



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, NOVEMBER 19, 2019

Call to Order

Pledge of Allegiance

Roll call

Agenda for the Regular Session to be held at 6:00 P.M., Tuesday, November 19, 2019 to be approved as proposed or amended.

Consent:

1. Council Minutes November 5, 2019
2. Gronwold, Bell, Kyhnn & Co. P.C., FY19 Audit, \$1,750.00
3. Midwest Municipal Consulting, Staff Goal Setting Session, \$2,149.98
4. Fox Engineering, City Hall Interceptor Reroute, \$415.00
5. Fox Engineering, Water Treatment Plant Improvements, \$620.50
6. Simmering-Cory, CDBG Project #18-WS-020, \$4,000.00
7. Anamosa Police Department, Training Reimbursement, \$8,655.00
8. ECICOG, Housing Rehabilitation Program-632 W. Madison St., \$1,800.00
9. GovOffice, License and Upgrades Content Management System, \$6,360.00
10. UMB, GO Capital Loan Note, Series 2015, \$25,393.75
11. UMB, GO Refunding Bonds, Series 2016A, \$15,435.00
12. UMB, GO Refunding Bonds, Series 2016B, \$7,181.25
13. UMB, GO Refunding Bonds, Series 2016C, 1,512.50
14. UMB, GO Capital Loan Notes, Series 2018A, \$41,485.00
15. UMB, LOSST Revenue Bonds, Series 2018B, \$29,170.00
16. Iowa Finance Authority, SRF Loan – Wastewater Plant, Interest, \$182,160.00
17. Iowa Finance Authority, SRF Loan – Water Treatment Plant, Interest, \$38,319.77
18. Iowa Finance Authority, SRF Loan – Westside Interceptor Project, Interest, \$36,375.00
19. IA Municipal Workers Compensation Assn., Installment 5 Premium Payment, \$6,669.00
20. IA Municipal Workers Compensation Assn., Audit Premium Adjustment, \$970.00
21. Washington Chamber of Commerce, Annual Contribution to Tourism, \$20,000.00
22. L.L. Pelling Co., 2019 Pavement Repairs, \$24,425.40
23. Heiman, Inc., 2020 Freightliner Chassis (Fire Truck), \$96,042.00
24. Hy-Vee Fast and Fresh Express, 520 Hwy 1 South, Class C Beer Permit (BC), Sunday Sales, (renewal)
25. Department Reports

Consent – Other:

1. MSA Professional Services, Wellness Park Phase I, Design & Bidding, \$2,576.96
2. Bushong Construction, Fire Station Project, \$79,726.37

Claims & Financial Reports:

Claims for November 19, 2019
Financial Reports October, 2019

SPECIAL PRESENTATION

Jingle Bell 5K Fun Run, November 30, 2019 9:00 a.m.

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

UNFINISHED BUSINESS

- Discussion and Consideration of the First Reading of Alliant Energy Agreement for Gas Franchise. **(Tabled 09/17/2019)** Remains tabled.
- Discussion and Consideration of the First Reading of Alliant Energy Agreement for Electric Franchise. **(Tabled 09/17/2019)** Remains tabled.
- Discussion and Consideration of a Resolution Accepting Water Treatment Plant Improvements Project as Completed. **(Tabled 09/17/2019)**
- Discussion and Consideration of Second Reading of an Ordinance Amending Chapter 40 of the Code of Ordinances – Public Peace (Add Disorderly House Provision)l **(tabled 11-05-2019)**

PUBLIC HEARING

NEW BUSINESS

1. Discussion and Consideration of a Resolution Approving a Site Plan (Tome Properties)
2. Discussion and Consideration of a Resolution Adopting Final Plat (Prairie Ridge Subdivision)
3. Discussion and Consideration of a Resolution of Support and Financial Commitment for Main Street Washington.
4. Discussion and Consideration of a Resolution Approving a Gas Facilities Agreement with Alliant Energy (South 15th Project)
5. Discussion and Consideration of a Resolution Approving an Electric Facilities Agreement with Alliant Energy (South 15th Project)
6. Discussion and Consideration of Change Order #2 for South Water Tower Project.
7. Discussion and Consideration of Employee Health Insurance Renewal for 2020.
8. Discussion and Consideration of FY18 Annual Financial Report

9. Discussion and Consideration of a Resolution Certifying an Internal Debt & Related Promissory Note – Road Use.
10. Discussion and Consideration of a Resolution Certifying an Internal Debt & Related Promissory Note – Business Park.
11. Discussion and Consideration of a Resolution Certifying an Internal Debt & Related Promissory Note – 2019 Linda Lou’s and 2018 Goncho Apartments.
12. Discussion and Consideration of a Resolution Obligating and Appropriating Urban Renewal Tax Revenue Funds for the Repayment of Eligible Debts for Fiscal Year 2021
13. Discussion and Consideration of FY19 State TIF Report.
14. Discussion and Consideration of First Reading of a TIF Ordinance (Washington Business Park)
15. Discussion and Consideration of a Resolution Obligating TIF Debts for FY21.
16. Discussion and Consideration of a Resolution Authorizing Amendment No.2 to Development Agreement with PamPanm, LLC (123 E. 2nd Street)
17. Discussion and Consideration of a Resolution Setting Aside the Special Assessment Process (East Washington Street Sidewalk)
18. Discussion and Consideration of a Resolution Establishing a New Residential Development Fund 315.
19. Discussion and Consideration of a Resolution Adopting a Purchase Agreement and Option Agreement (Bell Land).
20. Discussion and Consideration of Second Reading of an Ordinance Adopting the Code of Ordinances Supplement of the City of Washington, Iowa.
21. Discussion and Consideration of Second Reading of an Ordinance Amending Chapter 69 “Downtown Parking”

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 11-05-2019

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, November 5, 2019 at 6:00 P.M. Mayor Rosien in the chair. On roll call present: DeLong, Gault, Moore, Stigers, Youngquist. Absent: Pettit-Majewski.

Motion by Gault, seconded by Youngquist, that the agenda for the Regular Session to be held at 6:00 P.M., Tuesday, November 5, 2019 be approved as proposed. Motion carried.

Consent:

1. Council Minutes October 15, 2019
2. Farnsworth Group, City Hall/Police Station Project, \$814.25
3. Farnsworth Group, Fire Station Project, \$3,204.63
4. Bolton & Menk, Taxilane for Fuel Facility, \$1,803.00
5. Fox Engineering, N. 4th Ave. Street and Utility Improvements, \$1,083.75
6. Fox Engineering, SE Basin I & I Reduction, \$25,088.10
7. Garden & Assoc., South Avenue E Reconstruction, \$725.00
8. Garden & Assoc., 15th Avenue Paving, Storm Sewer, Sanitary Sewer, Water Main, \$4,435.78
9. Municipal Pipe Tool, SE Basin I & I Reduction – Phase I, \$231,070.94
10. Iowa Grow, 2019 Fall Land Application of Bio-Solids, \$40,558.30
11. Kevin D. Olson, Professional Services, \$2,349.43
12. Kara Wilkens & Eric Hundley, 120 W. 3rd Street, Application for Tax Abatement.
13. Cornerstone Property Management, 1701 E. Washington Street, Application for Tax Abatement.
14. Café Dodici, 120-122 S. Iowa Avenue, Class C (Commercial), Class B Wine Permit, Catering Privilege, Outdoor Service, Sunday Sales (**renewal**)
15. Department Reports

Consent – Other:

1. DeLong Construction, Airport Taxilane (Fuel Access), \$170,692.20
2. DeLong Construction, S. 15th Ave. Reconstruction and Subdivision, \$204,901.01

Motion by DeLong, seconded by Gault, to approve the fifteen items on the consent agenda. Motion carried.

Motion by Gault, seconded by Youngquist, to approve consent-other. Motion carried. DeLong abstained with conflict.

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

Motion by Stigers, seconded by Moore, to approve the request from Marion Avenue Baptist Church for the Live Animal Christmas Event. Motion carried.

Presentation from the Public:

Several landlords were present in response to the proposed Chapter 40 Amendment to add a “Disorderly House” Provision.

- Discussion and Consideration of the First Reading of Alliant Energy Agreement for Gas Franchise. **(Tabled 09/17/2019)**. Remains tabled.
- Discussion and Consideration of the First Reading of Alliant Energy Agreement for Electric Franchise. **(Tabled 09/17/2019)**. Remains tabled.
- Discussion and Consideration of a Resolution Accepting Water Treatment Plant Improvements Project as Completed. **(Tabled 09/17/2019)**. Remains tabled.

Mayor Rosien announced that now is the time for the public hearing for 2019 Code of Ordinances Supplement.

No written or oral objections were received.

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

Motion by DeLong, seconded by Stigers, to approve the First Reading of an Ordinance Adopting the Code of Ordinances Supplement of the City of Washington, Iowa. Roll call on motion: Ayes: DeLong, Gault, Moore, Stigers, Youngquist. Nays: none. Motion carried.

After discussion, motion by Stigers, seconded by DeLong, to table Discussion and Consideration of the Second Reading of an Ordinance Amending Chapter 40 of the Code of Ordinances – Public Peace (Add Disorderly House Provision). Roll call on motion: Ayes: DeLong, Gault, Moore, Stigers, Youngquist. Nays: none. Motion carried.

The Council will hold a work session at a later date to address some of the comments from citizens present and give more citizens an opportunity to attend and comment.

Motion by DeLong, seconded by Gault, to approve the proposed “No Parking” sign placement on the Square. Motion carried.

Motion by DeLong, seconded by Youngquist, to approve the First Reading of an Ordinance Amending Chapter 69 – Downtown Parking. Roll call on motion: Ayes: DeLong, Gault, Moore, Stigers, Youngquist. Nays: none. Motion carried.

After discussion, motion by Moore, seconded by Stigers, to approve a temporary encroachment permit until Friday, November 8, 2019, for 118 S. Iowa Avenue. Motion carried.

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

Motion by Stigers, seconded by Gault, to approve Change Order #1 for the City Hall/Police Project. Motion carried. DeLong abstained with conflict.

Motion by Youngquist, seconded by Stigers, to approve the North 4th Avenue Engineering Task Order with Fox Engineering. Motion carried.

Motion by Stigers, seconded by Moore, to approve the 28E Agreement with the Iowa Alcoholic Beverages Division for the I-LEDGE Tobacco, Alternative Nicotine, and Vapor Product Enforcement Program for FY2020. Motion carried.

Bids received for the Wiley Avenue Stoplight Changes:

Neumiller Electric	\$11,200
Dave Bessine Electric	\$13,231
Advanced Electrical Services	\$14,870

Motion by Youngquist, seconded by DeLong, to accept the quote from Neumiller Electric in the amount of \$11,200 for the Wiley Avenue stoplights to allow for permissive flashing yellow turn arrows. Motion carried.

Motion by Youngquist, seconded by Gault, to approve the Second Reading of and Ordinance Vacating a Portion of Alley ROW – 211 E. 15th Street. Roll call on motion: Ayes: DeLong, Gault, Moore, Stigers, Youngquist. Nays: none. Motion carried.

Motion by DeLong, seconded by Youngquist, to suspend the rules. Roll call on motion: Ayes: DeLong, Gault, Moore, Stigers, Youngquist. Nays: none. Motion carried.

Motion by DeLong, seconded by Gault, to approve the Third Reading and Adopt the Ordinance Vacating a Portion of Alley ROW – 211 E. 15th Street. Roll call on motion: Ayes: DeLong, Gault, Moore, Stigers, Youngquist. Nays: none. Motion carried. **(Ordinance No. 1094)**

Motion by Youngquist, seconded by Stigers, to approve the Resolution Directing Sale of Real Property – 211 E. 15th Street (vacated alley). Roll call on motion: Ayes: DeLong, Gault, Moore, Stigers, Youngquist. Nays: none. Motion carried. **(Resolution No. 2019-106)**

Motion by Youngquist, seconded by DeLong, to approve a Resolution Declining to Exercise Extraterritorial Jurisdiction for Sycamore Hill Subdivision. Roll call on motion: Ayes: DeLong, Gault, Moore, Stigers, Youngquist. Nays: none. Motion carried. **(Resolution No. 2019-107)**

Motion by Stigers, seconded by Gault, to approve the hire of Ethan Hansen as a Washington City Police Officer (Chapter 9 Personnel Policies Authorization). Motion carried.

Motion by Gault, seconded by Youngquist, that the Council go into closed session per Iowa Code Chapter 21.5(1)(j) Property. Roll call on motion: Ayes: DeLong, Gault, Moore, Stigers, Youngquist. Nays: none. Motion carried.

Motion by Youngquist, seconded by Gault, that the Council return to open session. Roll call on motion: Ayes: DeLong, Gault, Moore, Stigers, Youngquist. Nays: none. Motion carried.

Mayor Rosien announced that no formal action had been taken in the closed session.

Motion by Gault, seconded by Stigers, that the Regular Session held at 6:00 P.M., Tuesday, November 5, 2019, is adjourned.

Gronewold, Bell, Kyhnn & Co. P.C.

1910 E. 7th Street
P.O. Box 369
Atlantic, IA 50022
712-243-1800

CITY OF WASHINGTON
215 EAST WASHINGTON ST.
WASHINGTON, IA 52353

Invoice No. 26240
Date 10/31/2019
Client No. 03793

Progress billing on audit of financial statements
for the year ended June 30, 2019.

\$ 1,750.00

Interest at 18% per annum will be charged on any balance not paid within 30 days of receipt of invoice.



Midwest Municipal Consulting, L.L.C.
 1915 79th Street
 Windsor Heights, IA 50324

INVOICE

Date	Invoice #
11/14/2019	111419

Bill To
City of Washington
Attn: City Administrator Brent Hinson
Po Box 516
Washington, IA 52353

P.O. No.	Terms	Project
	Net 10	14-Nov

Quantity	Description	Rate	Amount
	Preparation and Facilitation of Staff Goal Setting Session	1800	\$1,800.00
240	Mileage	0.58	\$322.48
10	Workbooks, Agendas, Ballots, etc. (11 pages)	0.25	\$27.50
		Total	\$2,149.98



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 45214
 Date 10/30/2019

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

Professional Services for the Period of 9/29/2019 to 10/26/2019

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	20,000.00	100.00	20,000.00	20,000.00	0.00
Bidding	6,500.00	100.00	6,500.00	6,500.00	0.00
Boundary Survey	3,900.00	100.00	3,900.00	3,900.00	0.00
Construction Administration	15,500.00	100.00	15,500.00	15,500.00	0.00
Construction Staking	3,000.00	100.00	3,000.00	3,000.00	0.00
Total	68,400.00	100.00	68,400.00	68,400.00	0.00

Standard Hourly Rate Phases

Post Construction Phase

Professional Fees

Billed Amount

415.00

Post Construction Phase subtotal

415.00

Invoice total

\$415.00

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 45231
 Date 10/30/2019

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

Professional Services for the Period of 9/29/2019 to 10/26/2019

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
General Consulting	
Professional Fees	328.50
General Consulting subtotal	328.50
Commissioning & Post-Construction	
Professional Fees	292.00
Commissioning & Post-Construction subtotal	292.00
Invoice total	\$620.50

Approved by:

Steven J. Trayer

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

Simmering-Cory | Iowa Codification
114 E. 5th Street, Storm Lake, IA 50588
P.O. Box 244, Storm Lake, IA 50588
Tel 641-357-7595 | Fax 515-724-7868



INVOICE 2019-SC-0098 **11.4.2019**

BILL TO

City of Washington
215 E. Washington St.
Washington IA 52353

INSTRUCTIONS

Project #18-WS-020

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	"Progress Payments - \$2,000/3 months after Release of Funds" – Release of Funds 12/24/18. 1 st & 2 nd Installment		\$4,000.00

TOTAL AMOUNT OF CONTRACT: \$20,000
LESS PREVIOUS PAYMENTS: \$ 2,000
LESS THIS PAYMENT: \$ 4,000
BALANCE DUE AFTER THIS PAYMENT: \$14,000

TOTAL DUE **\$4,000.00**

Thank you for your business!



Anamosa Police Department

Dedication · Community · Integrity

100 E. 1st Street
Anamosa, IA 52205
Phone: 319-462-4434 | Fax: 319-462-2351

Date : 11/8/2019

TO:
Ethan Hansen

117 Green Meadows Drive
Washington, IA 52353
319-591-0597

Instructions:

Quantity	Description	Unit Price	Line Total
1	83rd Basic Level II Academy Training	\$4,370.00	\$ 4,370.00
1	83rd Basic Level II Academy Lodging	\$2,535.00	\$ 2,535.00
1	83rd Basic Level II Academy Meals	\$1,425.00	\$ 1,425.00
1	83rd Basic Level II Academy Uniforms	\$225.00	\$ 225.00
1	83rd Basic Level II Academy BLS First Aid/CPR	\$100.00	\$ 100.00

TOTAL \$ 8,655.00

Make all checks payable to the Anamosa Police Department
THANK YOU!



EAST CENTRAL IOWA
COUNCIL OF GOVERNMENTS
YOUR REGIONAL PLANNING AGENCY

Invoice

Date	Invoice #
10/31/2019	8743

Cedar Rapids, IA 52402

Phone #	Fax #
319-365-9941	319-365-9981

Bill To
CITY OF WASHINGTON PO BOX 516 WASHINGTON IA 52353

Approved by:


Quantity	Description	Rate	Amount
1	WASHINGTON HOUSING REHAB PROGRAM 632 W. MADISON STREET	1,800.00	1,800.00
Please remit payment within 30 days.		Total	\$1,800.00



2112 Broadway St. NE #250
Minneapolis, MN 55413
6126175706
scott@govoffice.com
www.govoffice.com

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

INVOICE 43849

DATE 11/19/2018 TERMS Due on Receipt

DATE	DESCRIPTION	QTY	RATE	AMOUNT
11/19/2018	Multi-Year Payment Plan Year 2 of 3 • License and upgrades of GovOffice Content Management System	1	3,180.00	3,180.00

Please make checks payable to GovOffice LLC. By paying for or utilizing our service, you agree to the Terms & Conditions at www.govoffice.com/terms. Thank you for choosing GovOffice.

