PER MONTH WHICH IS AN ANNUAL
PERCENTAGE RATE OF 18% APPLICABLE TO ALL PAST DUE ACCOUNTS.



PLEASE REMIT TO: ▶

ALTORFER INC.

Applicant License Application (BC0030593)

Name of Applicant: <u>CASEY'S MARKETING</u>		
Name of Business (DBA): <u>CASEY'S GENERAL STORE #3528</u>		
Address of Premises: <u>1730 E WASHINGTON ST</u>		
City <u>Washington</u>	County: <u>Washington</u>	Zip: <u>52353</u>
Business <u>(319) 653-7437</u>		
Mailing <u>PO BOX 3001</u>		
City <u>ANKENY</u>	State <u>IA</u>	Zip: <u>50021</u>

Contact Person

Name <u>JESSICA FISHER, STORE OPERATIONS</u>
Phone: <u>(515) 446-6404</u> Email <u>JESSICA.FISHER@CASEYS.COM</u>

Classification Class C Beer Permit (BC)

Term: 12 months

Effective Date: 12/12/2018

Expiration Date: 12/11/2019

Privileges:

Class B Native Wine Permit

Class C Beer Permit (BC)

Sunday Sales

Status of Business

BusinessType: <u>Publicly Traded Corporation</u>
Corporate ID Number: <u>XXXXXXXXXX</u> Federal Employer ID <u>XXXXXXXXXX</u>

Ownership

42-0935283 CASEY'S GENERAL STORE INC

First Name: 42-0935283 **Last Name:** CASEY'S GENERAL STORE, INC.

City: ANKENY **State:** Iowa **Zip:** 50021

Position: OWNER

% of Ownership: 100.00% **U.S. Citizen:** Yes

Michael Richardson

First Name: Michael **Last Name:** Richardson

City: Pleasant Hill **State:** Iowa **Zip:** 50327

Position: President

% of Ownership: 0.00% **U.S. Citizen:** Yes

Julia Jackowski

First Name: Julia **Last Name:** Jackowski

City: Urbandale **State:** Iowa **Zip:** 50323

Position: Secretary

% of Ownership: 0.00%

U.S. Citizen: Yes

James Pistillo

First Name: James

Last Name: Pistillo

City: Urbandale

State: Iowa

Zip: 50323

Position: Treasurer

% of Ownership: 0.00%

U.S. Citizen: Yes

John Soupene

First Name: John

Last Name: Soupene

City: Ankeny

State: Iowa

Zip: 50023

Position: Vice President

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company:	
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Applicant License Application (LC0033534)

Name of Applicant: <u>DODICI, Inc.</u>		
Name of Business (DBA): <u>Cafe Dodici</u>		
Address of Premises: <u>120-122 S Iowa Ave</u>		
City <u>Washington</u>	County: <u>Washington</u>	Zip: <u>52353</u>
Business <u>(319) 653-4012</u>		
Mailing <u>PO Box 406</u>		
City <u>Washington</u>	State <u>IA</u>	Zip: <u>52353</u>

Contact Person

Name <u>Melinda Lord</u>		
Phone: <u>(319) 653-4301</u>	Email	<u>accounting@cafedodici.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 12/01/2017

Expiration Date: 11/30/2018

Privileges:

- Catering Privilege
- Class B Wine Permit
- Class C Liquor License (LC) (Commercial)
- Outdoor Service
- Sunday Sales

Status of Business

BusinessType: <u>Privately Held Corporation</u>	
Corporate ID Number: <u>XXXXXXXXXX</u>	Federal Employer ID <u>XXXXXXXXXX</u>

Ownership

Tsalika Drown

First Name: Tsalika **Last Name:** Drown
City: Washington **State:** Iowa **Zip:** 52353
Position: Owner
% of Ownership: 40.00% **U.S. Citizen:** Yes

Lorraine Williams

First Name: Lorraine **Last Name:** Williams
City: Washington **State:** Iowa **Zip:** 52353
Position: Owner
% of Ownership: 30.00% **U.S. Citizen:** Yes

Alessandro Scipioni

First Name: Alessandro

Last Name: Scipioni

City: Washington

State: Iowa

Zip: 52353

Position: Owner

% of Ownership: 30.00%

U.S. Citizen: No

Insurance Company Information

Insurance Company: West Bend Mutual Insurance Company

Policy Effective Date: 12/01/2017

Policy Expiration 12/01/2018

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

**WWTP report
October 16, 2018
Council meeting**

- **After hour alarm and dog call outs –**
1st WWTP, high TSS alarm, 5:52 a.m. Fred
6th dog call, Safety Center reported a dog to be picked up at N D Ave & W 5th, 1:04 p.m. Parker
8th WWTP, Lexington lift station, and PSE lift station, high water alarms, 3:40 a.m. Jason
8th dog call, Safety Center reported a dog to be picked up at 319 N C Ave, 7:54 p.m. Parker
9th dog call, Safety Center reported a dog to be picked up at 415 E Main, 5:25 p.m. Parker
10th dog call, Safety Center reported a dog to be picked up at 617 South 3rd, 6:16 p.m. Parker
- **Dept Head meetings –** I attended the meetings on October 2nd & 9th.
- **WWTP and lift station mowing –**Mowing continues in between the rains.
- **Treated bio-solids –** I sent out letters to three (3) area manure contactors asking for cost estimates on land application of the bio-solids. I received two (2) letters back one (1) from Gilbert Troyer of Iowa Grow, Inc (IGI) his cost estimate was three (3) cents per gallon and one (1) from Wayne Zieser of Tallcorn Enterprises, LLC his cost estimate was two point nine five (2.95) cents per gallon. Please see my memo to Brent for my recommendation.
- **WWTP and Yard Waste Center (YWC) –** We will be open on Saturday mornings from 7:00 a.m. to 10:00 a.m. starting October 13 through November 17. This will allow Washington residents to haul their tree trimmings and yard waste to the YWC. The WWTP and YWC will also be the central site for fall cleanup on the 12th & 13th.
- **WWTP September 2018 Discharge Monitoring Report (DMR) –** Average daily flow 2.785 million gallons (mg), maximum daily flow 5.695 mg, minimum daily flow 1.129 mg. There were zero violations of the WWTP's NPDES discharge permit. Total precipitation for September 2018, 7.24" (recorded at the WWTP).

CBOD5 removal 85% required	result = 99.0 %
Influent CBOD5 monthly average =	49.2 mg/L
Effluent CBOD5 monthly average =	0.5 mg/L

TSS removal 85% required	result = 87.5 %
Influent TSS monthly average =	93.5 mg/L
Effluent TSS monthly average =	11.7 mg/L

- **Dog pound report for September 2018 –** Nine (9) calls total for September 2018. Two (2) call outs during normal hours and seven (7) call outs after hours. Six (6) dogs were returned to their owners, one (1) dog taken to Paws & More, one (1) dog the owner showed up on arrival, and one (1) puppy found on West 5th was taken to Town & Country Vet Clinic for testing.
- **Parkside Estates lift station –** The lift station lost power around 3:00 p.m. on October 3rd. Jason headed to the lift station. He found a blown fuse on Alliant's power line; he reported the outage to Alliant. Alliant showed up to replace the fuse. Alliant ended up trimming some branches that were rubbing on the power line before the fuse was replaced. Alliant power was restored around 5:00 p.m. Jason also replaced a vacuum pump (primes big pump) on the 8th.
- **Recent rains –** The recent rains caused both EQ basins to fill and an overflow occurred out of the West EQ basin (15 million gallon basin) starting around 10:25 a.m. on October 10th. I contacted the local IDNR office to report the overflow. Around 4.336 million gallons overflowed before we started pumping the West EQ contents back to the WWTP for treatment..This is the fourth (4th)

time an overflow has occurred at the West EQ since the WWTP was put in service in August 2012. We also switched the SBR basins decant cycles from five (5) a day to six (6) a day. This allows us to get more waste water through the WWTP and the SBR basins don't get so full in between the decant cycles. The lift stations didn't have any problems or overflows.

- NWS – NWS staff from the Quad Cities office was at the WWTP on October 3rd to winterize their weather equipment.

Fred E Doggett
10/12/2018 10:24 AM

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



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

*Park Board Members:
Donald Pfeiffer
Gabriela Canchola
Genie Davis
Trent Stout
Shawn Loy*

*Parks Superintendent:
Nick Pacha*

August/September 2018 City Council Update – Parks Department

- Installed pulley system at Bandstand to help with hanging of signage and decorations throughout the year.
- Grass seeded Jones property & Madison Park
- Filled in and seeded 10 tree areas at Sunset park
- Mowing, trimming, spraying of all park properties
- Fertilized & Aerification soccer fields and central park
- Outdoor pool is drained and winterized. Doing minor repairs of equipment and pool plaster surface.
- Daily/weekly cleaning of pool and fountain
- Central Park fountain is drained for season
- Painted Bandstand doors and stairs.
- Attended weekly Department head meetings.
- Attended SASSO safety meetings
- Attended Washington County Recreation and Trails planning meetings as a steering committee member
- Organized and attended several Wellness Park planning meetings
- Park board meetings
- Attended Emerald Ash borer meetings

*Please note, this is a summary of work completed this month and does not include everything completed by the Department.

Elm Grove & Woodlawn Cemeteries

Council Report for September 2018

By Nicholas Duvall

We mowed each cemetery five times during September. We have had a hard time keeping up with the mowing since the grass is growing so fast. I also sprayed weeds once during September. We have also been putting together recycling carts on rainy days. We have been hauling dirt to settled graves and getting the tree removal areas seeded. We received bids for the 30 trees and discussed it at the 9/13 EAB meeting. Some of these trees were already taken down, and have been seeded. I worked on cemetery records also.

We have had 6 funerals at Elm Grove this month, 64 funerals total so far this year. This month we plan to continue with funeral services, hauling dirt, settling graves, continue seeding, mowing and trimming, mulching, and work on flag pole holes for the Memorial Day flags (several to replace as they are not straight, and adding new ones). We will also be working on cemetery records updating as time allows. Also, please note that I have federal jury duty in October, so we will try to accommodate that the best we can.

MAINTENANCE & CONSTRUCTION DEPT. REPORT

9-22-18/10-5-18

STREETS: Personnel seeded areas of previous excavations and stump holes from the EAB list. Cont'd mowing shoulders and ditches. A little cold patching had been accomplished. Continued grass seeding areas of previous excavations and EAB stump holes, which will conclude this year until spring.

WATER DISTRIBUTION: Personnel disconnected the water service to 302 East Jefferson St. Personnel had 18 water shut offs for nonpayment. Personnel repaired two water boxes, 1011 East 3rd St (new curb stop valve) and 515 West 5th St (rod). Began installing 6 inch water main out at the Wellness Park, 460 ft thus far.

SEWER COLLECTION: Personnel disconnected the sewer service to 302 East Jefferson St. Personnel jetted south 285 ft at D Ave-West Main St for crews to televise. Personnel flushed terminal manholes and trouble spots in the collection system using 76,300 gallons of water.

STORM SEWER COLLECTION: Personnel cleaned off some intakes after the recent rains.

MECHANIC/SHOP: Personnel serviced 601 (front end toe, brakes and reposition rear plug wires), 202 (install strobe light and decals), K-9 Unit, PD 905 (front brake), 105 (brakes & door panel repair) and start putting grapples together.

OTHER: Personnel responded to 71 One Call Locates. M/C finished hauling the chips and tub grinding debris away from the WWTP. Personnel continued yard waste and brush pick up.

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.



Contractor's Application for Payment No. 11R	
Application Period: 8/16/18 - 9/24/18	Application Date: 10/5/2018
To (Owner): City of Washington	Via (Engineer): Fox Engineering Inc. 414 South 17th Street, Ste 107, Ames, IA 50010
From (Contractor): Trecor Construction	Engineer's Project No: 2489-11A
Project: Water Treatment Plant Improvements, City of Washington, Washington, Iowa	Contract: Washington WTP
Owner's Contract No.	Contractor's Project No.: 17-011-4A

**Application For Payment
Change Order Summary**

Approved Change Orders	Number	Additions	Deductions
TOTALS			
NET CHANGE BY CHANGE ORDERS			

1. ORIGINAL CONTRACT PRICE \$ 54,943,000.00
2. Net change by Change Orders \$
3. Current Contract Price (Line 1 ± 2) \$ 54,943,000.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates) \$ 54,595,210.06
5. RETAINAGE:
 - a. 5% X \$4,452,836.75 Work Completed \$ 222,641.84
 - b. 5% X \$142,366.31 Stored Material \$ 71,183.22
 - c. Total Retainage (Line 5.a + Line 5.b) \$ 229,760.15
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c) \$ 54,365,442.91
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application) \$ 54,220,968.42
8. AMOUNT DUE THIS APPLICATION \$ 144,474.49
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above) \$ 5377,557.09

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment.
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances), and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature: Mary K. Stone Date: 10-5-18

Payment of \$ 144,474.49 (Line 8 or other - attach explanation of the other amount)

is recommended by [Signature] (Date) 10/5/2018 (Date)

Payment of \$ _____ (Line 8 or other - attach explanation of the other amount)

is approved by _____ (Owner) _____ (Date)

Approved by _____ Funding or Financing Entry (if applicable) _____ (Date)

Contractor's Application for Payment No. 3

Application Period: From (Contractor): Delong Construction Inc. Contract: Contractor's Project No.:	10/16/2018 MSA Professional Services, Inc. Engineer's Project No.: 10322002
To (Owner): Project: Wellness Park Grading and Utilities Owner's Contract No.:	City of Washington Wellness Park Grading and Utilities 10322002

**Application For Payment
Change Order Summary**

Approved Change Orders	Number	Additions	Deductions	
	1	\$27,715.00		\$2,895.10
	2	0		0
TOTALS		\$ 27,715.00	\$	2,895.10
NET CHANGE BY		CHANGE ORDERS	\$	24,819.90

1. ORIGINAL CONTRACT PRICE.....	\$ 850,292.00
2. Net change by Change Orders.....	\$ 24,819.90
3. Current Contract Price (Line 1 ± 2).....	\$ 875,111.90
4. TOTAL COMPLETED AND STORED TO DATE (Column F or I total on Progress Estimates).....	
5. RETAINAGE:	
a. 5% <input checked="" type="checkbox"/> 5% Work Completed.....	\$ 462,582.20
b. 5% <input checked="" type="checkbox"/> 5% Stored Material.....	\$ 338,634.74
c. Total Retainage (Line 5.a + Line 5.b).....	\$ 801,216.94
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	
8. AMOUNT DUE THIS APPLICATION.....	
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	
	\$ 398,955.81

Contractor's Certification
The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature	Date:
<i>[Signature]</i>	10-11-18
(Engineer)	(Date)

Payment of: \$ 377,898.76
 is recommended by: *[Signature]* (Engineer)
 Payment of: \$ _____
 is approved by: _____ (Owner)
 Approved by: _____ (Date)
 Funding or Financing Entity (if applicable) _____ (Date)

CITY OF WASHINGTON, IOWA

CLAIMS REPORT FOR OCTOBER 16,2018

POLICE	AMAZON CAPITAL SERVICES	JACKETS	155.95
	ARNOLD MOTOR SUPPLY	PARTS	56.60
	CAPPER CHRYSLER DODGE JEEP RAM	VEHICLE REPAIR	48.50
	CINTAS CORP LOC. 342	RUG SERVICE	35.79
	COBB OIL CO, INC.	FUEL	2,222.59
	JOHN DEERE FINANCIAL	DOG FOOD	21.99
	KCTC	INTERNET SERVICE	104.99
	MOORE'S BP AMOCO INC	FUEL	73.37
	QUILL	OFFICE SUPPLIES	51.92
	UPS	UPS SHIPPING CHARGES	28.29
	VERIZON WIRELESS	WIRELESS SERVICE	1,370.32
	WASH CO AUDITOR	OCTOBER COMMUNICATIONS	21,400.25
	WINDSTREAM IOWA COMMUNICATIONS	OCT SERVICE	372.82
		TOTAL	25,943.38
	FIRE	ALLIANT ENERGY	ALLIANT ENERGY
COBB OIL CO, INC.		FUEL	135.41
INTERNATIONAL CODE COUNCIL, INC.		FD BOOKS	155.00
IOWA STATE UNIVERSITY-TREASURER'S OFFI		SHIPPING FOR BOOK	10.00
KIRKWOOD COMMUNITY COLL		CLASSES	60.00
MIDWEST BREATHING AIR SYSTEMS		AIR TESTING	544.14
TOYNE INC		TRUCK SERVICE	3,741.50
VERIZON WIRELESS		WIRELESS SERVICE	184.43
WINDSTREAM IOWA COMMUNICATIONS		OCT SERVICE	173.15
		TOTAL	5,061.68
ANIMAL CONTROL		JOHN DEERE FINANCIAL	DOG FOOD
		TOTAL	16.99
DEVLEOP SERV	CALIFORNIA CONTRACTORS SUPPLIES INC	GLOVES & SAFETY SUPPLIES	801.60
	COBB OIL CO, INC.	FUEL	81.30
	LUKE WASTE MANAGEMENT	TRASH ABATEMENT	125.00
	VERIZON WIRELESS	WIRELESS SERVICE	250.49
	TOTAL	1,258.39	
LIBRARY	ALL AMERICAN PEST CONTROL	PEST CONTROL	44.00
	ALLIANT ENERGY	ALLIANT ENERGY	1,814.14
	BAKER & TAYLOR	BOOKS	1,295.98
	CENTER POINT LARGE PRINT	LARGE PRINT BOOKS	50.00
	DEMCO	DVD CASES	335.58
	GARCIA-NUNEZ, NOEMIE	REFUND	35.10
	HARRIS, JENISA	MILEAGE REIMBURSEMENT	150.42
	KCTC	INTERENET & PHONE	353.87
	RECORDED BOOKS LLC	MATERIALS	96.06
	STAPLES BUSINESS ADVANTAGE	SUPPLIES	446.86
	WALKER, BRYNA	ILA CONFERENCE MILEAGE REI	124.26
	WDCDC INC	WINDOW WASHING	30.00
	WMPF GROUP LLC	EMPLOYMENT ADVERTISING	63.92
		TOTAL	4,840.19
PARKS	ACE-N-MORE	SUPPLIES	378.74
	ACTION SERVICES INC	PORTABLE TOILETS	210.00
	ALDRICH-RIETZ, SARAH	2018 MUNICIPAL BAND STIPEN	65.00
	ALLIANT ENERGY	ALLIANT ENERGY	1,147.20

AMAZON CAPITAL SERVICES	HAND AUGER	279.99
ANDERSON, MARY	2018 MUNICIPAL BAND STIPEN	35.00
ARNOLD MOTOR SUPPLY	OIL/VEHICLE REPAIR	80.68
BAILEY, BEVERLY	2018 MUNICIPAL BAND STIPEN	90.00
BAUGHMAN, ARNEL	2018 MUNICIPAL BAND STIPEN	115.00
BELL, PETE	2018 MUNICIPAL BAND STIPEN	105.00
BLACK, SAWYER	2018 MUNICIPAL BAND STIPEN	40.00
BONTRAGER, AUSTIN	2018 MUNICIPAL BAND STIPEN	100.00
BORDWELL, VIRGINIA	2018 MUNICIPAL BAND STIPEN	75.00
BROCK, RON	2018 MUNICIPAL BAND STIPEN	100.00
BROCK, WAYNE	2018 MUNICIPAL BAND STIPEN	115.00
BROOKS, BETH	2018 MUNICIPAL BAND STIPEN	95.00
BROOKS, NORMAN	2018 MUNICIPAL BAND STIPEN	85.00
BROTHERTON, AL	2018 MUNICIPAL BAND STIPEN	90.00
CARTER, JEREMIAH	2018 MUNICIPAL BAND STIPEN	55.00
CASKEY, OLIVIA	2018 MUNICIPAL BAND STIPEN	25.00
CHALUPA, MARTHA	2018 MUNICIPAL BAND STIPEN	110.00
CLARK, HEATHER	2018 MUNICIPAL BAND STIPEN	35.00
COBB OIL CO, INC.	FUEL	974.59
CONLON, WALTER	2018 MUNICIPAL BAND STIPEN	85.00
CRONE, BRAD	2018 MUNICIPAL BAND STIPEN	45.00
DIAZ, VANESA	2018 MUNICIPAL BAND STIPEN	100.00
DIGIORGIO, LAUREN	2018 MUNICIPAL BAND STIPEN	55.00
DOORENBOS, MOLLY	2018 MUNICIPAL BAND STIPEN	65.00
EBASOLE, IVANA	2018 MUNICIPAL BAND STIPEN	65.00
FLEMING, ANA	2018 MUNICIPAL BAND STIPEN	90.00
FLEMING, DAVID	2018 MUNICIPAL BAND STIPEN	110.00
FRASCHT, GAVIN	2018 MUNICIPAL BAND STIPEN	70.00
GREPL, LILIAN	2018 MUNICIPAL BAND STIPEN	40.00
HANCOCK, JIM	2018 MUNICIPAL BAND STIPEN	110.00
HANIFAN, TOM	2018 MUNICIPAL BAND STIPEN	105.00
HARRIS, ELIZABETH	2018 MUNICIPAL BAND STIPEN	205.00
HARRIS, JOHN	2018 MUNICIPAL BAND STIPEN	85.00
HILDEBRAND, BEN	2018 MUNICIPAL BAND STIPEN	35.00
HOVDE, ERYK	2018 MUNICIPAL BAND STIPEN	80.00
HOWARD, QUENTIN	2018 MUNICIPAL BAND STIPEN	70.00
HY-VEE	SUPPLIES	(21.64)
JIM'S INSTRUMENT MFG	BACK BOARD	485.75
JOHN DEERE FINANCIAL	BUILDING MAINTENANCE	26.36
JOHNSON, BARRY	2018 MUNICIPAL BAND STIPEN	100.00
JOHNSON, CHRISTIAN	2018 MUNICIPAL BAND STIPEN	50.00
KAZAKOV, ANGELINA	2018 MUNICIPAL BAND STIPEN	95.00
KAZAKOV, LUBOV	2018 MUNICIPAL BAND STIPEN	105.00
KAZAKOV, ROZALIA	2018 MUNICIPAL BAND STIPEN	100.00
KCTC	INTERNET & PHONE SERVICE	121.22
KUENSTER HEATING & AIR, LLC	FOUNTAIN REPAIR	600.00
KUNZ, DAVID	2018 MUNICIPAL BAND STIPEN	90.00
LEVSEN, GREG	2018 MUNICIPAL BAND STIPEN	50.00
LUCAS, GRACIE	2018 MUNICIPAL BAND STIPEN	20.00
MANNIN, EMMERSON	2018 MUNICIPAL BAND STIPEN	25.00
MARR, DICK	2018 MUNICIPAL BAND STIPEN	60.00
MATHEWS, SIERRA	2018 MUNICIPAL BAND STIPEN	65.00
MCCURDY, GARY	2018 MUNICIPAL BAND STIPEN	95.00
MCMAMAR, TOM	2018 MUNICIPAL BAND STIPEN	1,725.00
MEADER, ELIZABETH	2018 MUNICIPAL BAND STIPEN	110.00
MEADER, EMILY	2018 MUNICIPAL BAND STIPEN	50.00
MILLER, CARLEY	2018 MUNICIPAL BAND STIPEN	25.00
MOSE LEVY CO INC	BB HOOP REPAIR	84.70
MURPHY, JANE	2018 MUNICIPAL BAND STIPEN	90.00
NOVY, TRISTAN	2018 MUNICIPAL BAND STIPEN	110.00
POOCK, ALIVIA	2018 MUNICIPAL BAND STIPEN	15.00

