



AGENDA OF THE REGULAR SESSION OF THE
COUNCIL OF THE CITY OF WASHINGTON, IOWA
TO BE HELD IN THE COUNCIL CHAMBERS,
120 E. MAIN STREET
AT 6:00 P.M., TUESDAY, JULY 5, 2016

Call to Order

Pledge of Allegiance

Roll call

Agenda for the Regular Session to be held at 6:00 P.M., Tuesday, July 5, 2016 to be approved as proposed or amended.

Consent:

1. Council Minutes 06-21-2016
2. Council Minutes 06-28-2016
3. Washington County Emergency Management, FY16-17 Assessment, \$12,715.50
4. Washington State Bank, Principal and Interest, \$15,090.39
5. Veenstra & Kimm, Industrial Park Rise Improvements-General Services, \$3,977.05
6. Veenstra & Kimm, Sitler Drive Widening Project, General Services, \$41.60
7. Mi Pueblo Real, 1021 W. Madison Street, Class C Liquor License, Sunday Sales
(renewal)
8. Department Reports.

Consent - Other:

1. DeLong Construction, Sitler Drive Widening Project, \$16,081.44

Claims and Financial Reports:

Claims as Presented.

SPECIAL PRESENTATION

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

NEW BUSINESS

Discussion and Consideration of Purchase of WWTP Utility Cart (golf cart w/roll bar).

Discussion and Consideration of Power Washer – M/C Dept.

CONSIDERATION OF HEARINGS, ORDINANCES & RESOLUTIONS

Public Hearing - Public Hearing on Development Agreement with ACH Foam.

Discussion and Consideration of Resolution Approving a Development Agreement with ACH Foam.

Discussion and Consideration of a Resolution Fixing a Date for a Public Hearing on a Proposal \$6,400,000 Conduit Revenue Bonds Issuance for United Presbyterian Home. (revised amount)

Discussion and Consideration of a Resolution Supporting a Brownfield/Grayfield Application for Redevelopment of the Property at 628 E. Third Street.

Discussion and Consideration of a Resolution Supporting a Brownfield/Grayfield Application for Redevelopment of the Property at 306 N. Marion Avenue.

Discussion and Consideration of a Resolution Setting a Fund Balance Policy for the General Fund.

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

DEPARTMENTAL REPORT

Police Department
City Administrator
City Attorney

MAYOR & COUNCILPERSONS

Sandra Johnson, Mayor
Brendan DeLong
Kerry Janecek
Jaron Rosien
Kathryn Salazar
Millie Youngquist
Russ Ziegłowski

ADJOURNMENT

Illa Earnest, City Clerk

Council Minutes 06-21-2016

The Council of the City of Washington, Iowa, met in the council chambers, 120 E. Main Street, at 6:00 P.M., Tuesday, June 21, 2016. Mayor Johnson in the chair. On roll call present: DeLong, Janecek, Rosien, Youngquist, Zieglowsky. Absent: Salazar.

Motion by DeLong, seconded by Youngquist, that the agenda for the Regular Session to be held at 6:00 P.M., Tuesday, June 21, 2016 be approved as proposed. Motion carried.

Consent:

1. Council Minutes 06-21-2016
2. Feld Fire, New Fire Truck Equipment, \$7,067.00
3. Fox Engineering, Sanitary Sewer System Collection System Evaluation, \$1,200.00
4. Fox Engineering, WWTP-IRE Pretreatment Agreement Consultation, \$650.75
5. Fox Engineering, Elevated Water Storage Tank, \$2,315.00
6. Fox Engineering, Lexington Blvd Pump Station Improvements, \$205.50
7. Dave Schmitt Construction, W. 5th Street Water Main Project, Pay App #3, \$11,840.80
8. Iowa League of Cities, Member Dues 2016-2017, \$2,979.00
9. MMS Consultants, Sitler Drive Improvements & S. Ave H (Sunset Park) Street Repair, \$5,240.00
10. WRH Construction, Lexington Blvd Pump Station Improvements, Pay App #4, \$9,280.04
11. IMWCA, Workers Comp Premium, Deposit 1, \$22,575.00
12. Life Time Fence Co., Impound Lot Fence at WWTP, \$8,615.00
13. Wal-Mart, 2485 Highway 92, Retail Tobacco Permit Application (**renewal**)
14. Department Reports.