TOTAL DUE \$3,180.00

GovOffice
2112 Broadway St
NE #250
Minneapolis MN 55413
United States

Invoice

#INV9409

PO#

11/11/2019

Bill To

LMC IA Washington
215 East Washington Street
Washington IA 52353
United States

TOTAL

\$3,180.00

Due Date: 12/11/2019

Terms

Net 30

Due Date

12/11/2019

Quantity	Item	Amount
1	GovOffice 3 yr website hosting Multi - Year 3 of 3	\$3,180.00

| Please make checks payable to GovOffice &
| remit payment to:

| Government Brands Shared Services
| Attn: GovOffice Accounts Receivable
| P.O. Box 25477
| Tampa, FL 33622
|

Subtotal \$3,180.00

Total \$3,180.00



INV9409



Invoice Date	10/02/2019
Funds Due Date	11/27/2019

CITY OF WASHINGTON
ATTN: CITY CLERK
215 E WASHINGTON ST
PO BOX 516
WASHINGTON IA 52353

Issue 0185406592
CITY OF WASHINGTON
GENERAL OBLIGATION CAPITAL LOAN
NOTES SERIES 2015, DTD 7/21/15

Issue Payment Date 12/01/2019

Registered Interest	\$ 25,393.75
Matured Bonds	\$ 0.00
Called Bonds	\$ 0.00
Principal Reduction	\$ 0.00
Coupon Interest	\$ 0.00

TOTAL DUE \$ 25,393.75

**Please return a copy of this notice with your remittance.
Payments by check are due 15 days prior to Funds Due Date.**

Wire Instructions:

UMB BANK NA
BNF NAME: TRUST OPERATIONS
ABA: 101 000 695
BNF A/C: 9800006823
ATTN: DIANA VAN VLEET - 0185406592

ACH Instructions:

UMB BANK NA
BNF NAME: TRUST OPERATIONS
ABA: 101 000 695
BNF A/C: 9801018981
ATTN: DIANA VAN VLEET - 0185406592

Account Officer: DIANA VAN VLEET
Phone: 5153686063
Email: DIANA.VANVLEET@UMB.COM



Invoice Date	10/02/2019
Funds Due Date	11/27/2019

CITY OF WASHINGTON
ATTN: CITY CLERK
215 E WASHINGTON ST
PO BOX 516
WASHINGTON IA 52353

Issue 0185408820
WASHINGTON
GENERAL OBLIGATION REFUNDING BONDS
SERIES 2016A

Issue Payment Date 12/01/2019

Registered Interest	\$ 15,435.00
Matured Bonds	\$ 0.00
Called Bonds	\$ 0.00
Principal Reduction	\$ 0.00
Coupon Interest	\$ 0.00

TOTAL DUE \$ 15,435.00

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Wire Instructions:

UMB BANK NA
BNF NAME: TRUST OPERATIONS
ABA: 101 000 695
BNF A/C: 9800006823
ATTN: DIANA VAN VLEET - 0185408820

ACH Instructions:

UMB BANK NA
BNF NAME: TRUST OPERATIONS
ABA: 101 000 695
BNF A/C: 9801018981
ATTN: DIANA VAN VLEET - 0185408820

Account Officer: DIANA VAN VLEET
Phone: 5153686063
Email: DIANA.VANVLEET@UMB.COM



Invoice Date	10/02/2019
Funds Due Date	11/27/2019

CITY OF WASHINGTON
ATTN: CITY CLERK
215 E WASHINGTON ST
PO BOX 516
WASHINGTON IA 52353

Issue 0185408838

WASHINGTON
GENERAL OBLIGATION REFUNDING BONDS
SERIES 2016B

Issue Payment Date 12/01/2019

Registered Interest	\$ 7,181.25
Matured Bonds	\$ 0.00
Called Bonds	\$ 0.00
Principal Reduction	\$ 0.00
Coupon Interest	\$ 0.00

TOTAL DUE \$ 7,181.25

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Wire Instructions:

UMB BANK NA
BNF NAME: TRUST OPERATIONS
ABA: 101 000 695
BNF A/C: 9800006823
ATTN: DIANA VAN VLEET - 0185408838

ACH Instructions:

UMB BANK NA
BNF NAME: TRUST OPERATIONS
ABA: 101 000 695
BNF A/C: 9801018981
ATTN: DIANA VAN VLEET - 0185408838

Account Officer: DIANA VAN VLEET
Phone: 5153686063
Email: DIANA.VANVLEET@UMB.COM



Invoice Date	10/02/2019
Funds Due Date	11/27/2019

CITY OF WASHINGTON
ATTN: CITY CLERK
215 E WASHINGTON ST
PO BOX 516
WASHINGTON IA 52353

Issue 0185408846
WASHINGTON
GENERAL OBLIGATION BONDS
SERIES 2016C

Issue Payment Date 12/01/2019

Registered Interest	\$ 1,512.50
Matured Bonds	\$ 0.00
Called Bonds	\$ 0.00
Principal Reduction	\$ 0.00
Coupon Interest	\$ 0.00

TOTAL DUE \$ 1,512.50

**Please return a copy of this notice with your remittance.
Payments by check are due 15 days prior to Funds Due Date.**

Wire Instructions:
UMB BANK NA
BNF NAME: TRUST OPERATIONS
ABA: 101 000 695
BNF A/C: 9800006823
ATTN: DIANA VAN VLEET - 0185408846

ACH Instructions:
UMB BANK NA
BNF NAME: TRUST OPERATIONS
ABA: 101 000 695
BNF A/C: 9801018981
ATTN: DIANA VAN VLEET - 0185408846

Account Officer: DIANA VAN VLEET
Phone: 5153686063
Email: DIANA.VANVLEET@UMB.COM



Invoice Date	10/02/2019
Funds Due Date	11/27/2019

CITY OF WASHINGTON
ATTN: CITY CLERK
215 E WASHINGTON ST
PO BOX 516
WASHINGTON IA 52353

Issue 0185417201
WASHINGTON
GENERAL OBLIGATION CAPITAL LOAN
NOTES, SERIES 2018A

Issue Payment Date 12/01/2019

Registered Interest	\$ 41,485.00
Matured Bonds	\$ 0.00
Called Bonds	\$ 0.00
Principal Reduction	\$ 0.00
Coupon Interest	\$ 0.00

TOTAL DUE \$ 41,485.00

**Please return a copy of this notice with your remittance.
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Wire Instructions:
UMB BANK NA
BNF NAME: TRUST OPERATIONS
ABA: 101 000 695
BNF A/C: 9800006823
ATTN: DIANA VAN VLEET - 0185417201

ACH Instructions:
UMB BANK NA
BNF NAME: TRUST OPERATIONS
ABA: 101 000 695
BNF A/C: 9801018981
ATTN: DIANA VAN VLEET - 0185417201

Account Officer: DIANA VAN VLEET
Phone: 5153686063
Email: DIANA.VANVLEET@UMB.COM



Invoice Date	10/02/2019
Funds Due Date	11/27/2019

CITY OF WASHINGTON
ATTN: CITY CLERK
215 E WASHINGTON ST
PO BOX 516
WASHINGTON IA 52353

Issue 0185418837
WASHINGTON
LOSST REVENUE BONDS
SERIES 2018B

Issue Payment Date 12/01/2019

Registered Interest	\$ 29,170.00
Matured Bonds	\$ 0.00
Called Bonds	\$ 0.00
Principal Reduction	\$ 0.00
Coupon Interest	\$ 0.00
TOTAL DUE	\$ 29,170.00

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UMB BANK NA
BNF NAME: TRUST OPERATIONS
ABA: 101 000 695
BNF A/C: 9800006823
ATTN: DIANA VAN VLEET - 0185418837

ACH Instructions:

UMB BANK NA
BNF NAME: TRUST OPERATIONS
ABA: 101 000 695
BNF A/C: 9801018981
ATTN: DIANA VAN VLEET - 0185418837

Account Officer: DIANA VAN VLEET
Phone: 5153686063
Email: DIANA.VANVLEET@UMB.COM



Iowa Finance Authority
 2015 Grand Avenue
 Des Moines, IA 50312

LOAN STATEMENT

Telephone: 515.725.4900
 Fax: 515.725.4901

Statement Date 11/4/2019
Loan Number: CF0412R
Original Loan Amount \$16,316,000.00
Current Loan Balance: \$12,144,000.00
Interest Rate: 3.00%
Annual Service Fee Rate 0.25%

City of Washington
Attn: City Clerk
215 E Washington Street
Washington IA 52353

Payment Due Date: **12/1/2019**
Current Principal Due: \$0.00
Prior Principal Due \$0.00
Current Interest Due: \$182,160.00
Prior Interest Due \$0.00
Service Fee Due: \$0.00
Total Amount Due: **\$182,160.00**

Do not pay. The total amount due will be automatically deducted from your bank account on the payment due date.

If your banking information has changed, please complete an ACH Authorization form and fax it to us at 515-725-4901 at least one week before your payment is due (download a form from <http://www.iowafinanceauthority.gov/ach>.)

Questions? Please contact Becky Wu at 800-432-7230 or Becky.Wu@IowaFinance.com

Keep upper portion for your records

CF0412R



Iowa Finance Authority
 2015 Grand Avenue
 Des Moines, IA 50312

LOAN STATEMENT

Telephone: 515.725.4900
 Fax: 515.725.4901

Statement Date 11/4/2019
Loan Number: D0431R
Original Loan Amount \$4,378,000.00
Current Loan Balance: \$3,834,606.42
Interest Rate: 2.00%
Annual Service Fee Rate 0.00%

City of Washington
Attn: City Clerk
215 E Washington Street
Washington IA 52353

Payment Due Date: 12/1/2019
Current Principal Due: \$0.00
Prior Principal Due \$0.00
Current Interest Due: \$38,319.77
Prior Interest Due \$0.00
Service Fee Due: \$0.00
Total Amount Due: \$38,319.77

Do not pay. The total amount due will be automatically deducted from your bank account on the payment due date.

If your banking information has changed, please complete an ACH Authorization form and fax it to us at 515-725-4901 at least one week before your payment is due (download a form from <http://www.iowafinanceauthority.gov/ach>.)

Questions? Please contact Becky Wu at 800-432-7230 or Becky.Wu@IowaFinance.com

Keep upper portion for your records

D0431R



Iowa Finance Authority
 2015 Grand Avenue
 Des Moines, IA 50312

LOAN STATEMENT

Telephone: 515.725.4900
 Fax: 515.725.4901

Statement Date 11/4/2019
Loan Number: C0441R
Original Loan Amount \$3,000,000.00
Current Loan Balance: \$2,425,000.00
Interest Rate: 3.00%
Annual Service Fee Rate 0.25%

City of Washington
Attn: City Clerk
215 E Washington Street
Washington IA 52353

Payment Due Date: 12/1/2019
Current Principal Due: \$0.00
Prior Principal Due \$0.00
Current Interest Due: \$36,375.00
Prior Interest Due \$0.00
Service Fee Due: \$0.00
Total Amount Due: \$36,375.00

Do not pay. The total amount due will be automatically deducted from your bank account on the payment due date.

If your banking information has changed, please complete an ACH Authorization form and fax it to us at 515-725-4901 at least one week before your payment is due (download a form from <http://www.iowafinanceauthority.gov/ach>.)

Questions? Please contact Becky Wu at 800-432-7230 or Becky.Wu@IowaFinance.com

Keep upper portion for your records

C0441R

INVOICE INV74879

IMWCA

IOWA MUNICIPALITIES WORKERS' COMPENSATION ASSOCIATION

500 SW 7TH STREET, SUITE 101
 DES MOINES, IA 50309-4506
 PHONE: 800-257-2708

DATE

11/1/2019

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	INSTALL5	Installment 5 - Work Comp Prem 19-20			6,669.00	\$6,669.00

This invoice is due by December 1, 2019.

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

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

Subtotal	\$6,669.00
Bond Credit	\$0.00
Misc	\$0.00
Total	\$6,669.00

INVOICE

INV75876

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

DATE

10/28/2019

PAGE:

1

Mbr No: 0706 Member Name: Washington, City of

Washington, City of
 215 E Washington

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
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WASHI001 AG0075

QUANTITY	ITEM NUMBER	DESCRIPTION	UOM	DISCOUNT	UNIT PRICE	EXTENDED PRICE
1.00	AUDIT PREMIUM	2018-2019 Audit Premium Adjustment			970.00	\$970.00

This invoice is due 30 days after the invoiced date.

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

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

Subtotal	\$970.00
Bond Credit	\$0.00
Misc	\$0.00
Total	\$970.00

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

Invoice Date: 11/15/2019

Invoice Number: 2019-457

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

Please mark your billing preference

www.chamber.washingtioniowa.org

I prefer standard MAIL

Balance Due \$20,000.00

Save a stamp, please E-MAIL invoices!

Send invoices to this email:





Remit to:
 L L Pelling Co.
 P.O. Box 230
 North Liberty IA 52317
 www.llpelling.com

INVOICE

Contract: 53361. Washington Pavement Repairs

To: Washington, City of

PO Box 516
 Washington, IA 52353

Invoice #:	22871
Date:	11/11/2019
Customer #:	100221
Customer Job:	611 Washington Pavement Re
Customer PO:	
Total Due:	24,425.40
Page 1 of 1	

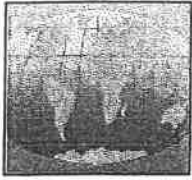
▲ PLEASE RETURN TOP PORTION OF INVOICE WITH PAYMENT ▲

Contract: 53361. Washington Pavement Repairs

Cont Item	Description	Contract Quantity	U/M	Unit Price	Contract Amount	Current Quantity	Current Amount	JTD Quantity	JTD Amount
10	6" HMA Patching	118.000	SY	71.55	8,442.90	122.670	8,777.04	122.670	8,777.04
20	5" HMA Patching	46.000	SY	62.30	2,865.80	63.810	3,975.36	63.810	3,975.36
30	3" HMA Overlay	115.000	TON	135.00	15,525.00	82.300	11,110.50	82.300	11,110.50
40	3" HMA Patching	29.500	SY	37.50	1,106.25	15.000	562.50	15.000	562.50
					27,939.95			24,425.40	24,425.40

Amounts Billed	24,425.40	24,425.40
Less Retainage	0.00	0.00
Plus Retainage Release	0.00	
Less Previous Billings		0.00
Total Due This Invoice	24,425.40	24,425.40

Invoice #: 22871 Date: 11/11/2019 Customer #: 100221



HEIMAN INC.

25814 Rudolph Avenue
Sioux Falls, SD 57107
605-543-5098

Invoice No. 2718

INVOICE

Customer

Name Washington Fire Department
Address 215 E. Washington Street
City Washington State IA ZIP 52353
Phone _____

Date 11/11/2019
Order No. Waterking III
Rep Steve I.
FOB _____

Qty	Description	Unit Price	TOTAL
1	2020 Freightliner M2106 Chassis per Contract	\$96,042.00	\$96,042.00
	Chassis VIN # 3ALHCYFE3LDLZ3715		
	Thank you for your business!		

Payment Details

- Cash
- Check
- Credit Card

Name _____
CC # _____
Expires _____

SubTotal	\$96,042.00
Shipping & Handling	\$0.00
Taxes <u>South Dakota</u>	
TOTAL	\$96,042.00

Office Use Only

Serving the fire service since 1947

Thank you for your business

Applicant License Application (BC0030811)

Name of Applicant: <u>Hy-vee, Inc.</u>		
Name of Business (DBA): <u>Washington Fast and Fresh Express</u>		
Address of Premises: <u>520 South Highway 1</u>		
City <u>Washington</u>	County: <u>Washington</u>	Zip: <u>52353</u>
Business	<u>(515) 267-2800</u>	
Mailing	<u>Hy-Vee, Inc.</u>	
City <u>West Des Moines</u>	State <u>IA</u>	Zip: <u>50266</u>

Contact Person

Name <u>Kelly Palmer</u>	
Phone: <u>(515) 267-2949</u>	Email <u>kpalmer@hy-vee.com</u>

Classification Class C Beer Permit (BC)

Term: 12 months

Effective Date: 12/24/2019

Expiration Date: 12/23/2020

Privileges:

Class C Beer Permit (BC)

Sunday Sales

Status of Business

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

Ownership

Randy Edeker

First Name: Randy **Last Name:** Edeker
City: Urbandale **State:** Iowa **Zip:** 50322
Position: CEO, President
% of Ownership: 0.00% **U.S. Citizen:** Yes

Michael Jurgens

First Name: Michael **Last Name:** Jurgens
City: Des Moines **State:** Iowa **Zip:** 50312
Position: Vice President, Secretary
% of Ownership: 0.00% **U.S. Citizen:** Yes

Jeffrey Pierce

First Name: Jeffrey **Last Name:** Pierce
City: Waukee **State:** Iowa **Zip:** 50263
Position: Asst Treasurer, Financial Reporting

% 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:

Washington Volunteer Fire Department
November 6, 2019

September Fires

9 City fires	1090.00
2 rural fires	250.00
0 Drill	.00
11 fires	1340.00

Meeting opened Chief Wide in charge

Minutes of the previous meeting were read and approved

Treasure report was read.

Bill Dusenbury made a motion to pay all bills against the department seconded by Aaron Deao.

Motion passed.

All members need to log in to Fire Service Bureau to update information.

Committees: Social; snacks after meeting

Pancake; Tickets next month

Communications: Stalder family donated \$1150.00 to the Dept to be used for new boards for member and past members. Walmart will have a Grand Opening Nov. 8

Rescue

Old Business: County meeting will be in Riverside 11-26-19 at 7pm.

Our shed is moved but it needs the siding finished and a new roof and electric hooked up before winter. Kevin Kelly put in bid of \$9750.00. Motion by Randy Tisor 2nd by Bruce McAvory. Passed.

Bill Hartsock and help will hookup plumbing 11-9-19.

Committee on changing the bylaws saw no need for change.

Station update; Getting close will move next week

New Business; Training 11-13-19 at the station

Open house for new station 12-12-19 at 6 to 8 pm.

Karen Armstrong had knee surgery and reacted to the medication and is back in Hospital.

There are still a few that need training hours

Old power washer was sold to Jerome Vittetoe.

Election of Officers is next Month. Secretary - Tom Beauchamp, 1st. Asst. Brendan DeLong, 2nd Asst. Jim Williams, Chief- Tom Wide.

The Football thanks the Department for cooking pancakes .

Discussion of calls;

Roll call taken meeting adjourned.

Secretary
Tom Beauchamp

MAINTENANCE & CONSTRUCTION DEPT. REPORT

10-19-19/11-1-19

STREETS: Personnel cont'd with the leaf vac staying on schedule for the time being. Street sweeper was in operation. Personnel prepped a couple areas for Pelling to asphalt over, with a 5 more locations to prep the following week. Personnel plowed priority and a few other streets of snow, 3.5 inches.

WATER DISTRIBUTION: Personnel cont'd installing an 8 inch PVC water main on South Ave B, almost completed with this step in the procedure. Personnel installed a 1 inch water service located at 1580 West 5th St.

SEWER COLLECTION: Personnel checked the atmosphere in 6 manholes on numerous occasions.

STORM SEWER COLLECTION: Personnel N/A

MECHANIC/SHOP: Personnel serviced PD Dodge Durango (tire issues), #119 (Henderson to repair), 601 (repairing front end), PD 308 (serviced and rotate tires), PD 905 (Vibration), WTP Explorer, Leaf Vac (tube repair), WWTP F-150 and 115 (Brine tank installation).

OTHER: Personnel responded to 57 One Call Locates. Personnel hauled numerous loads of spoil away from the shop. Yard waste and brush pick up cont'd.

*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.

MAINTENANCE & CONSTRUCTION DEPT. REPORT

11-2-19/11-15-19

STREETS: Personnel continued with leaf pick up, dealing with recent snow storms, crews have fallen a little behind schedule. Personnel salted & brined the streets after a one inch snow storm. Personnel installed 2 object marker signs located at South 14th Ave-East Madison St and in the 700 block of North 7th Ave. Personnel performed some shoulder work. Personnel prepped 7 locations where Pelling asphalted, 4 were on West Madison St (3-lanes).

WATER DISTRIBUTION: Personnel repaired a water shut off located at 516 North 3rd Ave. Personnel repaired a 6 inch water main break located on West Washington just west of South Marion Ave. This marked the 35th water main break of 2019. South Ave B- 8 inch water main construction is near completion, a tie in to the water main at West Van Buren St and testing before service hook ups is yet to be done. Other projects have slowed this process not to mention a couple snow storms. Personnel repaired Well #7 gate valve, located at 325 North Ave D.

SEWER COLLECTION: Personnel jetted 250 ft to the west off of the 100 block of South Ave B.

STORM SEWER COLLECTION: Personnel N/A

MECHANIC/SHOP: Personnel serviced Leaf vac (starting issues-alternator), FD #3 (power shut off switch to rear pump), 601, 111 (check over accident-caused by the other party), PD 696, PD 905 (belt tensioner-replaced), #119 (salt spreader installed), FD #2 (exhaust vent installation and electronics) and FD #1 (build bracket to lower exhaust for ventilation).

OTHER: Personnel responded to 48 One Call Locates. Yard waste and brush pick up continued. Sand and rock was hauled back to the stockpile.