POOCK, BILL	2018 MUNICIPAL BAND STIPEN	15.00
REASOR, LYNN	2018 MUNICIPAL BAND STIPEN	30.00
RICHARDSON, MARINA	2018 MUNICIPAL BAND STIPEN	85.00
RICHARDSON, PAULA	2018 MUNICIPAL BAND STIPEN	85.00
RICHARDSON, TERRA	2018 MUNICIPAL BAND STIPEN	85.00
SANSEN, RYAN	2018 MUNICIPAL BAND STIPEN	15.00
SCHROCK, STEPHANIE	2018 MUNICIPAL BAND STIPEN	65.00
SENTS, ISAIAH	2018 MUNICIPAL BAND STIPEN	40.00
STARK, FRED	2018 MUNICIPAL BAND STIPEN	115.00
STOUT SEED SALES	GRASS SEED	125.50
THOMAS, COOPER	2018 MUNICIPAL BAND STIPEN	80.00
TODD, NICHOLAS	2018 MUNICIPAL BAND STIPEN	85.00
TOWNER, PAUL	2018 MUNICIPAL BAND STIPEN	115.00
TOWNER, ROSE	2018 MUNICIPAL BAND STIPEN	110.00
VANCE, CARYSSA	2018 MUNICIPAL BAND STIPEN	80.00
WASHINGTON RENTAL	EQUIPMENT FOR LAWN AERATIO	76.50
WATERS, TY	2018 MUNICIPAL BAND STIPEN	20.00
WIDE, TOM	SIGN FOR VEHICLE	80.00
YODER, RILEY	2018 MUNICIPAL BAND STIPEN	45.00
	TOTAL	11,449.59

POOL	ALLIANT ENERGY	ALLIANT ENERGY	125.42
		TOTAL	125.42

CEMETERY	ACE-N-MORE	TRASH PICKUP TOOL/MARKING	89.87
	ARNOLD MOTOR SUPPLY	BATTERY FOR KUBOTA	98.31
	COBB OIL CO, INC.	FUEL	939.95
	GREINER DISCOUNT TIRES	MOWER TIRE REPAIR	42.90
	JOHN DEERE FINANCIAL	WHEEL BEARINGS FOR WATER W	74.48
	WINDSTREAM IOWA COMMUNICATIONS	OCT SERVICE	139.61
		TOTAL	1,385.12

FINAN ADMIN	ALLIANT ENERGY	ALLIANT ENERGY	19.37
	BAKER PAPER & SUPPLY	COPY PAPER	74.40
	CINTAS CORP LOC. 342	RUG & TOWEL SERVICE	162.24
	GOOGLE LLC	MONTHLY SERVICE	225.00
	GOVERNMENT FINANCE OFFICERS ASSOCIATIO	MEMBERSHIP RENEWAL	170.00
	IMPRESSIONS COMPUTERS, INC	COMPUTER MAINTENANCE	103.75
	J & S ELECTRONIC BUSINESS SYSTEMS, INC	COPIES	351.29
	KCTC	INTERNET SERVICE	105.00
	PACE PAYMENT SYSTEMS	PACE ADMIN FEE	35.00
	PITNEY BOWES	METER SUPPLIES	568.42
	VERIZON WIRELESS	WIRELESS SERVICE	62.29
	WASH COUNTY MINIBUS	LOST-OCTOBER 2018	16,363.31
	WINDSTREAM IOWA COMMUNICATIONS	OCT SERVICE	987.96
	WMPF GROUP LLC	LEGAL ADVERTISING	66.48
		TOTAL	19,294.51

AIRPORT	ACE-N-MORE	SUPPLIES	20.48
	JAMIESON, JEAN	SEPTEMBER CLEANING	245.00
	VERIZON WIRELESS	WIRELESS SERVICE	52.29
	VETTER'S INC-CULLIGAN WATER	WATER	70.84
	WEST LAWN CARE	MOWING AIRPORT	2,320.00
	WINDSTREAM IOWA COMMUNICATIONS	OCT SERVICE	177.89
		TOTAL	2,886.50

ROAD USE	ARNOLD MOTOR SUPPLY	PARTS	265.09	
	COBB OIL CO, INC.	FUEL	1,293.00	
	AGRILAND FS, INC	GRASS SEED	675.00	
	JOHN DEERE FINANCIAL	SUPPLIES	125.96	
	MOORE'S BP AMOCO INC	FUEL	376.49	
	WELLINGTON, EARL	FUNNEL	32.15	
	DOUDS STONE LLC	ROADSTONE	857.92	
	HY-VEE	SASSO MTG	34.33	
	ACE-N-MORE	MOWER PARTS	46.20	
	S & G MATERIALS	RECYCLING ASPHALT	537.71	
	THOMPSON TRUCK AND TRAILER INC.	REPAIR PARTS	417.94	
		TOTAL	4,661.79	
	STREET LIGHTING	ALLIANT ENERGY	ALLIANT ENERGY	9,906.11
			TOTAL	9,906.11
CAPITAL PROJECTS	BATTERSON PHOTOGRAPHY	BUTTONS-HISTORIC DISTRICT	60.00	
	MOSE LEVY CO INC	STEEL PLATE FOR BLDG PROJ	196.20	
	WASH TITLE & GUARANTY CO	NEW ABSTRACT	1,010.00	
	WASHINGTON LUMBER	TEMP GENERATOR BLOCKING	119.96	
		TOTAL	1,386.16	
TREE COMMITTEE	MARSHALL, JOHN	REIMB FOR SUPPLIES- TREE C	30.57	
		TOTAL	30.57	
LIBRARY GIFT	BAKER & TAYLOR	SUPPLIES	338.54	
	DEMCO	DVD ROCK	644.00	
	GALE/CENGAGE LEARNING	BOOK	33.99	
		TOTAL	1,016.53	
WATER PLANT	ALLIANT ENERGY	ALLIANT ENERGY	12,987.69	
	ACE-N-MORE	SUPPLIES	7.17	
	ALVORD, DEVON WENDLE	WATER DEPOSIT REFUND	120.33	
	ETS CORPORTATION	ETS ADMIN FEE	741.53	
	FERGUSON WATERWORKS# 2516	BATTERY FOR READER SYSTEM	67.24	
	IA DEPT OF REVENUE	SEPT WATER EXCISE TAX	7,269.00	
	MANASES, WILLIAM	WATER DEPOSIT REFUND	36.74	
	NIELSEN, LISA	WATER DEPOSIT REFUND	112.01	
	OUSEY, TYLER	WATER DEPOSIT REFUND	80.33	
	VERIZON WIRELESS	WIRELESS SERVICE	52.29	
	WATER SOLUTIONS UNLIMITED	CHEMICALS	2,762.75	
	WIDE, TOM	LOGO FOR VEHICLE	90.00	
	WINDSTREAM IOWA COMMUNICATIONS	OCT SERVICE	195.37	
		TOTAL	24,522.45	
	WATER DIST	ACE-N-MORE	KEY	5.18
ALLIANT ENERGY		ALLIANT ENERGY	21.68	
ARNOLD MOTOR SUPPLY		PARTS	691.16	
COBB OIL CO, INC.		FUEL	359.35	
JOHN DEERE FINANCIAL		SUPPLIES	11.16	
MARTIN EQUIPMENT OF IA-IL		SERVICE CALL	920.18	
MUNICIPAL MANAGEMENT CORP.		LEAK DETECTION	2,500.00	
SCHIMBERG CO.		WATER MAIN SLEEVE	2,088.00	
THOMPSON TRUCK AND TRAILER INC.		REPAIR PARTS	105.98	
USA BLUEBOOK		GATE VALVES	570.59	

VERIZON WIRELESS	WIRELESS SERVICE	100.30
WINDSTREAM IOWA COMMUNICATIONS	OCT SERVICE	93.04
	TOTAL	7,466.62

SEWER PLANT

ALLIANT ENERGY	ALLIANT ENERGY	838.87
ARNOLD MOTOR SUPPLY	PARTS/BATTERY FOR TRACTOR	232.23
CALIFORNIA CONTRACTORS SUPPLIES INC	CONFINED SPACE EQUIPMENT	89.90
COBB OIL CO, INC.	FUEL	422.04
IA DEPT OF REVENUE	SEPT SALES TAX	2,368.00
INTERSTATE ALL BATTERY CENTER	BACKUP BATTERIES FOR CPL'S	191.40
JOHN DEERE FINANCIAL	BRUSHES/PARTS	45.59
SITLER'S ELECTRIC	FUSES- UNDERPASS LIFT STAT	37.90
STATE HYGIENIC LAB	TESTS	81.00
UNITED LABORATORIES	LIFT STATION DEGREASER	611.40
USA BLUEBOOK	SAMPLER BOTTLES AND FILTER	563.26
VERIZON WIRELESS	WIRELESS SERVICE	183.96
WINDSTREAM IOWA COMMUNICATIONS	OCT SERVICE	274.35
	TOTAL	5,939.90

SEWER COLLECT

ALLIANT ENERGY	ALLIANT ENERGY	837.39
ARNOLD MOTOR SUPPLY	PARTS	23.86
CHEMSEARCH	SUPPLIES	726.10
COBB OIL CO, INC.	FUEL	478.30
EVANS WELDING LLC	FLOOR PLATE	233.20
IGRAPHIX, INC	SHIPPING FOR SEWER CAMERA	156.88
INDUSTRIAL TECHNOLOGY GROUP	SOFTWARE FOR SEWER CAMERA	1,200.00
VERIZON WIRELESS	WIRELESS SERVICE	155.66
WINDSTREAM IOWA COMMUNICATIONS	OCT SERVICE	93.04
	TOTAL	3,904.43

SANITATION

WEMIGA WASTE INC.	SEPT MONTHLY RECYCLING CTR	3,500.00
	TOTAL	3,500.00

SELF INSURANCE

EMPLOYEE BENEFIT SYSTEMS	EBS ADMIN FEE	337.50
	TOTAL	337.50

TOTAL **134,933.83**

**CITY OF WASHINGTON, IOWA
MONTH TO DATE TREASURERS REPORT
SEPTEMBER 30, 2018**

FUND	9/1/2018 BEGINNING CASH BALANCE	M-T-D REVENUES	REVENUES NOT YET RECEIVED	M-T-D EXPENDITURES	EXPENSES NOT YET EXPENDED	9/30/2018 ENDING CASH BALANCE
001-GENERAL FUND	444,731.64	294,558.74	-	246,739.59	-	492,550.79
002-AIRPORT FUND	246,954.23	49,898.27	-	9,260.35	-	287,592.15
010-CHAMBER REIMBURSEMENT	4,383.77	6,205.82	-	5,186.41	-	5,403.18
011-MAIN STREET REIMBURSEMENT	(11,173.19)	4,253.07	-	3,857.46	-	(10,777.58)
012-WEDG REIMBURSEMENT	(220.93)	-	-	50.98	-	(271.91)
050-DOWNTOWN INCENTIVE GRANT	49,500.00	-	-	-	-	49,500.00
110-ROAD USE	813,931.99	155,382.23	-	44,612.83	-	924,701.39
112-EMPLOYEE BENEFITS	18.10	75,559.75	-	75,577.85	-	-
114-EMERGENCY LEVY	-	6,023.61	-	6,023.61	-	-
121-LOCAL OPTION SALES TAX	-	65,453.23	-	65,453.23	-	-
122-LOST DEBT SERVICE	49,089.92	49,089.92	-	20,683.88	-	77,495.96
123-LOST DEBT SERVICE RESERVE	79,170.00	-	-	-	-	79,170.00
124-HOTEL/MOTEL TAX	25,782.12	-	-	-	-	25,782.12
129-SC RES UR	1,752.55	3,829.03	-	-	-	5,581.58
132-UNIF COMM UR - EBD	-	17,533.56	-	-	-	17,533.56
145-HOUSING REHABILITATION	28,729.56	-	-	912.00	-	27,817.56
146-LMI TIF SET-ASIDE	47,651.89	-	-	-	-	47,651.89
200-DEBT SERVICE	72,758.13	83,085.75	-	-	-	155,843.88
300-CAPITAL EQUIPMENT	134,414.54	-	-	-	-	134,414.54
301-CAPITAL PROJECTS FUND	4,629,610.26	166,392.08	-	469,886.98	-	4,326,115.36
305-RIVERBOAT FOUND CAP PROJ	-	112,903.64	-	-	-	112,903.64
308-INDUSTRIAL DEVELOPMENT	94,438.81	70.60	-	3,352.00	-	91,157.41
309-MUNICIPAL BUILDING	1,384,581.38	136.04	-	853.00	-	1,383,864.42
310-WELLNESS PARK	181,385.62	6,661.90	-	20,000.00	-	168,047.52
311-SIDEWALK REPAIR & REPLACE	47,505.31	11,709.33	-	22,044.68	-	37,169.96
312-TREE REMOVAL & REPLACE	89,678.42	-	-	20,834.00	-	68,844.42
510-MUNICIPAL BAND	4,328.70	-	-	-	-	4,328.70
520-DOG PARK	4,684.69	-	-	-	-	4,684.69
530-TREE COMMITTEE	4,871.68	50.00	-	60.67	-	4,861.01
540-POLICE FORFEITURE	2,051.49	-	-	-	-	2,051.49
541-K-9 PROGRAM	16,094.00	1,775.00	-	-	-	17,869.00
545-SAFETY FUND	100.00	-	-	-	-	100.00
550-PARK GIFT	146,922.54	36.45	-	-	-	146,958.99
570-LIBRARY GIFT	336,991.25	1,403.03	-	1,272.74	-	337,121.54
580-CEMETERY GIFT	11,048.00	-	-	-	-	11,048.00
590-CABLE COMMISSION	10,761.14	-	-	-	-	10,761.14
600-WATER UTILITY	1,064,493.52	153,232.42	-	88,685.85	(2.00)	1,129,038.09
601-WATER DEPOSIT FUND	23,605.00	1,800.00	-	1,275.00	-	24,130.00
603-WATER CAPITAL PROJECTS	(1,153,972.81)	1,087,554.09	-	367,018.70	-	(433,437.42)
610-SANITARY SEWER	902,555.17	186,505.64	-	69,085.74	-	1,019,975.07
613-SEWER CAPITAL PROJECTS	374,309.27	1,655.09	-	-	-	375,964.36
670-SANITATION	154,574.88	30,074.05	-	37,840.93	-	146,808.00
950-SELF INSURANCE	229,277.33	6,786.89	-	9,217.56	-	226,846.66
951-UNEMPLOYMENT SELF INS	32,426.52	1,813.87	-	-	-	34,240.39
TOTAL BALANCE	10,579,796.49	2,581,433.10	-	1,589,786.04	2.00	11,571,441.55

Cash in Bank - Pooled Cash

		Interest Rate
Wash St. Bank - Operating Account	2,986,321.84 (1)	0.20%
Wash St. Bank - Airport Fuel Account	-	
Cash in Drawer	350.00	N/A
Wash St Bank - MM	-	0.40%
Investment in IPAIT (PLUS 3 CDS)	2,721,518.70	1.695%
Wash St - Farm Mgmt Acct	85,848.72	
Wash St Bank - CD - 12/10/2014 - renewed	500,000.00	1.60%
Wash St Bank - CD 04/22/2015 - renewed	500,000.00	2.19%
Wash St Bank - CD 03/09/2017 - renewed	500,000.00	2.02%
Wash St Bank - CD 10/12/2017 -renewed	500,000.00	1.50%
CBI Bank and Trust - CD 1/11/2018	500,000.00	1.85%
IPAIT ROLLING CD - MATURES MONTHLY	3,018,543.30	1.94%
Wash St Bank - CD 08/30/2018	258,858.99	2.38%
TOTAL CASH IN BANK	11,571,441.55	

(1) Washington State Bank	3,026,931.75
Outstanding Deposits & Checks/Wages payable	(40,609.91)
	2,986,321.84

**CITY OF WASHINGTON, IOWA
YEAR TO DATE TREASURERS REPORT
SEPTEMBER 30, 2018**

FUND	7/1/2018 BEGINNING CASH BALANCE	Y-T-D REVENUES	REVENUES NOT YET RECEIVED	Y-T-D EXPENDITURES	EXPENSES NOT YET EXPENDED	9/30/2018 ENDING CASH BALANCE
001-GENERAL FUND	1,000,000.00	457,848.79	-	965,298.00	-	492,550.79
002-AIRPORT FUND	216,686.89	168,355.48	-	97,450.22	-	287,592.15
010-CHAMBER REIMBURSEMENT	3,120.36	14,789.42	-	12,506.60	-	5,403.18
011-MAIN STREET REIMBURSEMENT	-	8,506.14	-	19,283.72	-	(10,777.58)
012-WEDG REIMBURSEMENT	-	-	-	271.91	-	(271.91)
050-DOWNTOWN INCENTIVE GRANT	128,500.00	-	-	79,000.00	-	49,500.00
110-ROAD USE	724,834.41	336,746.57	-	136,879.59	-	924,701.39
112-EMPLOYEE BENEFITS	-	81,436.20	-	81,436.20	-	-
114-EMERGENCY LEVY	-	6,533.86	-	6,533.86	-	-
121-LOCAL OPTION SALES TAX	-	197,902.73	-	197,902.73	-	-
122-LOST DEBT SERVICE	-	98,179.84	-	20,683.88	-	77,495.96
123-LOST DEBT SERVICE RESERVE	8,473.29	79,170.00	-	8,473.29	-	79,170.00
124-HOTEL/MOTEL TAX	-	25,782.12	-	-	-	25,782.12
129-SC RES UR	-	5,581.58	-	-	-	5,581.58
132-UNIF COMM UR - EBD	-	17,533.56	-	-	-	17,533.56
145-HOUSING REHABILITATION	37,809.51	2,500.00	-	12,491.95	-	27,817.56
146-LMI TIF SET-ASIDE	47,651.89	-	-	-	-	47,651.89
200-DEBT SERVICE	65,190.56	90,653.32	-	-	-	155,843.88
300-CAPITAL EQUIPMENT	145,742.38	-	-	11,327.84	-	134,414.54
301-CAPITAL PROJECTS FUND	3,242,414.72	2,000,691.28	-	916,990.64	-	4,326,115.36
305-RIVERBOAT FOUND CAP PROJ	-	112,903.64	-	-	-	112,903.64
308-INDUSTRIAL DEVELOPMENT	104,652.52	220.31	-	13,715.42	-	91,157.41
309-MUNICIPAL BUILDING	1,429,140.77	221.18	-	45,497.53	-	1,383,864.42
310-WELLNESS PARK	178,883.88	9,163.64	-	20,000.00	-	168,047.52
311-SIDEWALK REPAIR & REPLACE	75,480.31	12,429.33	-	50,739.68	-	37,169.96
312-TREE REMOVAL & REPLACE	97,136.42	-	-	28,292.00	-	68,844.42
510-MUNICIPAL BAND	4,078.70	250.00	-	-	-	4,328.70
520-DOG PARK	4,684.69	-	-	-	-	4,684.69
530-TREE COMMITTEE	7,728.31	50.00	-	2,917.30	-	4,861.01
540-POLICE FORFEITURE	2,051.49	-	-	-	-	2,051.49
541-K-9 PROGRAM	7,040.00	10,829.00	-	-	-	17,869.00
545-SAFETY FUND	100.00	-	-	-	-	100.00
550-PARK GIFT	142,418.61	4,540.38	-	-	-	146,958.99
570-LIBRARY GIFT	333,893.93	4,595.61	-	1,368.00	-	337,121.54
580-CEMETERY GIFT	11,048.00	-	-	-	-	11,048.00
590-CABLE COMMISSION	10,761.14	-	-	-	-	10,761.14
600-WATER UTILITY	603,906.24	819,208.96	-	294,077.11	-	1,129,038.09
601-WATER DEPOSIT FUND	23,870.00	6,900.00	-	6,640.00	-	24,130.00
603-WATER CAPITAL PROJECTS	-	1,174,727.34	-	1,608,164.76	-	(433,437.42)
610-SANITARY SEWER	715,813.10	573,751.78	-	269,589.81	-	1,019,975.07
613-SEWER CAPITAL PROJECTS	381,043.09	4,720.27	-	9,799.00	-	375,964.36
670-SANITATION	160,034.64	94,853.42	-	108,080.06	-	146,808.00
950-SELF INSURANCE	238,854.45	7,370.39	-	19,378.18	-	226,846.66
951-UNEMPLOYMENT SELF INS	44,776.92	1,954.47	-	12,491.00	-	34,240.39
TOTAL BALANCE	10,197,821.22	6,430,900.61	-	5,057,280.28	-	11,571,441.55

Cash in Bank - Pooled Cash

		Interest Rate
Wash St. Bank - Operating Account	2,986,321.84 (1)	0.20%
Wash St. Bank - Airport Fuel Account	-	
Cash in Drawer	350.00	N/A
Wash St Bank - MM	-	0.40%
Investment in IPAIT (PLUS 3 CDS)	2,721,518.70	1.695%
Wash St - Farm Mgmt Acct	85,848.72	
Wash St Bank - CD - 12/10/2014 - renewed	500,000.00	1.60%
Wash St Bank - CD 04/22/2015 - renewed	500,000.00	2.19%
Wash St Bank - CD 03/09/2017 - renewed	500,000.00	2.02%
Wash St Bank - CD 10/12/2017 -renewed	500,000.00	1.50%
CBI Bank and Trust - CD 1/11/2018	500,000.00	1.85%
IPAIT ROLLING CD - MATURES MONTHLY	3,018,543.30	1.94%
Wash St Bank - CD 08/30/2018	258,858.99	2.38%
TOTAL CASH IN BANK	11,571,441.55	

(1) Washington State Bank	3,026,931.75
Outstanding Deposits & Checks/Wages payable	(40,609.91)
	2,986,321.84



205 West Main Street • Washington, IA 52353 • (319) 653-3272 • Fax (888)833-3529

October 2, 2018

City of Washington
Washington City Council
215 E Washington Street
Washington, IA 52353

Dear Council Members,

The Washington Chamber of Commerce will be hosting a downtown Halloween celebration on Wednesday, October 31. Over the last four years the Chamber's Trick-or-Treat Around the Square additions of the hayride, pony rides, bounce house, and so forth were a huge success; and they brought hundreds to the downtown. Our goal this year is to continue to on with this popular tradition.

The Washington Chamber of Commerce will partner again with the YMCA and Washington area merchants in efforts to bring this community event to life. We are working with county partners to ensure a collaborative event for our region.

Our first activity, Trick-or-Treat Around the Square, begins at 5:00pm in Central Park and brings approximately 800 children and families to our square. From then on activities will move to inside the YMCA beginning at 5:30 for a free meal for children, games and bounce houses. The Y's Men will be providing Pony Rides outside the Y. From 6:00-7:30pm two tractors will provide free hayrides and will circle the downtown square.

In order for this year's Halloween to be a success, we ask for your help. The Washington Chamber of Commerce requests that you allow us to block parking and drive thru traffic on E Main Street from 3-8:30 p.m. in front of the YMCA so children & families can have safe access to the pony rides & hayrides. We will block as little space as necessary and will keep in contact with Marty at Jones Eden Funeral Home in case more parking needs to be made available for a service during that time.