Consent - Other:

1. DeLong Construction, House Demolition on E. Jefferson Street, \$4,500.00
2. DeLong Construction, Industrial Park Rise Improvements, \$285,427.06
3. DeLong Construction, Court House Sewer Separation Project, \$137,896.07

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

Motion by Youngquist, seconded by Janecek, to approve the consent agenda – other. Motion carried. DeLong abstained with conflict.

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

Finance Director Kelsey Brown gave the April Financial Reports.

Motion by Rosien, seconded by Youngquist, to accept the financial reports. Motion carried.

Motion by DeLong, seconded by Rosien, to approve the request for a 5K Run on City streets from Jennifer Nichols subject to the route being worked out with the Police Department. Motion carried.

Motion by Zieglowsky, seconded by Janecek, to approve the on street parking request during RAGBRAI for Hospice of Washington County. Motion carried.

Michael Jennings who lives in the downtown area came before council to voice his concerns about the proposed utility rate increases.

Quotes received for new Wheel Loader:

Altorfer	Caterpillar 926M	\$113,960
Martin Equipment	John Deere 544KXT	\$121,350
Minnesota State Bid	Case 621F	\$108,620

Motion by Rosien, seconded by DeLong, to approve purchase of the Caterpillar 926M for \$113,960. Motion carried.

Motion by Youngquist, seconded by Zieglowsky, to approve purchase of the 12" AVT valve for \$8,900 to be paid out of the water distribution fund. Motion carried.

Quotes received for new submersible pump for Well #7:

Cahoy Well & Pump Service	\$60,945
Northway Well & Pump	\$80,924

Motion by Rosien, seconded by Youngquist, to approve the quote from Cahoy Well & Pump in the amount of \$60,945. Motion carried.

Motion by Rosien, seconded by Janecek, to approve the asphalt patching project quote from LL Pelling for \$31,019.45. Motion carried.

Mayor Johnson announced that now is the time for the public hearing on the Resolution of Necessity for Sitler Drive 2016 Project.

Richard Gilmore, 1201 S. Iowa Avenue property owner, rose in opposition to how the costs of the project are computed for the adjoining properties. Discussion followed.

Motion by Rosien, seconded by Janecek, to close the public hearing. Roll call on motion: Ayes: DeLong, Janecek, Rosien, Youngquist, Zieglowsky. Nays: none. Absent: Salazar. Motion carried.

Motion by Rosien, seconded by Youngquist, to approve the Resolution of Necessity for Sitler Drive 2016 Paving Project. Roll call on motion: Ayes: DeLong, Janecek, Rosien, Youngquist, Zieglowsky. Nays: none. Absent: Salazar. Motion carried. **(Resolution No. 2016-056)**

Motion by Rosien, seconded by Janecek, to approve the Resolution Approving Alternate Payment for Street Assessment. Roll call on motion: Ayes: DeLong, Janecek, Rosien, Youngquist, Zieglowsky. Nays: none. Absent: Salazar. Motion carried. **(Resolution No. 2016-057)**

Mayor Johnson announced that now is the time for the public hearing for Resolution Approving Plans, Specifications, Form of Contract, and Estimate of Cost for the Sitler Drive and S Ave H 2016 Street Paving Project.

Richard Gilmore again rose in opposition to the assessment formula.

Motion by Rosien, seconded by Zieglowsky, to close the public hearing. Roll call on motion: Ayes: DeLong, Janecek, Rosien, Youngquist, Zieglowsky. Nays: none. Absent: Salazar. Motion carried.