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

**WWTP report
November 19, 2019
Council meeting**

- **After hour alarm and dog call outs –**
 - 22nd dog call, Safety Center reported a dog to be picked up at Paws & More, 4:40 p.m. Parker
 - 8th WWTP, SBR #3 decanter VFD fault, 1:29 a.m. Fred
 - 9th dog call, Safety Center reported dog to be picked up at 527 W Washington, 2:00 p.m. Jason
 - 13th WWTP, SBR #3 decanter VFD fault, 7:30 p.m. Jason
- **Dept Head meetings –** I attended the meetings on November 5th & 19th. Jason and I attended the Dept Head goal setting meeting on the 14th.
- **Retirement –** I will be retiring on December 27, 2019.
- **WWTP and Yard Waste Center (YWC) –** We will be open on Saturday mornings from 7:00 a.m. to 10:00 a.m. through November 23. This will allow Washington residents to haul their tree trimmings and yard waste to the YWC.
- **WWTP HVAC –** Parker and Jason replaced 29/29 paper HVAC paper filters on November 1, 2019.
- **WWTP October 2019 Discharge Monitoring Report (DMR) –** Average daily flow **1.21 million gallons (mg)**, maximum daily flow **1.793 mg**, minimum daily flow **0.832 mg**. There were **zero (0)** violations of the WWTP's NPDES discharge permit. Total precipitation for October 2019 snow = **6.0"** rain/melted precip = **1.8"** (recorded at the WWTP).

CBOD5 removal 85% required	result = 92.5 %
Influent BOD5 monthly average =	117.9 mg/L
Effluent CBOD5 monthly average =	8.9 mg/L

TSS removal 85% required	result = 97.8 %
Influent TSS monthly average =	247.6 mg/L
Effluent TSS monthly average =	5.5 mg/L

- **Dog pound report for October 2019 –** Six (6) calls total for October 2019. **Four (4)** call outs during normal hours and **two (2)** call outs after hours. **Three (3)** dogs were returned to their owners, **one (1)** dog the owners showed up on Parker's arrival, and **two (2)** dogs were taken to Paws & More.
- **UV modules –** We plan on removing the UV modules from the effluent channel on November 18, 2019 for winter storage. The UV modules are required to be in service from March 15 through November 15 of every year.
- **Outside samplers –** The samplers have been winterized. Insulation and heat tape were added to the suction lines of the samplers' to keep them from freezing during sampling.

**Fred E Doggett
11/15/2019 8:17 AM**



**Washington Police Department
215 E. Washington
Washington, IA 52353**



Chief of Police Jim Lester
Lieutenant Lyle Hansen
Lieutenant Ron See

Phone: 319-653-2256
Tip: 800-847-7492
Fax: 319-653-2317

***Department Activity Report
October 2019***

Included is the October 2019 activity report for the Washington Police Department.

We received the other Dodge Durango patrol unit from the upfitter and it has been placed in service.

Officer Training / Presentations:

The Police Department attended an AAUW and Washington Public Library sponsored Meet the Police Department night on October 8 and did a short presentation outlining what the department does and the many different specialty areas we are involved with.

Officer Adam conducted a job shadowing for a high school student.

Officer Adam and Officer S. Altenhofen completed a Domestic Violence Investigations training in Oskaloosa.

Lt. See provided the Boy Scouts with a Crime Prevention and Fingerprinting presentation; two presentations for Middle School Health classes on Drugs, Alcohol, Tobacco and Vaping; and a presentation to JAM Kids at the UP Church on fingerprints.

Lt. See also attended an On Target Solutions Evaluation training at ILEA and a LEIN Super Meeting in Johnson County.

Chief Lester took part in meetings about county ambulance and radio systems; provided a presentation to Rotary; attended an ICAC Task Force meeting in Ankeny and did an interview on Internet Safety with the SE Iowa Union / Washington Evening Journal newspaper.

Respectfully submitted,

A blue ink signature of Jim Lester, Chief of Police.

Jim Lester
Chief of Police

Washington Police Department
Activity & Offense Summary
For the Month of **October 2019**

Activity	Current Month	Year-To-Date
Citations / Warnings	58	612
Traffic Stops	63	482
Traffic Accidents	30	164
Parking Tickets	32	126
Vehicle Unlocks	27	302
Arrest Warrants Served	10	79
Search Warrants Served	3	21
Calls for Service	326	3189
Animal Calls	16	222
Mental Health Responses / Suicidal Subjects	4	46
Arrests	27	313

Offense Summary

Offenses	Current Month	Year-To-Date
Assaults	7	37
Domestic Assault	2	15
Harassment	2	3
No Contact Order Violation	1	8
Burglary	2	12
Burglary to a Motor Vehicle	1	8
Curfew Violations	0	8
Disorderly Conduct	7	20
Driving While Intoxicated (OWI)	0	11
Drunkenness (Public Intoxication)	1	10
Drug Offenses	5	47
Drug Paraphernalia	1	24
Sexual Abuse	3	13
Theft (includes Shoplifting)	7	75
Trespass	1	14
Pornography / Obscene Material	1	3
Weapons Laws Violations	1	3

This chart indicates a summary of the types of offenses the Washington Police Department responded to during the reporting period. Some offense types are combined to simplify this report. It should also be noted that an offense does not always result in an arrest. Calls for service do not always include requests to return phone calls, instances where officers are approached while on patrol for minor issues or requests for assistance from other agencies such as probation / parole checks.



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

November 1, 2019
 Project No: R10322002.0
 Invoice No: 12
 00-03-28
 Project Manager Jacob Huck
 Client Liaison Jacob Huck

Project R10322002.0 Washington Wellness Park Phase 1 Design & Bidding
Professional Services from April 28, 2019 to October 26, 2019

Phase	100	Lump Sum Portion				
Description	Contract Amount	Percent Complete	Amount Earned	Previous Invoices	This Invoice	
Wellness Park Phase 1 Design & Bidding	90,000.00	100.00	90,000.00	90,000.00	0.00	
Amend.1 - Wetland Delineation/Permitting	7,000.00	100.00	7,000.00	7,000.00	0.00	
Amend. 1- Engineering/Architectural Tasks	18,000.00	100.00	18,000.00	18,000.00	0.00	
Amend. 1 - Bidding Tasks	1,500.00	100.00	1,500.00	1,500.00	0.00	
Amend. 1 - Construction Administration	8,000.00	100.00	8,000.00	8,000.00	0.00	
Amend. 1 - Construction Staking	3,500.00	100.00	3,500.00	3,500.00	0.00	
Total Fee	128,000.00		128,000.00	128,000.00	0.00	
Total Fee						0.00
Total this Phase						0.00

Phase	700	Amend #1 Phase 1C Design			
Task	701	Site Design			
Professional Personnel					
		Hours	Rate	Amount	
Scheckel, Jayden		13.00	115.00	1,495.00	
Totals		13.00		1,495.00	
Total Labor					1,495.00

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

Project	R10322002.0	Washington Wellness Park Phase 1 Design	Invoice	12
			Total this Task	\$1,495.00

Task	702	Meeting Attendance		
Professional Personnel				
			Hours	Rate
			Amount	
Huck, Jacob			6.00	155.00
	Totals		6.00	930.00
	Total Labor			930.00
Other Expenses				
Mileage		262.0 Miles @ 0.58		151.96
	Total Other Expenses			151.96
			Total this Task	\$1,081.96
			Total this Phase	\$2,576.96
			AMOUNT DUE THIS INVOICE:	\$2,576.96

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.

TO OWNER:
 City of Washington
 215 E Washington Street
 Washington, IA 52353

PROJECT:
 Washington Fire Station
 Washington, IA

FROM CONTRACTOR:
 Bushong Construction Company
 704 E Wood Street
 Montezuma, IA 50171

VIA ARCHITECT:
 Design Alliance
 14225 University Avenue, Suite 110
 Waukee, IA 50263

APPLICATION NO: 14
PERIOD TO: 10/31/2019
PROJECT NOS:
CONTRACT DATE: 8/22/2018

Distribution to:
 OWNER
 CONTRACTOR
 A/R
 FILE

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 2,474,900.00
2. Net change by Change Orders (\$38,830.00)
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 2,436,070.00
4. TOTAL COMPLETED & STORED TO DATE \$2,370,756.66
 (Column G on G703)
5. RETAINAGE:
 - a. % of Completed Work 118,537.83
 (Column D + E on G703)
 - b. % of Stored Material \$ -
 (Column F on G703)
 Total Retainage (Lines 5a + 5b or
 Total in Column I of G703) \$ 118,537.83
6. TOTAL EARNED LESS RETAINAGE \$ 2,252,218.83
 (Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 2,172,492.46
8. CURRENT PAYMENT DUE \$ 79,726.37
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 183,851.17
 (Line 3 less Line 6)

OWNER CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$45,167.37	\$0.00
Total approved this Month	\$0.00	\$83,997.37
TOTALS	\$45,167.37	\$83,997.37
NET CHANGES by Change Order		(\$38,830.00)

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

CONTRACTOR: BUSHONG CONSTRUCTION COMPANY, INC.

By: John Bushong Date: 11/04/19

State of: Iowa County of: Poweshiek
 Subscribed and sworn to before me this 4th day of November, 2019
 Notary Public: Brenda J. Moore
 My Commission expires: 11/05/22



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 79,726.37

(Attach explanation if amount certified differs from the amount applied. Initial all figures on Application and on the Continuation Sheet that are changed to conform to the amount certified ARCHITECT:

By: [Signature] Date: 11/14/19

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

**CITY OF WASHINGTON, IOWA
CLAIMS REPORT
NOVEMBER 19, 2019**

POLICE	ANAMOSA POLICE DEPARTMENT	BALLISTIC VEST	854.30	
	ARNOLD MOTOR SUPPLY	PARTS	636.74	
	AXON ENTERPRISES, INC	TASERS	5,724.00	
	BDH TECHNOLOGY	TECH SERVICES	510.00	
	CINTAS CORP LOC. 342	RUG SERVICE	38.08	
	COBB OIL CO, INC.	FUEL	2,375.18	
	EMBROIDERY BARN	ALTERATIONS/PATCHES	43.00	
	GREINER DISCOUNT TIRES	TIRE REPAIR	35.00	
	KCTC	PHONE & INTERNET	361.88	
	MOORE'S BP AMOCO INC	TOWING	150.00	
	SUREFIRE, LLC	BATTERIES	73.63	
	SYNNEX FINANCIAL SERVICES	TABLET LEASE	604.26	
	UPS	SHIPPING CHARGES	9.90	
	VERIZON WIRELESS	WIRELESS SERVICE	1,111.51	
	WASH CO PUBLIC HEALTH	FLU SHOTS, TB TESTS, HEP B	770.00	
	WASHINGTON AUTO CENTER	TAHOE REPAIR	401.61	
		TOTAL	13,699.09	
	FIRE	BARRON MOTOR SUPPLY	PARTS	35.98
		BUSINESS RADIO SALES INC	MOTOROLA REPAIR	53.75
		COBB OIL CO, INC.	FUEL	245.96
DELL MARKETING L P		FIRE DEPARTMENT COMPUTERS	3,615.90	
FIRE SERVICE TRAINING BUREAU		TRAINING	100.00	
JOHN DEERE FINANCIAL		SUPPLIES	29.99	
KCTC		PHONE & INTERNET	173.51	
MIDWEST BREATHING AIR SYSTEMS		TESTING	732.42	
TOYNE INC		PARTS	1,711.50	
VERIZON WIRELESS		WIRELESS SERVICE	170.05	
WASH CO PUBLIC HEALTH		FLU SHOTS, TB TESTS, HEP B	60.00	
		TOTAL	6,929.06	
ANIMAL CONTROL		JOHN DEERE FINANCIAL	DOG FOOD	37.98
			TOTAL	37.98
DEVELOPMENT SERVICES	ACE-N-MORE	SUPPLIES	70.96	
	ALTORFER	BOMBER JACKETS	439.50	
	ARNOLD MOTOR SUPPLY	PARTS	17.04	
	BOUNDARY LINE FENCING	TREE TRIMMING ABATEMENT	190.00	
	COBB OIL CO, INC.	FUEL	151.33	
	ESRI, INC.	SOFTWARE	400.00	
	HUISENGA, WILLIAM	GRASS ABATEMEWNT 414 E 2	360.00	
	IWORQ	COMMUNITY DEV PKG	9,000.00	
	MARIE, LINDA	JACKETS & CLOTHING EMBROID	211.00	
	QUILL	OFFICE SUPPLIES	77.35	
	VERIZON WIRELESS	WIRELESS SERVICE	100.91	
	WASH CO PUBLIC HEALTH	FLU SHOTS, TB TESTS, HEP B	30.00	
		TOTAL	11,048.09	
	LIBRARY	ALL AMERICAN PEST CONTROL	PEST CONTROL	44.00
		ALLIANT ENERGY	ALLIANT ENERGY	1,063.60
		BAKER & TAYLOR	LIBRARY MATERIALS	1,224.43
CINTAS CORP LOC. 342		RUG SERVICE	64.98	
KCTC		PHONE & INTERNET	467.81	
RECORDED BOOKS LLC		LIBRARY MATERIALS	23.34	
STAPLES BUSINESS ADVANTAGE		OFFICE SUPPLIES	116.40	
WCDC INC		WINDOW WASHING	60.00	
		TOTAL	3,064.56	
PARKS		ACE-N-MORE	SUPPLIES	338.84
	ALLIANT ENERGY	ALLIANT ENERGY	251.32	

COBB OIL CO, INC.	FUEL	748.35
JOHN DEERE FINANCIAL	SUPPLIES/PARTS/REPAIR	297.90
KCTC	PHONE & INTERNET	124.78
KLEOPFER LAWN CARE LLC	BROADLEAF SPRAYING	3,250.00
KURTZ KRAFT	BANDSTAND EQUIPMENT	642.00
MOORE'S BP AMOCO INC	FUEL	52.58
O'REILLY AUTOMOTIVE INC	OIL FILTERS	13.88
VERIZON WIRELESS	WIRELESS SERVICE	42.88
WASHINGTON RENTAL	SHARPENING	5.50
	TOTAL	5,768.03

POOL

ACE-N-MORE	POOL SUPPLIES	54.13
WIDE, TOM	POOL SIGNS	280.00
	TOTAL	334.13

CEMETERY

ACE-N-MORE	SNOW FENCE	95.12
GRAINGER	FLAGS/EAR MUFFS	323.96
IDEAL READY MIX	CONCRETE	296.38
KCTC	PHONE & INTERNET	155.62
MENARDS	NEW DOORS FOR OFFICE	624.96
MIKE'S PARTS & SERVICE	SNOW PLOW BLADES	445.51
MORNING SUN FARM	PARTS-KUBOTA- BROOM SET	586.61
PONTEM SOFTWARE	CEMETARY SOFTWARE	1,059.00
	TOTAL	3,587.16

FINAN ADMIN

ALL AMERICAN PEST CONTROL	PEST CONTROL	44.00
ALLIANT ENERGY	ALLIANT ENERGY	20.63
ALTENHOFEN, BEN	MEAL REIMBURSEMENT	86.06
AMAZON CAPITAL SERVICES	SUPPLIES	87.12
BAKER PAPER & SUPPLY	COPY PAPER	112.95
CASEY'S GENERAL STORE	PIZZA FOR GOAL SETTING MTG	81.27
CINTAS CORP LOC. 342	RUG SERVICE	109.81
EBERT SUPPLY CO.	SUPPLIES	229.16
FAREWAY STORES	SUPPLIES	76.19
GOOGLE LLC	MONTHLY SERVICE	254.16
GOVOFFICE LLC	WEBSITE STORAGE 2018-19	125.00
IMPRESSIONS COMPUTERS, INC	COMPUTER MAINTENANCE	891.25
J & S ELECTRONIC BUSINESS SYSTEMS, INC	COPIES	37.98
KCTC	PHONE & INTERNET	782.49
PACE PAYMENT SYSTEMS	PACE ADMIN FEE	20.00
ROSIEN, JARON	MILEAGE REIMB	225.62
ROTARY CLUB OF WASHINGTON	DUES AND MEALS	144.30
VERIZON WIRELESS	WIRELESS SERVICE	47.88
WASH CO PUBLIC HEALTH	FLU SHOTS, TB TESTS, HEP B	120.00
WASH COUNTY MINIBUS	NOVEMBER LOST	37,960.04
	TOTAL	41,455.91

AIRPORT

ACE-N-MORE	SUPPLIES	19.16
ALLIANT ENERGY	ALLIANT ENERGY	643.88
VERIZON WIRELESS	WIRELESS SERVICE	52.88
WEST LAWN CARE	MOWING	1,800.00
WINDSTREAM IOWA COMMUNICATIONS	NOVEMBER SERVICE	182.04
	TOTAL	2,697.96

ROAD USE

ACE-N-MORE	SUPPLIES	263.69
ARNOLD MOTOR SUPPLY	SUPPLIES	66.64
BINNS & STEVENS EXPLOSIVES INC	CALCIUM	177.10
COBB OIL CO, INC.	FUEL	821.18
DOUDS STONE LLC	ROADSTONE	1,826.52
DULTMEIER SALES	NEW CALCIUM/BRINE PUMP	1,448.00
GILLUND ENTERPRISES	SUPPLIES	183.90
HARRISON TRUCK CENTERS	PARTS	190.39
HIWAY SERVICE CENTER	PARTS	28.50
HOTSY CLEANING SYSTEMS	PARTS	172.88

	JOHN DEERE FINANCIAL	SUPPLIES	261.84
	LAWSON PRODUCTS INC	BOLTS AND SUPPLIES	186.00
	MACQUEEN EQUIPMENT	LEAF VAC-REPAIR SWITCH	1,426.51
	MARTIN EQUIPMENT OF IA-IL	SPRING PIN	20.76
	MOORE'S BP AMOCO INC	FUEL	146.78
	S & G MATERIALS	MATERIAL	345.80
	VANDER HAAG'S INC.	NEW PLOW FOR ENDLOADER	1,600.00
	WASHINGTON LUMBER	MATERIAL	76.48
		TOTAL	9,242.97
STREET LIGHTING	ALLIANT ENERGY	ALLIANT ENERGY	10,941.55
	FRANZEN, DENNIS	TRAFFIC SIGNAL LIGHT INSTA	75.00
	MARIE ELECTRIC INC.	REPAIR	60.00
		TOTAL	11,076.55
UNIFIED COMMERCIAL TIF	BRIARWOOD PARTNERS, LLC	TIF REBATE	13,171.50
		TOTAL	13,171.50
SC RES TIF	WASHINGTON STATE BANK	TIF REBATE	21,721.54
		TIF REBATE-BPTC FY 19	849.02
		TOTAL	22,570.56
DOWNTOWN COMM TIF	MARSHALL'S PROPERTIES, LLC	TIF REBATE	2,967.74
		TOTAL	2,967.74
SIDEWALK REPAIR/REPLACE	HARTMAN, DAVID AND KAREN	SIDEWALK REPAIR/REPLACEMEN	1,040.00
	WILSON, BRENT	SIDEWALK REIMBURSEMENT	1,216.00
		TOTAL	2,256.00
TREE REMOVAL/REPLACE	BOUNDARY LINE FENCING	TREE REMOVAL 528 S AVE D	800.00
		TOTAL	800.00
TREE COMMITTEE	IOWA CITY LANDSCAPING	TREES	209.00
		TOTAL	209.00
K-9 PROGRAM	WASH VETERINARY CLINIC	SERVICE	101.34
		TOTAL	101.34
WATER PLANT	ALLIANT ENERGY	ALLIANT ENERGY	13,938.37
	AMERICAN WATER WORKS ASSN	MEMBERSHIP RENEWAL	382.00
	COBB OIL CO, INC.	FUEL	121.28
	IA DEPT OF REVENUE	WATER EXCISE TAX	6,915.00
	KCTC	PHONE & INTERNET	155.62
	MERCHANT SERVICES	CC ADMIN FEE	1,087.83
	VERIZON WIRELESS	WIRELESS SERVICE	47.88
	WATER SOLUTIONS UNLIMITED	CHEMICALS	5,311.44
		TOTAL	27,959.42
WATER DISTRIBUTION	ACE-N-MORE	TOOLS/SUPPLIES	664.86
	ALLIANT ENERGY	ALLIANT ENERGY	23.54
	BARRON MOTOR SUPPLY	PARTS	206.83
	BRINNING, JACOB	BOOT REIMBURSMENT	100.00
	CHEMSEARCH	SUPPLIES	382.80
	COBB OIL CO, INC.	FUEL	382.74
	THE LOCK DR	ENTRY KNOB	29.00
	VERIZON WIRELESS	WIRELESS SERVICE	85.89
	VIZ-CON DIVISION OF TRAFFIX DEVICES	NEW ROADWORK SIGNS	1,230.79
	WINDSTREAM IOWA COMMUNICATIONS	NOVEMBER SERVICE	110.88
		TOTAL	3,217.33