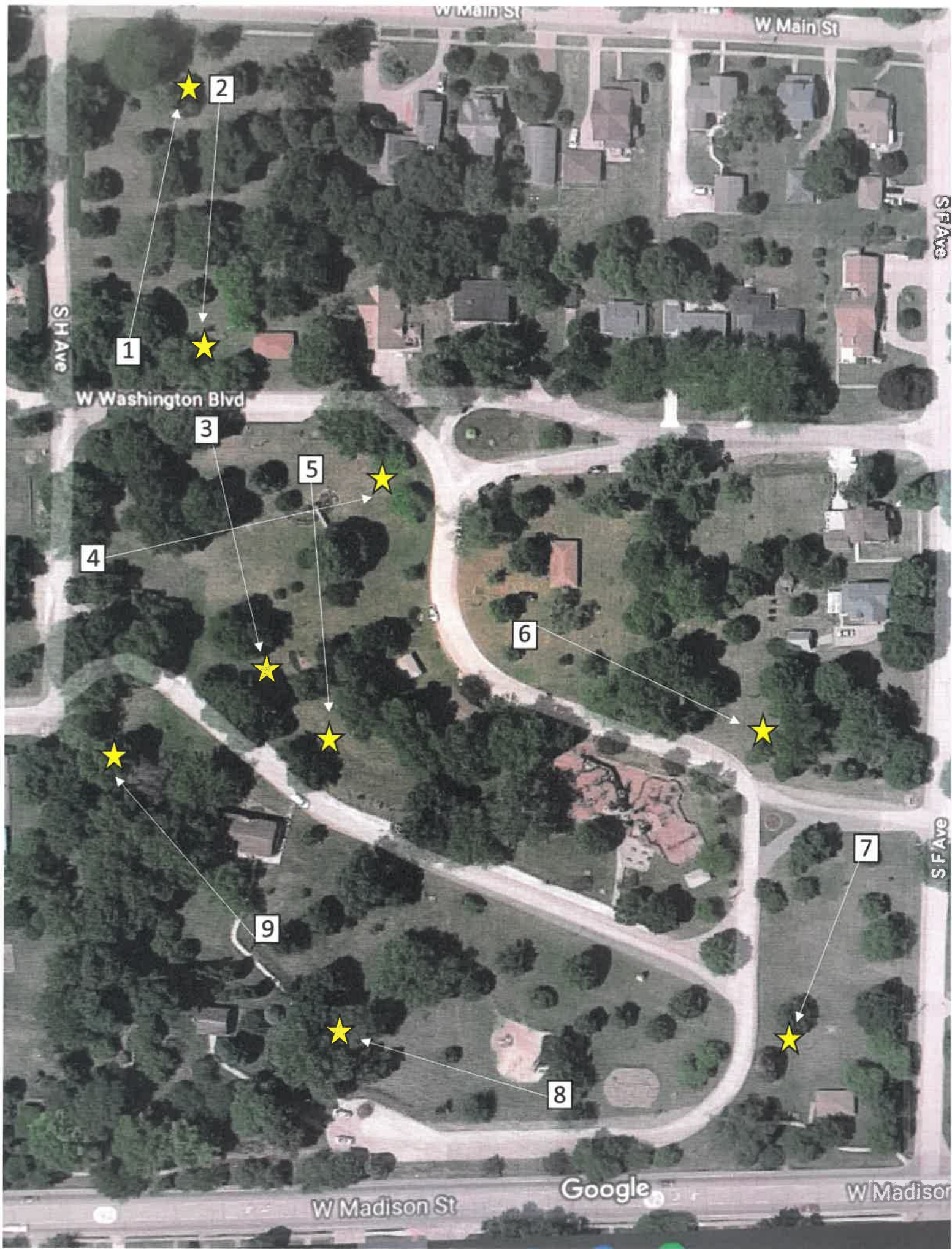
Washington Chamber of Commerce will coordinate the street closures and blocked parking with the Washington Police Department. Any logistical concerns will be addressed by the Chamber Oktober Madness Committee prior to the event's start.

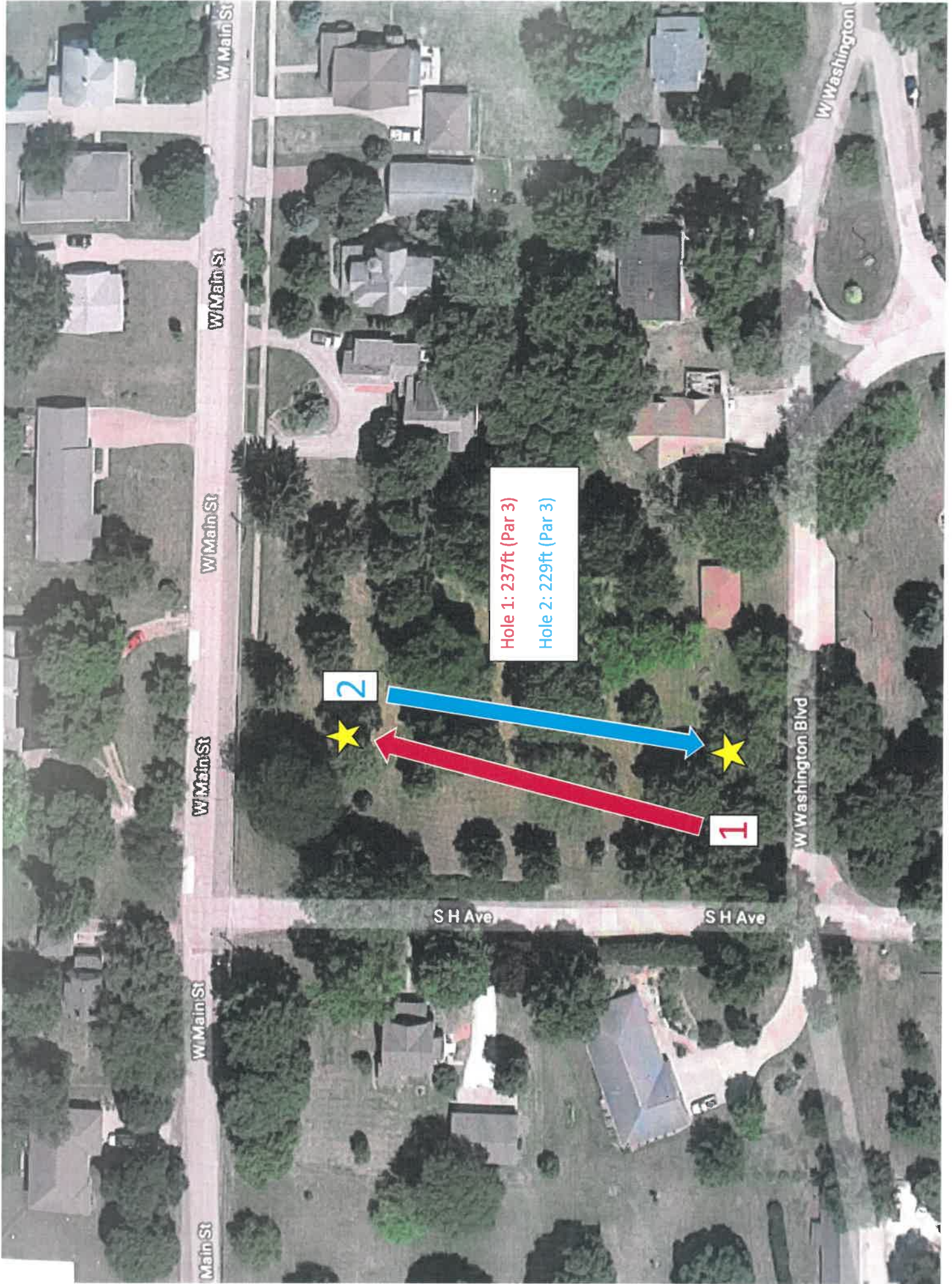
Thank you for your time and consideration in helping to make a successful Halloween!

Sincerely,

A handwritten signature in black ink, appearing to read 'Alisha Davis', written in a cursive style.

Alisha Davis
Event Coordinator
Washington Chamber of Commerce





Hole 1: 237ft (Par 3)
Hole 2: 229ft (Par 3)

2

1

SH Ave

SH Ave

W Main St

W Main St

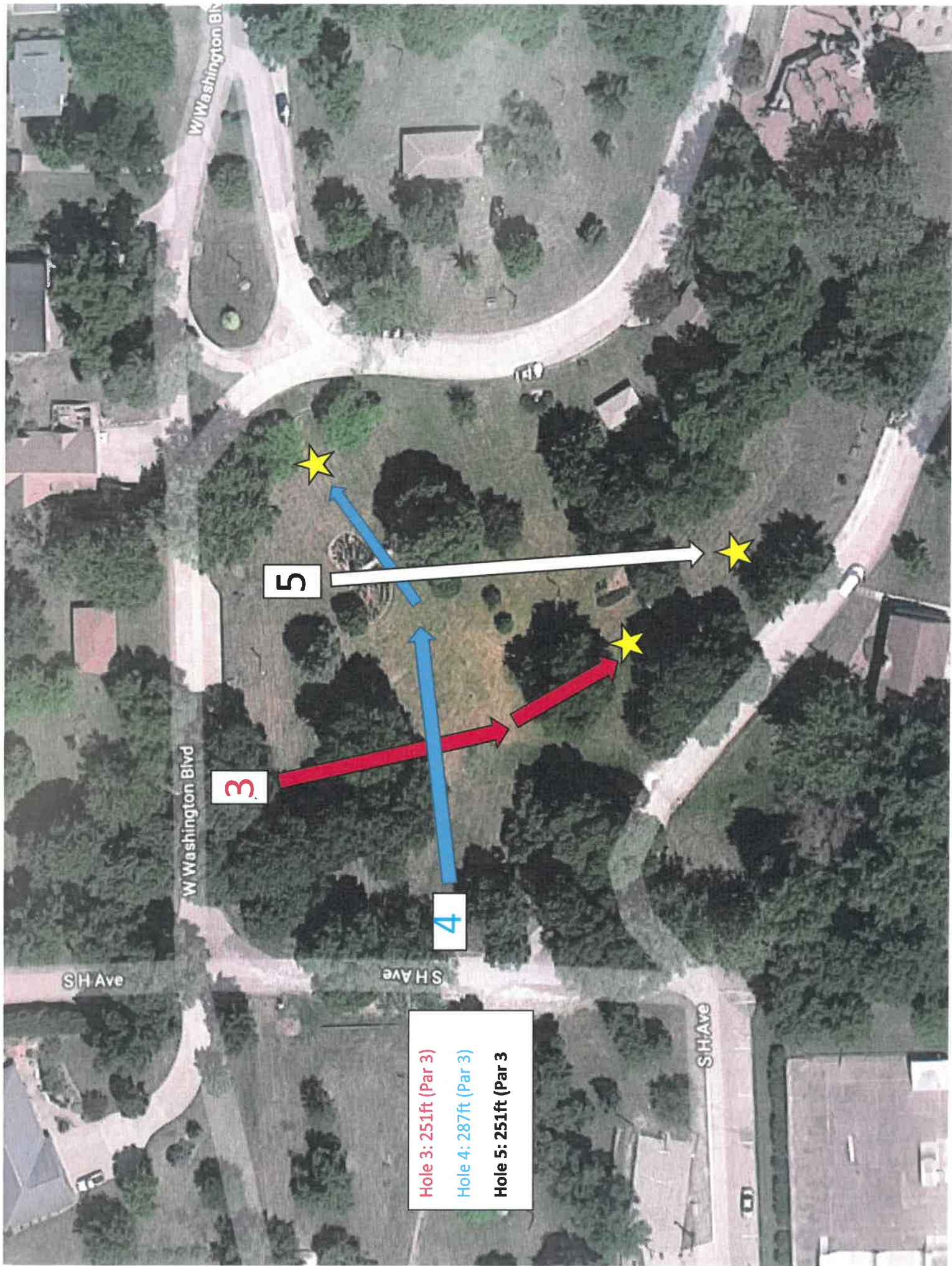
W Main St

W Main St

W Main St

W Washington Blvd

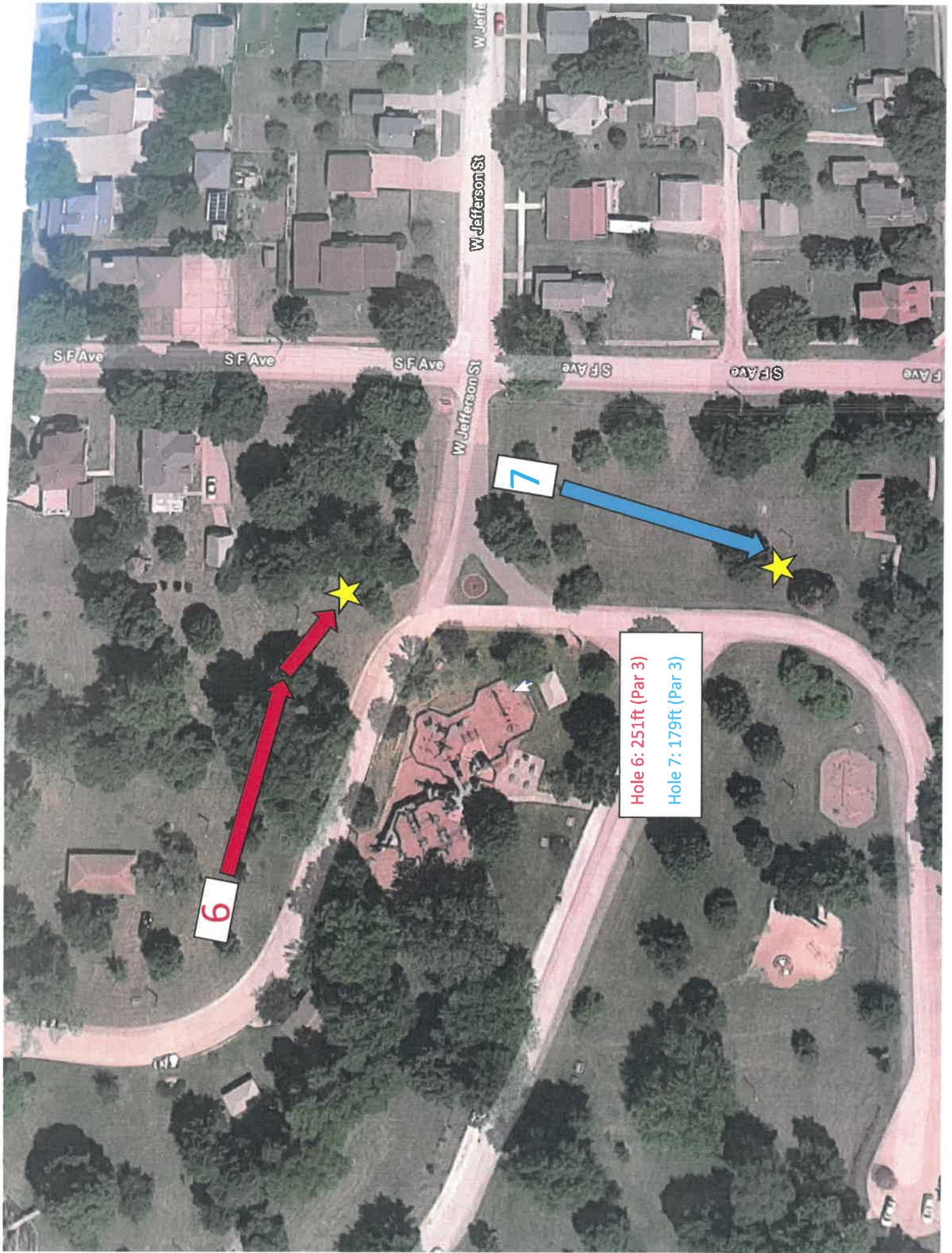
W Washington Blvd



Hole 3: 251ft (Par 3)

Hole 4: 287ft (Par 3)

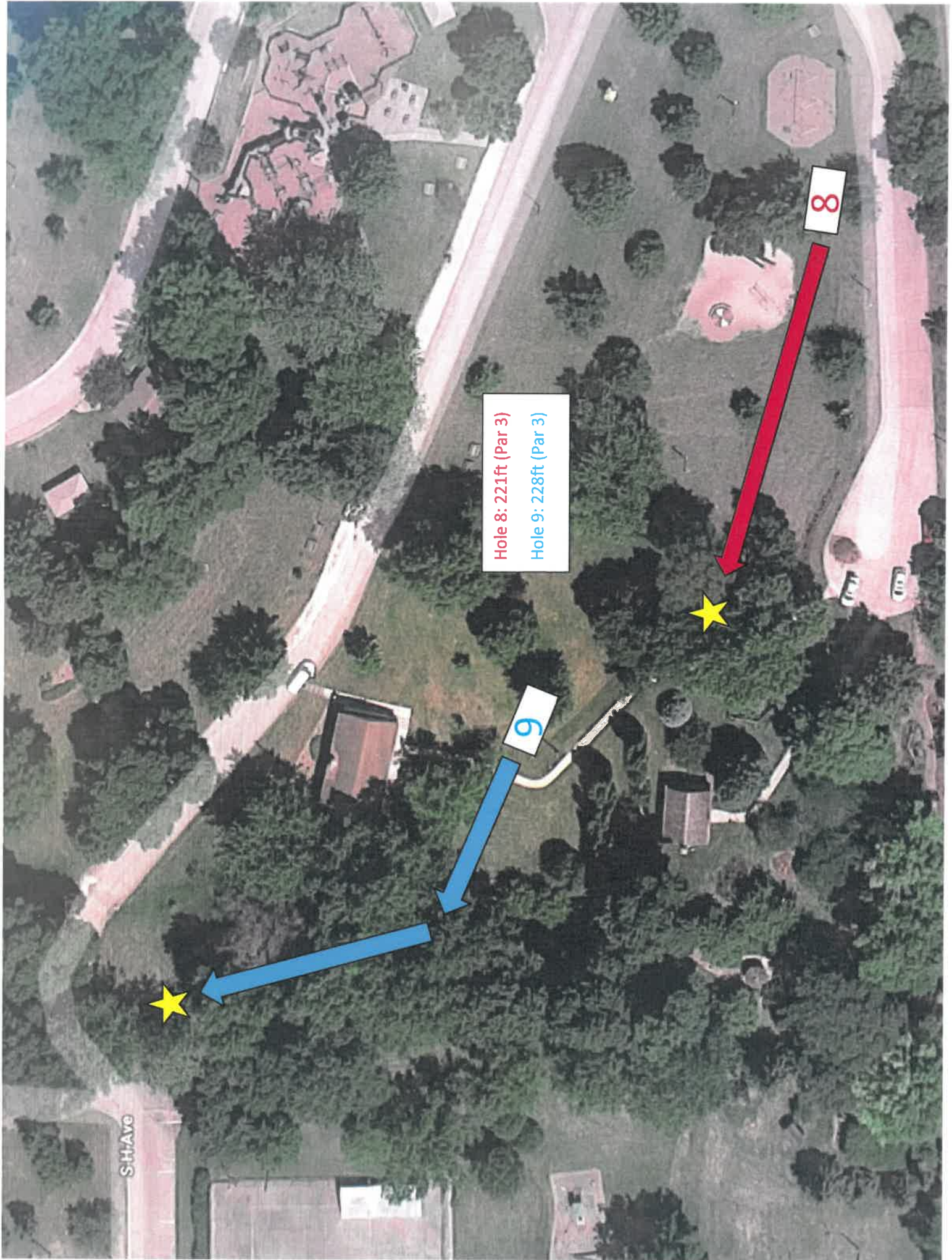
Hole 5: 251ft (Par 3)



6

7

Hole 6: 251ft (Par 3)
Hole 7: 179ft (Par 3)



Hole 8: 221ft (Par 3)
Hole 9: 228ft (Par 3)

8

9

SH-AVG

*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

October 12, 2018

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

From: Brent Hinson
City Administrator

A handwritten signature in blue ink, appearing to be "B. Hinson", is written over the name "Brent Hinson" in the "From:" field.

Re: East Washington Sidewalk Resolution of Necessity

The City Council initiated the East Washington sidewalk project and the special assessment process with the adoption of the preliminary resolution on July 17, and continued this process on September 5 with review of preliminary plans, assessment schedule, etc. and authorizing the publishing of notice on a Resolution of Necessity. We are now ready for the Council to hold a hearing and consider the Resolution of Necessity. This resolution requires a $\frac{3}{4}$ vote of the City Council. Under normal circumstances, this would mean 5 of 6, but we do have one member who will not be present. Therefore, under those circumstances, a 5 of 5 vote will be necessary for approval.

We had very light turnout at the neighbor meeting on September 20. There were no negative comments overall. However, the owners of the properties with the larger assessments were not present, so it is hard to say whether we will have people protesting at this hearing or not. We have not received any contacts from the adjacent property owners that did not attend the neighbor meeting to date to my knowledge, and all of the certified mailings were picked up and signed for.

"One of the 100 Best Small Towns in America"

RESOLUTION NO. _____

**RESOLUTION OF NECESSITY FOR
2019 EAST WASHINGTON SIDEWALK PROJECT**

WHEREAS, this Council has adopted a preliminary resolution pursuant to section 384.42 of the Iowa Code, as amended, covering the 2019 East Washington Sidewalk Project (hereinafter referred to as “the Project”); and

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

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

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

Section 2. That the Project shall constitute a single improvement and shall consist generally of construction of approximately 2,500 lineal feet of sidewalk along East Washington Street and South Wiley Avenue in Washington, Iowa, all as more particularly described in the preliminary resolution relating to the Project previously adopted by this Council, which resolution is hereby referred to for a more complete description of the location and terminal points of the Project and the property benefited thereby and proposed to be assessed to pay a portion of the cost of such improvement. The location and terminal points of the Project are further described in the Notice to Property Owners as attached hereof.

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

Section 4. That this Council did meet on Tuesday, October 16, 2018 at 6 PM at the Nicola-Stoufer Room of the Washington Public Library, 115 West Washington Street, at which time and place it heard the property owners subject to the proposed assessment or assessments and interested parties for or against the Project, its cost, the assessment thereof or the boundaries of the properties to be assessed.

Section 5. That the Clerk gave notice as required by Section 384.50 of the Code of Iowa, as amended, by publication once each week for two consecutive weeks in a newspaper published at least once weekly and having general circulation in the City, and likewise mailed a copy of such notice by Certified Mail to each property owner whose

property is subject to assessment for the Project, as shown by the records in the office of the County Auditor, not less than 15 days prior to the hearing.