Motion by Rosien, seconded by Youngquist, to approve as amended the Resolution Approving Plans, Specifications, Form of Contract, and Estimate of Cost for 2016 Paving Project. Roll call on motion: Ayes: DeLong, Janecek, Rosien, Youngquist, Zieglowsky. Nays: none. Absent: Salazar. Motion carried. **(Resolution No. 2016-058)** The original language "Sitler Drive 2016 Paving Project" was amended for clarification to read "2016 Street Program"(includes Sitler Drive and S. Ave. H)

Motion by Zieglowsky, seconded by Rosien, to approve the Resolution Adopting a Revised 28E Agreement for Joint City/County Recycling Center. Roll call on motion: Ayes: DeLong, Janecek, Rosien, Youngquist, Zieglowsky. Nays: none. Absent: Salazar. Motion carried. **(Resolution No. 2016-059)**

Motion by Rosien, seconded by Janecek, to approve the Resolution Setting a Public Hearing for July 5 on an Development Agreement (economic development grant not to exceed \$12,000) with ACH Foam. Roll call on motion: Ayes: DeLong, Janecek, Rosien, Youngquist, Zieglowsky. Nays: none. Absent: Salazar. Motion carried. **(Resolution No. 2016-060)**

Motion by DeLong, seconded by Youngquist, to approve as amended the Third Reading and Adopt the Ordinance Setting Utility Rates. Roll call on motion: Ayes: DeLong, Janecek, Rosien, Youngquist, Zieglowsky. Nays: none. Absent: Salazar. Motion carried. **(Ordinance No. 1049)** The cost for individual bag stickers was changed from \$1.90 to \$2.00.

Motion by Rosien, seconded by DeLong, to approve the Resolution Authorizing the Park Board Application to the Riverboat Foundation Mini-Grant for Disc Golf Course Upgrades. Roll call on motion: Ayes: DeLong, Janecek, Rosien, Youngquist, Zieglowsky. Nays: none. Absent: Salazar. Motion carried. **(Resolution No. 2016-061)**

Motion by Rosien, seconded by DeLong, to approve the Resolution Authorizing the Cable Commission Application to Riverboat Foundation Mini-grant for Video Camera. Roll call on motion: Ayes: DeLong, Janecek, Rosien, Youngquist, Zieglowsky. Nays: none. Absent: Salazar. Motion carried. **(Resolution No. 2016-062)**

Motion by Youngquist, seconded by Zieglowsky, to approve the Resolution Authorizing Visitors & Tourism Application to Riverboat Foundation Mini-grant for Street Banners. Roll call on motion: Ayes: DeLong, Janecek, Rosien, Youngquist, Zieglowsky. Nays: none. Absent: Salazar. Motion carried. **(Resolution No. 2016-063)**

Motion by DeLong, seconded by Youngquist, that the Regular Session held at 6:00 P.M., Tuesday, June 21, 2016 be adjourned. Motion carried.

Illa Earnest, City Clerk

Sandra Johnson, Mayor

Council Minutes 06-28-2016

The Council of the City of Washington, Iowa, met in Special Session in the council chambers, 120 E. Main Street, at 6:00 P.M., Tuesday, June 28, 2016. Mayor Johnson in the chair. On roll call present: DeLong, Janecek, Rosien, Salazar, Youngquist, Ziegrowsky. Absent: none.

Motion by Salazar, seconded by Youngquist, that the agenda for the Special Session to be held at 6:00 P.M., Tuesday, June 28, 2016 be approved as proposed. Motion carried.

Jim Gorham, 608 W. Washington Blvd., came before the council to urge the council to reconsider rehabilitating the old library building for City use.

CONSENT AGENDA

1. YMCA of Washington County, 2016 City Recreation and Sports Program, \$22,000.00
2. Jerry's Hauling, Hauling Asphalt Millings to Airport, \$4,439.23
3. Ahlers & Cooney, Professional Services, General Urban Renewal, \$225.00
4. Unc & Neph's, 1015 W. Madison Street, outdoor service area for RAGBRAI
5. Hy-Vee Wine & Spirits, 1004 W. Madison Street, outdoor service area for RAGBRAI.
6. The Wagon Wheel, 521 E. 7th Street, outdoor service area RAGBRAI.