SEWER PLANT	ACE-N-MORE	WADERS	64.99
	ALLIANT ENERGY	ALLIANT ENERGY	9,675.92
	ATCO INTERNATIONAL	NITRILE GLOVES	167.01
	COBB OIL CO, INC.	FUEL	328.16
	IA DEPT OF REVENUE	SALES TAX	2,136.00
	JETCO	SCADA CONTRACT-3 YRS	5,100.00
	JOHN DEERE FINANCIAL	SUCTION HOSE/HEAT TAPE	151.75
	OMNISITE	ANNUAL PLAN-ALARM LIFT STA	25.77
	THE HOME DEPOT PRO INSTITUTIONAL	HVAC PAPER FILTERS	166.73
	VERIZON WIRELESS	WIRELESS SERVICE	143.64
	WINDSTREAM IOWA COMMUNICATIONS	NOVEMBER SERVICE	276.08
		TOTAL	18,236.05
	SEWER COLLECTION	ALLIANT ENERGY	ALLIANT ENERGY
ARNOLD MOTOR SUPPLY		PARTS	79.58
CHEMSEARCH		SUPPLIES	225.75
COBB OIL CO, INC.		FUEL	851.96
IDEAL READY MIX		CEMENT	657.50
IOWA ONE CALL		SERVICE	129.80
JOHN DEERE FINANCIAL		PARTS	70.72
RIVER PRODUCTS		ROADSTONE	885.50
SCHIMBERG CO.		PARTS	71.80
USA BLUEBOOK		GAS MONITOR SENSORS	385.80
VERIZON WIRELESS		WIRELESS SERVICE	127.24
WIDE, TOM		DOOR SIGNAGE-NEW TRUCK	80.00
WINDSTREAM IOWA COMMUNICATIONS		NOVEMBER SERVICE	110.88
	TOTAL	4,348.65	
SANITATION	JOHNSON COUNTY REFUSE INC	MONTHLY SERVICE/FALL CLEANUP	48,889.60
	MIDWEST COMPUTER BROKERS	FALL CLEANUP- E WASTE	519.25
	WEIKERT IRON & METAL	FALL CLEANUP - METAL	175.00
		TOTAL	49,583.85
SELF INSURANCE	EMPLOYEE BENEFIT SYSTEMS	EBS ADMIN FEE	337.50
		TOTAL	337.50
		TOTAL	236,464.38

**CITY OF WASHINGTON, IOWA
MONTH TO DATE TREASURERS REPORT
OCTOBER 2019**

FUND	10/1/2019	M-T-D	REVENUES NOT	M-T-D	EXPENSES NOT	10/31/2019
	BEGINNING					REVENUES
	CASH BALANCE					BALANCE
001-GENERAL FUND	443,536.97	1,099,382.61	-	300,794.97	-	1,242,124.61
002-AIRPORT FUND	276,960.56	5,664.12	-	6,375.95	-	276,248.73
010-CHAMBER REIMBURSEMENT	7,702.55	8,853.03	-	5,980.25	-	10,575.33
011-MAIN STREET REIMBURSEMENT	(36,611.46)	-	-	3,836.51	-	(40,447.97)
012-WEDG REIMBURSEMENT	3,104.43	8,320.04	-	7,638.86	-	3,785.61
050-DOWNTOWN INCENTIVE GRANT	(19,500.00)	19,500.00	-	-	-	-
110-ROAD USE	1,029,863.10	125,936.67	-	49,312.69	-	1,106,487.08
112-EMPLOYEE BENEFITS	-	264,547.67	-	264,547.67	-	-
114-EMERGENCY LEVY	-	23,971.16	-	23,971.16	-	-
121-LOCAL OPTION SALES TAX	-	75,928.80	-	75,928.80	-	-
122-LOST DEBT SERVICE	158,940.00	-	-	-	-	158,940.00
123-LOST DEBT SERVICE RESERVE	79,170.00	-	-	-	-	79,170.00
124-HOTEL/MOTEL TAX	44,149.50	-	-	-	-	44,149.50
125-UNIF COMM UR-NE IND	620.39	4,017.76	-	-	-	4,638.15
127-UNIF COMM UR - BRIARWOOD	3,562.36	14,292.64	-	-	-	17,855.00
129-SC RES UR	1,314.27	33,624.68	-	-	-	34,938.95
132-UNIF COMM UR - EBD	17,490.48	-	-	-	-	17,490.48
133-UNIF COMM UR-IRE	-	55,713.47	-	-	-	55,713.47
134-DOWNTOWN COMM UR	7,011.14	15,100.86	-	-	-	22,112.00
145-HOUSING REHABILITATION	309.81	51,743.00	-	51,908.00	-	144.81
146-LMI TIF SET-ASIDE	68,475.93	-	-	37,800.00	-	30,675.93
200-DEBT SERVICE	77,491.50	341,590.83	-	-	-	419,082.33
300-CAPITAL EQUIPMENT	(89,858.50)	-	-	-	-	(89,858.50)
301-CAPITAL PROJECTS FUND	571,554.59	15,818.83	-	359,787.69	-	227,585.73
305-RIVERBOAT FOUND CAP PROJ	-	124,539.27	-	124,539.27	-	-
308-INDUSTRIAL DEVELOPMENT	410,999.60	127.60	-	1,944.76	-	409,182.44
309-MUNICIPAL BUILDING	1,544,253.57	1,318.75	-	-	-	1,545,572.32
310-WELLNESS PARK	530,200.71	114,249.77	-	-	-	644,450.48
311-SIDEWALK REPAIR & REPLACE	4,990.30	-	-	11,582.56	-	(6,592.26)
312-TREE REMOVAL & REPLACE	32,663.34	-	-	1,340.00	-	31,323.34
510-MUNICIPAL BAND	3,363.16	-	-	-	-	3,363.16
520-DOG PARK	4,995.60	-	-	520.00	-	4,475.60
530-TREE COMMITTEE	5,926.44	100.00	-	27.54	-	5,998.90
540-POLICE FORFEITURE	2,160.99	-	-	-	-	2,160.99
541-K-9 PROGRAM	2,733.71	-	-	55.26	-	2,678.45
545-SAFETY FUND	2,475.50	-	-	-	-	2,475.50
550-PARK GIFT	44,834.82	36.21	-	-	-	44,871.03
570-LIBRARY GIFT	339,450.70	1,198.68	-	1,831.46	-	338,817.92
580-CEMETERY GIFT	10,993.00	-	-	-	-	10,993.00
590-CABLE COMMISSION	10,761.14	-	-	-	-	10,761.14
600-WATER UTILITY	483,332.19	141,991.94	-	94,034.58	-	531,289.55
601-WATER DEPOSIT FUND	26,305.00	2,250.00	-	2,250.00	-	26,305.00
603-WATER CAPITAL PROJECTS	1,279.50	182.50	-	6,681.00	-	(5,219.00)
610-SANITARY SEWER	1,112,985.17	185,119.56	-	88,436.59	-	1,209,668.14
613-SEWER CAPITAL PROJECTS	(37,853.56)	263,063.69	-	187,070.24	-	38,139.89
670-SANITATION	138,497.51	45,190.27	-	48,330.52	-	135,357.26
950-SELF INSURANCE	260,918.12	36,070.02	-	3,085.20	-	293,902.94
951-UNEMPLOYMENT SELF INS	51,201.93	7,354.42	-	-	-	58,556.35
TOTAL BALANCE	7,632,756.06	3,086,798.85	-	1,759,611.53	-	8,959,943.38

Cash in Bank - Pooled Cash		Interest Rate
Wash St. Bank - Operating Account	1,689,173.39 (1)	0.20%
Wash St. Bank - Airport Fuel Account	-	
Cash in Drawer	350.00	N/A
Investment in IPAIT (PLUS 3 CDS)	2,292,334.50	1.56%
Wash St - Farm Mgmt Acct	107,524.69	
Wash St Bank - CD - 12/10/2014 - renewed	500,000.00	2.75%
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 1/14/2019	500,000.00	2.75%
IPAIT ROLLING CD - MATURES MONTHLY	2,605,771.05	1.75%
Wash St Bank - CD 08/30/2018	264,789.75	2.28%
TOTAL CASH IN BANK	8,959,943.38	

(1) Washington State Bank	1,738,900.21
Outstanding Deposits & Checks/Wages payable	(49,726.82)
	<u>1,689,173.39</u>

CITY OF WASHINGTON, IOWA
YEAR TO DATE TREASURERS REPORT
OCTOBER 31, 2019

FUND	7/1/2019	Y-T-D	REVENUES NOT	Y-T-D	EXPENSES NOT	10/31/2019
	BEGINNING					REVENUES
	CASH BALANCE					BALANCE
001-GENERAL FUND	1,000,000.00	1,536,502.13	-	1,294,377.52	-	1,242,124.61
002-AIRPORT FUND	291,302.19	152,607.86	-	167,661.32	-	276,248.73
010-CHAMBER REIMBURSEMENT	7,806.45	27,214.68	-	24,445.80	-	10,575.33
011-MAIN STREET REIMBURSEMENT	-	-	-	40,447.97	-	(40,447.97)
012-WEDG REIMBURSEMENT	1,259.20	33,280.16	-	30,753.75	-	3,785.61
050-DOWNTOWN INCENTIVE GRANT	9,500.00	19,500.00	-	29,000.00	-	-
110-ROAD USE	981,616.71	418,988.90	-	294,118.53	-	1,106,487.08
112-EMPLOYEE BENEFITS	-	325,422.68	-	325,422.68	-	-
114-EMERGENCY LEVY	-	29,602.08	-	29,602.08	-	-
121-LOCAL OPTION SALES TAX	-	301,783.90	-	301,783.90	-	-
122-LOST DEBT SERVICE	-	158,940.00	-	-	-	158,940.00
123-LOST DEBT SERVICE RESERVE	79,170.00	-	-	-	-	79,170.00
124-HOTEL/MOTEL TAX	50,552.29	11,249.07	-	17,651.86	-	44,149.50
125-UNIF COMM UR-NE IND	-	4,638.15	-	-	-	4,638.15
127-UNIF COMM UR - BRIARWOOD	3,562.36	14,292.64	-	-	-	17,855.00
129-SC RES UR	1,314.27	33,624.68	-	-	-	34,938.95
132-UNIF COMM UR - EBD	-	17,490.48	-	-	-	17,490.48
133-UNIF COMM UR-IRE	-	55,713.47	-	-	-	55,713.47
134-DOWNTOWN COMM UR	4,198.90	17,913.10	-	-	-	22,112.00
145-HOUSING REHABILITATION	8,740.56	56,743.00	-	65,338.75	-	144.81
146-LMI TIF SET-ASIDE	68,475.93	-	-	37,800.00	-	30,675.93
200-DEBT SERVICE	632.26	418,450.07	-	-	-	419,082.33
300-CAPITAL EQUIPMENT	142,108.48	-	-	231,966.98	-	(89,858.50)
301-CAPITAL PROJECTS FUND	2,124,307.12	89,352.70	-	1,986,074.09	-	227,585.73
305-RIVERBOAT FOUND CAP PROJ	-	253,818.76	-	253,818.76	-	-
308-INDUSTRIAL DEVELOPMENT	299,670.29	131,160.86	-	21,648.71	-	409,182.44
309-MUNICIPAL BUILDING	1,443,871.94	101,700.38	-	-	-	1,545,572.32
310-WELLNESS PARK	398,324.05	246,126.43	-	-	-	644,450.48
311-SIDEWALK REPAIR & REPLACE	45,361.60	-	-	51,953.86	-	(6,592.26)
312-TREE REMOVAL & REPLACE	62,663.34	-	-	31,340.00	-	31,323.34
510-MUNICIPAL BAND	3,363.16	-	-	-	-	3,363.16
520-DOG PARK	4,899.95	95.65	-	520.00	-	4,475.60
530-TREE COMMITTEE	13,843.88	4,125.00	-	11,969.98	-	5,998.90
540-POLICE FORFEITURE	2,160.99	-	-	-	-	2,160.99
541-K-9 PROGRAM	3,985.70	100.00	-	1,407.25	-	2,678.45
545-SAFETY FUND	2,475.50	-	-	-	-	2,475.50
550-PARK GIFT	43,809.97	3,693.88	-	2,632.82	-	44,871.03
570-LIBRARY GIFT	337,893.03	6,312.85	-	5,387.96	-	338,817.92
580-CEMETERY GIFT	10,993.00	-	-	-	-	10,993.00
590-CABLE COMMISSION	10,761.14	-	-	-	-	10,761.14
600-WATER UTILITY	692,482.31	567,661.75	-	728,854.51	-	531,289.55
601-WATER DEPOSIT FUND	26,830.00	8,100.00	-	8,625.00	-	26,305.00
603-WATER CAPITAL PROJECTS	-	311,213.35	-	316,432.35	-	(5,219.00)
610-SANITARY SEWER	843,146.97	750,360.15	-	383,838.98	-	1,209,668.14
613-SEWER CAPITAL PROJECTS	346,219.50	276,583.40	-	584,663.01	-	38,139.89
670-SANITATION	139,865.38	403,522.16	-	408,030.28	-	135,357.26
950-SELF INSURANCE	265,746.61	48,197.14	-	20,040.81	-	293,902.94
951-UNEMPLOYMENT SELF INS	50,228.60	9,046.75	-	719.00	-	58,556.35
TOTAL BALANCE	9,823,143.63	6,845,128.26	-	7,708,328.51	-	8,959,943.38

Cash in Bank - Pooled Cash

		<u>Interest Rate</u>
Wash St. Bank - Operating Account	1,689,173.39 (1)	0.20%
Wash St. Bank - Airport Fuel Account	-	
Cash in Drawer	350.00	N/A
Investment in IPAIT (PLUS 3 CDS)	2,292,334.50	1.56%
Wash St - Farm Mgmt Acct	107,524.69	
Wash St Bank - CD - 12/10/2014 - renewed	500,000.00	2.75%
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 1/14/2019	500,000.00	2.75%
IPAIT ROLLING CD - MATURES MONTHLY	2,605,771.05	1.75%
Wash St Bank - CD 08/30/2018	264,789.75	2.28%
TOTAL CASH IN BANK	8,959,943.38	

(1) Washington State Bank	1,738,900.21
Outstanding Deposits & Checks/Wages payable	(49,726.82)
	<u>1,689,173.39</u>



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: 11/15/2019
Re: Minor Site Plan for TOMA Properties

Issue

Review and consider a minor site plan for the TOMA Properties located at 1412 E. 3rd St.

Background

TOMA Properties wants to add a 40x60' addition on to their current building located at 1412 E. 3rd St. increase the operations and storage area of the facility. On Tuesday, November 12, 2019, the City of Washington's Planning and Zoning Commission met to review and discuss the site plan.

Recommendation

The City of Washington's Planning and Zoning Commission recommends that the City of Washington's City Council approve the minor site plan for TOMA Properties for their building addition located at 1412 E. 3rd St. as presented.

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE MINOR SITE PLAN FOR TOMA
PROPERTIES.**

WHEREAS, TOMA Properties has filed a Minor Site Plan for a proposed operations and warehouse building located at 1412 E. 3rd St. as required under Chapter 164 of the Washington Code of Ordinances; and

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

WHEREAS, the Planning & Zoning Commission voted at its meeting on November 12, 2019, to recommend to the City Council the approval of said Minor Site Plan as presented.

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 19th day of November, 2019.

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: 11/14/2019
Re: Final Plat for Prairie Ridge Subdivision

Issue

Review and consider a Final Plat for Prairie Ridge Subdivision

Background

Last October, the developers came before the P&Z Commission with a Preliminary Plat for Eastview Subdivision. The name of the subdivision had to be changed to Prairie Ridge because there is another subdivision in Washington County with a similar name. At the time, storm water detention was a concern. On Tuesday, November 12, 2109 , the City of Washington's Planning and Zoning Commission met to review and discuss the site plan.

Recommendation

The City of Washington's Planning and Zoning Commission recommends that the City of Washington's City Council approve the Final Plat for Prairie Subdivision with a stipulation that the orifices be installed on the culvert going beneath S. 14th Ave.

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE FINAL PLAT FOR PRAIRIE RIDGE
SUBDIVISION**

WHEREAS, the owner did properly file a Final Plat for Prairie Ridge Subdivision, Washington, Iowa; and

WHEREAS, said Final 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 Final 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 Final Plat for Prairie Ridge Subdivision, Washington, Iowa, is hereby approved.

PASSED AND APPROVED this 19th day of November, 2019.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

FINAL PLAT PRAIRIE RIDGE SUBDIVISION WASHINGTON, IOWA

Local Description

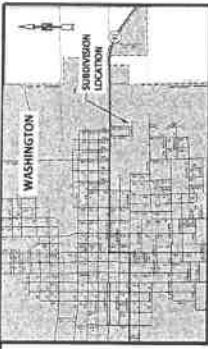
Prairie Ridge Subdivision is a part of Auditor's Parcel L, 4.889 acres, as shown in East Book 22, Page 244, in the South half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) in Lot F of the Auditor's Subdivision of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Twenty-five (25) 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, East Book 2008 Page 4332 in the office of Washington County Recorder, except as herein otherwise indicated. The plat is more particularly described as follows:

Beginning at the Southwest corner of said Parcel "L", SW 1/4 of SW 1/4 of SW 1/4 of SW 1/4 of SW 1/4 of said Parcel "L", thence North 89°22'05" East, 120.88 feet along the South line thereof; thence North 01°19'07" East, 513.10 feet along the West line of said Parcel "L", thence North 89°22'05" East, 120.88 feet along the South line of Lot 2 of Parcel "L", thence North 01°19'07" East, 120.88 feet along the East line of Lot 2 of Parcel "L", thence North 01°25'05" East, 300.01 feet along the East line of Parcel "L", to the East line thereof; thence South 01°19'05" West, 692.20 feet along said East line to the Point of Beginning, containing 197,141 square feet (4.53 acres).

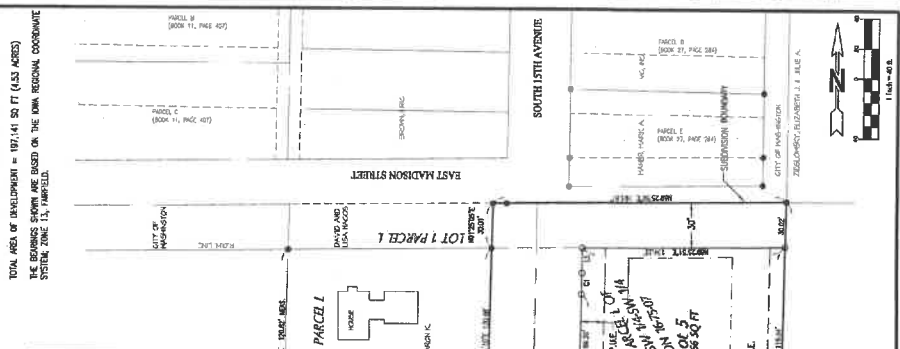
GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS
1701 DEWEY DRIVE, SUITE 1
SOF E. TOWNS, IOWA 52591
PH: 562-2321 FAX: 562-2321
www.gardenandassociates.com

PRAIRIE RIDGE SUBDIVISION
SW 1/4 SEC. 16-75-07
WASHINGTON, IOWA
© COPYRIGHT 2018 GARDEN & ASSOCIATES, LTD.