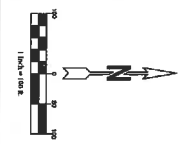
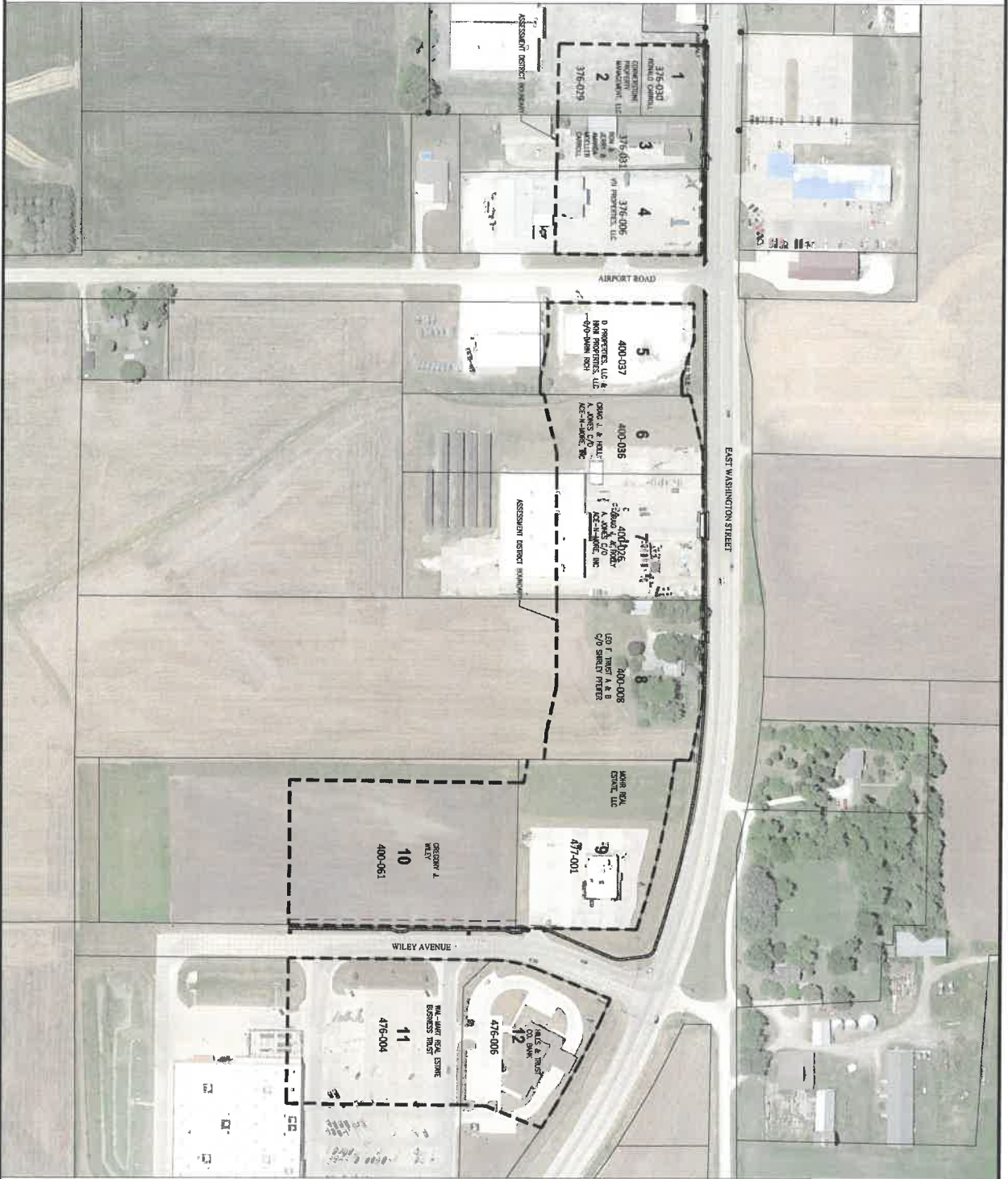
Section 6. That such notice was in form substantially the same form as attached Notice to Property Owners.

PASSED AND APPROVED this 16th day of October, 2018.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk



SHEET TITLE PROPERTY OWNERS	EAST WASHINGTON STREET SIDEWALK EXTENSION WASHINGTON, IOWA		GARDEN & ASSOCIATES, LTD. ENGINEERS & SURVEYORS 1701 3rd Avenue East, Suite 1 P.O. Box 451 Clearlake, Iowa 52577 641.672.2526 Phone 641.677.2091 Fax 800.491.2524 Iowa Toll Free email@gardencsassociates.net
	SCALE 1"=50'	DATE AUG. 13, 2018	
FIELD BOOK	PROJECT NO. 5018770	DATE	500 E. Taylor, Suite C Clearlake, Iowa 52801 641.782.4025 Phone 641.782.4118 Fax
DRAWN BY EJM	APPROVED BY JP	REVISIONS	
SHEET NO. 1			

WWTP MEMORANDUM

TO: BRENT HINSON
FROM: FRED E. DOGGETT **FED**
SUBJECT: FALL 2018 LAND APPLICATION OF TREATED BIO-SOLIDS
DATE: WEDNESDAY, OCTOBER 10, 2018

IT'S THAT TIME OF THE YEAR AGAIN WE'LL BE LAND APPLYING OUR TREATED BIO-SOLIDS IN THE NEAR FUTURE. I SENT OUT COST ESTIMATE LETTERS TO THREE (3) AREA MANURE CONTACTORS. I RECEIVED TWO (2) LETTERS BACK ONE (1) FROM IOWA GROW, INC (IGI), IGI'S COST ESTIMATE WAS THREE (3) CENTS PER GALLON AND ONE FROM (1) FROM TALLCORN ENTERPRISES, LLC (TEL), TEL'S COST ESTIMATE WAS TWOPOINT NINE FIVE (2.95) CENTS PER GALLON.

TALKING WITH KEITH MURPHY WHO OWNS SOME OF THE LAND WE'LL BE APPLYING ON, SAID HE PREFERS WE USE THE TYPE OF MANURE APPLICATOR THAT IGI USES COMPARED TO TEL'S APPLICATOR. KEITH SAYS THAT IGI'S APPLICATOR DOES LESS DAMAGE TO HIS FIELDS WHICH IN TURN CAUSES LESS EROSION.

I'M RECOMMENDING WE HIRE IGI FOR THIS PROJECT EVEN THOUGH THEIR COST ESTIMATE WAS A LITTLE HIGHER. I'M ESTIMATING THERE WILL BE BETWEEN ONE POINT TWO FIVE MILLION GALLONS (1,250,000) TO ONE POINT FIVE MILLION GALLONS (1,500,000).

THIS PROJECT WILL EXCEED \$5,000.00, SO COUNCIL APPROVAL IS NECESSARY. WE WON'T KNOW THE TOTAL COST UNTIL THE TANK IS EMPTY AND THE NUMBER OF GALLONS ARE TOTALED. PLEASE NOTE WE ARE ONLY APPLYING BIO-SOLIDS ONCE PER YEAR INSTEAD OF TWICE A YEAR. THERE IS MONEY AVAILABLE IN ACCOUNT # 610-6-8015-6599 FOR THIS PROJECT. I'LL ASK ILLA TO INCLUDE THIS PROJECT ON THE AGENDA FOR THE OCTOBER 16, 2018 COUNCIL MEETING.

LET ME KNOW IF YOU HAVE ANY QUESTIONS.

THANKS

Last Year:
1,276,600 gallons x
\$.03 /gallon

\$38,298.00

BH



*Development Services Department
215 East Washington Street
Washington, IA 52353
319-653-6584*



MEMO

To: City Council
From: Keith Henkel, Engineering Technician
Date: 03/20/2018
Re: Pavement Patching Project FY19

Council,

Enclosed are the proposals the city received in response to our request to bid this year's pavement patching project. The proposal identified 6657sf of area for repair. The budget for this project is \$45,000. We sent the request to six companies' receiving three bids back. Coleman Construction for a price of \$6.45 per square foot, Rodney's Construction for a price of \$9.00 per square foot and C&C Contractors for \$19.00 per square foot. My recommendation is to award the project to Coleman Construction. This project is scheduled to be completed by May 16, 2019.

Thank You,


Keith Henkel

*Development Services Department
215 East Washington Street
Washington, IA 52353
319-653-6584*



MEMO

To: PCC Contractors
From: Keith Henkel, Engineering Technician
Date: 09/20/2018
Re: Washington Iowa PCC Pavement Patching Program FY19

PCC Contractors,

The City of Washington will be accepting bids for the PCC Pavement Patching Program FY19 until 9:00am on October 11, 2018. Please provide a unit price per square foot. Notice to proceed will be given to the selected contractor on October 17, 2018. This work will need to be completed and invoiced to the city no later than May 16, 2019. The work will follow SUDAS Specifications Division 7 Section 7040 for full depth PCC patching with the following amendments:

- All incidentals associated with the pavement patching include, but are not limited to, curb & gutter replacement at the contractor's square foot unit price
- All patches will require 4" of compacted rock, rock tickets will be required to be submitted for payment
- Patch thickness will be 7" or match existing roadway whichever is greater
- Reinforcing bar will be epoxy coated #4 bar @ 18" C/C or epoxy coated #5 bar @ 24" C/C
- Concrete mix will be M-4
- Contractor will be responsible for protecting the patches from traffic for 48 hours
- Contractor will be responsible for the backfilling adjacent to patching to 6" below finished elevation
- Contractor will be responsible for fixture adjustment if required
- Contractor will be responsible to clean-out any debris that enters structure during project
- The city will clean and tar all patching joints, backfill, and seed as required

The following areas have been prioritized for replacement:

- 1308 East Main – 269.5sf
- 1402 East Main – 583sf
- Airport – 576sf

- 910 East Madison – 258.5sf
- South 9th Ave. / East Harrison – 128sf
- Redlinger Field parking (East Taylor) – 99sf
- North 8th (Bazooka)- 936sf
- 1428 North 6th - 90sf
- 1512 North 2nd – 242sf
- 102 West 14th – 240sf
- 810 North Iowa – 264sf
- South 4th / East Jefferson – 490sf
- 600 Block of South B – 209sf
- East Tyler / South 6th – 127.5sf
- East Tyler / South 6th – 126sf
- 1207 North Iowa – 132sf
- 1200 Block of North 4th – 9sf
- 1200 Block of North 4th – 110sf
- 1200 Block of North 4th – 456sf
- 626 East 2nd – 142.5sf
- 614 East 2nd – 112sf
- North Marion / West 12th – 108sf
- 515 West 5th – 264.5sf
- West 5th / West View Drive – 108sf
- 1000 Block of West 5th – 224.5
- 1205 East 3rd – 352sf

Quantities may be adjusted after the contract is awarded to allow the project to maximize or remain within budget.

If you have any question concerning this proposal contact: Keith Henkel, City of Washington Engineering Technician 1-319-653-6584 X123

Submit the enclosed bid form in person or by mail to Keith Henkel at 215 East Washington Street, Washington, IA 52353 or e-mail to khenkel@washingtونيowa.gov prior to 9:00am October 11, 2018. If mailing the city must receive the submittal prior to the bid opening at 9:00am October 11, 2018 to be considered.

Thank You,

Keith Henkel

Proposal for Pavement Patching FY19 Project

Contractor: Rodney's Construction
Contact: 2994 Highway 1
Phone Number: Washington, Iowa 52353-9449
Ph. 319-653-3599

Bid Tab:

6657 sqft of PCC M-4 patching @ \$ 9 / sqft = \$ 59913
125 Ton of Rock @ \$ 23.50 /Ton = \$ 2937 50
Total \$ 62850 50

Contractor will complete and submit final payment to the city by May 16, 2019

Proposal for Pavement Patching FY19 Project

Contractor: Coleman Const.
Contact: Brian Coleman / Aaron Totender
Phone Number: 319-330-9988

Bid Tab:

6657 sqft of PCC M-4 patching @ \$ 42,937 / sqft = \$ 6.45

125 Ton of Rock @ \$ 2,500 / Ton = \$ 20.00

Total \$ 45,437.00

Contractor will complete and submit final payment to the city by May 16, 2019

Proposal for Pavement Patching FY19 Project

Contractor: C & C Contractors, LLC
Contact: Shelly Cromer
Phone Number: 563-263-2361

Bid Tab:

6657 sqft of PCC M-4 patching @ \$ 19.00 /sqft = \$ 126,483.00

125 Ton of Rock @ \$ 20.00 /Ton = \$ 2500.00

Total \$ 128,983.00

Contractor will complete and submit final payment to the city by May 16, 2019

*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

October 12, 2018

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

From: Brent Hinson 
City Administrator

Re: Linda Lou's Asbestos Abatement Quotes

I am expecting to have asbestos abatement quotes gathered by EnviroNET (the same firm that did our asbestos survey) on Monday. We will forward those out by email as soon as we have them.

*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

October 12, 2018

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

From: Brent Hinson
City Administrator

Re: City Hall/Police Building Architect Recommendation

While we asked you to take action on awarding contract to Design Alliance last time, we have decided it is best if we put this forward in a formal resolution authorizing the Mayor and Clerk to sign the contract as approved by the City Attorney, as we did with the Fire Station. The agreement is based on the standard American Institute of Architects (AIA) contract, and the contract price is \$118,125 plus reimbursable expenses (for the Fire Station, expenses were estimated at \$6,000). We are almost finalized on the contract, so it should be ready to sign later in the week following the meeting.

RESOLUTION NO. _____

A RESOLUTION APPROVING AWARD OF ARCHITECTURAL CONTRACT

WHEREAS, the City of Washington solicited detailed proposals from qualified architectural firms and conducted interviews with said firms for the design of a new Fire Station in 2017; and

WHEREAS, Design Alliance, Inc. was the selected firm on the basis of qualifications, experience with similar projects, fit for our community, and price; and

WHEREAS, the City is ready to proceed with design for the City Hall/Police project, and

WHEREAS, the project committee appointed by the City Council recommends that Design Alliance be retained for the City Hall/Police project.

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

Section 1. That Design Alliance, Inc. be selected as the project architect for the design of the proposed City Hall/Police improvements, at a price of \$118,125 plus applicable reimbursable expenses.

Section 2. That the Mayor and Clerk are hereby directed to execute contract and related documents to be prepared by the City Attorney with the selected firm.

PASSED AND APPROVED, this 16th day of October, 2018.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

Date of Issuance:	October 10, 2018	Effective Date:	October 10, 2018
Owner:	City of Washington	Owner's Contract No.:	
Contractor:	Miller Welding and Tiling, Inc.	Contractor's Project No.:	
Engineer:	FOX Engineering	Engineer's Project No.:	2045-17B
Project:	Fire Station Utilities and Grading Phase I	Contract Name:	

The Contract is modified as follows upon execution of this Change Order:


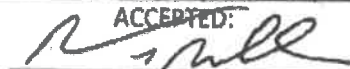
Description:

- a. **Work Change Directive #1: \$1,540.00 ADD**
 - Remove existing foundation discovered under the existing asphalt parking area. Backfill and compact.
- b. **Work Change Directive #2: \$10,306.00 ADD, 3 calendar days ADD**
 - Work as indicated in CPR#1, provide ductile iron water main piping with nitrile gaskets in two locations in order to meet IDNR requirements.
 - Work as indicated in CPR#2, connect new water main to existing 4" water main in two locations.
- c. **Work Change Directive #3: \$1,271.00 ADD**
 - Cistern – expose and remove debris from discovered cistern. Fill cistern with flowable fill. Backfill and compact.
- d. **Work Change Directive #4: \$3,856.60 ADD, 3 calendar days ADD**
 - Work as indicated in CPR#3, shallowing of 8" sanitary sewer main and Blair House service
 - Work as indicated in CPR#4, repair to egg sewer at tie in location
- e. **Change Proposal Request #5: \$3,555.00 ADD, 1 calendar day ADD**
 - Extending 6" sanitary sewer service into the existing fire station
- f. **Change Proposal Request #6: \$5,521.85 ADD, 2 calendar day ADD**
 - Modifications associated with lowering the alley
- g. **Change Proposal Request #7: \$1,275 DEDUCT**
 - Modifications to connection type at existing sanitary manhole
- h. **Adjustment of Quantity (Bid Item 5.01) 6-inch water main associated with CPR#1 decrease by 23 LF @ \$42.00 = \$966.00 DEDUCT**
- i. **Adjustment of Quantity (Bid Item 7.02) PCC Paving associated with WCD#4 decrease by 68 SY @ \$59.50 = \$4,046.00 DEDUCT**
- j. **Adjustment of Quantity (Bid Item 4.12) 36-inch sanitary sewer associated with WCD#4 increase by 10 LF @ \$124.00 = \$1,240.00 ADD**

- k. **Adjustment of Quantity (Bid Item 4.14)** 6-inch sanitary sewer service associated with CPR#5 increase by 15 LF @ \$50.75 = **\$761.25 ADD** .
- l. **Adjustment of Quantity (Bid Item 4.04)** 15-inch storm sewer as subdrain associated with CPR#6 decrease by 115 LF @ \$72.00 = **\$8,280.00 DEDUCT**
- m. **Adjustment of Quantity (Bid Item 6.04)** Intake SW-511 associated with CPR#6 decrease by 1 EA @ \$3,000.00 = **\$3,000.00 DEDUCT**
- n. **Adjustment of Quantity (Bid Item 1.03)** Construction Contingency decrease by 0.873725 @ \$12,000.00 = **\$10,484.70 DEDUCT**

Attachments: WCD#1, WCD#2, WCD#3, WCD#4, CPR#1, CPR#2, CPR#3, CPR#4, CPR#5, CPR#6, CPR#7

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>433,767.55</u>	Original Contract Times: Substantial Completion: <u>September 7, 2018</u> Ready for Final Payment: <u>October 12, 2018</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: N/A	[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: N/A Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ <u>433,767.55</u>	Contract Times prior to this Change Order: Substantial Completion: <u>September 7, 2018</u> Ready for Final Payment: <u>October 12, 2018</u> days or dates
[Increase] [Decrease] of this Change Order: \$ <u>0.00</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>9 days</u> Ready for Final Payment: <u>0 days</u> days or dates
Contract Price incorporating this Change Order: \$ <u>433,767.55</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>September 20, 2018</u> Ready for Final Payment: <u>October 12, 2018</u> days or dates

<p>RECOMMENDED:</p> <p>By: <u></u> Title: <u>Project Engineer</u> Date: <u>10/11/18</u></p>	<p>ACCEPTED:</p> <p>By: _____ Title: <u>Owner (Authorized Signature)</u> Date: _____</p>	<p>ACCEPTED:</p> <p>By: <u></u> Title: <u>President</u> Date: <u>10/11/18</u></p>
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Contractor's Application for Payment No. 4

Unit Price Contract


Project: Fire Station Utilities and Grading, Phase I From (Contractor): G & R Miller Construction Application Date: 10/10/2018
 To (Owner): City of Washington Owner's Project No.: 2045-17B Engineer's Proj. No.: 2045-17B Period From: 9/5/2018
 Via (Engineer): FOX Engineering

Approved Change Order Summary:			
No.	Date Approved	Additions	Deductions
1	10/16/2018	zero	zero
TOTALS			
NET CHANGE BY CHANGE ORDERS			

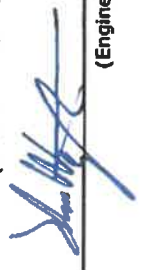
1. ORIGINAL CONTRACT PRICE..... \$ 433,767.55
2. Net change by Change Orders..... \$ _____
3. Current Contract Price (Line 1 + 2)..... \$ 433,767.55
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)..... \$ 386,628.35
5. RETAINAGE:
- | | | |
|---|----------------------|--------------|
| a. 5% X \$386,628.35 | Work Completed..... | \$ 19,331.42 |
| b. 5% X _____ | Stored Material..... | \$ _____ |
| c. Less Total Retainage Released Early..... \$ _____ | | |
| d. Total Retainage (Line 5a + Line 5b - Line 5c)..... \$ <u>19,331.42</u> | | |
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)..... \$ 367,296.93
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ 262,149.56
8. AMOUNT DUE THIS APPLICATION..... \$ 105,147.37
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)..... \$ 66,470.62

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By  Date: 10/10/2018

Payment of: \$ 105,147.37 (Line 8 or other - attach explanation of the other amount)

is recommended by:  (Engineer) 10/11/18 (Date)

Payment of: \$ _____ (Line 8 or other - attach explanation of the other amount)

is approved by: _____ (Owner) _____ (Date)

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

October 11, 2018

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

From: Brent Hinson
City Administrator

A blue ink signature of Brent Hinson, the City Administrator, is written over the name.

Re: Riverboat Municipal Grant Applications

Attached are proposed Municipal Grant applications for FY20. The Riverboat Foundation deadline for these applications is coming up on December 1.

The proposed applications are somewhat different than has been discussed to this point. There are three reasons for this: 1) The federal-state funding "swap" we were approved for on the West Buchanan/Business Park Phase II project reduces our local match significantly for that project; 2) The overall cost of the Wellness Park Phase I has continued to climb (lighting for 2 fields is projected to cost \$450,000, for example); and 3) There has been a great deal of demand for Downtown Investment Grant (DIG) funding, and virtually all of the original allocation has been committed to projects.

Therefore, I am proposing the following changes to our requests:

<u>Project</u>	<u>Previous Amount</u>	<u>Proposed Amount</u>
Business Park Phase II	\$325,000	\$0
Wellness Park Phase I	\$0	\$275,000
DIG Program	\$50,000	\$100,000
Sunset Park Main Pavilion Renovation	\$50,000	\$50,000

Pending the Council's approval of the official resolution and the Riverboat Foundation's approval of the applications, these requests would then be built into the FY20 budget.

"One of the 100 Best Small Towns in America"

RESOLUTION NO. _____

**A RESOLUTION ENDORSING
APPLICATIONS FOR MUNICIPAL GRANT FUNDS**

WHEREAS, the City of Washington has been very fortunate to receive sizeable amounts of municipal grant funds through the Washington County Riverboat Foundation over the years; and

WHEREAS, the Riverboat Foundation has established procedures requiring applications to be completed for each project cities wish to complete using municipal grant funds; and

WHEREAS, the City Council has determined the projects and initiatives for which it would like to allocate these funds for Fiscal Year 2019-2020.

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

Section 1. The City Council hereby requests that the Washington County Riverboat Foundation allocate anticipated municipal grant funds for the fiscal year beginning July 1, 2019 in the following manner:

- A. Wellness Park: \$275,000
- B. Downtown Incentive Grants: \$100,000
- C. Sunset Park Main Pavilion Renovation: \$50,000

Section 2. The City Council states its commitment to identifying additional funding needed to successfully complete the above projects and initiatives.

Section 3. The City Council acknowledges and approves the attached applications for these projects, which utilize the forms and procedures identified by the Riverboat Foundation.

PASSED AND APPROVED this 16th day of October, 2018.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk



MUNICIPAL GRANT APPLICATION

Applicant Organization Information:

1. Applicant Organization: CITY OF WASHINGTON
2. Mailing Address: 215 East Washington Street
3. City, State, Zip: Washington, IA 52353
4. Federal Tax ID#: 42-6005318

Contact Information:

9. Primary Contact Name: BRENT HINSON
10. Title in Organization: City Administrator
11. Daytime Phone: 319-653-6584 ext.134
12. E-mail address: bhinson@washingtioniowa.gov
13. Alternate Contact Name: Illa Earnest
14. Alternate Phone: 319-653-6584 ext 131 Alt. E-mail:
iearnest@washingtioniowa.gov

Project/Program Information:

15. Project Title: WASHINGTON AREA WELLNESS PARK, PHASE 1B
16. Project Address: 1000' Northwest of Intersection of W. 7th Street and North Avenue D
17. WCRF Funding Requested: \$275,000
18. Matching Funds: \$1,271,438
19. Total Cost (17+18): \$1,546,438 (include itemized budget if over \$5,000)
20. Anticipated project start: April 2019
21. Anticipated completion date: October 2019



22. Provide a brief description of the project you are seeking funds for. You may attach additional pages to describe your project/program in more detail. Additional supporting material may also be submitted.

The City is in the process of completing Phase 1A, which includes mass grading and installation of street, parking lot, and utility infrastructure to the 40-acre Phase 1 site. Phase 1A includes rough grading of 4 baseball/softball fields and 2 large multipurpose/soccer fields. The cost of the Phase 1A project, which is not in the scope of this grant request is just over \$1 million.

The City wishes to complete Phase 1 by finishing the baseball and soccer fields, including lighting, constructing a trail connection to the Kewash Nature Trail, and the first portion of a paved trail that will eventually circle the entire property. The cost of these improvements is estimated at \$1.55 million.

23. In the space below, explain how the project/program will address the Foundation’s interest category. See WCRF Grant Application Guidelines

We believe this project will stretch across three of the four interest categories: Community Development & Beautification, Economic Development, and Human & Social Needs. The project will help create a more attractive community and allow for the expansion of programming for our youth.

24. List name of matching funding sources and if contribution is projected (P) or confirmed (C). Private donations can generally be grouped together as one line item. Line “A” should show any cash contribution from the Applicant organization. **Do not include “in-kind” (non-cash) contributions in this table.** The “Total Matching Funds” should equal Line 18.

Source of Match Funds	Projected or Confirmed	Amount
A. (Applicant) City Funds	Confirmed	\$ 574,652
B. Other Grants & Donations	Projected	\$ 496,786
C. FY19 Riverboat Municipal Grant Funds	Confirmed	\$ 200,000
D.	Projected	\$
E.	Projected	\$
F.	Projected	\$
Total Matching Funds:		\$ 1271438



25. Complete the following budget form. List each work element for the project. To show the source of matching funds, reference the letter (A, B, C, etc.) from the table in Line 24. More than one source (letter) may be entered for a single work element. The Total Matching Fund should equal the amount entered in Line 18. The Total WCRF Funding Request should equal the amount entered in Line 17. **If the total project is over \$5,000, please attach a detailed itemization of the expected project expenses.**

Project	Matching Fund Source (letters)	Matching Fund \$ Amount	WCRF Funding Request	Total
1. Road, Trails & Parking	A	\$ 282,083	\$ 0	\$ 282,083
2. Playing Fields, Concessions & Restroom Buildings	A,B	\$ 440,200	\$ 220,000	\$ 660,200
3. Lighting- 2 fields	A,B	\$ 395,000	\$ 55,000	\$ 450,000
4. Engineering & Other	A,B	\$ 154,155	\$ 0	\$ 154,155
5.		\$	\$	\$
6.		\$	\$	\$
7.		\$	\$	\$
TOTAL		\$ 1,271,438	\$ 275,000	\$ 1,546,438

NOTE: The WCRF does not normally fund personnel expenses, except for outside contracted services for specific projects. Personnel expenses include salaries and benefits for full- and part-time employees. Capital expenses include construction or remodeling costs. Equipment expenses include machinery, tools, vehicles, and appliances that are likely to remain in use for more than one year. Supplies refers to items which are consumable



26. Explain the source of additional matching funds shown in Questions 25 and 26, and the amounts necessary to complete the project/program. Include cash contributions from all other sources besides the WCRF.

The Wellness Park Committee is currently working to secure these matching funds through the solicitation of donations and the submission of various grant applications. We hope to have all these funds secured by Spring 2019.

27. Explain any "in kind" non-cash contributions, if any. Include donated time, labor, materials, etc. Note that these "in kind" contributions should not be included in the matching funds (Line 18) or in the Total Cost of the project (Line 19).

We are anticipating in-kind contributions for construction materials and/or labor for items such as restrooms & concessions buildings and concrete work, but because these are not yet secured, we have shown budgetary numbers for the full cost of these items.

28. Has your project been started? If yes what is the status?

No, Phase 1B cannot proceed until additional funds are secured. We hope to start in Spring 2019 and have playable fields by Spring 2020.

29. Explain how the Washington County Riverboat Foundation will be recognized by your organization for contributing to the project/program.

The WCRF will be recognized in the local newspaper and radio station, and by permanent signage at the site.

30. I hereby affirm that this application has been approved by its governing body. All data in this application and supporting material are correct and true. If awarded funds by the WCRF, the Applicant will comply with WCRF guidelines and grant agreement.

Signed: _____ Date: _____
(Signed by Primary Contact from Line 9.)

** Please note that your application becomes a public document upon submission. **

Send 1 signed copy and supporting documents to:

WCRF
205 W Main
Washington, IA 52353

Scan another copy with supporting documents and email to wcrf@riverboatfoundation.org



MUNICIPAL GRANT APPLICATION

Applicant Organization Information:

1. Applicant Organization: CITY OF WASHINGTON
2. Mailing Address: 215 East Washington Street
3. City, State, Zip: Washington, IA 52353
4. Federal Tax ID#: 42-6005318

Contact Information:

9. Primary Contact Name: BRENT HINSON
10. Title in Organization: City Administrator
11. Daytime Phone: 319-653-6584 ext 134
12. E-mail address: bhinson@washingtونيowa.gov
13. Alternate Contact Name: Illa Earnest
14. Alternate Phone: 319-653-6584 ext 131 Alt. E-mail:
learnest@washingtونيowa.gov

Project/Program Information:

15. Project Title: DOWNTOWN INCENTIVE GRANTS PROGRAM
16. Project Address: Washington Main Street District
17. WCRF Funding Requested: \$100,000
18. Matching Funds: \$300,000
19. Total Cost (17+18): \$400,000 (include itemized budget if over \$5,000)
20. Anticipated project start: July 2019
21. Anticipated completion date: Ongoing



22. Provide a brief description of the project you are seeking funds for. You may attach additional pages to describe your project/program in more detail. Additional supporting material may also be submitted.

The City wishes to use Municipal Grant funds to partner with Main Street Washington in incentivizing redevelopment of downtown buildings. Main Street Washington has developed a very successful program known as the Washington Incentive Fund (WIF) with the generous help of the Riverboat Foundation, and the City devised a program with Main Street in 2017 to provide larger up-front assistance for major projects of at least \$100,000. In FY18, the Riverboat Foundation granted the City \$128,500 for this purpose, and to date, 3 grants in the amount of \$119,000 have been awarded, leveraging \$474,075 in matching investment. Due to strong additional interest in these funds from building owners and developers, the City wishes to apply for an additional \$100,000 in funding which, when coupled with the uncommitted \$9,500 remaining from our FY18 Municipal Grant application, would leverage at least \$438,000 in total investment in our downtown.

As with WIF, the program would be administered by Main Street Washington and its Design Committee to ensure the projects meet all applicable standards.

23. In the space below, explain how the project/program will address the Foundation's interest category. See WCRF Grant Application Guidelines

24. List name of matching funding sources and if contribution is projected (P) or confirmed (C). Private donations can generally be grouped together as one line item. Line "A" should show any cash contribution from the Applicant organization. **Do not include "in-kind" (non-cash) contributions in this table.** The "Total Matching Funds" should equal Line 18.

Source of Match Funds	Projected or Confirmed	Amount
A. (Applicant) N/A	Projected	\$
B. Building Owners- minimum 3:1 match	Projected	\$ 300,000
C.	Projected	\$
D.	Projected	\$
E.	Projected	\$
F.	Projected	\$
Total Matching Funds:		\$ 300,000



25. Complete the following budget form. List each work element for the project. To show the source of matching funds, reference the letter (A, B, C, etc.) from the table in Line 24. More than one source (letter) may be entered for a single work element. The Total Matching Fund should equal the amount entered in Line 18. The Total WCRF Funding Request should equal the amount entered in Line 17. **If the total project is over \$5,000, please attach a detailed itemization of the expected project expenses.**

Project	Matching Fund Source (letters)	Matching Fund \$ Amount	WCRF Funding Request	Total
1. Downtown Investment Grants (FY20 Appropriation)		\$	\$ 100,000	\$ 100,000
2. Building Owner Match (various projects)	B	\$ 300,000	\$	\$ 300,000
3.		\$	\$	\$
4.		\$	\$	\$
5.		\$	\$	\$
6.		\$	\$	\$
7.		\$	\$	\$
TOTAL		\$ 300,000	\$ 100,000	\$ 400,000

NOTE: The WCRF does not normally fund personnel expenses, except for outside contracted services for specific projects. Personnel expenses include salaries and benefits for full- and part-time employees. Capital expenses include construction or remodeling costs. Equipment expenses include machinery, tools, vehicles, and appliances that are likely to remain in use for more than one year. Supplies refers to items which are consumable



26. Explain the source of additional matching funds shown in Questions 25 and 26, and the amounts necessary to complete the project/program. Include cash contributions from all other sources besides the WCRF.

The program requires at least 3:1 building owner match for any projects funded under this program. Therefore, a \$100,000 project (the minimum project for this funding) would be eligible for a \$25,000 grant and would require \$75,000 building owner match.

27. Explain any "in kind" non-cash contributions, if any. Include donated time, labor, materials, etc. Note that these "in kind" contributions should not be included in the matching funds (Line 18) or in the Total Cost of the project (Line 19).

Property owners of downtown buildings would effectively provide the match for the requested funds as determined for each individual project.

28. Has your project been started? If yes what is the status?

No.

29. Explain how the Washington County Riverboat Foundation will be recognized by your organization for contributing to the project/program.

The City would work with Main Street Washington to recognize the WCRF in the same manner as is currently being done for the existing WIF program.

30. I hereby affirm that this application has been approved by its governing body. All data in this application and supporting material are correct and true. If awarded funds by the WCRF, the Applicant will comply with WCRF guidelines and grant agreement.

Signed: _____ Date: _____
(Signed by Primary Contact from Line 9.)

** Please note that your application becomes a public document upon submission. **

Send 1 signed copy and supporting documents to:
WCRF
205 W Main
Washington, IA 52353

Scan another copy with supporting documents and email to wcrf@riverboatfoundation.org

Revenue Summary

City of Washington
As of September 30, 2018

THREE MONTH ANALYSIS - 25.00% OF FY18-19 COMPLETED

GENERAL FUND

25.00% >>> % of Budget Year

** Ahead of budget is Good! (AB)
UB - Under Budget!

Department	Fund No	Dept No.	Annual Budget	Three Month		% of Budget Rec'd YTD	Ahead/ (Behind) Budget	Explanation for YTD performance
				Budget	Actual			
Police	001	1010	322,375	80,594	35,476	11.00%	(45,118)	Misc Rev UB \$3,551; LOST UB \$41,502
Fire	001	1050	217,500	54,375	16,849	7.75%	(37,526)	County Contributions UB \$21,250; LOST UB \$16,376
Animal Control	001	1090	2,500	625	475	19.00%	(150)	
Development Services	001	2060	61,500	15,375	14,228	23.14%	(1,147)	TTL Licenses/Permits UB \$1,876; Nuisance Reim to date \$1,880
Library	001	4010	85,500	21,375	6,939	8.12%	(14,436)	Grants UB \$1,500; Library Service UB \$13,014; Fines AB \$216
Parks	001	4030	450	113	300	66.67%	188	
Pool	001	4035	-	-	-	#DIV/0!	-	
Cemetery	001	4050	70,500	17,625	20,810	29.52%	3,185	Charges for services AB \$1,200; Lot Sales UB \$2,725
Clerk/Treas	001	6020	3,052,671	763,168	362,772	11.88%	(400,396)	Taxes UB \$311,680; Transfer In UB \$95,684
TTL General Fund			3,812,996	953,249	457,849	12.01%	(495,400)	General Fund is under budget due to property tax
Fiscal Year 18 Sept							10.60%	
Airport General Fund	002	2080	432,400	108,100	168,855	38.94%	60,255	Airport Fuels sales AB \$47,939; Hangar Rent AB \$15,870 Fuel sales \$135,439 vs. expense \$71,554 = \$63,885
Road Use	110	2010	1,020,112	255,028	336,747	33.01%	81,719	Road Use Taxes AB \$65,824; Transfers UB \$14,664
ENTERPRISE/UTILITY FUNDS								
Water Plant	600	8010	1,928,248	482,062	819,209	42.48%	337,147	Charges for Services UB \$1,822; Transfer in AB \$935,491
Water Distr	600	8012	300	75	-	0.00%	(75)	
TTL Water Utility			1,928,548	482,137	819,209	42.48%	337,072	
Sewer Plant	610	8015	2,294,245	573,561	573,751	25.01%	190	Charges for sewer service are right on target!
Sewer Collection	610	8017	44,475	11,119	1	0.00%	(11,118)	Transfers in UB \$11,119
TTL Sanitary Sewer			2,338,720	584,680	573,752	24.53%	(10,928)	
Sanitation	670	8040	428,732	107,183	94,853	22.12%	(12,330)	Merchandise Sales UB \$10,494 for garbage sticker sales

SUMMARY:

Our General Fund is under budget due to property tax, which we will receive in October.
Our enterprise funds are ahead of budget for charges for services with the exception of the Sanitation fund. The sanitation fund will increase once we start selling next year's annual garbage sticker

THREE MONTH ANALYSIS - 25.00% OF FY18-19 COMPLETED

UB = Under-budget is good!
AB = ahead of budget

25.00% >>>% of Budget Year

Department	Fund No.	Dept No.	Annual Budget	Three Month Budget	Three Month Act	% of Budg Spent YTD	Ahead/ (Behind) Budget	Explanation for YTD performance	
GENERAL FUND	001	1010	1,537,192	384,298	372,282	24.22%	(12,016)	Work Comp AB \$3,043; Vehicle Ops AB \$1,601; Other supplies AB \$1,884	
	001	1050	418,728	104,682	104,017	24.84%	(665)	Work comp AB \$10,337; Other accounts under budget	
	001	1090	2,500	625	260	10.38%	(365)		
	001	2030	50,000	12,500	-	0.00%	(12,500)	No transfer through Sept	
	001	2060	78,598	19,649	16,558	21.07%	(3,091)	Nuisance Abatement AB \$1,355; Other accounts under budget	
	001	4010	410,879	102,720	95,806	23.32%	(6,913)	Repairs/Maint/Utilities AB \$662; Other accounts under budget	
	001	4030	266,181	66,545	59,294	22.28%	(7,251)	Wages/Benefits (including work comp) AB \$4,878 due to seasonal work; Vehicle Ops AB \$1,117	
	001	4035	35,100	8,775	21,615	61.58%	12,840	Utilities AB \$9,173; other accounts under budget	
	001	4050	162,225	40,556	34,119	21.03%	(6,437)	Wages/Benefits (including work comp) AB \$4,389 due to seasonal work; Grounds Maint AB \$812; other accounts under budget	
	001	6020	851,594	212,899	261,346	30.69%	48,448	General Insurance AB \$69,180; Staff Development AB \$3,981; Payments to outside entities AB \$27,997; Postage AB \$2,096	
	TTL General Fund			3,812,996	953,249	965,298	25.32%	12,049	General Fund is over budget mainly due to seasonal work, work comp installments, general insurance and payments to outside entities
							27.06%		Fiscal Year 18 Sept
AIRPORT GENERAL FUND	002	2080	550,597	137,649	97,450	17.70%	(40,199)	Fuel Exp AB \$1,554; General Insurance AB \$3,054; Contractual Services AB \$6,047; Other account under budget	
								Fuel sales \$135,039 vs. expense \$71,554 = \$63,885	
ROAD USE	110	2010	1,133,379	283,345	136,880	12.08%	(146,465)	Work Comp AB \$1,508; Other accounts under budget	
ENTERPRISE/UTILITY FUNDS									
Water Plant	600	8010	1,259,701	314,925	189,785	15.07%	(125,140)	General Insurance AB \$3,359; Overtime Wages AB \$8,134; Contractual Services AB \$3,025; Other accounts under budget	
	600	8012	527,139	131,785	104,292	19.78%	(27,493)	Work com AB \$1,182	
TTL Water Utility									
Sewer Plant	610	8015	1,786,840	446,710	294,077	16.46%	(152,633)		
	610	8015	1,405,297	351,324	155,578	11.07%	(195,746)	General Insurance AB \$19,865; Engineering Exp AB \$3,942; Tech Services AB \$5,217;	
Sewer Collection	610	8017	1,025,905	256,476	114,012	11.11%	(142,465)	Work Comp AB \$1,564; Other accounts under budget	
TTL Sanitary Sewer									
Sanitation	670	8040	2,431,202	607,801	269,590	11.09%	(338,211)		
			425,917	106,479	108,080	25.38%	1,601	Contractual Services AB \$7,848; Other accounts under budget	

SUMMARY:
The General Fund is ahead of budget due to general insurance, work comp installments, seasonal work, and payments to outside entities
All other funds are under budget



MUNICIPAL GRANT APPLICATION

Applicant Organization Information:

1. Applicant Organization: CITY OF WASHINGTON
2. Mailing Address: 215 East Washington Street
3. City, State, Zip: Washington, IA 52353
4. Federal Tax ID#: 42-6005318

Contact Information:

9. Primary Contact Name: BRENT HINSON
10. Title in Organization: City Administrator
11. Daytime Phone: 319-653-6584 ext 134
12. E-mail address: bhinson@washingtioniowa.gov
13. Alternate Contact Name: Illa Earnest
14. Alternate Phone: 319-653-6584 ext 131 Alt. E-mail:
iearnest@washingtioniowa.gov

Project/Program Information:

15. Project Title: SUNSET PARK MAIN PAVILION RENOVATION
16. Project Address: 700 Block West Washington Blvd
17. WCRF Funding Requested: \$50,000
18. Matching Funds: \$10,000
19. Total Cost (17+18): \$60,000 (include itemized budget if over \$5,000)
20. Anticipated project start: September 2019
21. Anticipated completion date: November 2019



22. Provide a brief description of the project you are seeking funds for. You may attach additional pages to describe your project/program in more detail. Additional supporting material may also be submitted.

The main pavilion at Sunset Park, which has been popular over the years for event rentals, is starting to show its age, and is in need of major renovations, including electrical, lighting, various repairs, and painting of the structure.

23. In the space below, explain how the project/program will address the Foundation's interest category. See WCRF Grant Application Guidelines

24. List name of matching funding sources and if contribution is projected (P) or confirmed (C). Private donations can generally be grouped together as one line item. Line "A" should show any cash contribution from the Applicant organization. **Do not include "in-kind" (non-cash) contributions in this table.** The "Total Matching Funds" should equal Line 18.

Source of Match Funds	Projected or Confirmed	Amount
A. (Applicant) FY20 Budgetary Funds	Projected	\$ 10,000
B.	Projected	\$
C.	Projected	\$
D.	Projected	\$
E.	Projected	\$
F.	Projected	\$
Total Matching Funds:		\$ <input type="text"/>



25. Complete the following budget form. List each work element for the project. To show the source of matching funds, reference the letter (A, B, C, etc.) from the table in Line 24. More than one source (letter) may be entered for a single work element. The Total Matching Fund should equal the amount entered in Line 18. The Total WCRF Funding Request should equal the amount entered in Line 17. **If the total project is over \$5,000, please attach a detailed itemization of the expected project expenses.**

Project	Matching Fund Source (letters)	Matching Fund \$ Amount	WCRF Funding Request	Total
1. General Repairs	A	\$ 4,834	\$ 24,166	\$ 29,000
2. Electrical Wiring	A	\$ 833	\$ 4,167	\$ 5,000
3. Lighting	A	\$ 166	\$ 833	\$ 1,000
4. Painting	A	\$ 2,500	\$ 12,500	\$ 15,000
5. Site Improvements	A	\$ 1,667	\$ 8,333	\$ 10,000
6.		\$	\$	\$
7.		\$	\$	\$
TOTAL		\$ 10,000	\$ 50,000	\$ 60,000

NOTE: The WCRF does not normally fund personnel expenses, except for outside contracted services for specific projects. Personnel expenses include salaries and benefits for full- and part-time employees. Capital expenses include construction or remodeling costs. Equipment expenses include machinery, tools, vehicles, and appliances that are likely to remain in use for more than one year. Supplies refers to items which are consumable



26. Explain the source of additional matching funds shown in Questions 25 and 26, and the amounts necessary to complete the project/program. Include cash contributions from all other sources besides the WCRF.

We plan to budget for the matching funds in the FY20 budget. It has not yet been determined whether the source of these funds will be general funds or park gift funds.

27. Explain any "in kind" non-cash contributions, if any. Include donated time, labor, materials, etc. Note that these "in kind" contributions should not be included in the matching funds (Line 18) or in the Total Cost of the project (Line 19).

N/A.

28. Has your project been started? If yes what is the status?

No.

29. Explain how the Washington County Riverboat Foundation will be recognized by your organization for contributing to the project/program.

Permanent signage at the pavilion.

30. I hereby affirm that this application has been approved by its governing body. All data in this application and supporting material are correct and true. If awarded funds by the WCRF, the Applicant will comply with WCRF guidelines and grant agreement.

Signed: _____ Date: _____
(Signed by Primary Contact from Line 9.)

** Please note that your application becomes a public document upon submission. **

Send 1 signed copy and supporting documents to:
WCRF
205 W Main
Washington, IA 52353

Scan another copy with supporting documents and email to wcrf@riverboatfoundation.org

*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

October 12, 2018

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

From: Brent Hinson 
City Administrator

Re: Downtown Urban Renewal Plan Amendment #3

As the Council is aware, we need to incorporate the Linda Lou's site redevelopment project into our Downtown Urban Renewal Plan so that we can repay ourselves with TIF for demolition expenses. While we are making this amendment, I am proposing that we also include a project for the Captain's Table redevelopment (current scope unknown) and also allow us to reimburse ourselves with TIF for certain public infrastructure expenses incurred with the Fire Station site improvements.

This process involves a consultation with the other taxing bodies, which I have set for the Board of Supervisors' meeting on October 30. The hearing and adoption of the plan could then take place at our November 20 meeting.

The resolution, proposed urban renewal plan, and an updated schedule is attached.

RESOLUTION NO. _____

RESOLUTION SETTING A DATE FOR CONSULTATION AND A DATE FOR A PUBLIC HEARING ON THE PROPOSED AMENDMENT NO. 3 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. 3 (the "Amendment") to the Washington Downtown Commercial Urban Renewal Plan (the "Urban Renewal Plan"); and

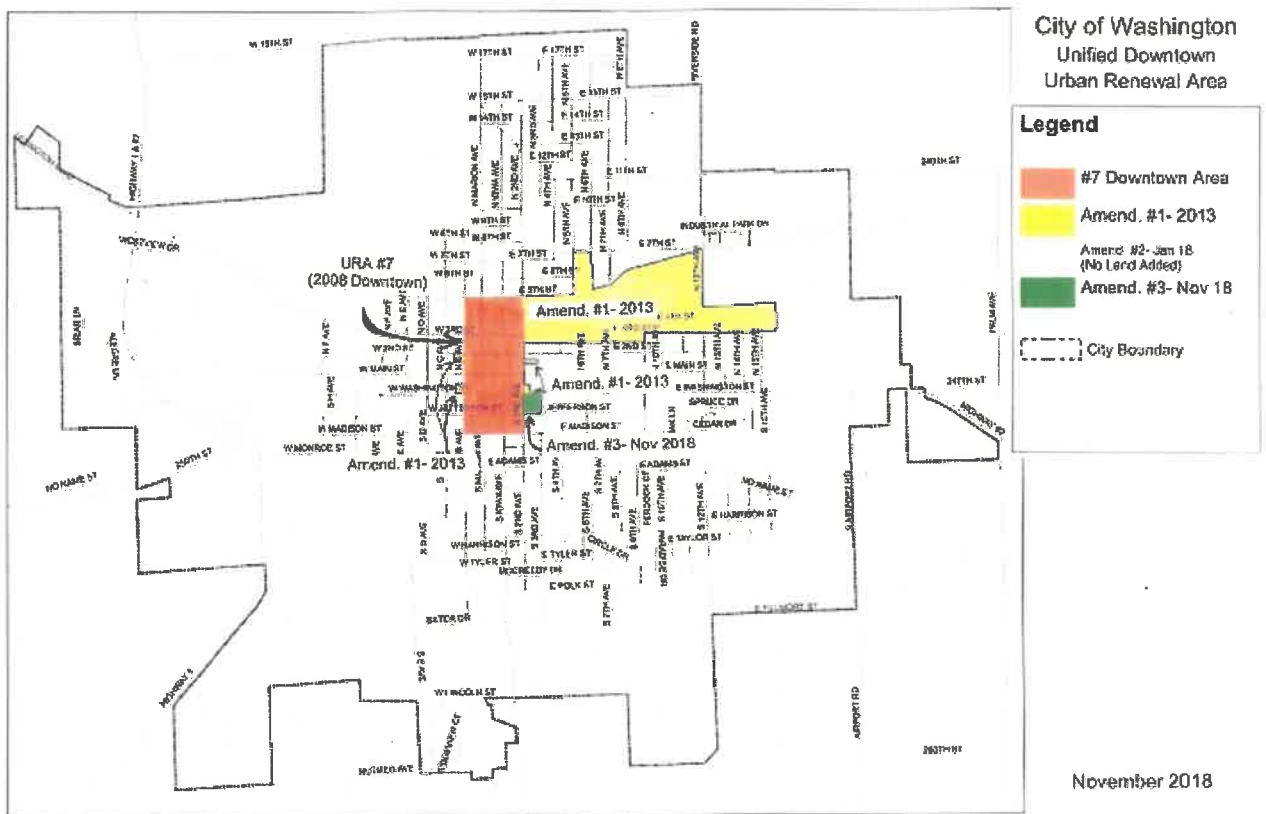
WHEREAS, the City Administrator, with advice from the City Attorney, has prepared said Amendment to the Urban Renewal Plan; and

WHEREAS, Chapter 403 of the Code of Iowa requires prior to passage of an Urban Renewal Plan Amendment, the holding of a consultation among the affected taxing entities and the publication and holding of a public hearing.