SHEET TITLE: FINAL PLAT
SCALE: 1" = 40'
FIELD BOOK:
DRAWN BY: GJK
APPROVED: GJK
REVISIONS:
DATE: SEP. 20, 2018
PROJECT NO.: 7018275
SHEET NO.: 1 OF 1



VICINITY MAP
SCALE: APPROX. 1" = 2,000'
ALL PUBLIC EASEMENTS SHALL BE DEPOSITED TO THE CITY OF WASHINGTON, IOWA. ALL PUBLIC EASEMENTS SHALL BE CONSTRUCTED IN SAID EASEMENT MAPS. SPECIALS ARE NOT SHOWN, BUT WILL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS AT 1.0 FEET FROM PROPERTY LINE IN THE STREET RIGHT-OF-WAY.
OUTLET A IS RESERVED FOR PUBLIC RIGHT-OF-WAY (R.O.W.).
THE EXISTING SEWER ARE BASED ON THE DWA REGIONAL COORDINATE SYSTEM, ZONE 14, NAD83.



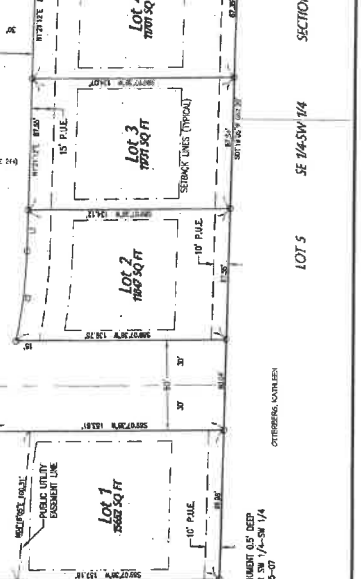
APPROVED DATE	APPROVED DATE
CITY OF WASHINGTON, IOWA	CITY OF WASHINGTON, IOWA
APPROVED DATE	APPROVED DATE
APPROVED DATE	APPROVED DATE

CITY OF WASHINGTON, IOWA
APPROVED DATE
APPROVED DATE
APPROVED DATE

LOT 1 AUDITOR'S SUBDIVISION
OF THE SW 1/4 SECTION 16-75-07

SEWARD, THORNDIKE & LEVINE GROUP

SEWARD, THORNDIKE & LEVINE GROUP



OWNERS: DAVID AND LISA MORIS
ENGINEER AND SURVEYOR: GARDEN & ASSOCIATES, LTD.
1701 DEWEY DRIVE, SUITE 1
SOF E. TOWNS, IOWA 52591
PH: 562-2321 FAX: 562-2321
www.gardenandassociates.com

ADDRESS OF PROPERTY: 1701 DEWEY DRIVE, SUITE 1
SOF E. TOWNS, IOWA 52591
PH: 562-2321 FAX: 562-2321
www.gardenandassociates.com

ZONING CATEGORY: RES (RESIDENTIAL SINGLE DETACHED COTTAGE)
REGISTRATION: A 2323

R-1: MINIMUM LOT AREA: 10,000 SQ. FT.
LOT WIDTH: 120 FEET
LOT DEPTH: 120 FEET
LOT AREA: 14,400 SQ. FT.

MINIMUM SETBACKS REQUIREMENTS:
FRONT: 10 FEET
REAR: 10 FEET
SIDE: 5 FEET
FRONT YARD: 2 TO 2.5 STORES
REAR YARD: 2 TO 2.5 STORES
FRONT YARD: 2 TO 2.5 STORES
REAR YARD: 2 TO 2.5 STORES
FRONT YARD: 2 TO 2.5 STORES
REAR YARD: 2 TO 2.5 STORES

PARCEL AREA TABLE		
PARCEL #	AREA (AC)	AREA (SQ FT)
1	0.39 AC	15662 SF
2	0.37 AC	15447 SF
3	0.37 AC	15447 SF
4	0.37 AC	15447 SF
5	0.37 AC	15447 SF
6	0.37 AC	15447 SF
7	0.37 AC	15447 SF
8	0.37 AC	15447 SF
9	0.37 AC	15447 SF
TOTAL	3.58 AC	143835 SF

CURVE TABLE			
CURVE LENGTH	CHORD	CHORD BEG.	CHORD END
C1	14.50'	100.00'	115.00'
C2	60.30'	330.00'	60.01'
C3	43.95'	270.00'	43.94'
C4	70.86'	270.00'	70.86'
C5	23.85'	300.00'	23.84'
C6	62.76'	300.00'	62.67'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 75°11'00" E	8.00'
L2	N 71°00'00" E	56.32'
L3	N 71°11'00" E	27.41'
L4	N 72°11'00" E	19.64'
L5	N 63°34'00" E	16.85'

I hereby certify that this final surveyed 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 in the State of Iowa.

DAVID MORIS
DAVID MORIS
1701 DEWEY DRIVE, SUITE 1
SOF E. TOWNS, IOWA 52591
PH: 562-2321 FAX: 562-2321
www.gardenandassociates.com

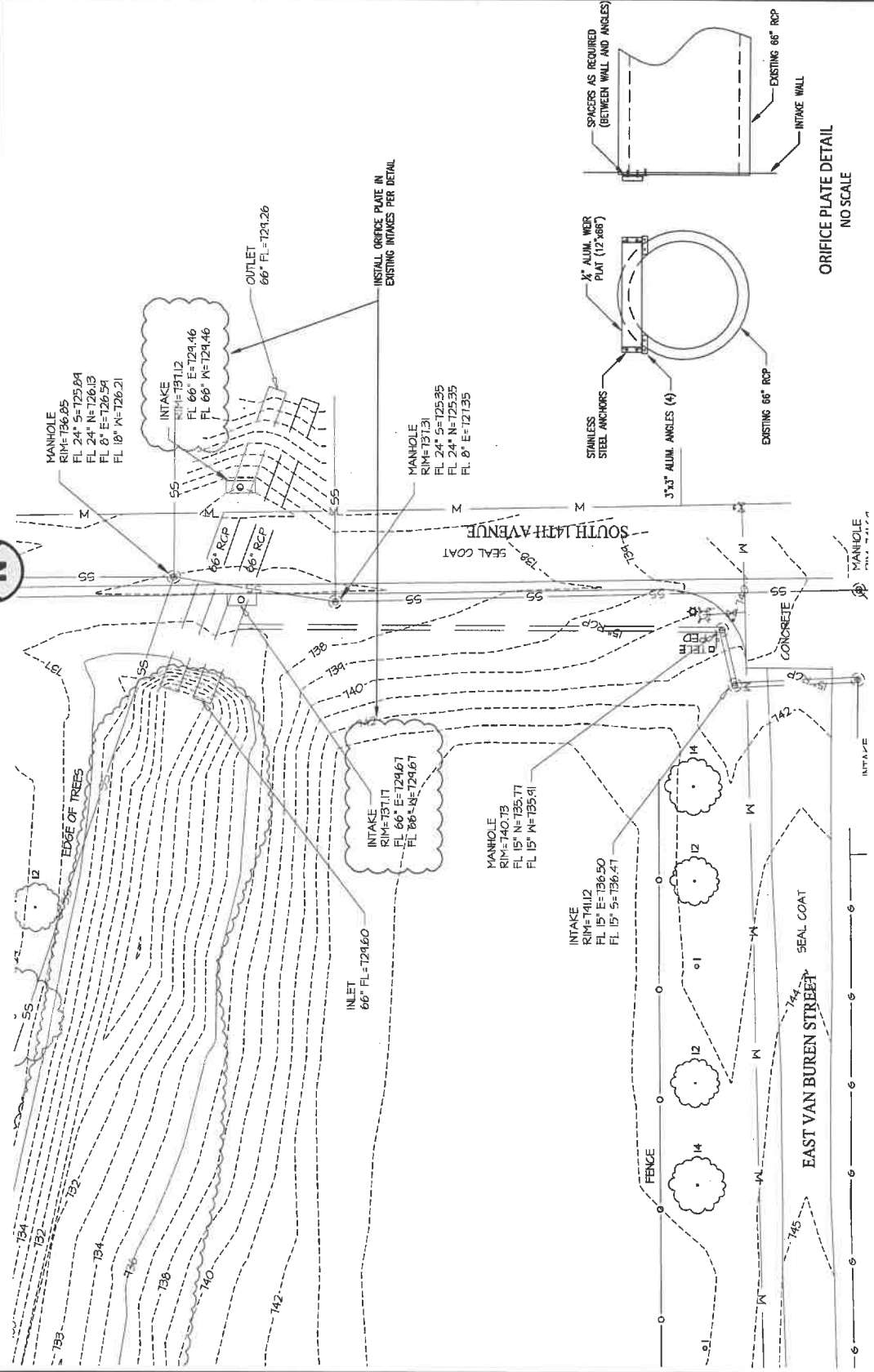
Professional Seal: DAVID MORIS, LICENSE NO. 11428, EXPIRES 12/31/2020

REVISIONS:

SCALE: 0 15 30

APPROVED: JP

DRAWN BY: JLS



RESOLUTION NO.

**A RESOLUTION OF SUPPORT AND FINANCIAL
COMMITMENT FOR MAIN STREET WASHINGTON**

WHEREAS, an Agreement between the Iowa Economic Development Authority, Main Street Washington and the City of Washington is proposed for the purpose of continuing the Main Street Iowa program in Washington; and

WHEREAS, this Agreement is pursuant to contractual agreements between Main Street America and the Iowa Economic Development Authority to assist in the revitalization of the designated Main Street project area of Washington; and

WHEREAS, the City Council of Washington endorses the goal of economic revitalization of the designated Main Street District within the context of preservation and rehabilitation of its historic buildings and supports the continuation of the Main Street Approach™ as developed by Main Street America and espoused by Main Street Iowa.

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

Section 1. That the City of Washington hereby agrees to support both financially and philosophically the work of Main Street Washington.

Section 2. That the City of Washington designates the Main Street Board to supervise the Executive Director.

Section 3. That the City of Washington commits to appoint a city official to represent the City on the local Main Street Board.

Section 4. That the source of funds to support Main Street Washington will be general funds.

Section 5. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 19th day of November, 2019.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

*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

November 15, 2019

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: South 15th Gas & Electric Facilities Agreements with Alliant

Attached are resolutions adopting agreements with Interstate Power and Light/Alliant Energy for installation of gas & electric utilities for Prairie Ridge Subdivision, as we agreed to in the development agreement for this project.

It is important to point out that this amount is 100% refundable as development occurs in the subdivision. This is a very necessary portion of providing shovel-ready lots. I am also recommending that any proceeds refunded back be deposited in the new Residential Development Fund 315 for future housing development activities.

RESOLUTION NO. _____

**A RESOLUTION APPROVING A GAS FACILITIES EXTENSION
AGREEMENT WITH INTERSTATE POWER AND LIGHT COMPANY**

WHEREAS, Prairie Ridge Subdivision is currently being developed, and as part of this process, the City has agreed to extend natural gas services throughout the new subdivision; and

WHEREAS, Interstate Power and Light Company (Alliant Energy) has a practice of requiring the costs of these natural gas extensions to be paid up front by the developer, in this case the City of Washington, and later reimbursed as the subdivision develops.

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

Section 1. The City Council hereby authorizes the City Administrator to sign the attached Gas Facilities Extension Agreement for the Prairie Ridge Subdivision.

Section 2. The City Council hereby establishes intent that any refund payments will be deposited in Fund 315, Residential Development, to assist with future residential development activities.

PASSED AND APPROVED this 15th day of November, 2019.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

Interstate Power & Light Company (Applicable to the Iowa Service Area)

EXHIBIT "B"

ATTACHED GAS FACILITIES EXTENSION AGREEMENT

Customer Name: City Of Washington

Date: 6/1/2019

Mailing Address: 215 E Washington St
Washington IA 52353

Phone #

Project Address: South 15th Ave
Washington IA 52353
Eastview Subdivision

NUB Account ID
NUB SA ID
Gas WR #
Contract #

The gas project contemplated herein is based upon the Company's Standard Charges for installation of new facilities.

Standard Charge Description	Billing Code	Qty	Installed Cost
Distribution			
MAIN PLASTIC - 2"	G-11	635 feet	\$1,587.50
TRENCH/PLOW	I-19	635 feet	\$2,921.00
GAS 3 PERSON CREW SET-UP FEE	G-10	1 each	\$531.00

Total Installed Cost =	\$5,039.50
Marginal Estimated Future Revenue Allowance =	\$0.00
Total Installed Cost Without Tax Adder =	\$5,039.50

Iowa Advance Tax Adder =	19.724%
Tax Adder Amount =	\$993.99

Total Refundable Advance In Aid of Construction (for Extension) Required = \$6,033.49

COMMENTS:

New gas main extension for Eastview Subdivision. 635' extension on the west side of the new street 23 feet from the centerline of the street. This will leave 7 feet of space for sidewalk

Pricing valid for 30 calendar days. (until 07/01/2019)

RESOLUTION NO. _____

A RESOLUTION APPROVING AN ELECTRIC FACILITIES EXTENSION AGREEMENT WITH INTERSTATE POWER AND LIGHT COMPANY

WHEREAS, Prairie Ridge Subdivision is currently being developed, and as part of this process, the City has agreed to extend electrical services throughout the new subdivision; and

WHEREAS, Interstate Power and Light Company (Alliant Energy) has a practice of requiring the costs of these electrical extensions to be paid up front by the developer, in this case the City of Washington, and later reimbursed as the subdivision develops.

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

Section 1. The City Council hereby authorizes the City Administrator to sign the attached Electric Facilities Extension Agreement for the Prairie Ridge Subdivision.

Section 2. The City Council hereby establishes intent that any refund payments will be deposited in Fund 315, Residential Development, to assist with future residential development activities.

PASSED AND APPROVED this 15th day of November, 2019.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

Interstate Power & Light Company (Applicable to the Iowa Service Area)

ESTIMATE

Customer Name: City Of Washington

Date: 6/1/2019

Mailing Address: 215 E Washington St
Washington IA 52353

Phone #

Project Address: South 15th Ave
Washington IA 52353
Eastview Subdivision

NUB Account ID
NUB SA ID
Electric WR #
Contract #

The electric project contemplated herein is based upon the Company's Standard Charges for installation of new facilities.

Standard Charge Description	Billing Code	QTY	Installed Cost
Distribution			
1 PHASE CABLE - UNDERGROUND SECONDARY - 4/0 AL TRIPLEX	E-24	200 feet	\$520.00
1 PHASE CABLE ONLY - UNDERGROUND PRIMARY - #2 AL	E-26	530 feet	\$901.00
1 PHASE UNDERGROUND SECONDARY PEDESTAL	E-31	3 each	\$1,284.00
1 PHASE UNDERGROUND TRANSFORMER ASSEMBLY - FROM PAD EQUIPMENT	E-32	3 each	\$3,492.00
1 PHASE TRANSFORMER COST DIFFERENCE OH TO UG <= 167 KVA	E-34	3 each	\$2,082.00
TRENCH/PLOW	I-19	490 feet	\$2,254.00
BORE/MISSILE/TUNNEL	I-04	240 feet	\$2,088.00
DUCT - PVC 2" # of Ducts = 4	I-12	240 feet	\$768.00
LABOR - CABLE PULLING (PER FOOT PER DUCT) # of Ducts = 4	I-06	240 feet	\$768.00
ELECTRIC 3 PERSON CREW SET-UP FEE (OH OR UG)	E-22	1 each	\$784.00

Total Installed Cost =	\$14,941.00
Marginal Estimated Future Revenue Allowance =	\$0.00
Total Installed Cost Without Tax Adder =	\$14,941.00
Iowa Contribution Tax Adder =	19.016%
Tax Adder Amount =	\$2,841.18

Total Non-Refundable Contribution In Aid of Construction Required = \$17,782.18

COMMENTS:

Cost to install electric underground to feed each lot. Crossings under the road will be installed in conduit.

Pricing valid for 30 calendar days. (until 07/01/2019)

*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

November 15, 2019

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: South Water Tower Change Order #2

We are almost ready to close out this project, and have a fairly minor change order to bring you at this time. The SCADA antenna (which allows the tower to be controlled from the Water Plant) needed to be relocated, as part of the ongoing challenges we have had with getting our radio communications system to work in an appropriate manner.

Date of Issuance: 11/11/2019	Effective Date: 11/19/2019
Owner: City of Washington, Iowa	Owner's Contract No.:
Contractor: Utility Services Group	Contractor's Project No.:
Engineer: FOX Engineering	Engineer's Project No.: 3424-17B
Project: South Water Tower Improvements	Contract Name:

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

Description:

Item 1 – Relocate SCADA Antenna: Install new conduit between the elevated water tower and the adjacent area light pole. Relocate the antenna from the elevated tank to the top of the light pole routing the antenna cable in the new conduit and interior of the light pole.

Attachments: Contractor Change Order Request #5

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>343,400.00</u>	Original Contract Times: Substantial Completion: <u>June 29, 2018</u> Ready for Final Payment: <u>July 20, 2018</u>
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>1</u> : \$ <u>8,254.00</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>1</u> : Substantial Completion: <u>79 days</u> Ready for Final Payment: <u>88 days</u>
Contract Price prior to this Change Order: \$ <u>351,654.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>September 16, 2018</u> Ready for Final Payment: <u>October 16, 2018</u>
[Increase] [Decrease] of this Change Order: \$ <u>1,820.00</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>0 days</u> Ready for Final Payment: <u>0 days</u>
Contract Price incorporating this Change Order: \$ <u>353,474.00</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>September 16, 2018</u> Ready for Final Payment: <u>October 16, 2018</u>

<p>RECOMMENDED:</p> <p>By: <u><i>Matthew Hauer</i></u> Engineer (if required)</p> <p>Title: <u>PROJECT ENGINEER</u></p> <p>Date: <u>11/11/2019</u></p>	<p>ACCEPTED:</p> <p>By: _____ Owner (Authorized)</p> <p>Title: _____</p> <p>Date: _____</p>	<p>ACCEPTED:</p> <p>By: <u><i>Approval</i></u> Contractor (Authorized)</p> <p>Title: Project Engineer</p> <p>Date: 11/13/2019</p>
---	--	--

UTILITY SERVICE CO., INC.
535 COURTNEY HODGES BOULEVARD
P O BOX 1350
PERRY, GA 31069
TEL 800-223-3695
TEL 478-987-0303
FAX 478-987-9657
WWW.UTILITYSERVICE.COM



CHANGE PROPOSAL REQUEST 005

TO:	Matthew Hawes, P.E.	FROM:	Apurv Aggarwal
COMPANY:	Fox Engineering	DATE:	October 8, 2019
RE:	South Water Tower Improvements Project, Washington, IA	TOTAL NO. OF PAGES INCLUDING COVER:	1

We can provide all labor, materials, equipment, tools, accessories and incidentals needed to complete the work as described below:

- Utility Service Company, Inc. will relocate the SCADA antenna from the tank to the light pole = **\$1,820**
 - Material = \$0
 - Labor = \$1,365
 - Overhead = \$455

This Proposal shall expire, if not accepted, in 10 days; however, this Proposal may be withdrawn by USCI at any time prior to acceptance.