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. 3 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 November 20, 2018 in the Nicola-Stoufer Room, Washington Free Public Library, 115 West Washington Street, Washington, Iowa, to consider adoption of a proposed Amendment No. 3 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 sites located at 123 East 2nd Street and 321 South Iowa Avenue for commercial development purposes in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment, and to repay certain public infrastructure improvement costs already incurred. 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. 3 would add a small area of land to the area and expand the urban renewal projects that may be undertaken.

The land to be added is legally described as:

Lots 1, 2, 6, 7 and 8, Lot 3, except the North 78 feet of the West 14 feet thereof, Lot 4, except the North 78 feet and except highway, and Lot 5, except highway, and all of the east/west alley lying between said Lots 1-4 and Lots 5-8, except highway, all in Block 20 of the Original Plat of Washington, Washington County, Iowa, and all together being more particularly described as follows: Beginning at the Northeast Corner of said Lot 1; thence S00°33'39"E, 281.82 feet to the Southeast Corner of said Lot 8; thence S89°32'54"W, 258.70 feet along the south line of said Lots 8-5 to the east right of way line of S. 2nd Avenue; thence following said line N35°33'22"W, 9.26 feet; thence N00°52'27"E, 159.24 feet; thence N00°09'36"E, 37.97 feet; thence departing said line N89°45'13"E, 74.87 feet; thence N00°13'11"W, 78.00 feet to the north line of said Lot 3; thence N89°45'13"E, 184.22 feet to the point of beginning, containing 1.56 acres; and

The North 78 feet of Lot 4, except highway, and the North 78 feet of the West 14 feet of Lot 3 in Block 20 of the Original Plat of Washington, Washington County, Iowa;

And includes the full right-of-way of all streets and alleys lying within the above described real estate, including streets forming a boundary.

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 17th day of October, 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, hereby set a consultation date with affected taxing entities for Tuesday, October 30, 2018 at 9:00 a.m. at the Board of Supervisors Room at the Washington County Courthouse, 222 West Main Street, Washington, Iowa. Further, the City Clerk is directed that said Notice of Consultation be sent to the affected taxing entities, along with a proposed copy of said proposed Amendment to the Urban Renewal Plan.

BE IT FURTHER RESOLVED, that the City Council shall hold a public hearing at 6:00 p.m. on Tuesday, November 20, 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.

Passed and approved this 16th day of October, 2018.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

**Amendment No. 3 to
Washington Downtown Urban Renewal Plan**



**Washington Urban Renewal Area #7 (a/k/a Downtown)- December, 2008
Amendment No. 1 to Downtown Urban Renewal Plan 2013
Amendment No. 2 to Downtown Urban Renewal Plan- February 2018
Amendment No. 3 to Downtown Urban Renewal Plan- November 2018**

AMENDMENT NO. 3 TO THE WASHINGTON DOWNTOWN URBAN RENEWAL PLAN

REFERENCE is hereby made to Amendment No. 1 to the City of Washington Downtown Urban Renewal Plan, (the “Urban Renewal Plan”) which was passed and adopted by the Washington City Council on June 5, 2013 and to Amendment No. 2, which was passed and adopted on February 6, 2018; and

WHEREAS, pursuant to Chapter 403 of the Code of Iowa, cities need to specifically list the Urban Renewal Projects that will be funded using incremental tax revenues; and

WHEREAS, Section J, Paragraph 3 of said Urban Renewal Plan contemplates direct City involvement in removal of dilapidated buildings and preparation of sites for redevelopment; and

WHEREAS, Section K, Paragraph 3 of said Urban Renewal Plan contemplates that the City may enter into Development Agreements to develop an Urban Renewal Project; and

WHEREAS, Pam Panm, LLC intends to redevelop the site at 123 East 2nd Street for commercial office space, following the City’s demolition of the existing building at said site; and

WHEREAS, the City intends to work as a partner with local entities to redevelop the property located at 321 South Iowa Avenue and locally known as the Smouse House or the Captain’s Table; and

WHEREAS, the City wishes to repay itself for certain utility and street improvements; and

WHEREAS, the projects envisioned are in conformance with the general plan of the City of Washington as required by Iowa Code 403.17(24)(a); and

WHEREAS, it is now necessary to amend the Urban Renewal Plan to include these Projects.

NOW, THEREFORE, the Urban Renewal Plan is hereby amended as follows:

1. In Section K, Paragraph 1 of the Urban Renewal Plan, public infrastructure costs related to the 2018-2020 City Hall/Police/Fire improvements, including but not limited to utilities and street construction costs within the rights-of-way of the 200 block of East Jefferson Street and the 200 block of South Third Avenue, not to exceed \$200,000, and as further described in Exhibit K to this Plan.

2. In Section K, Paragraph 3 of the Urban Renewal Plan, the following Development Agreements are hereby added and incorporated into the Urban Renewal Plan:

Entity to be determined Renovation/Redevelopment of the Smouse House/Captain's Table building at 321 South Iowa Avenue (Exhibit L)	City internal and/or external debt not to exceed \$500,000
Pam Panm, LLC Demolition of existing building at 123 East 2 nd Street by City and construction of new commercial building by developer (Exhibit M)	City internal debt equal to demolition costs, but not to exceed \$80,000

3. The current debt and financial information of the City of Washington, as required to be listed in this Plan by Iowa Code 403.17(24)(c), is as follows:

July 1, 2018 Constitutional Debt Limit:	\$20,177,837
Outstanding General Obligation Debt as of July 1, 2018:	\$9,567,353
Proposed amount of indebtedness to be incurred:	\$780,000

4. Except as modified by this Amendment No. 3, the original provisions of the Urban Renewal Plan are hereby ratified, affirmed and approved and shall remain in full force and effect.

5. This Amendment No. 3 to the Urban Renewal Plan shall be in full force and effect upon adoption by the City Council.

6. Any parts of the previous Urban Renewal Plan in conflict with the provisions of this Amendment No. 3 are hereby repealed.

7. The City continues to designate the urban renewal area as a blighted area. This Amendment makes no change to the urban renewal area designation.

Exhibit K: Project Summary
Washington Downtown Urban Renewal Area

Project Name:	City Hall/Police/Fire Block Public Infrastructure Improvements
Location:	215 East Washington Street
Type of Project:	Internal Loan
Purpose:	Repay public infrastructure costs
Project Description:	The project involves installation of public water main, sanitary sewer, storm sewer, and street improvements, including the reconstruction of 3 rd Avenue from East Washington Street to East Jefferson Street.
Cost not to Exceed Estimate:	\$200,000
Potential Sources of Funding	Incremental taxes
Need for TIF Project:	To promote economic development and community improvement.
Time Table for Project:	2018-2020
Date of Amendment:	November 2018

Exhibit K (Cont.)

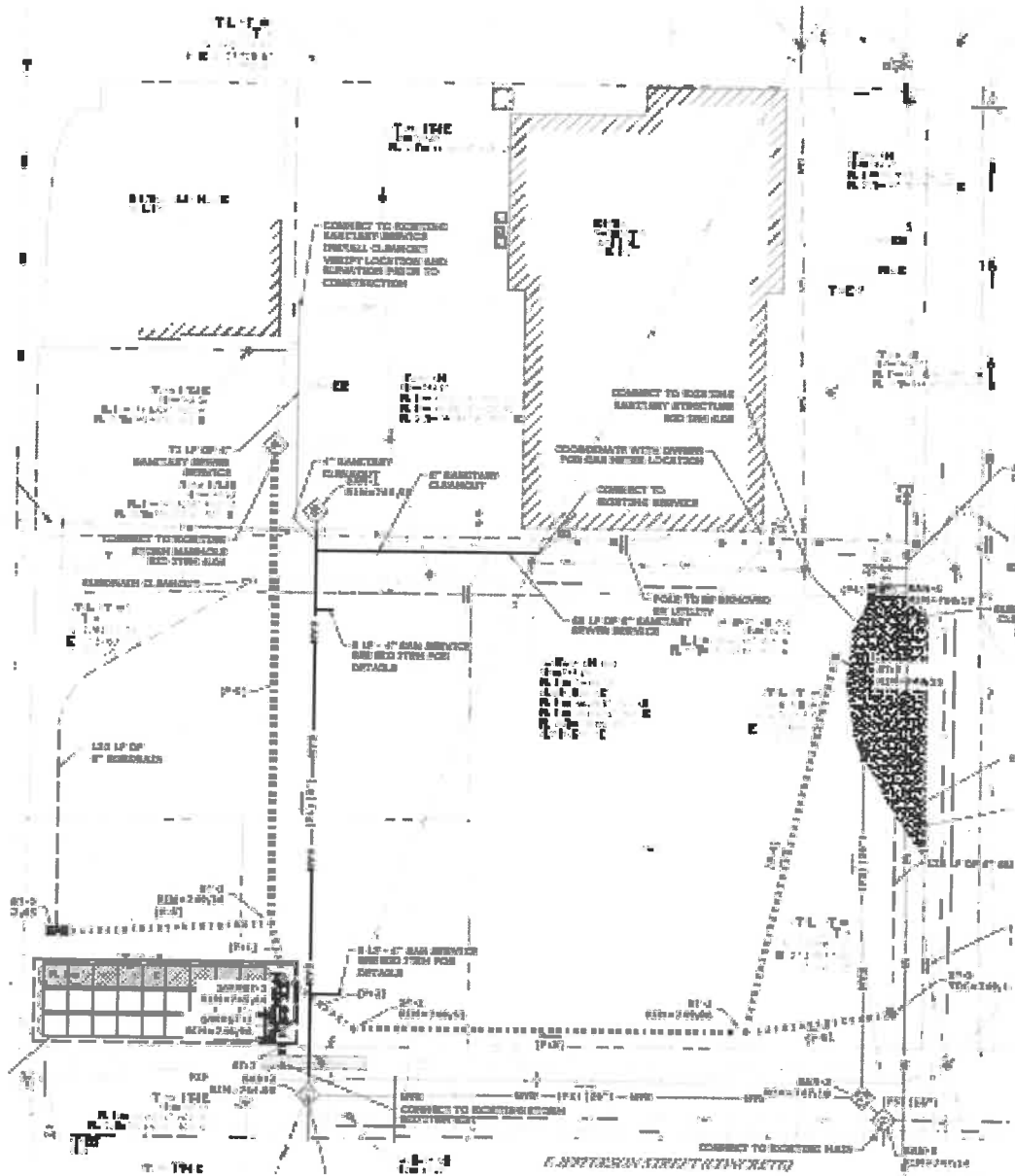


Exhibit L: Project Summary
Washington Downtown Urban Renewal Area

Project Name: Smouse House/Captain's Table Renovation/Redevelopment

Location: 321 South Iowa Avenue

Type of Project: Internal or External Debt

Purpose: Redevelopment of severely blighted and historically significant property

Project Description: The project is expected to include the City in a consortium of groups interested in redevelopment of the property for commercial and/or community benefit.

Cost not to Exceed Estimate: \$500,000

Potential Sources of Funding: Incremental taxes

Need for TIF Project: To promote economic development and community improvement; blight remediation.

Time Table for Project: 2018-2025

Date of Amendment: November 2018



Exhibit M: Project Summary
Washington Downtown Urban Renewal Area

Project Name: Linda Lou's/Red Bear Daycare Redevelopment

Location: 123 East 2nd Street

Type of Project: Internal Loan

Purpose: Demolition of existing blighted structure and construction of new commercial building on site.

Project Description: Demolition of severely blighted building and construction of a new office building by Pam Panm, LLC.

Cost not to Exceed Estimate: \$80,000

Potential Sources of Funding: Incremental taxes

Need for TIF Project: Blight removal and incentive to encourage private investment.

Time Table for Project: 2018-2019

Date of Amendment: November 2018



City of Washington
Schedule for Linda Lou's Site Redevelopment Process- As of 10/12/18

<u>Step</u>	<u>Task</u>	<u>Responsible Parties</u>	<u>Tentative Date</u>	<u>Complete?</u>
1	Council sets date for public hearing on DA for August 7 at 6 PM	City Council	July 24, 2018	X
2	Hearing notices submitted for publication	City Staff	By July 25, 2018	X
3	Finalization of DA	City Staff/ Developer	By August 1, 2018	X
4	Preparation of legal proceedings for approval of DA	City Staff	By August 1, 2018	X
6	Hearing on DA & adoption of agreement	City Council	August 7, 2018 at 6 PM	X
7	Preparation/review of Urban Renewal (UR) Plan amendment	City Staff	By October 13, 2018	X
8	Preparation of legal proceedings for approval of UR Plan	City Staff	By October 13, 2018	X
9	Council sets date for public hearing on UR Plan for November 20 at 6 PM	City Council	October 16, 2018	
10	Consideration of asbestos abatement quotes	City Council	October 16, 2018	
11	Mailing to affected taxing entities, including copy of UR Plan	Hinson	October 17, 2018	
12	Consultation with Board of Supervisors and Board of Education	Hinson	October 30, 2018 at 9 AM	
13	Asbestos abatement performed	Asbestos Contractor	November	
14	Building plans submitted for code review	Developer	By November 1, 2018	
15	City bids building demolition	City Council/ Staff	November 6	
16	Hearing on UR Plan & adoption of plan	City Council	November 20, 2018 at 6 PM	
17	Demolition quotes due	Demo Contractors	November 20, 2018	
18	Consideration of demo quotes	City Council	November 20, 2018	
19	Site plan (minor) submitted to City	Developer	By December 1, 2018	

City of Washington
Schedule for Linda Lou's Site Redevelopment Process- As of 10/12/18

<u>Step</u>	<u>Task</u>	<u>Responsible Parties</u>	<u>Tentative Date</u>	<u>Complete?</u>
20	Hearing & consideration of site plan	P&Z Commission	December 11, 2018	
21	Final consideration of site plan	City Council	December 18, 2018	
22	Deadline for building demolition	Demo Contractor	December 31, 2018	
23	Transfer of property	City Staff/ Developer	January 4, 2019	
24	Issuance of building permit	City Staff	January 5, 2018	

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE SITE PLAN FOR THE HY-VEE GAS
KIOSK.**

WHEREAS, Hy-Vee, Inc. has filed a Site Plan for a proposed gas kiosk at their current location of 528 S. Hwy 1 as required under Chapter 164 of the Washington Code of Ordinances; and

WHEREAS, the Building Official has reviewed and recommended said revised Site Plan; and

WHEREAS, the Planning & Zoning Commission voted at its meeting on October 9, 2018 to recommend to the City Council the approval of said Site Plan.

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

Section 1. Said Site Plan is hereby approved by the City Council.

PASSED AND APPROVED this 16th day of October, 2018.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk



Development Services
215 E. Washington St.
Washington, IA 52353
319.653.6584 ext. 124

Memo

To: City Council
From: Steve Donnolly-Building and Zoning Official
Date: 10/10/2018
Re: Site plan for gas kiosk for Hy-Vee

Issue

Review and consider a minor site plan for a gas kiosk for Hy-Vee food stores located at 528 S. Hwy 1.

Background

Hy-Vee would like to build a convenience store in the northwest corner of their property. This will consist of a 1200 sq. ft. convenience store and 6 gas islands that can service 12 cars/trucks at a time.

Recommendation

The City of Washington's Planning and Zoning Commission recommends that the City of Washington's City Council approve the minor site plan as presented for the Hy-Vee gas kiosk.

FAST & FRESH EXPRESS

528 SOUTH HIGHWAY 1

WASHINGTON, IOWA 52353

Hy-Vee
 HY-VEE INC. (CORPORATE OWNED)
 1800 WEST TOWN PARKWAY
 WEST DES MOINES, IOWA 50308
 P 515-297-5200
 F 515-297-2855

DATE	DOWN BY
10/07/2018	
SCALE	SHEET
1"=20'	C2.0

- #### GENERAL NOTES
1. PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTY DURING CONSTRUCTION.
 2. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
 3. THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS AND ELEVATION OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL PRESENT OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
 4. ALL DIMENSIONS TO BACK-OF-CURB LINE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE UNIFORM TO AVOID ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID FINISH GRADES SHOWN ABOVE TO TOP OF FINISH, SUBGRADES, OR FRESH GRADE.
 5. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS TO BE COORDINATED WITH AND APPROVED BY THE OWNER.

- #### PAVEMENT SPECIFICATIONS
- CONCRETE
1. CONCRETE MIX BY UNIT VOLUME. MATCH DOWN SLIDES COULD MIX DESIGN.
 2. AIR ENTRAINMENT:
 - 10.0% (MIN)
 - 12.0% (MAX)
 - 14.0% (MAX)
 - 16.0% (MAX)
 - 18.0% (MAX)
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 - 98.0% (MAX)
 - 100.0% (MAX)
 3. COURSE REPRESENTATIVE (C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32, C-33, C-34, C-35, C-36, C-37, C-38, C-39, C-40, C-41, C-42, C-43, C-44, C-45, C-46, C-47, C-48, C-49, C-50, C-51, C-52, C-53, C-54, C-55, C-56, C-57, C-58, C-59, C-60, C-61, C-62, C-63, C-64, C-65, C-66, C-67, C-68, C-69, C-70, C-71, C-72, C-73, C-74, C-75, C-76, C-77, C-78, C-79, C-80, C-81, C-82, C-83, C-84, C-85, C-86, C-87, C-88, C-89, C-90, C-91, C-92, C-93, C-94, C-95, C-96, C-97, C-98, C-99, C-100, C-101, C-102, C-103, C-104, C-105, C-106, C-107, C-108, C-109, C-110, C-111, C-112, C-113, C-114, C-115, C-116, C-117, C-118, C-119, C-120, C-121, C-122, C-123, C-124, C-125, C-126, C-127, C-128, C-129, C-130, C-131, C-132, C-133, C-134, C-135, C-136, C-137, C-138, C-139, C-140, C-141, C-142, C-143, C-144, C-145, C-146, C-147, C-148, C-149, C-150, C-151, C-152, C-153, C-154, C-155, 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*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

October 12, 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: YMCA Facility Items

We have three items on tonight's agenda regarding the proposed new YMCA facility adjacent to the Wellness Park. The first two items are related to the property transaction first approved by the City Council in 2014. The YMCA acquired and demolished a house along Avenue D on their own, and in order to get the most legally clean result, they need to convey that to us so that we can convey it back as part of a larger parcel. The conveyance of the larger parcel is the where the bulk of the paper comes in for this transaction. In addition to the Real Estate Purchase Agreement prepared by Kevin, there are several attachments: 1) A Plat of Survey; 2) A Quit Claim Deed for the full new YMCA site; and 3) A Certificate of Completion that will be signed and recorded at the conclusion of their project to release the "right of reverter" on the deed. Please note that we are expecting to have the revised plat of survey recorded by meeting time- the original included ROW we wish to keep as part of the parcel. We do have the corrected legal description shown in every appropriate place in the documents.

We also have the P&Z-approved site plan for the facility on the agenda for your consideration.

It is exciting to see this major project move forward after many years of work.

"One of the 100 Best Small Towns in America"

RESOLUTION NO. _____

A RESOLUTION ACCEPTING CONVEYANCE OF PROPERTY

WHEREAS, the YMCA of Washington County wishes to convey certain property to the City so that it can be reconveyed in a single parcel in order to facilitate the most orderly property transaction regarding the YMCA's proposed new facility.

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

Section 1. The City Council hereby accepts conveyance of the property generally described as: Lot 4 in Block 4 of MM Young's 2nd Addition to Washington, Washington County, Iowa, subject to the terms of the attached Quit Claim Deed.

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

PASSED AND APPROVED this 16th day of October, 2018.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

Signed deed to be provided by YMCA

Prepared: Kevin D. Olson, Washington City Attorney, PO Box 5127, Coralville, Iowa 52241 (319)248-1700
Return to: Washington City Clerk, City of Washington, 215 E. Washington Street, Washington, Iowa 52353
Send Tax Statements to: City of Washington, Iowa, 215 E. Washington Street, Washington, Iowa 52353

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, the **YMCA of Washington County, Inc.**, an Iowa nonprofit corporation, does hereby quit claim to **City of Washington, Iowa**, an Iowa municipal corporation, the following described real estate in Washington County, Iowa:

Lot Four (4) in Block Four (4) in Margaret M. Young's Second Addition to the City of Washington; in Washington County, Iowa.

Exemption: Section 428A.2(21).

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, according to context.

Dated: _____, 2018.

By: _____

Print name and title

ATTEST:

Print name and title

STATE OF IOWA, COUNTY OF WASHINGTON ss:

This instrument was acknowledged before me on this _____ day of _____,
2018, by _____ and _____ as
_____ and _____ of the YMCA of Washington
County, Inc.

Notary Public

RESOLUTION NO. _____

**RESOLUTION DIRECTING THE SALE OF AN INTEREST IN REAL
PROPERTY FOLLOWING A PUBLIC HEARING**

WHEREAS, the City Council held a public hearing on September 2, 2014 regarding the sale of property to the Young Men's Christian Association of Washington, Iowa ("YMCA"); and

WHEREAS, following public hearing, the City Council approved said sale in Resolution 2014-074; and

WHEREAS, the Council now wishes to convey said property to the YMCA.

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

Section 1. The City Council hereby approves the attached Real Estate Purchase Agreement and attachments authorizing the sale.

Section 2. The City Clerk shall co-sign all such contracts and deeds. The Deed shall be available 30 days after the date of this Resolution unless an appeal on this action has been made to District Court. Action on this Resolution shall be final upon the purchaser of the Deed giving evidence to the Clerk that the Deed has been recorded, and such fact to be noted on the official record of this Resolution.

Section 3. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 16th day of October, 2018.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

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

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

Tax Statements to: YMCA of Washington County, Iowa, 110 S. Iowa Avenue, Washington, Iowa 52353

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (the "Agreement") is entered into on this ____ day of _____, 2018, by and between the **City of Washington**, 215 E. Washington Street, Washington, Iowa 52353, (the "City"); and the **Young Men's Christian Association of Washington County, Iowa**, 121 E. Main Street, Washington, Iowa 52353, (the "YMCA").

WHEREAS, the City is the owner of property generally referred to as:

Lot A of Parcel F of the Southwest Quarter of the Northwest Quarter of Section 17 and the Southeast Quarter of the Northeast Quarter of Section 18, all in Township 75 North – Range 7 West of the 5TH P.M., City of Washington, Washington County, Iowa including Lots 3, 4, 5, 6, and 7 in Block 4 of M.M. Young's Second Addition to said City of Washington, Iowa, according to the Plat of Survey of said Parcel F recorded in Plat Book 28 at page 187, Washington County Records. Said Lot A of Parcel F is more particularly described as follows: Commencing at the NE corner of said SE 1/4 – NE 1/4; thence S 86° 10' 45" W 228.60 feet along the North line thereof to the NE corner of Lot 4 of North West Washington, an Addition to said City of Washington, the plat thereof recorded in Irregular Plat Book 2 at page 280, Washington County Records; thence S 0° 23' 25" E 640.75 feet along the East line of said Lot 4 to the northerly Right of Way line of West 5TH Street; thence S 81° 38' 05" E 70.82 feet along said northerly Right of Way line to the Point of Beginning of said Lot A of Parcel F; thence continuing S 81° 38' 05" E 64.02 feet along said northerly Right of Way line; thence southeasterly along said northerly Right of Way line 205.84 feet along a 1684.50 foot radius curve, concave northerly, tangent to the preceding and following courses, and having a chord which bears S 85° 05' 45" E 205.72 feet; thence S 88° 38' 50" E 6.43 feet along said northerly Right of Way line to the SW corner of said Lot 7 of M.M. Young's Second Addition; thence S 88° 38' 50" E 220.76 feet to the SE corner thereof; thence N 0° 51'

45" E 330.00 feet along the West line of North D Avenue to the NE corner of said Lot 3; thence N 88° 38' 55" W 221.44 feet to the NW corner of said Lot 3; thence N 0° 44' 45" E 259.42 feet along the West line of Lots 1 and 2 of said M.M. Young's Second Addition and along the West line of Outlot 5 of J.H. Young's Addition to said City of Washington; thence N 88° 51' 15" W 286.34 feet along a line which is parallel to and 70.00 feet in perpendicular distance South from the South line of Parcel B of Lot 3 of said SW 1/4 – NW 1/4 of Section 17 according to the plat thereof recorded in Plat Book 28 at page 141, Washington County Records; thence S 0° 23' 25" E 568.25 feet along a line which is parallel to and 70.00 feet in perpendicular distance East from the West line of said Parcel F to the Point of Beginning. Said Lot A of Parcel F contains 5.41 acres.

(the "Property"). A general depiction of the location of the Property is attached hereto as Exhibit "A."

WHEREAS, the Property is approximately 5.41 acres in size and the exact legal descriptions will be taken from the abstract(s) of title; and

WHEREAS, the YMCA has agreed to purchase the Property from the City to construct a new YMCA Facility (the "Project") on the Property under the terms and conditions below.

NOW, THEREFORE, the Parties for this Real Estate Purchase Agreement, hereby agree as follows:

1. **Purchase Price.** The purchase price for the Property shall be \$1.00, payable at the Closing.

2. **Real Estate Taxes.** During the pendency of this Agreement, the City shall be responsible for paying all real estate taxes when the taxes become due and payable. The City shall also credit to the YMCA on the date of possession the City's share of the pro-rate taxes that have accrued prior to the Possession Date.

3. **Possession Date and Closing.** The City shall keep possession of the Property during the pendency of this Agreement and continue to lease the Property for the growing of crops and receive all rental incomes. By executing this Agreement, the YMCA consents to the leasing of the Property by the City. The Possession Date and Closing will occur within five (5) business days after the issuance of a Building Permit for the construction of the Project on the Property. In no event shall the Possession Date occur prior to the harvesting on that year's crop on the Property.

4. **Risk of Loss and Insurance.** The City shall bear the risk of loss or damage to the Property prior to the Closing.

5. **Condition of the Property.** YMCA expressly agrees that prior to the Closing, the YMCA shall have made a satisfactory inspection of the Property and is purchasing the Property in its existing condition.

6. **Abstract of Title.** The City, at its own expense and prior to Closing, shall obtain an Abstract of Title to the property and have it continued for presentation to the YMCA's attorney for examination. The Abstract of Title shall show marketable title in the City in accordance with the title standards of the Iowa State Bar Association. The City shall pay all additional costs to ensure that marketable title is conveyed to the YMCA.

7. **Survey.** If a survey is required or desired by the YMCA, the cost shall be borne by the YMCA.

8. **Deed/Right of Reverter.** Upon payment of the purchase price and issuance of a Building Permit for the Project, the City shall convey the Property to the YMCA via Quit Claim Deed, with the right of reverter in the City, the form of deed as shown on Exhibit "B" attached hereto.

9. **Use of Purchase Price.** At the time of settlement, funds of the Purchase Price may be used to pay taxes and other liens and to acquire outstanding interests in any.

10. **Environmental matters.** The YMCA expressly agrees that the YMCA is purchasing the Property "AS IS" and therefore, any environmental tests or reports which the YMCA desires shall be completed prior to the Closing and shall be at the cost of the YMCA. City agrees to allow access to the YMCA to conduct such tests as long as said tests do not interfere with the crops which may still be located on the Property.

11. **Termination of Agreement.** Both the YMCA and the City expressly agree that if the YMCA has not completed the Project within five (5) years of the date of this Agreement, or the YMCA informs the City that it has abandoned the Project, this Agreement shall become null and void and the Property shall revert back to the City.

12. **Certificate of Completion.** Once the YMCA has received a Certificate of Occupancy for the Project, the City will execute the Certificate of Completion, in the form shown on Exhibit "C" attached hereto, which shall remove the City's right of reverter in the Property.

13. **No Assignment.** Since this Agreement is solely to facilitate the construction of the Project on the Property, the YMCA shall have no right to assign this Agreement to another party.

14. **Remedies of the Parties.**

- (a) If the YMCA fails to timely perform this Agreement, the City may forfeit it as provided in Iowa Code Chapter 656 and all payments forfeited to the City.
- (b) If the City fails to timely perform this Agreement, the YMCA shall have the right to have all payments returned to it.
- (c) YMCA and City are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and reasonable attorneys' fees.

15. **Notices.** Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties listed below:

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

YMCA of Washington County
121 E. Main Street
Washington, Iowa 52353
ATTN: Director

16. **Time is of the essence.** In the performance of each part of this Agreement, time shall be of the essence.

17. **Waiver.** Failure to promptly assert rights herein shall not, however, be a waiver of any existing or subsequent default.

18. **Successors or Assigns.** This agreement shall apply to and bind the successors of interest of the parties.

19. **Survival.** This Agreement shall survive the Closing.

20. **Final Agreement.** This Agreement contains the entire agreement of the parties and shall not be amended except by written amendment executed by the City and the YMCA.

21. **Signatories.** The signatories to this Agreement expressly agree that the signor is authorized by each entity to sign this Agreement on behalf of the YMCA and the City respectively.

22. **No real estate agent or broker.** Neither party has used the service of a real estate agent or broker with this transaction.

23. **Recording.** This Agreement shall be recorded in the Office of the Washington County Recorder at the cost of the City.

24. **Counterparts.** This Agreement may be signed in counterparts, which when combined together will represent one Agreement just as if the parties has signed the same document.

(The rest of this page left intentionally blank.)

YMCA SIGNATURE PAGE

ACCEPTED AND AGREED:
**Young Men's Christian Association of
Washington, Iowa**

By: _____

Dated: _____

STATE OF IOWA, COUNTY OF WASHINGTON, ss:

On this ____ day of _____, 2018, personally appeared
_____, as _____, of the Young Men's Christian
Association of Washington Iowa, who executed this document on behalf of the Young Men's
Christian Association of Washington, Iowa.

Notary Public

CITY OF WASHINGTON SIGNATURE PAGE

ACCEPTED AND AGREED:
City of Washington, Iowa

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

Dated: _____

STATE OF IOWA)
) ss
COUNTY OF WASHINGTON)

On this ____ day of _____, 2018, before me a Notary Public in and for said County, personally appeared Jaron P. Rosien and Illa Earnest, to me personally known, who being duly sworn that they are the Mayor and City Clerk, respectively of the City of Washington, Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority of Resolution No. _____ of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Notary Public

307145
EXHIBIT A

Washington County Recorder
 1000 1st Avenue
 Des Moines, Iowa 50319
 Phone: 515-281-5918
 Fax: 515-281-5918
 Total Fees: \$7.00
 Book: 28
 Page: 0187

LOCATION: SW 1/4 SECTION 17-75-07 AND SE-NE
 CITY OF WASHINGTON, IOWA

PROPRIETOR: YMCA OF WASHINGTON COUNTY

REQUESTED BY: YMCA OF WASHINGTON COUNTY

PREPARED BY: RANDAL J. MUSTEREN

COMPANY: GARDEN & ASSOCIATES, LTD.

RETURN TO: P.O. BOX 451, OSKAHOEA, IOWA 52577

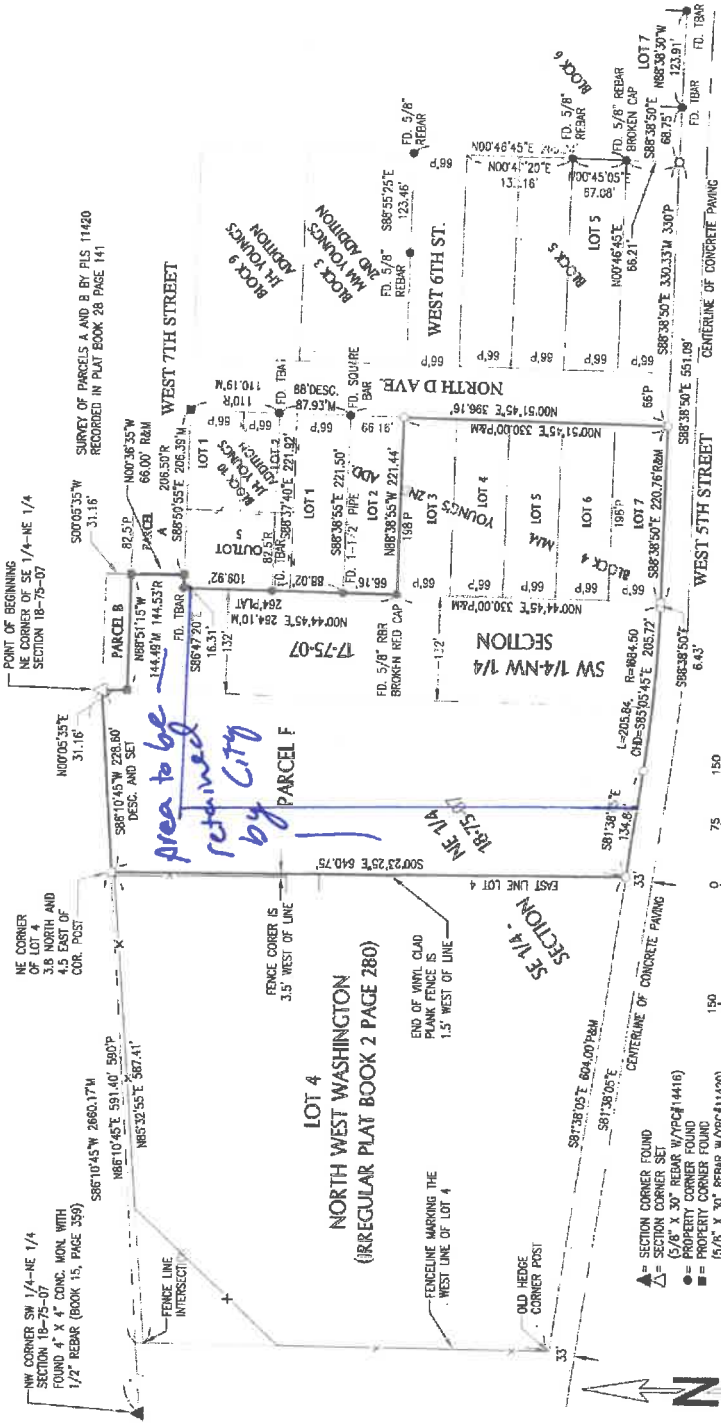


GARDEN & ASSOC.
 P.O. Box 451, Oskahoesa, Iowa 52577-0451 Phone: (641)672-2526

RESERVED FOR RECORDERS USE

PLAT OF SURVEY

Parcel F of the Southwest Quarter of the Northwest Quarter of Section 17 and the Southeast Quarter of Section 18, all in Township 75 North - Range 7 West of the 5TH P.M., City of Washington, Washington County, Iowa including Lots 3, 4, 5, 6, and 7 in Block 4 of M.M. Young's Second Addition to said City of Washington, Iowa. Said Parcel F is more particularly described as follows: Beginning at the NE corner of said SE 1/4 - NE 1/4; thence S 86° 10' 45" W 222.80 feet along the North line thereof to the NE corner of Lot 4 of North West Washington, an Addition to said City of Washington, the plat thereof recorded in Irregular Plat Book 2 at page 280, Washington County Records; thence S 0° 23' 25" E 640.75 feet along the East line of said Lot 4 to the northerly Right of Way line of West 5TH Street; thence S 81° 38' 05" E 134.84 feet along said northerly Right of Way line; thence southeasterly along said northerly Right of Way line 205.84 feet along a northerly Right of Way line to the SW corner of said Lot 7 of M.M. Young's Second Addition; thence S 85° 05' 45" E 205.72 feet; thence S 88° 38' 50" E 6.43 feet along said West line of North D Avenue to the SW corner of said Lot 3; thence N 0° 44' 45" E 284.10 feet along the West line of Lot 3; thence S 88° 38' 50" E 220.76 feet to the SE corner thereof; thence N 0° 51' 45" E 330.00 feet along said West line of North D Avenue to the NE corner of said Lot 3; thence S 85° 05' 45" E 205.72 feet to the NW corner of said Lot 3; thence N 0° 44' 45" E 284.10 feet along the West line of Lots 1 and 2 of said M.M. Young's Second Addition and along the West line of Outlot 5 of J.H. Young's Addition to said City of Washington to the NW corner of said Lot 3; thence S 86° 47' 20" E 16.31 feet along the North line thereof to the SW corner of Parcel B of Lot 3 of said SW 1/4 - NW 1/4 of Section 17 according to the plat thereof recorded in Plat Book 28 at page 141, Washington County Records; thence N 0° 36' 35" W 66.00 feet to the NW corner thereof, also being the SE corner of Parcel B of Lot 3 of said SW 1/4 - NW 1/4 of Section 17 according to the plat thereof recorded in Plat Book 28 at page 141, Washington County Records; thence N 88° 51' 15" W 144.49 feet to the SW corner of said Parcel B; thence N 0° 05' 35" E 31.16 feet to the NW corner thereof, also being the NW corner of said SW 1/4 - NW 1/4 of Section 17 and the Point of Beginning. Said Parcel F contains 7.03 acres.



- RECORDED SURVEYS IN MM YOUNG'S 2ND ADDITION:
- LOT 2 IN BLOCK 4 - PLAT BOOK 14 PAGE 104
 - LOT 5 IN BLOCK 5 - PLAT BOOK 14 PAGE 212
 - LOT 7 IN BLOCK 6 - PLAT BOOK 9 PAGE 225

BASIS OF BEARINGS: IOWA RCS, ZONE 13--FAIRFIELD

I hereby certify that the 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.

License number: 14416
 My license renewal date is December 31, 2016
 Pages or sheets covered by this seal: 1 of 1

Randal J. Musteren, P.L.S.
 Date: 12/26/2018



YMCA OF WASHINGTON COUNTY
 PARCEL F OF SW-NW SEC. 17-75-07
 AND SE-NE SEC. 18-75-07
 CITY OF WASHINGTON, IOWA

DATE: 3-21-18 DRN. AML APP.
 FLD.BK. PROJ.NO. 9018025

Prepared: Kevin D. Olson, Washington City Attorney, PO Box 5127, Coralville, Iowa 52241 (319)248-1700
Return to: Washington City Clerk, City of Washington, 215 E. Washington Street, Washington, Iowa 52353
Send Tax Statements to: MSJ, LLC, 107 S. Marion Avenue, Washington, Iowa 52353

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, the **City of Washington, Iowa**, a municipal corporation, does hereby quit claim to **Young Men's Christian Association of Washington, Iowa**, an Iowa nonprofit corporation, the following described real estate in Washington County, Iowa:

Lot A of Parcel F of the Southwest Quarter of the Northwest Quarter of Section 17 and the Southeast Quarter of the Northeast Quarter of Section 18, all in Township 75 North – Range 7 West of the 5TH P.M., City of Washington, Washington County, Iowa including Lots 3, 4, 5, 6, and 7 in Block 4 of M.M. Young's Second Addition to said City of Washington, Iowa, according to the Plat of Survey of said Parcel F recorded in Plat Book 28 at page 187, Washington County Records. Said Lot A of Parcel F is more particularly described as follows: Commencing at the NE corner of said SE 1/4 – NE 1/4; thence S 86° 10' 45" W 228.60 feet along the North line thereof to the NE corner of Lot 4 of North West Washington, an Addition to said City of Washington, the plat thereof recorded in Irregular Plat Book 2 at page 280, Washington County Records; thence S 0° 23' 25" E 640.75 feet along the East line of said Lot 4 to the northerly Right of Way line of West 5TH Street; thence S 81° 38' 05" E 70.82 feet along said northerly Right of Way line to the Point of Beginning of said Lot A of Parcel F; thence continuing S 81° 38' 05" E 64.02 feet along said northerly Right of Way line; thence southeasterly along said northerly Right of Way line 205.84 feet along a 1684.50 foot radius curve, concave northerly, tangent to the preceding and following courses, and having a chord which bears S 85° 05' 45" E 205.72 feet; thence S 88° 38' 50" E 6.43 feet along said northerly Right of Way line to the SW corner of said Lot 7 of M.M. Young's Second Addition; thence S 88° 38' 50" E 220.76 feet to the SE corner thereof; thence N 0° 51' 45" E 330.00 feet along the West line of North D Avenue to the NE corner of said Lot 3; thence N 88° 38' 55" W 221.44 feet to the NW corner of said Lot 3; thence N 0° 44' 45" E 259.42 feet along the West line of Lots 1 and 2 of said M.M. Young's Second Addition and along the West line of Outlot 5 of J.H. Young's Addition to said City of Washington; thence N 88° 51' 15" W 286.34 feet along a line which is parallel to and 70.00 feet in perpendicular distance South from the South line of Parcel B of Lot 3 of said SW 1/4 – NW 1/4 of Section 17 according to the plat thereof recorded in Plat Book 28 at page 141, Washington County Records; thence S 0° 23' 25" E 568.25 feet along a line which is parallel to and 70.00 feet in perpendicular distance East from the West line

of said Parcel F to the Point of Beginning. Said Lot A of Parcel F contains 5.41 acres, subject to the possibility of reverter as outlined in that certain Real Estate Purchase Agreement recorded in Book _____ at Page _____, Office of the Washington County Recorder's Office.

Exemption: Section 428A.2(6).

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, according to context.

Dated: _____, 2018.

By: _____
Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

STATE OF IOWA, COUNTY OF WASHINGTON) ss:

This instrument was acknowledged before me on this _____ day of _____, 2018, by Jaron P. Rosien and Illa Earnest, as the Mayor and City Clerk of the City of Washington, Iowa, respectively.

Notary Public

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

CERIFICATE OF COMPLETION

WHEREAS, the City of Washington, Iowa, a municipal corporation (the "Grantor"), by a Quit Claim Deed recorded in Book _____ at Page _____, in the Office of the Washington County Recorder, has conveyed to Young Men's Christian Association of Washington, Iowa (the "Grantee"), in accordance with a Real Estate Purchase Agreement dated as of _____, 2018, between the Grantor and Grantee (the "Agreement"), certain real property described as:

Lot A of Parcel F of the Southwest Quarter of the Northwest Quarter of Section 17 and the Southeast Quarter of the Northeast Quarter of Section 18, all in Township 75 North – Range 7 West of the 5TH P.M., City of Washington, Washington County, Iowa including Lots 3, 4, 5, 6, and 7 in Block 4 of M.M. Young's Second Addition to said City of Washington, Iowa, according to the Plat of Survey of said Parcel F recorded in Plat Book 28 at page 187, Washington County Records. Said Lot A of Parcel F is more particularly described as follows: Commencing at the NE corner of said SE 1/4 – NE 1/4; thence S 86° 10' 45" W 228.60 feet along the North line thereof to the NE corner of Lot 4 of North West Washington, an Addition to said City of Washington, the plat thereof recorded in Irregular Plat Book 2 at page 280, Washington County Records; thence S 0° 23' 25" E 640.75 feet along the East line of said Lot 4 to the northerly Right of Way line of West 5TH Street; thence S 81° 38' 05" E 70.82 feet along said northerly Right of Way line to the Point of Beginning of said Lot A of Parcel F; thence continuing S 81° 38' 05" E 64.02 feet along said northerly Right of Way line; thence southeasterly along said northerly Right of Way line 205.84 feet along a 1684.50 foot radius curve, concave northerly, tangent to the preceding and following courses, and having a chord which bears S 85° 05' 45" E 205.72 feet; thence S 88° 38' 50" E 6.43 feet along said northerly Right of Way line to the SW corner of said Lot 7 of M.M. Young's Second Addition; thence S 88° 38' 50" E 220.76 feet to the SE corner thereof; thence N 0° 51' 45" E 330.00 feet along the West line of North D Avenue to the NE corner of said Lot 3; thence N 88° 38' 55" W 221.44 feet to the NW corner of said Lot 3; thence N 0° 44' 45" E 259.42 feet along the West line of Lots 1 and 2 of said M.M. Young's Second Addition and along the West line of Outlot 5 of J.H. Young's Addition to said City of Washington; thence N 88° 51' 15" W 286.34 feet along a line which is parallel to and 70.00 feet in perpendicular distance South from the South line of Parcel B of Lot 3 of said SW 1/4 – NW 1/4 of Section 17 according to the plat thereof recorded in Plat Book 28 at page 141, Washington County Records; thence S 0° 23' 25" E 568.25 feet along a line which is parallel to and 70.00 feet in perpendicular distance East from the West line of said Parcel F to the Point of Beginning. Said Lot A of Parcel F contains 5.41 acres. (the "Property"); and

WHEREAS, said Deed incorporated and contained certain covenants and restrictions with respect to the development of the Development Property, and obligated the Grantee to construct a new facility on the Property in accordance with the Agreement; and

WHEREAS, the Grantee has to the present date performed said covenants and conditions insofar as they relate to the construction of the new facility in a manner deemed sufficient by the Grantor to permit execution and recording of this certification.

NOW, THEREFORE, pursuant to Article IV of the Agreement, this is to certify that all covenants and conditions of the Deed and the Agreement with respect to the obligations of the Grantee, and its successors and assigns, to construct the Minimum Improvements on the Development Property have been completed and performed by the Grantee and that the provisions for reversion of the Property to the City of Washington is hereby released. The Washington County Recorder is hereby authorized to accept for recording and to record the filing of this instrument, to be a conclusive determination of the satisfactory termination of the right of reversion of said Deed as it relates to the construction of the Grantee's new facility.