This work will require no additional contract days.

If you have any questions, please call me at 678-235-0283.

Thank you,

A handwritten signature in black ink that reads "Apurv Aggarwal".

Apurv Aggarwal

Accepted by: _____

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

November 15, 2019

To: Mayor and 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: Health Insurance Renewal

As I had let you know, our health insurance renewal came back at an 11.52% increase in premium. This is not great, but actually better than the last 2 years. The good news is that because we had some employee coverage election changes, the actual increase in premium to the City is 5.81%, or just 1.85% versus budget. We have made plan changes each of the last two years, and are out of room to maneuver on self-insurance (we currently buy a \$10,000/\$30,000 deductible plan and self-insure down to \$3,000/\$6,000 out-of-pocket maximum). Because of all these reasons, I recommend renewing the current plan for the coverage year starting 1/1/20.

City of Washington
 Health Insurance Cost Analysis
 November 15, 2019

	<u>Family</u>	<u>Emp/Ch</u>	<u>Emp/Sp</u>	<u>Single</u>	<u>Subtotal</u>	<u>Total</u>	<u>Increase %</u>	<u>Increase %</u>	
							<u>Vs. Actual</u>	<u>Vs. Budget</u>	
Budgeted Coverages	10.5	8	9	20		47.5			
Budgeted City Cost	\$ 159,671.88	\$ 75,038.29	\$ 91,330.09	\$ 128,169.67	\$ 454,209.93				
Budgeted City Cost of Self-Ins	\$ 38,745.00	\$ 29,520.00	\$ 33,210.00	\$ 22,800.00	\$ 124,275.00	\$ 578,484.93			
Budgeted Employee Cost	\$ 53,223.96	\$ 25,012.76	\$ 30,443.36	\$ 3,964.01		\$ 112,644.10			
Actual Coverages (10/31/19)	11	9	9	17		46			
Current City Cost	\$ 159,309.81	\$ 80,398.17	\$ 86,981.04	\$ 103,756.40	\$ 430,445.42				
Current City Cost of Self-Ins	\$ 40,590.00	\$ 33,210.00	\$ 33,210.00	\$ 19,380.00	\$ 126,390.00	\$ 556,835.42			
Current Employee Cost	\$ 53,103.27	\$ 26,799.39	\$ 28,993.68	\$ 3,208.96		\$ 112,105.30			
Renewal of Current Plan at 1/1/20, Self-Insure OPM down to \$3,000/\$6,000 (Current)									
Renewal City Cost	\$ 177,658.80	\$ 89,658.36	\$ 97,000.20	\$ 115,706.76	\$ 480,024.12				
Renewal City Cost of Self-Ins	\$ 31,790.00	\$ 26,010.00	\$ 26,010.00	\$ 25,330.00	\$ 109,140.00	\$ 589,164.12	5.81%	1.85%	
Renewal Employee Cost	\$ 59,219.16	\$ 29,885.76	\$ 32,333.04	\$ 3,578.16		\$ 125,016.12	11.52%	10.98%	

Rate Tables

	<u>Family</u>	<u>Emp/Ch</u>	<u>Emp/Sp</u>	<u>Single</u>
Monthly Rate- City Budget	\$ 1,267.24	\$ 781.65	\$ 845.65	\$ 534.04
Monthly Rate- Emp Budget	\$ 422.41	\$ 260.55	\$ 281.88	\$ 16.52
Monthly Rate- City Current	\$ 1,206.89	\$ 744.43	\$ 805.38	\$ 508.61
Monthly Rate- Emp Current	\$ 402.30	\$ 248.14	\$ 268.46	\$ 15.73
Monthly Rate- City Renewal 1	\$ 1,345.90	\$ 830.17	\$ 898.15	\$ 567.19
Monthly Rate- Emp Renewal 1	\$ 448.63	\$ 276.72	\$ 299.38	\$ 17.54

STATE OF IOWA
2019
FINANCIAL REPORT
FISCAL YEAR ENDED
JUNE 30, 2019
CITY OF WASHINGTON, IOWA
DUE: December 1, 2019

16209200600000
CITY OF WASHINGTON
PO Box 516
WASHINGTON IA 52353-0516
POPULATION: 7266

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	3,849,242		3,849,242	3,677,676
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	3,849,242		3,849,242	3,677,676
Delinquent Property Taxes	0		0	0
TIF Revenues	270,672		270,672	364,438
Other City Taxes	910,871	0	910,871	946,116
Licenses and Permits	105,172	10	105,182	112,375
Use of Money and Property	236,907	27,680	264,587	154,788
Intergovernmental	1,304,155	269,622	1,573,777	2,395,364
Charges for Fees and Service	311,148	4,226,609	4,537,757	5,189,822
Special Assessments	19,769	0	19,769	120,000
Miscellaneous	829,949	360,329	1,190,278	479,720
Other Financing Sources	1,823,608	1,500,107	3,323,715	2,454,877
Transfers In	3,125,489	1,980,705	5,106,194	6,742,827
Total Revenues and Other Sources	12,786,982	8,365,062	21,152,044	22,638,003
Expenditures and Other Financing Uses				
Public Safety	2,074,618		2,074,618	1,989,042
Public Works	1,022,498		1,022,498	1,260,916
Health and Social Services	0		0	0
Culture and Recreation	892,870		892,870	953,415
Community and Economic Development	85,747		85,747	92,137
General Government	1,170,802		1,170,802	1,175,222
Debt Service	1,369,392		1,369,392	1,408,752
Capital Projects	3,682,883		3,682,883	7,237,984
Total Governmental Activities Expenditures	10,298,810	0	10,298,810	14,117,468
BUSINESS TYPE ACTIVITIES		6,121,717	6,121,717	7,941,861
Total All Expenditures	10,298,810	6,121,717	16,420,527	22,059,329
Other Financing Uses	0	0	0	0
Transfers Out	3,059,070	2,047,124	5,106,194	6,769,827
Total All Expenditures/and Other Financing Uses	13,357,880	8,168,841	21,526,721	28,829,156
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	-570,898	196,221	-374,677	-6,191,153
Beginning Fund Balance July 1, 2018	8,029,523	2,168,298	10,197,821	10,080,148
Ending Fund Balance June 30, 2019	7,458,625	2,364,519	9,823,144	3,888,995

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds		Pension Trust Funds	
Private Purpose Trust Funds		Agency Funds	
Indebtedness at June 30, 2019	Amount	Indebtedness at June 30, 2019	Amount
General Obligation Debt	6,715,000	Other Long-Term Debt	0
Revenue Debt	19,957,688	Short-Term Debt	26,672,688
TIF Revenue Debt	0		
		General Obligation Debt Limit	20,177,836

CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

	Publication
Signature of Preparer	
Printed name of Preparer	Phone Number
	Date Signed
Signature of Mayor or other City official (Name and Title)	

PLEASE PUBLISH THIS PAGE ONLY

*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

November 18, 2019

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: FY21 Certification and Internal Loans

Attached are a resolution certifying TIF debts for FY21 and 3 resolutions certifying internal debts. We are largely moving in a similar direction to what we have done to date, but it seems prudent to certify a number of debts we have been holding back while other debt was paid down. We also have significant internal debt to certify for our two big downtown redevelopment projects (Goncho and Linda Lou's) from the past two years (however, those debts are paid off very fast).

Here are the internal debts:

- 1) We are recommending the certification of \$184,613.45 in Road Use Tax Fund costs for the East Washington Sidewalk project so that we can get these costs repaid to the RUTF fund to allow for future projects to be done. We will be establishing the Dollar Tree increment next year, but that will repay Wiley Subdivision costs only.
- 2) We are recommending the certification of \$443,036.43 in Water/Sewer Fund costs for the 2016 Washington Business Park project. This will allow these funds to be made mostly whole from this project. We are holding back up to \$287,847.74 in TIF capacity to help repay Wellness Park development costs, if we end up spending the current max budget for that project.
- 3) We are recommending the certification of \$130,282.04 in debts, mostly from Linda Lou's, for downtown TIF redevelopment activities. This is on top of \$38,689.97 that we certified last year.

RESOLUTION NO. _____

**A RESOLUTION CERTIFYING AN INTERNAL
DEBT & RELATED PROMISSORY NOTE**

WHEREAS, the City occasionally undertakes major projects that require diverse funding sources; and

WHEREAS, to fully fund these projects, it has been useful in the past for certain City funds to loan money to other City funds, with promise of future repayment; and

WHEREAS, the 2019 East Washington Sidewalk Project utilized Road Use Tax funds eligible for repayment with interest by tax increment financing (TIF) and it is now advisable to certify this debt for repayment over the next nine years.

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

Section 1. The City Council hereby approves the attached internal promissory note in the amount of \$278,437.86, plus 4.3% interest until fiscal year end 2020, from which point forward, the interest rate shall be 3%. This resolution supercedes Resolution 2019-003.

Section 2. The City Council hereby directs that repayment occur to the appropriate City funds in the proportions depicted in the attached repayment schedule, to the greatest extent practicable.

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

PASSED AND APPROVED this 19th day of November, 2019.

Jaron P. Rosien, Mayor

Attest:

Illa Earnest, City Clerk

PROMISSORY NOTE
WASHINGTON ROAD USE TAX FUND 110

Loan Number: 5

Place: Washington, Iowa

Not to Exceed \$278,437.86

Date: November 19, 2019

FOR VALUE RECEIVED, the undersigned City of Washington, Unified Commercial Urban Renewal Area Fund 132 (hereinafter called "TIF Fund") promises to pay to the order of the City of Washington, Iowa Road Use Tax Fund 110 (hereinafter called the "City") or its successor, a principal sum not to exceed Two Hundred Seventy-Eight Thousand Four Hundred Thirty-Seven Dollars and Eighty-Six Cents (\$278,437.86) as follows:

The balance of the loan shall be paid no later than June 30, 2028, with payments ongoing as per Resolution 2019-003. The interest rate for the loan shall be four and three tenths percent (4.3%) per annum until June 30, 2020, at which point the interest rate shall be 3% for the balance of the term of the loan. TIF Funds shall repay the loan from TIF Revenues property tax on a variable payment schedule. The note shall be for the purpose of repayment of construction costs of the 2016 Sitler Drive Paving Project and 2019 East Washington Sidewalk Project.

The note shall be unsecured.

City of Washington TIF Fund

By: _____
Jaron P. Rosien, Mayor

By: _____
Illa Earnest, City Clerk

STATE)
)ss.
COUNTY OF WASHINGTON)

Before me, a qualified Notary Public, appeared Jaron P. Rosien and Illa Earnest to me known to be the Mayor and City Clerk of the corporation and the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be the voluntary act and deed of said officers and the voluntary act and deed of said corporation.

Witness my hand and notary seal on this ____ day of _____, 2019.

Notary Public in and for the
State of Iowa

WASHINGTON TIF FUNDS

LENDER'S MEMORANDUM

By way of this memorandum, the City of Washington, Iowa, hereby offers to Washington Unified Commercial Urban Renewal Area Fund 132 (hereinafter "TIF Fund") a loan for economic development purposes. The loan shall be subject to the terms and conditions stated below; however, this memorandum shall not be construed as all inclusive, and any additional terms and conditions may be placed on the loan prior to closing. Prior to acceptance of funds, the loan applicant, TIF Fund, reserves the right to retract acceptance of the loan offer in the event terms and conditions are added subsequent to the signing of this offer which, in the opinion of the loan applicant, make the loan agreement untenable.

The terms and conditions for the proposed loan are as follows:

- 1. Loan Amount: Principal Not to Exceed \$278,437.86

- 2. Rate: 4.3% Interest until June 30, 2020, after which point 3% interest.

- 3. Repayment Terms: Repayment no later than June 30, 2028, with payments ongoing as per Resolution 2019-003.

Principal and interest shall be paid from TIF Revenues property tax. Payments will be made from TIF taxes generated from development in the Unified Commercial Urban Renewal Area.

2006 TIF Revenue Bond- Internal Loan Repayment Schedule

11/18/2019

<u>DATE</u>	<u>PYMT</u>	<u>PRINC</u>	<u>INT</u>	<u>PRINC +</u>	<u>BAL</u>	<u>DATE PD</u>
Beginning:					91,130.47	
6/1/12	7,290.17	3,371.56	3,918.61		87,758.91	
6/1/13	10,443.00	6,669.37	3,773.63		81,089.54	
6/1/14	13,642.71	10,155.86	3,486.85		70,933.68	
6/1/15	9,087.42	6,037.27	3,050.15		64,896.41	
6/1/16	4,853.40	2,062.85	2,790.55		62,833.56	
6/1/17	12,051.86	9,350.02	2,701.84		53,483.54	
6/1/18	12,671.58	10,371.79	2,299.79	55,516.02	98,627.77	
6/1/19	9,044.35	4,803.36	4,240.99	184,613.45	278,437.86	
6/1/20	38,752.00	26,779.17	11,972.83		251,658.69	
6/1/21	38,752.00	31,202.24	7,549.76		220,456.45	
6/1/22	38,752.00	32,138.31	6,613.69		188,318.14	
6/1/23	38,752.00	33,102.46	5,649.54		155,215.68	
6/1/24	38,752.00	34,095.53	4,656.47		121,120.15	
6/1/25	38,752.00	35,118.40	3,633.60		86,001.75	
6/1/26	38,752.00	36,171.95	2,580.05		49,829.80	
6/1/27	38,752.00	37,257.11	1,494.89		12,572.69	
6/1/28	12,949.87	12,572.69	377.18		0.00	
6/1/29		-	-		0.00	
Totals:	402,050.36	331,259.94	70,790.42			
Internal Loan						
Loan Terms				Projected Loan Repayment		
				To GF 001	117,392.88	
10 Years (Variable Pymt)				To RUT 110	284,657.48	
4.30%	3%	FY21 & Later				
146,646.49						

RESOLUTION NO. _____

**A RESOLUTION CERTIFYING AN INTERNAL
DEBT & RELATED PROMISSORY NOTE**

WHEREAS, the City occasionally undertakes major projects that require diverse funding sources; and

WHEREAS, to fully fund these projects, it has been useful in the past for certain City funds to loan money to other City funds, with promise of future repayment; and

WHEREAS, the Washington Business Park project incurred \$443,036.43 in internal debt in excess of that already certified, and it is now necessary to certify this debt for repayment with interest by tax increment financing (TIF) funds.

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

Section 1. The City Council hereby approves the attached internal promissory note in the amount of \$517,609.40, plus 3% interest. This promissory note supersedes the note adopted in Resolution 2017-073.

Section 2. The City Council hereby directs that repayment occur to the appropriate City funds in the proportions depicted in the attached repayment schedule, to the greatest extent practicable.

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

PASSED AND APPROVED this 19th day of November, 2019.

Jaron P. Rosien, Mayor

Attest:

Illa Earnest, City Clerk

PROMISSORY NOTE
WASHINGTON CAPITAL PROJECTS FUND 301,
WATER FUND 600 & SEWER FUND 610

Loan Number: 4

Place: Washington, Iowa

Not to Exceed \$517,609.40

Date: November 19, 2019

FOR VALUE RECEIVED, the undersigned City of Washington, Unified Commercial Urban Renewal Area Fund 133 (hereinafter called "TIF Fund") promises to pay to the order of the City of Washington, Iowa Capital Projects Fund 301, Water Fund 600, and Sewer Fund 610 (hereinafter called the "City") or its successor, a principal sum not to exceed Five Hundred Seventeen Thousand Six Hundred Nine Dollars and Forty Cents (\$517,609.40) as follows:

The balance of the loan shall be paid no later than June 30, 2026, with payments ongoing per previous Resolution 2017-073. The interest rate for the loan shall be three percent (3%) per annum for the entire period of the loan. TIF Funds shall repay the loan from TIF Revenues property tax on a variable payment schedule. The note shall be for the purpose of repayment of construction costs of the Washington Business Park, Phase 1.

The note shall be unsecured.

City of Washington TIF Funds

By: _____
Jaron P. Rosien, Mayor

By: _____
Illa Earnest, City Clerk

STATE)
)ss.
COUNTY OF WASHINGTON)

Before me, a qualified Notary Public, appeared Jaron P. Rosien and Illa Earnest to me known to be the Mayor and City Clerk of the corporation and the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be the voluntary act and deed of said officers and the voluntary act and deed of said corporation.

Witness my hand and notary seal on this ____ day of _____, 2019.

Notary Public in and for the
State of Iowa

WASHINGTON TIF FUNDS

LENDER'S MEMORANDUM

By way of this memorandum, the City of Washington, Iowa, hereby offers to Washington Unified Commercial Urban Renewal Area Funds 133 (hereinafter "TIF Fund") a loan for economic development purposes. The loan shall be subject to the terms and conditions stated below; however, this memorandum shall not be construed as all inclusive, and any additional terms and conditions may be placed on the loan prior to closing. Prior to acceptance of funds, the loan applicant, TIF Fund, reserves the right to retract acceptance of the loan offer in the event terms and conditions are added subsequent to the signing of this offer which, in the opinion of the loan applicant, make the loan agreement untenable.

The terms and conditions for the proposed loan are as follows:

1. Loan Amount: Principal Not to Exceed \$517,609.40
2. Rate: 3% Interest
3. Repayment Terms: Repayment no later than June 30, 2026, with payments ongoing as per prior Resolution 2017-073.

Principal and interest shall be paid from TIF Revenues property tax. Payments will be made from TIF taxes generated from development in the Unified Commercial Urban Renewal Area.

2016 Business Park Internal Loan Repayment Schedule

11/18/2019

<u>DATE</u>	<u>PYMT</u>	<u>PRINC</u>	<u>INT</u>	<u>PRINC ADDED</u>	<u>BAL</u>	<u>Res</u>
Beginning:					204,694.42	
6/1/17	63,732.18	57,591.35	6,140.83	57,364.54	204,467.61	2017-073
6/1/18	104,729.82	98,595.79	6,134.03		105,871.82	
6/1/19	34,475.00	31,298.85	3,176.15	443,036.43	517,609.40	2019-_____
6/1/20	30,300.00	14,771.72	15,528.28		502,837.68	
6/1/21	61,300.00	46,214.87	15,085.13		456,622.81	
6/1/22	112,000.00	98,301.32	13,698.68		358,321.49	
6/1/23	112,000.00	101,250.36	10,749.64		257,071.13	
6/1/24	112,000.00	104,287.87	7,712.13		152,783.26	
6/1/25	112,000.00	107,416.50	4,583.50		45,366.76	
6/1/26	46,727.76	45,366.76	1,361.00		0.00	
6/1/27						
6/1/28						
6/1/29	Final Year Eligible for Certification					
Totals:	789,264.76	705,095.39	84,169.37			
Internal Loan						
Loan Terms						
				Projected Loan Repayment		
Variable Pymt				To CP301	85,800.89	
3.00%				To Wtr600	340,125.33	
705,095.39				To Swr610	363,338.53	
					789,264.76	

RESOLUTION NO. _____

**A RESOLUTION CERTIFYING AN INTERNAL
DEBT & RELATED PROMISSORY NOTE**

WHEREAS, the City occasionally undertakes major projects that require diverse funding sources; and

WHEREAS, to fully fund these projects, it has been useful in the past for certain City funds to loan money to other City funds, with promise of future repayment; and

WHEREAS, the 2019 Linda Lou's and 2018 Goncho Apartments redevelopment projects utilized Capital Projects and Low and Moderate Income TIF funds eligible for repayment with interest by tax increment financing (TIF) and it is now advisable to certify this debt for repayment.

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

Section 1. The City Council hereby approves the attached internal promissory note in the amount of \$169,590.79, without interest through fiscal year end 2022, from which point forward, the interest rate shall be 3%.

Section 2. The City Council hereby directs that repayment occur to the appropriate City funds in the proportions depicted in the attached repayment schedule, to the greatest extent practicable.