Dated this ____ day of _____, 201_.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

STATE OF IOWA)
) ss
COUNTY OF WASHINGTON)

On this _____ day of _____, 201_, before me a Notary Public in and for said County, personally appeared Jaron P. Rosien and Illa Earnest to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Washington, Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Notary Public

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE SITE PLAN FOR THE YMCA OF
WASHINGTON COUNTY'S NEW BUILDING**

WHEREAS, YMCA of Washington County has filed a Site Plan for a proposed new building located at 520 W. 5th St. as required under Chapter 164 of the Washington Code of Ordinances; and

WHEREAS, the Building Official has reviewed and recommended said revised Site Plan; and

WHEREAS, the Planning & Zoning Commission voted at its meeting on October 9, 2018 to recommend to the City Council the approval of said Site Plan.

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

Section 1. Said Site Plan is hereby approved by the City Council.

PASSED AND APPROVED this 16th day of October, 2018.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk



Development Services
215 E. Washington St.
Washington, IA 52353
319.653.6584 ext. 124

Memo

To: City Council
From: Steve Donnolly-Building and Zoning Official
Date: 10/10/2018
Re: Site plan for YMCA of Washington County

Issue

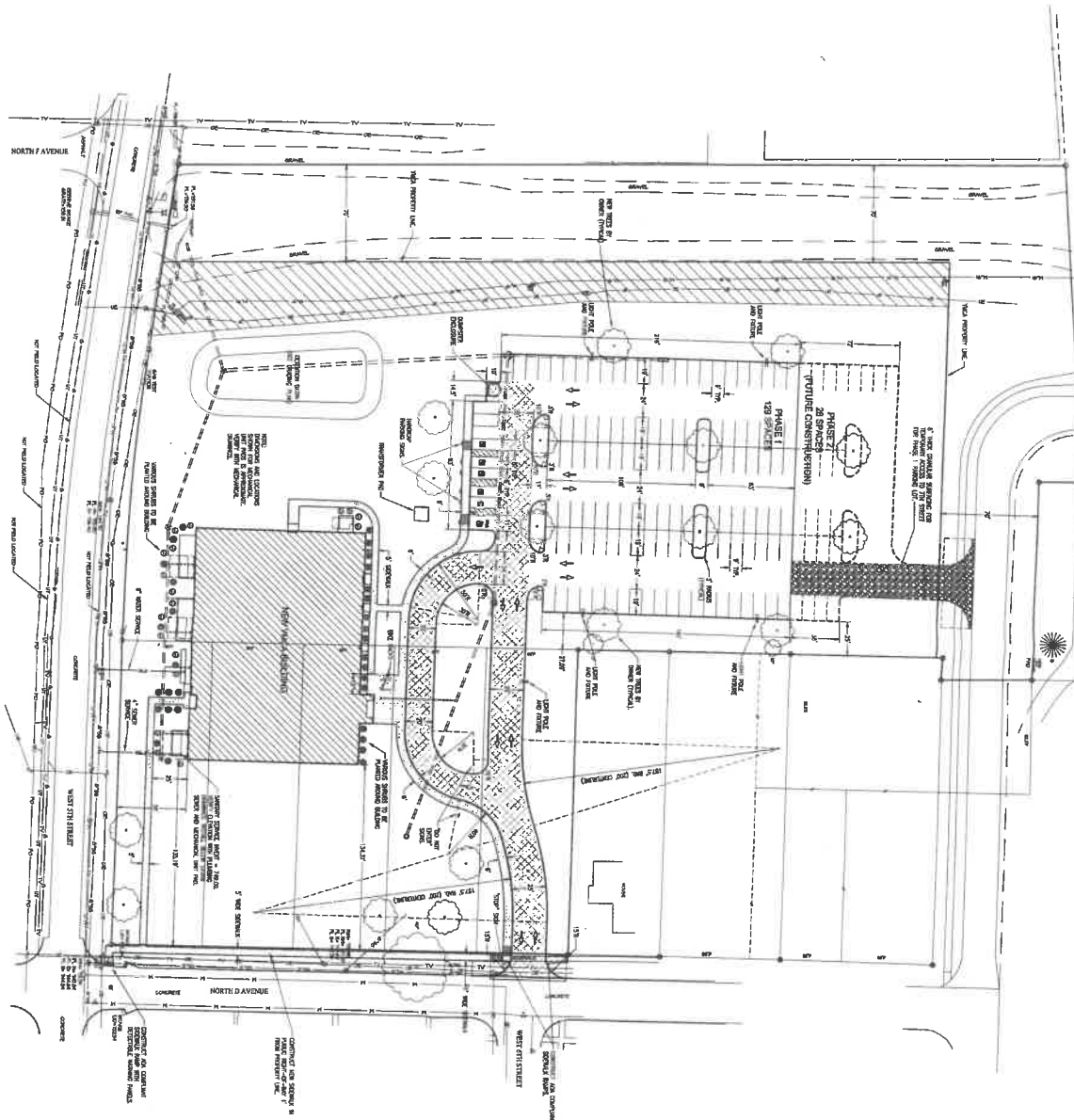
Review and consider a major site plan for the new YMCA building located at 520 W. 5th St.

Background

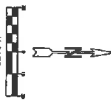
YMCA of Washington County would like to build a new community building. The building will be roughly 21000 sq. ft. and consist of a gym, workout areas, a track, offices and meeting areas. The site plan also takes into consideration parking and storm water detention for future expansion.

Recommendation

The City of Washington's Planning and Zoning Commission recommends that the City of Washington's City Council approve the major site plan as presented for the YMCA of Washington County's new building.



- LEGEND**
- FUTURE CONSTRUCTION
 - PHASE 1 CONSTRUCTION
 - PHASE 2 CONSTRUCTION



C1.02

18047

SITE LAYOUT AND UTILITY PLAN

NOT FOR CONSTRUCTION

RESUBMIT
 CITY SITE PLAN SUBMITTAL
 OSBORNE
 DATE

WASHINGTON YMCA
 12345 STREET SE
 WASHINGTON, WA 98101

WASHINGTON YMCA
 12345 STREET SE
 WASHINGTON, WA 98101

GARDEN & ASSOCIATES, LTD.
 ENGINEERS & SURVEYORS
 1700 2nd Avenue East, Suite 1
 Kirkland, WA 98033
 (206) 825-1234
 (206) 825-5678
 (206) 825-9012
 www.gardenassociates.com



RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR
EASTVIEW SUBDIVISION, WASHINGTON, IOWA**

WHEREAS, the owner did properly file a Preliminary Plat for Eastview Subdivision, Washington, Iowa; and

WHEREAS, said Preliminary Plat has been examined by the Planning and Zoning Commission of Washington, Iowa; and

WHEREAS, recommendations from both said Commission and City Staff have been received and considered; and

WHEREAS, said Preliminary Plat has found to be in compliance with the requirements of the City of Washington Code of Ordinances and all other statutory requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Washington, Iowa, that said Preliminary Plat for Eastview Subdivision, Washington, Iowa, is hereby approved.

PASSED AND APPROVED this 16th day of October, 2018.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk



Development Services
215 E. Washington St.
Washington, IA 52353
319.653.6584 ext. 124

Memo

To: City Council
From: Steve Donnolly-Building and Zoning Official
Date: 10/10/2018
Re: Preliminary Plat for Eastview Subdivision

Issue

Review and consider the preliminary plat for Eastview Subdivision

Background

Dave and Lisa Nacos are the owners of a parcel of ground on S. 15th Ave. between E. Madison St. and E. Adams St. They would like to divide up the parcel into 9, single family lots.

Recommendation

The City of Washington's Planning and Zoning Commission recommends that the City of Washington's City Council approve the preliminary plat for the Eastview Subdivision.

*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

October 12, 2018

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

From: Brent Hinson
City Administrator

A handwritten signature in blue ink, appearing to be "B. Hinson", is written over the name "Brent Hinson" in the "From:" field.

Re: Vacating of East-West Alley, City Hall Block

We are asking you to set a public hearing on vacating the east-west alley on the City Hall block now that the public utilities have been removed. The new Fire Station will sit on top of this alley, and we plan to replat the whole block (with the exception of the Blair House) into a single lot once this alley is vacated.

RESOLUTION NO. _____

**A RESOLUTION SETTING A PUBLIC HEARING
ON THE VACATING OF AN ALLEY**

WHEREAS, the City is in the process of constructing a new Fire Station immediately adjacent to its existing Municipal Building; and

WHEREAS, as a part of this project, all public utilities have been removed from the east-west alley of Block 20, Original Plat, for the purpose of allowing the new building to be fully attached to the existing building; and

WHEREAS, the City wishes to vacate this alley and replat the primary City Hall/Police/Fire campus into a single parcel.

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

Section 1. The City Council hereby sets November 6, 2018 at 6 PM at the Nicola-Stoufer Room of the Washington Free Public Library as the public hearing date regarding the vacating of the east-west alley lying between Lots 1-4 and Lots 5-8, Original Plat, Washington, Washington County, Iowa.

Section 2. The City Council authorizes the Clerk to publish notice in a form substantially similar to the attached not less than 4 days but not more than 20 days in advance of said hearing, in accordance with Iowa law.

PASSED AND APPROVED this 16th day of October, 2018.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

PUBLIC NOTICE

The City of Washington will hold a public hearing regarding its intent to vacate a platted alley described as the east-west alley lying between Lots 1-4 and 5-8, Block 20, Original Plat, Washington, Washington County, Iowa for the purpose of replatting the alley and adjacent lots on November 6, 2018 at 6 PM at the Nicola-Stoufer Room, Washington Public Library, 115 West Washington Street. The public is invited to attend.

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE PERSONNEL POLICIES
OF THE CITY OF WASHINGTON, IOWA**

WHEREAS, the adopted Personnel Policies currently do not speak to the issue of expenses that may be incurred by the Mayor for informal business meetings needed for the furtherance of City purposes and aims; and

WHEREAS, the Council wishes to clarify this issue and provide documentation of the public purpose.

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

Section 1. The City Council directs that Chapter 5 of the Personnel Manual be revised as attached in Exhibit A to allow for payment of certain claims for expense reimbursement.

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

PASSED AND APPROVED this 16th day of October, 2018.

Brendan DeLong, Mayor Pro Tem

ATTEST:

Illa Earnest, City Clerk

CHAPTER 5

TRAVEL & TRAINING EXPENSE REIMBURSEMENT REQUESTS

When approved by the department head or City Administrator, all appropriate continuing education and training expenses shall be paid for by the City. Department heads may approve single-day in-state travel requests. Out of state or multi-day travel must be pre-approved by the City Administrator. All employees involved in continuing education and training will be paid their regular rate of pay for all time spent in continuing education and training sessions. The City reserves the right to adjust an employee's regular weekly schedule to assure the employee is being paid during this time.

The City will pay for meals and expenses incurred in attending approved training sessions, meetings or seminars on a reasonable basis. What is reasonable shall be in the sole discretion of the City Administrator. Amounts for meals greater than \$40.00 may be considered unreasonable.

Receipts must be retained and submitted for reimbursement for any expense incurred for meals when on approved travel. Upon return, employees must complete an expense form within sixty (60) days and attach itemized receipts to receive reimbursement. Alternatively, or additionally, the department head or City Administrator may authorize the employee to carry and utilize a City credit card for the duration of the travel. All credit card receipts must be kept and submitted within the time period necessary to allow for timely payment of the bill by the City. The City will not reimburse, nor may a City credit card be used for expenses related to gratuity greater than 20% of a bill, personal entertainment, or alcoholic drinks.

Employees will attempt to travel and reach the location of the session during regular working hours if possible, by the most direct route. Any compensation for time an employee spends travelling will be governed by the Fair Labor Standards Act and the particular circumstances. If the session exceeds one day, and overnight stay is required, lodging will be reimbursable for a standard hotel room only. Employees will be compensated for mandatory time spent in training, plus the travel time from the City to the session and vice versa.

The City will provide a vehicle for transportation if available. If a City vehicle is not available for approved travel, employees will be reimbursed for any mileage incurred on a personal vehicle due to City business, excluding transportation to and from the employee's place of work. This will be at the IRS mileage rate. All claims for mileage reimbursement must be submitted within sixty (60) days after return from the travel or training. The same mileage reimbursement policy shall apply to employees authorized by the City Administrator to utilize their personal vehicles for regular City business in or around the City of Washington.

The Mayor may claim reimbursement for meal or related expenses for certain infrequent or informal business meetings in Washington needed for the furtherance of specific City purposes or aims. Said reimbursement claims shall not exceed \$50 per month without advance City Council approval, and the Mayor shall document the public purpose of each transaction on a form to be submitted to the Finance Director. This paragraph should not be construed to restrict the Mayor's ability to separately claim reimbursement for legitimate out-of-town travel and training expenses in the same manner as other employees and as described above.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 165 OF THE CODE OF ORDINANCES OF THE CITY OF WASHINGTON BY ADDING A SECTION REGARDING OUTSIDE STORAGE.

NOW, THEREFORE, BE IT ORDAINED, as follows:

1. Amendment. Chapter 165 of the Code of Ordinances of the City of Washington, is hereby amended by adding and incorporating the following new section, entitled "Outside Storage," which reads as follows:

*"165.17.1(E) **Outside Storage.** The outside storage of materials and equipment shall not be permitted in any non-industrial zoning district unless expressly permitted. In all cases where outside storage is allowed, the outside storage of materials and equipment shall be completely screened from view of all streets and adjoining properties by way of a solid privacy fence or a chain link fence with slating, said fence, whether a privacy fence or chain link fence, shall not be less than eight (8) feet in height and which fence or wall shall be maintained to the satisfaction of the Zoning Administrator."*

2. Amendment. Chapter 165.17.1(B) of the Code of Ordinances of the City of Washington is hereby amended by deleting the words "six (6) feet" and substituting the words "eight (8) feet".

2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

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

4. Effective Date. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this _____ day of _____, 2018.

Jaron P. Rosien, Mayor

Attest:

Illa Earnest, City Clerk

Approved on First Reading: September 18, 2018
Approved on Second Reading: October 2, 2018
Approved on Third & Final Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the
_____ day of _____, 2018.

City Clerk



Development Services
215 E. Washington St.
Washington, IA 52353
319.653.6584 ext. 124

Memo

To: City Council
From: Steve Donnolly-Building and Zoning Official
Date: 10/10/2018
Re: Rezone property from CCRC (Continuing Care Retirement Community) to R-1 (One Family Residential District)

Issue

Review and consider a change in the zoning of property.

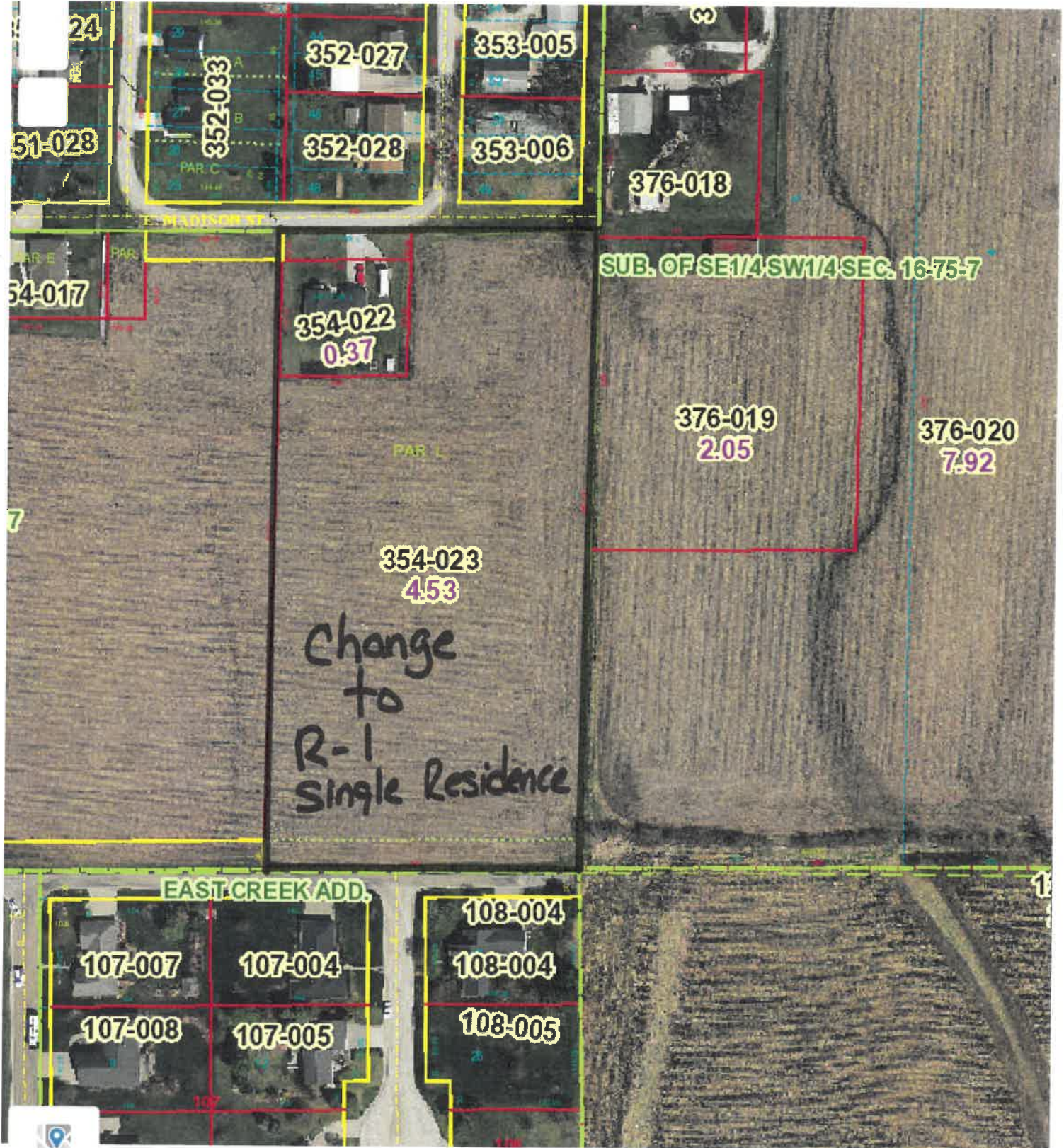
Background

A developer would like to open up a subdivision of 9 single residential lots on a plot of land that is zoned CCRC. This will go along with the extension of S. 15th Ave. between E. Madison St. and E. Adams St. The rezone also follows the City's Comprehensive Plan for future land and infrastructure use.

Recommendation

The City of Washington's Planning and Zoning Commission recommends that the City of Washington's City Council approve the rezone of property from CCRC to R-1.

- Full Extent
- Previous Extent
- Next Extent
- Layers
- Export
- Print
- Share
- Map Query
- Point Select
- Line Measure
- Point Markup
- Street View
- Client Info
- Help



Basemaps

0 100 200ft

Scale 1: 2,257

Go

City of Washington

Rezoning Petition

Regulations for Rezoning can be found under Chapter's 22 and 165 of the Municipal Code of the City of Washington.

Name David G. & Lisa M. Nacos Phone 319-591-0838

Address 622 W. 15th Avenue South, Washington, IA 52353

Address / Legal Description of Area to be Rezoned See Attachment #1

Reason for Request / Intended Use of Property Plat Property into 9 Lot Residential Subdivision

Current Zoning CCRC – Continuing Care Retirement Community

Requested Zoning R-1 – One Family Residential District

Petition is to be accompanied by a non-refundable fee of \$150.

The undersigned owner(s) of the property described in the above, request the City of Washington to amend the present *Zoning District Map* of the Zoning Code. The undersigned has reviewed the requirements of the Zoning Code and understands the uses permitted in the zoning classification sought for the property. (Attach additional sheet if necessary).

<u>Signature</u>	<u>Address</u>	<u>Phone</u>	<u>Date</u>
	622 W. 15 th Avenue South, Washington, IA 52353	319-591-0838	
	622 W. 15 th Avenue South, Washington, IA 52353	319-591-0838	



BY:.....

Rezoning Petition

List of property owners included in the rezoning. Include name, contact information, and signatures. Please specify if you are not the property owner, but are legally acting on their behalf.

Name	Address	Phone
David G. Nacos	622 W. 15 th Avenue South, Washington, IA 52353	319-591-0838
Signature	<i>David Nacos</i>	
Lisa M. Nacos	622 W. 15 th Avenue South, Washington, IA 52353	319-591-0838
Signature	<i>Lisa Nacos</i>	

Attachment #1

Legal Description

Eastview Subdivision is a part of Auditor's Parcel L, 4.989 acres, as shown in Plat Book 22, Page 244, in the South Half (S ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) in Lot F of the Auditor's Subdivision of the Southwest Quarter (SW ¼) of Section Sixteen (16), Township Seventy-five (75) North, Range Seven (7) West of the Fifth (5th) Principal Meridian, in the City of Washington; in Washington County, Iowa; subject to easements and restrictions of record. Deed Book 2008 Page 4335 in the office of Washington County Recorder, except Lots One (1) and Two (2) of Auditor's Parcel "L". Eastview Subdivision is more particularly described as follows: Beginning at the Southeast corner of said Parcel "L" of SW ¼ of SW ¼ Section 16; thence South 89°07'40" West 328.00 feet along the South line thereof; thence North 01°19'00" East 513.10 feet along the West line of said Parcel "L"; thence North 89°22'05" East 133.97 feet along the South line of Lot 2 of Parcel "L"; thence North 01°21'10" East 120.68 feet along the East line of Lot 2 of Parcel "L"; thence North 01°25'05" East 30.01 feet along the East line of Lot 1 of Parcel "L"; thence North 89°25'50" East 193.87 feet along the North line of Parcel "L" to the East line thereof; thence South 01°19'05" West 662.20 feet along said East line to the Point of Beginning, containing 197,141 square feet (4.53 acres).

Eastview Subdivision
Part of Parcel L of Lot F of
SW ¼ - SW ¼ Sec. 16-75-07
Washington, Iowa
G&A 7016275
September 14, 2018

GWK/meb



Development Services
215 E. Washington St.
Washington, IA 52353
319.653.6584 ext. 124

Memo

To: City Council
From: Steve Donnolly-Building and Zoning Official
Date: 10/10/2018
Re: Rear yard setback for zone B-1 (Central Business District)

Issue

Review and consider a change in the rear yard setback in the B-1 (Central Business District)

Background

A building code and plan review on a project in the B-1 zoning district brought to light a setback that seemed large for the B-1 District. It currently is 10'. The City feels that 5' is a more reasonable setback and this also allows better use of property in the downtown area. The 5' is also wide enough for the property owner to have space for safety egress, allow for maintenance on the building and have space for trash containers without trespassing on the adjacent property. 5' is also the rear yard setback for our B-2 district. Other cities our size ranges from 0' to 6' setbacks for the same district.

Recommendation

The City of Washington's Planning and Zoning Commission recommends that the City of Washington's City Council approve the 5 (five) foot rear yard setback for the B-1 zoning district.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 165 OF THE CODE OF ORDINANCES OF THE CITY OF WASHINGTON BY ESTABLISHING A 5 (FIVE) FOOT REARYARD SETBACK IN A B-1 ZONE.

NOW, THEREFORE, BE IT ORDAINED, as follows:

1. Amendment. Section 165.15.5 of the Code of Ordinances is hereby amended by deleting “10 feet” under minimum rear yard depth and replacing it with “5 feet”.
2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.
3. 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 _____, 2018.

Jaron P. Rosien, Mayor

Attest:

Illa Earnest, 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 _____, 2018.

City Clerk