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

PASSED AND APPROVED this 19th day of November, 2019.

Jaron P. Rosien, Mayor

Attest:

Illa Earnest, City Clerk

PROMISSORY NOTE
WASHINGTON ROAD USE TAX FUND 110

Loan Number: 6

Place: Washington, Iowa

Not to Exceed \$169,590.79

Date: November 19, 2019

FOR VALUE RECEIVED, the undersigned City of Washington, Unified Commercial Urban Renewal Area Fund 134 (hereinafter called "TIF Fund") promises to pay to the order of the City of Washington, Iowa Capital Projects Fund 301 and LMI TIF Fund 146 (hereinafter called the "City") or its successor, a principal sum not to exceed One Hundred Sixty-Nine Thousand Five Hundred Ninety Dollars and Seventy-Nine Cents (\$169,590.79) as follows:

The interest rate for the loan shall be zero percent (0%) per annum until June 30, 2022, at which point the interest rate shall be 3% for the balance of the term of the loan. TIF Funds shall repay the loan from TIF Revenues property tax on a variable payment schedule. The note shall be for the purpose of repayment of demolition and related costs on the 2018 Goncho Apartments/Pennsylvania Townhomes and 2019 Linda Lou's/Allen Mitchell projects.

The note shall be unsecured.

City of Washington TIF Fund

By: _____
Jaron P. Rosien, Mayor

By: _____
Illa Earnest, City Clerk

STATE)
)ss.
COUNTY OF WASHINGTON)

Before me, a qualified Notary Public, appeared Jaron P. Rosien and Illa Earnest to me known to be the Mayor and City Clerk of the corporation and the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be the voluntary act and deed of said officers and the voluntary act and deed of said corporation.

Witness my hand and notary seal on this ____ day of _____, 2019.

Notary Public in and for the
State of Iowa

WASHINGTON TIF FUNDS

LENDER'S MEMORANDUM

By way of this memorandum, the City of Washington, Iowa, hereby offers to Washington Unified Commercial Urban Renewal Area Fund 134 (hereinafter "TIF Fund") a loan for economic development purposes. The loan shall be subject to the terms and conditions stated below; however, this memorandum shall not be construed as all inclusive, and any additional terms and conditions may be placed on the loan prior to closing. Prior to acceptance of funds, the loan applicant, TIF Fund, reserves the right to retract acceptance of the loan offer in the event terms and conditions are added subsequent to the signing of this offer which, in the opinion of the loan applicant, make the loan agreement untenable.

The terms and conditions for the proposed loan are as follows:

- 1. Loan Amount: Principal Not to Exceed \$169,590.79

- 2. Rate: 0% Interest until June 30, 2022, after which point 3% interest.

- 3. Repayment Terms: Principal and interest shall be paid from TIF Revenues property tax. Payments will be made from TIF taxes generated from development in the Downtown\ Urban Renewal Area.

City of Washington, IA
TIF-Eligible Expenses for FY21 Certification
Downtown Commercial Urban Renewal Area
Areawide Increment Except Marshall's Properties DA

11/18/2019 16:32

Date	Vendor	Description	Amount
Previous Certifications			
Net of Certifications to Date			43,507.65
New Debt			
06/18/2019		Shortfall on Sale Price vs.Original Purchase- LL	10,000.00
12/18-1/19	WMPF Group	Legal Publications- LL	145.03
05/08/2019	Environet	Asbestos Abatement- LL	75,850.00
05/08/2019	DeLong Construction	Building Demo- LL	29,500.00
06/28/2019	Elliott Realty	Realtor Fee on Sale- LL	4,500.00
07/03/2019	Garden & Associates	Survey of Property- LL	3,843.31
08/26/2019	DeLong Construction	Overexcavation- Addl Foundation found during constr.- LL	2,411.70
09/04/2019	Washington Title	Abstract for property- LL	432.00
06/12/2019	Coleman Construction	Curb & Gutter Repl- Goncho	3,600.00
New Debt			130,282.04
Total Debt Certification			173,789.69
Less: Projected FY19 & 20 Payments			(42,888.87)
Total Debt			130,900.82
Certification at 12/1/19 for Debt Payable in FY21			110,000.00

RESOLUTION NO. _____

**A RESOLUTION OBLIGATING AND APPROPRIATING
URBAN RENEWAL TAX REVENUE FUNDS FOR THE
REPAYMENT OF ELIGIBLE DEBTS FOR FISCAL YEAR 2021**

WHEREAS, the City Council, pursuant to and in strict compliance with all laws applicable to the city, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted urban renewal plans for its urban renewal areas, as listed below; and

WHEREAS, the Council has adopted ordinances providing for the division of taxes levied on taxable property and established a special fund for the deposit of such monies pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, the City has scheduled Annual Payments on an annual appropriation basis for certain debts per lawfully adopted development agreements as referenced below, and it is now necessary for the City Council to authorize said funds for appropriation; and

WHEREAS, the Council wishes to certify all other eligible debts for payment in Fiscal Year 2021:

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

Section 1. The City Council hereby authorizes certification for Fiscal Year 2021 to the Washington County Auditor for the repayment of the following TIF debts:

<u>Area</u>	<u>Amount</u>
Unified Commercial <ul style="list-style-type: none">• Engineered Building Design• Biodiesel• Reserves at Briarwood	<ul style="list-style-type: none">• 100% of incremental revenues (total debt \$232,360.75)• \$112,000 (total debt \$604,885.27)• 100% of incremental revenues
Downtown Commercial <ul style="list-style-type: none">• Unified Downtown TIF not including Marshall's Properties, LLC• Marshall's Properties, LLC	<ul style="list-style-type: none">• \$110,000 (total debt \$130,282.04)• 100% of incremental revenues
Unified South Central Residential <ul style="list-style-type: none">• Oakwood Village	<ul style="list-style-type: none">• 100% of incremental revenues (total debt \$459,893.79)

Section 2. The City Council hereby obligates 100% of incremental revenues collected from Marshall's Properties, LLC development agreement for appropriation from the Downtown Commercial Urban Renewal Tax Revenue Fund to make the Annual Payments in the fiscal year beginning July 1, 2020.

Section 3. The City Council hereby obligates 100% of incremental revenues collected from Briarwood Partners, LLC development agreement for appropriation from the Unified Commercial Urban Renewal Tax Revenue Fund to make the Annual Payments in the fiscal year beginning July 1, 2020.

Section 4. The City's certification of the amounts obligated for appropriation in Sections 2 & 3 above, on the City's December 1, 2019 certification of debt payable from the appropriate funds is hereby authorized and such amount shall be reflected in the City's budget for the next succeeding fiscal year.

Section 5. The City Council hereby authorizes the closeout of the Northeast Industrial Park TIF increment, as pursuant to Ordinance 765, all outstanding debts are paid off as of June 30, 2020 and that the ordinance, by its terms ends.

Section 6. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 19th day of November, 2019.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

*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

November 18, 2019

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: Corrected TIF State Report

As I mentioned in the packet materials on Friday, I still had some "bugs" to work out on the State TIF Report. I have attached a corrected version for your discussion & consideration.

Annual Urban Renewal Report, Fiscal Year 2018 - 2019

Levy Authority Summary

Local Government Name: WASHINGTON
 Local Government Number: 92G887

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WASHINGTON UNIFIED SOUTH CENTRAL RESIDENTIAL URBAN RENEWAL	92014	2
WASHINGTON DOWNTOWN COMMERCIAL URBAN RENEWAL	92018	3
WASHINGTON UNIFIED COMMERCIAL URBAN RENEWAL	92019	5

TIF Debt Outstanding: 4 1,263,309

TIF Sp. Rev. Fund Cash Balance				Amount of 07-01-2018 Cash Balance
as of 07-01-2018:	47,652	2	47,652	Restricted for LMI

TIF Revenue:	270,671	3
TIF Sp. Revenue Fund Interest:	0	4
Property Tax Replacement Claims	0	5
Asset Sales & Loan Repayments:	0	6
Total Revenue:	270,671	7

Rebate Expenditures:	44,556	8
Non-Rebate Expenditures:	196,216	9
Returned to County Treasurer:	0	10
Total Expenditures:	240,772	11

TIF Sp. Rev. Fund Cash Balance				Amount of 06-30-2019 Cash Balance
as of 06-30-2019:	77,551	12	68,476	Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 13 944,986

City of Washington
 FY2018-2019 State TIF Report
 Summary of TIF Debts by Area

TIF District	TIF Debt as of 07/01/2018	Source of Debt	Starting FB	TRF In	FY2018-2019 TIF Taxes & Misc. RV	Debt Payments	Ending FB	New Debt Added FY2018-2019	TIF Debt as of 06/30/2019
125- NE Industrial Park	\$22,818.57	Infrastructure installation	\$0.00	\$0.00	\$15,085.19	\$15,085.19	\$0.00	\$0.00	\$7,733.38
127- Briarwood	\$38,687.56	Project Incentives	\$0.00	\$0.00	\$42,249.92	\$38,687.56	\$3,562.36	\$0.00	(\$3,562.36)
129- Timber Ridge II	\$0.00	Revenue bond/infrastructure	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Timber Ridge Incr	\$591,332.08	Revenue bond/infrastructure	\$0.00	\$0.00	\$58,824.97	\$57,510.70	\$1,314.27	\$0.00	\$532,507.11
- Oakwood Incr	\$0.00	Infrastructure installation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
131- MAHP Subdivision	\$71,136.03	Project Incentives	\$0.00	\$0.00	\$35,067.12	\$35,067.12	\$0.00	\$55,516.02	\$91,584.93
132- Engineered Building Design*	\$386,788.64	Infrastructure installation	\$0.00	\$0.00	\$109,377.44	\$109,377.44	\$0.00	\$0.00	\$277,411.20
133- Biodiesel**									
134- Downtown									
- Unified Downtown	\$37,374.28	Sium & Blight Remediation	\$0.00	\$0.00	\$4,198.90	\$0.00	\$4,198.90	\$6,133.37	\$39,308.75
- Wash Preservation LLC	\$0.00	Bldg Improvements- Rebate	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Ins on Ave Incr	\$0.00	Bldg Improvements- Rebate	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Marshall's Incr	\$5,868.10	Bldg Construction- Rebate	\$0.00	\$0.00	\$5,868.10	\$5,868.10	\$0.00	\$0.00	\$0.00
146- LMI TIF Set-Aside	\$47,651.89		\$47,651.89	\$0.00	\$20,824.04	\$0.00	\$68,475.93		
	\$1,201,657.15		\$47,651.89	\$0.00	\$291,495.68	\$261,596.11	\$77,551.46	\$61,649.39	\$944,983.01
w/New Debt	\$61,649.39	Adj for LMI			\$270,671.64	\$240,772.07			
	\$1,263,306.54		Line 2	Line 6	Line 7	Line 11	Line 12	Included in Line 1	Line 13

- Line numbers in bold refer to the FY2019 State TIF Report, "Levy Authority Summary" Page

* Debt reduced by \$1,242.87 to reflect actual vs. projected revenue debt payments (no other way to show in State TIF Report)

*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

November 15, 2019

To: Mayor & City Council
Cc: Illa Earnest, City Clerk; Kevin Olson, City Attorney

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: Business Park TIF Ordinance

Attached is an ordinance that would set the base year for the Washington Business Park Phase I at 1/1/18. This allows us to secure the maximum TIF increment for the subdivision, including the 3 buildings that have been constructed.

The ordinance just needs to be adopted prior to December 31, so should be able to go through the normal 3 readings, assuming you are ready to approve on 1st reading at this meeting.

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE UNIFIED WASHINGTON URBAN RENEWAL PROJECT AREA IN THE CITY OF WASHINGTON, COUNTY OF WASHINGTON, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF WASHINGTON, COUNTY OF WASHINGTON, WASHINGTON COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY SAID CITY IN CONNECTION WITH SAID URBAN RENEWAL PROJECT.

WHEREAS, the City of Washington established the Washington Business Park, having adopted a final plat, and seen to construction of public improvements, and sale of lots by prior action of this Council; and

WHEREAS, the Project is located within the Unified Commercial Urban Renewal Area (the "Urban Renewal Project Area"); and

WHEREAS, it is now necessary for the City to pass an ordinance setting the base value of the Project and directing incremental revenues into a special project fund to refund certain costs as specified in the Urban Renewal Plan for said Unified Commercial Urban Renewal Area.

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

Section 1: For purposes of this Ordinance, the following terms shall have the following meanings:

"Project Area" means the following described real property in the City of Washington:

Washington Business Park Subdivision, Lots 1-10 and Outlots A and B, as shown in Plat Book 27 at page 0323, Records of the Washington County Recorder (collectively the "Property");

Section 2: The taxes levied on the taxable property in the Project Area located in the Urban Renewal Project Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, City of Washington, County of Washington, Washington Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3: As to the Project Area, base period taxes on this Property shall be computed in the same manner using the total value shown on the assessment roll as of January 1, 2018, being the assessment roll applicable to the Property in the Project Area as of January 1 of the calendar year preceding the effective date of this Ordinance.

Section 4: That portion of the taxes each year in excess of base period taxes for the Project Area shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Washington to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of

Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of Washington, Iowa to finance or refinance, in whole or in part, urban renewal projects undertaken within the Unified Washington Urban Renewal Project Area pursuant to the Urban Renewal Plan, as amended, except that taxes for the payment of bonds and interest of each taxing district shall be collected against all property within the Urban Renewal Project Area without any limitation as hereinabove provided.

Section 5: Unless or until the total assessed valuation of the taxable property in the areas of the Urban Renewal Project Area exceeds the total assessed value of the taxable property in said areas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Washington referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Project Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Urban Renewal Project Area enacted prior to this Ordinance and to fully implement the provisions of Section 403.19 of the Code of Iowa with respect to the division of taxes from property within the Project Area described above. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Urban Renewal Project Area and the territory contained therein.

Section 8: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this ____ day of _____, 2019.

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 _____, 2019.

City Clerk

*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

November 15, 2019

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: PamPanm Development Agreement Amendment #2

While not identified in the original development agreement, we have identified additional paving needed to complete a very nice project. This is basically the pavement along the street that will tie into the new sidewalk. Because the new building extends further to the west than the previous building, not all of the elevations match up.

We have also agreed to reimburse for the sidewalk expenses in the same way that we do for sidewalk repair/replacement for residents.

These costs would be certified back against the TIF and repaid within a couple of years. The new building is a \$1.4 million investment in our downtown, and is a great result for the community.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING AMENDMENT NO. 2 TO
DEVELOPMENT AGREEMENT WITH PAM PANM, LLC**

WHEREAS, Pam Panm, LLC (the “Developer”) and the City previously negotiated a Development Agreement; and

WHEREAS, additional paving costs have been identified for which it seems logical to amend the original agreement.

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

Section 1. The City Council hereby approves the aforementioned Amendment No. 2 to Development Agreement, attached to this Resolution.

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

PASSED AND APPROVED this 19th day of November, 2019.

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

AMENDMENT NO. 2 TO DEVELOPMENT AGREEMENT

THIS AMENDMENT NO. 2 to that certain Development Agreement entered into by and between the City of Washington, 215 E. Washington Street, Washington, Iowa 52353 (hereafter the “City”) and PanPanm, LLC, (hereafter the “Developer”).

WHEREAS, the City and Developer previously entered into a Development Agreement dated August 9, 2018, said Development Agreement being recorded in Book 2018 at page 3050, Records of the Washington County Recorder (the “Agreement”); and

WHEREAS, the parties desire to enter into this Amendment No. 2 to the Agreement to allow a payment to the Developer for additional paving costs associated with the project; and

WHEREAS, the Agreement requires the parties enter into a written document to amend the original Agreement.

NOW, THEREFORE, ON THE BASIS OF THE PRECEDING RECITALS AND FOR THE MUTUAL CONSIDERATION OF ENTERING INTO THIS AMENDMENT NO. 2, THE DEVELOPER AND CITY AGREE AS FOLLOWS:

1. A new Section B(4) of the City’s Obligations, in the Agreement is added as follows:
“B(4). The City shall reimburse the Developer for certain agreed-upon costs related to sidewalk installation and street concrete replacement.”
2. In all other aspects, the terms of the Agreement not specifically amended in this Amendment No. 2 shall remain in full force and effect.

Dated this ____ day of _____, 2019.

DEVELOPER:

CITY:

By: _____
Mitchell Billups, Member

By: _____
Jaron P. Rosien, Mayor

By: _____
David A. Black, Member

ATTEST:

By: _____
Illa Earnest, City Clerk

STATE OF IOWA, COUNTY OF WASHINGTON, ss:

This instrument was acknowledged before me on this ____ day of _____, 2019, by Jaron P. Rosien and Illa Earnest, as Mayor and City Clerk respectively of the City of Washington, Iowa.

Notary Public

STATE OF IOWA, COUNTY OF WASHINGTON, ss:

This instrument was acknowledged before me on this ____ day of _____, 2019, by Mitchell Billups and David A. Black, as Members of PamPanm, LLC.

Notary Public



10/22/19

David Black
Allen Mitchell, LLP
109 East Main Street
Washington, IA 52353

RE: New PamPanm Building

SUBJ: CAR - 6R

Mr. Black:

Per your request, we are proposing the following:

- 1. **RED AREA - Site Demo/Paving Prep - \$1,389.56.00**
 - Provide labor and equipment to remove asphalt/concrete paving
 - Provide labor and equipment to core out dirt for new subbase under paving
 - Note: subbase for sidewalks was in the original bid under DeLong Construction
 - Provide labor, material and equipment to install 6" of rock for paving subbase

 - 2. **RED AREA - 6" Paving - \$4,840.00**
 - Provide labor, material and equipment to form and pour paving complete per site visit
 - Also includes installing the curb patches on the east side

 - 3. **GREEN AREA - Site Demo/Paving Prep - \$1,000.00**
 - Provide labor and equipment to remove asphalt/concrete paving
 - Provide labor and equipment to core out dirt for new subbase under paving
 - Note: subbase for sidewalks was in the original bid under DeLong Construction
 - Provide labor, material and equipment to install 6" of rock for paving subbase
- Billed to City of Washington
\$9,529.56
- 4. **GREEN AREA - 6" Paving - \$2,300.00**
 - Provide labor, material and equipment to form and pour paving complete per site visit

 - 5. **BLUE AREA - Option for Temp Rock - \$283.00**
 - Provide labor, material and equipment to install temp rock from existing paving to sidewalk

 - 6. **Sidewalks - \$8,550.00**
 - Provide labor, material and equipment to form and pour sidewalks complete per site visit
 - Approximately 710 SF of Sidewalk
- Billed to Allen Mitchell
\$10,220.50
- 7. **Additional Site Work for East and South Side - \$1,670.50**
 - Provide labor to remove east curbs, south sidewalks, and install river rock on south side

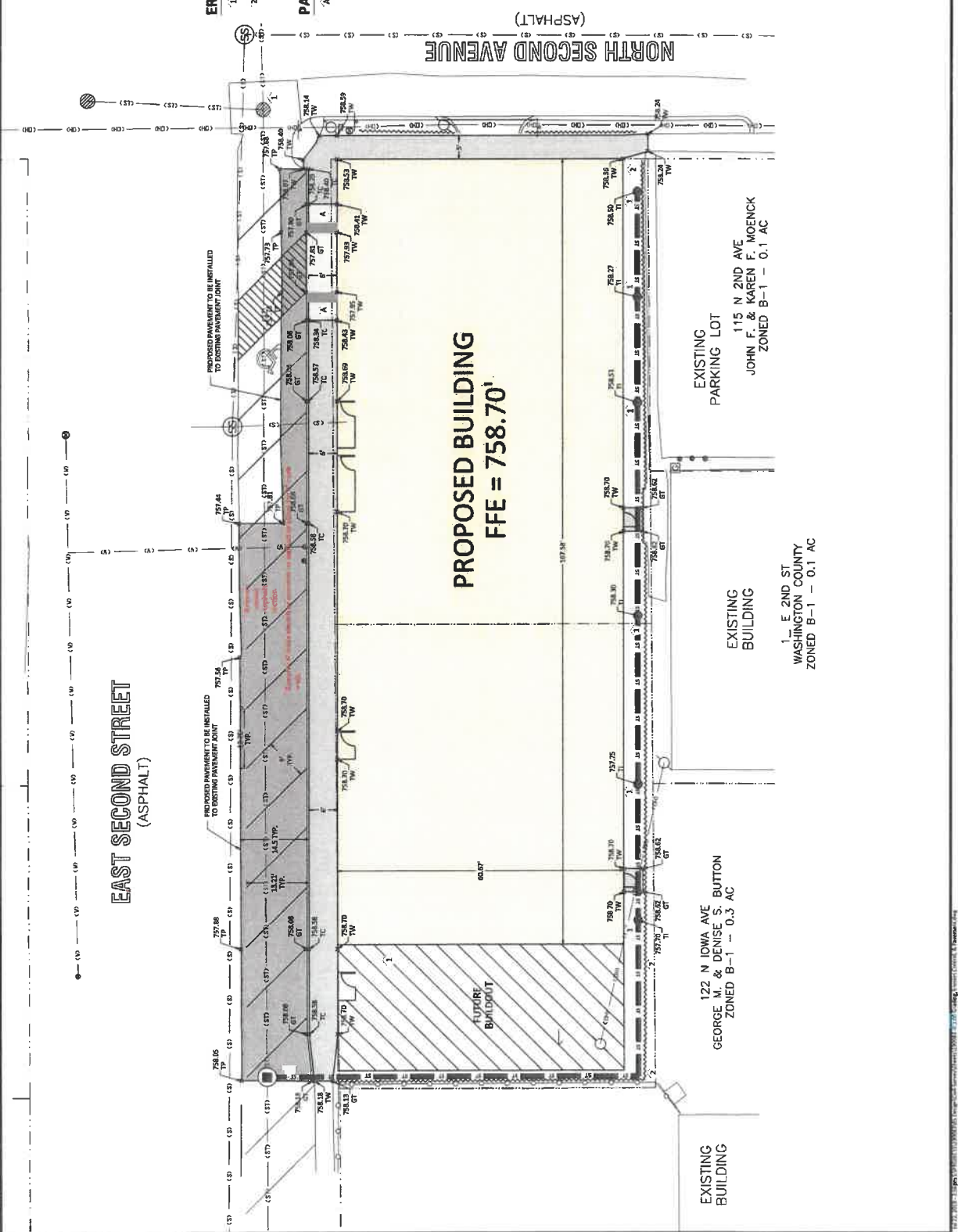
 - 8. **OPTION to remove existing footing and foundation on south side - \$2,150.00**
 - Provide labor and equipment to remove existing footing/foundation in lieu of DeLong Construction

GRADING, EROSION CONTROL, & PAVEMENT PLAN
 CITY REVIEW
 EROSION CONTROL KEYNOTES:
 PROVIDE INLET PROTECTION
 PROVIDE PERIMETER SILT FENCE

NOTES:
 1. GT = GUTTER
 2. TW = TOP OF SLAB
 3. TC = TOP OF CURB
 4. TP = TOP OF PAVEMENT
 5. TI = TOP OF INLET

LEGEND
 PCC PAVING
 PCC SIDEWALK
 PCC SIDEWALK RAMP

PAVEMENT KEYNOTES:
 DETECTABLE WARNING SURFACE TO BE INSTALLED ACCORDING TO SDAS SECTION 709A.07 & SDAS FIGURE 709A.20



*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
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Memorandum

November 15, 2019

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 printed name and title of Brent Hinson.

Re: East Washington Sidewalk- Waive Special Assessment Process

As we have discussed, and as was approved in TIF amendment #4 for the Unified Commercial district, we are now ready to abandon the special assessment process for the East Washington sidewalk project. Dollar Tree has occupancy and is in business, so the tax increment we needed to replace the property owner contributions has now been secured.

RESOLUTION NO. _____

**A RESOLUTION SETTING ASIDE SPECIAL ASSESSMENT PROCESS FOR
2019 EAST WASHINGTON SIDEWALK PROJECT**

WHEREAS, pursuant to Chapter 384 of the Iowa Code, as amended, this Council initiated special assessment proceedings for the 2019 East Washington Sidewalk Project (hereinafter referred to as “the Project”); and

WHEREAS, the Council adopted Unified Commercial Urban Renewal Plan Amendment #4 on March 19, 2019, allowing for TIF reimbursement of these sidewalk costs; and

WHEREAS, the Dollar Tree project is now complete, and the necessary tax increment will thus be available to reimburse the costs in lieu of adjacent property owner contributions to the sidewalk project.

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

Section 1. The City Council hereby sets aside the special assessment process for the 2019 East Washington Sidewalk Project.

Section 2. The City Clerk is hereby directed to provide suitable notice to the County Treasurer to document the abandonment of this process.

PASSED AND APPROVED this 19th day of November, 2019.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

*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

November 15, 2019

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

From: Brent Hinson
City Administrator

Re: Residential Development Fund 315

Due to a number of factors, including the Prairie Ridge Subdivision development, it now seems appropriate to create a dedicated residential development fund, in the same way as we created an industrial development fund a number of years ago to work toward the Washington Business Park development. This fund would serve as a repository for any residential funds we receive from payments from David & Lisa Nacos as lots sell under our development agreement, as well as the refund of gas & electric costs from Alliant, and would support our future residential development activities.

RESOLUTION NO. _____

**A RESOLUTION ESTABLISHING A NEW
RESIDENTIAL DEVELOPMENT FUND 315**

WHEREAS, the City Council designated, "Promote Housing Development" as a top priority for 2019 and 2020 in the Fall 2018 goal-setting process; and

WHEREAS, the City may receive payments from time to time that are appropriate to set aside for future residential development activities; and

WHEREAS, the City Council wishes to create a dedicated fund for the deposit of these funds.

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

Section 1. The City Council directs the Finance Director to create the following new fund, for the purpose designated below:

- a. 315- Residential Development, for the purpose of setting aside appropriate funds for future residential development activities and promoting those activities.

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

PASSED AND APPROVED this 19th day of November, 2019.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

*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

November 19, 2019

To: Mayor and 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: Bell Property Purchase

Dear Mayor and Council:

As we have discussed in closed session previously, attached are a Purchase Agreement and an Option Agreement with the Bell family. Here are the basic terms, which are similar to what was previously discussed:

Purchase Agreement

- City pays \$1,000 down; \$19,500/acre sale price at closing (April 1, 2020).
- City pays all administrative, legal, surveying, land split, annexation, and tax costs.
- Initial land acquisition will be about 19 acres versus the approximately 18 acres originally considered.

Option Agreement

- 10-year purchase option at \$19,500/acre, with a small inflationary factor in the later years (see the last bullet point). Option expires March 31, 2030.
- City pays \$1,000 up front for option.
- City pays 5% at years 3, 5 & 7 (April 1, 2023; 2025; 2027) if the entire optioned property is not purchased. This is approximately \$25,000 in each of these years.
- The City may purchase the optioned land in increments of 10 acres at a time.
- If the City has not purchased the entire property by April 1, 2026, the price per acre will increase by 1.5% per year for the remainder of the option period.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING A PURCHASE AGREEMENT
AND OPTION AGREEMENT FOR REAL PROPERTY**

WHEREAS, the City Council authorized entering into negotiations with Mary Clarice Bell, Lisa Hardy, Jeffrey A. Bell, Jason W. Bell, Justin Bell, and Jon Bell (collectively referred to as “the Bell family”) for purchase of certain property for future residential development; and

WHEREAS, general agreement has been reached with the Bell family on the terms of this purchase and an option area for future purchase of land; and

WHEREAS, the Council has been asked to consider the final agreements.

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

Section 1. The City of Washington hereby adopts the attached real estate Purchase Agreement and Option Agreement with the Bell family.

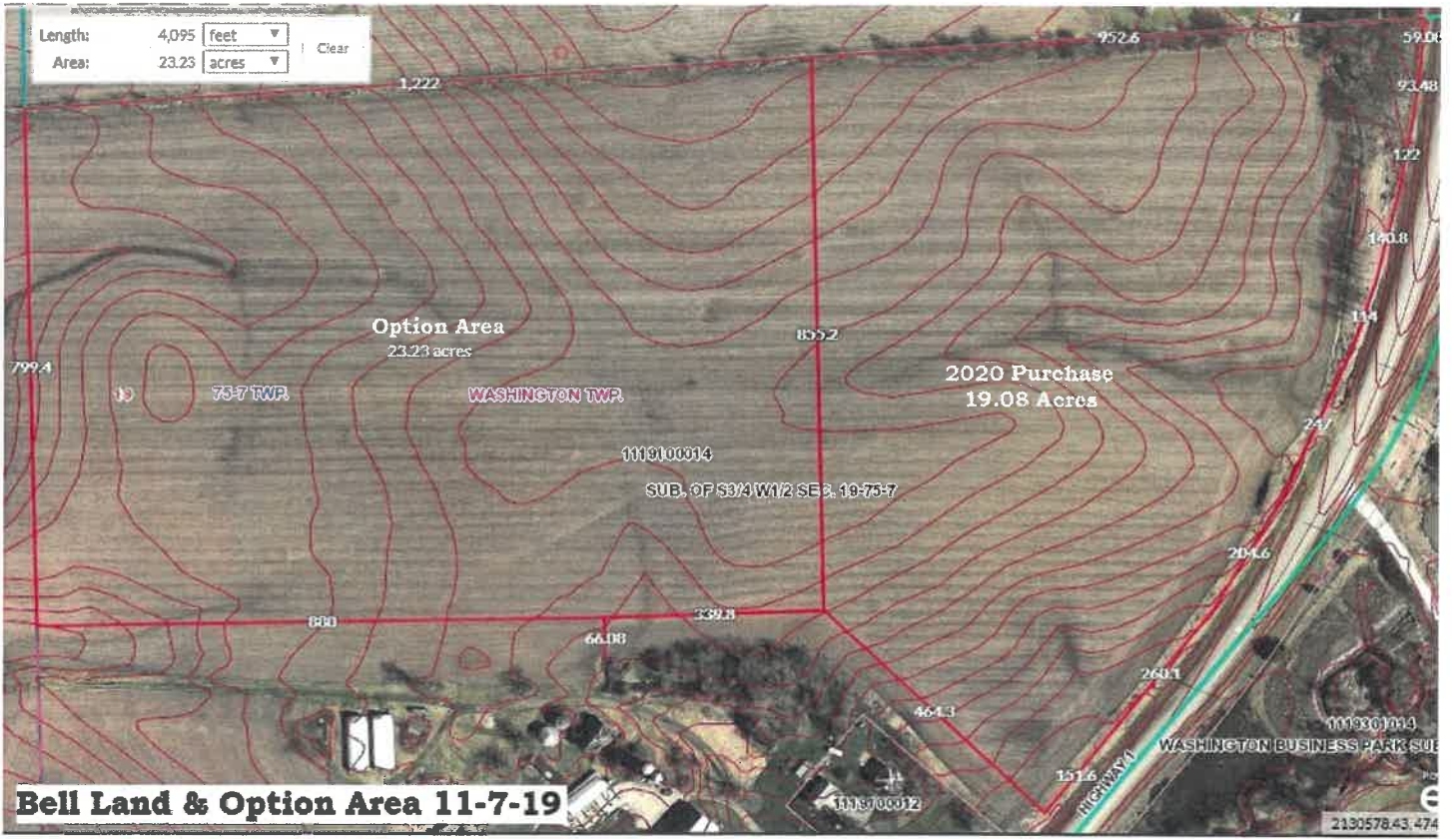
Section 2. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 19th day of November, 2019.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk



ORDINANCE NO. _____

**AN ORDINANCE ADOPTING THE “CODE OF ORDINANCES
OF THE CITY OF WASHINGTON, IOWA”**

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

SECTION 1. Pursuant to published notice and following public hearing on the 5th day of November, 2019, so required by Sections 362.3 and 380.8, Code of Iowa, there is hereby adopted by the City of Washington, Iowa, the “CODE OF ORDINANCES OF THE CITY OF WASHINGTON, IOWA.”

SECTION 2. All of the provisions of the “CODE OF ORDINANCES OF THE CITY OF WASHINGTON, IOWA,” shall be in force and effect on and after the effective date of this ordinance.

SECTION 3. All ordinances or parts thereof in force on the effective date of this ordinance are hereby repealed from and after the effective date of this ordinance, except as hereinafter provided.

SECTION 4. The repeal provided for in the preceding section of this ordinance shall not affect any offense or act committed or done or any penalty or forfeiture incurred or any contract or right established or accruing before the effective date of this ordinance; nor shall such repeal affect any ordinance or resolution promising or guaranteeing the payment of money by the City or authorizing the issuance of any bonds of said City or any evidence of said City's indebtedness or any contract or obligation assumed by said City; nor shall said repeal affect the administrative ordinances or resolutions of the Council not in conflict or inconsistent with the provisions of “THE CODE OF ORDINANCES OF THE CITY OF WASHINGTON, IOWA”; nor shall it affect the following ordinances specifically saved from repeal:

VACATION AND DISPOSAL OF STREETS

ORDINANCE NO.	ADOPTED
308	June 21, 1943
313	May 7, 1945
318	January 6, 1947
360	November 5, 1951
371	June 4, 1952
380	October 19, 1953
381	April 19, 1954
401	October 7, 1957
411	November 17, 1958
413	June 15, 1959
426	June 27, 1960
433	May 15, 1961
436	August 20, 1962
448	June 2, 1964
458	June 20, 1966
480	March 1, 1971

490	August 7, 1972
496	March 19, 1973
542	July 5, 1977
543	August 1, 1977
559	December 18, 1978
596	February 16, 1982
655	October 6, 1987
660	January 5, 1988
667	November 15, 1988
680	February 6, 1990
683	April 17, 1990
691	August 7, 1990
711	May 5, 1992
712	May 19, 1992
717	August 18, 1992
732	February 15, 1994
734	June 21, 1994
804	July 6, 1999
815	December 21, 1999
839	April 3, 2001
886	December 15, 2004
889	May 4, 2005
1007	August 7, 2013
1048	October 4, 2016
1050	October 4, 2016
1081	December 4, 2018
1084	February 19, 2019

STREET GRADES

ORDINANCE NO.	ADOPTED
274	Prior to 1943
338	November 21, 1949
407	May 5, 1958
434	June 14, 1961
454	May 24, 1965
477	August 17, 1970
487	April 17, 1972
524	April 5, 1976
556	August 7, 1978
561	May 24, 1979
566	August 13, 1979
573	March 4, 1980
586	June 30, 1981
702A	August 20, 1991
706	February 4, 1992
1053	November 1, 2016

ZONING MAP CHANGES

ORDINANCE	ADOPTED	ORDINANCE	ADOPTED
497	4-2-73	755	4-16-96
503	10-27-73	759	6-4-96

505	11-12-73	764	11-5-96
511	1-6-75	770	8-19-97
523	4-5-76	771	8-19-97
531	7-6-76	772	11-18-97
540	5-2-77	775	12-9-97
544	8-1-77	776	12-9-97
552	6-2-78	781	3-3-98
570	11-5-79	782	3-3-98
571	11-19-79	787	8-18-98
575	4-8-80	788	8-18-98
579	7-15-80	794	3-2-99
587	7-7-81	795	4-6-99
591	11-17-81	798	5-7-99
606	4-5-83	807	9-21-99
608	6-21-83	829	7-5-00
611	1-17-84	847	4-16-02
614	6-5-84	848	5-7-02
626	6-4-85	852	7-2-02
631	9-3-85	853	8-6-02
664	8-2-88	857	11-05-02
669	4-18-89	858	12-17-02
689	5-15-90	861	1-7-03
698	6-4-91	870	6-4-03
702	8-6-91	874	11-5-03
704	9-3-91	878	6-2-04
707	3-17-92	880	7-21-04
708	3-17-92	890	5-18-05
710	5-5-92	894	6-15-05
715	7-7-92	899	7-21-05
720	12-15-92	913	5-03-06
721	1-19-93	916	9-25-06
727	9-7-93	922	1-3-07
728	9-21-93	927	3-21-07
729	9-21-93	928	3-21-07
733	5-17-94	931	5-02-07
746	6-6-95	932	5-02-07
750	9-5-95	937	6-20-07
753	2-6-96	938	8-15-07
951	5-6-09		
953	6-3-09		
965	6-16-10		

996	10-17-12		
1004	06-5-13		
1070	10-3-17		
1079	11-20-18		
1083	12-18-18		
1085	5-7-2019		

nor shall it affect any other right or franchise conferred by any ordinance or resolution of the Council or any other person or corporation; nor shall it affect any ordinance naming, establishing, relocating or vacating any street or public way, whether temporary or permanent; nor shall it affect any ordinance amending the official zoning map, establishing building lines, establishing and changing grades, or dedicating property for public use; nor shall it affect any prosecution, suit or other proceeding pending or any judgment rendered on or prior to the effective date of this ordinance.

SECTION 5. The following ordinances, passed subsequent to the preparation of this code but prior to adoption of this code, are hereby adopted and made a part of this code. These are ordinances 1086, 1087, 1088, 1089, 1090. Said ordinances shall be codified and incorporated in published copies of this code as supplements thereto following adoption of this ordinance.

SECTION 6. An official copy of the "CODE OF ORDINANCES OF THE CITY OF WASHINGTON, IOWA," adopted by this ordinance, including a certificate of the City Clerk as to its adoption and the effective date, is on file in the office of the City Clerk, and shall be kept available for public inspection.

SECTION 7. The City Clerk shall furnish a copy of the "CODE OF ORDINANCES OF THE CITY OF WASHINGTON, IOWA," to the Judicial Magistrates serving the City of Washington.

SECTION 8. This ordinance shall be in full force and effect from and after the publication of this ordinance, as required by law.

Passed by the City Council of the City of Washington, Iowa, the ____ day of _____, _____.

Jaron Rosien, Mayor

ATTEST: _____
Illa Earnest, City Clerk

First Reading: 11-05-2019

Second Reading: _____

Third Reading: _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE
CITY OF WASHINGTON, IOWA, BY AMENDING CHAPTER
69 REGARDING DOWNTOWN PARKING

BE IT ORDAINED by the City Council that the Code of Ordinances of the City of Washington, Iowa be amended as follows:

SECTION 1. **Delete Section.** Section 69.09, "All Night Parking Prohibited", is hereby repealed.

SECTION 2. **Add Section.** A new Section 69.09, "All Night Parking Prohibited", is added as follows:

"69.09 ALL NIGHT PARKING PROHIBITED.

No person shall park or leave standing any vehicle on any street within the area of the public square and extending one block each way there from, said area bounded by the south line of Second Street, the west line of Second Avenue, the north line of Jefferson Street, and the east line of Avenue B, but not including any portion of Second Street, Second Avenue, Jefferson Street or Avenue B during the following times:

1. Between the hours of 10:00 p.m. on Thursday and 6:00 a.m. on the following Friday of each week; or
2. Between the hours of 10:00 p.m. and 6:00 a.m. when signs are posted in the northwest and southeast corners of Central Park for snow removal."

SECTION 3. **Repealer.** All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 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 _____, 2019.

Jaron P. Rosien, Mayor

Attest:

Illa Earnest, City Clerk

Approved on First Reading: _____ 11-05-2019
Approved on Second Reading: _____
Approved on Third & Final Reading: _____