Motion by Rosien, seconded by Salazar, that the consent agenda items 1-4 and 6 be approved. Motion carried.

Motion by Rosien, seconded by Salazar, that consent agenda item 5 be approved. Motion carried. Ziegrowsky abstained with conflict.

Jeff Edberg from Lepic-Kroeger Realtors spoke to the council about his experience selling commercial real estate and some of the ways he would go forward with marketing the building. Council questions and concerns were addressed.

Motion by Salazar, seconded by Rosien, that the Discussion and Consideration of Listing Agreement for Former Library Building be removed from the table. Roll call on motion: Ayes: DeLong, Janecek, Rosien, Salazar, Youngquist, Ziegrowsky. Nays: none. Motion carried.

Motion by Salazar, seconded by Youngquist, to approve as amended the listing agreement with Lepic-Kroeger. Motion carried. Rosien and Ziegrowsky voted no. Amendments: the City of Washington is exempted from paying a commission if it ends up using the facility; the City Council has final determination on accepting any offers; and the minimum commission is \$17,130 or 6% of the actual sale price, whichever is higher. The City Administrator and City Attorney were directed to make revisions to the contract as noted.

After discussion on Alternate Financing Plans for Municipal Building, motion by Rosien, seconded by DeLong, to direct staff to move forward and prepare the necessary documents. Motion carried unanimously.

Motion by Youngquist, seconded by Ziegrowsky, to approve the Proposal from Iowa Codification to upgrade the Washington City Code. Motion carried unanimously.

Discussion by Council on possible scenarios for W. Buchanan Street Traffic Flow once the paving is done on the west end.

Motion by Rosien, seconded by Janecek, to approve the Resolution Changing Meeting Date to August 1, 2016. Roll call on motion: Ayes: DeLong, Janecek, Rosien, Salazar, Youngquist, Zieglowsky. Nays: none. Motion carried. **(Resolution No. 2016-064)**

Motion by Zieglowsky, seconded by DeLong, that the Special Session held at 6:00 P.M., Tuesday, June 28, 2016 be adjourned. Motion carried.

Illa Earnest, City Clerk

Sandra Johnson, Mayor

Washington County

Emergency Management

POB 273
Sigourney, IA 52591-0273
Phone 641.622.2528 Fax 641.622.2139
lsmith5450@lisco.com

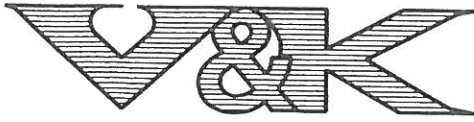
DATE: June 27, 2016
INVOICE # 16-17'
FOR: *Annual Assessment*

Bill To:

City of Washington
POB 516
Washington, IA 52353-0516

DESCRIPTION	AMOUNT
FY16-17' Assessment 7,266 @ \$1.75	12,715.50
TOTAL	\$ 12,715.50

Make all checks payable to Washington County Emergency Management
If you have any questions concerning this invoice, contact Larry Smith



VEENSTRA & KIMM, INC.

3000 Westtown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

STATEMENT OF PROFESSIONAL SERVICES

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

June 28, 2016
 Project No: 24645
 Invoice No: 5

Project Manager Leland Belding III

Engineering services for Industrial Park Rise Improvements - General Services:

Professional Services from May 15, 2016 to June 18, 2016

Professional Personnel

	Hours	Rate	Amount	
Clerical III	5.50	41.00	225.50	
Engineer III-A	27.00	115.00	3,105.00	
Technician III	4.00	67.00	268.00	
Totals	36.50		3,598.50	
Total Labor				3,598.50

Reimbursable Expenses

Travel			194.40	
Miscellaneous Expense			175.00	
Total Reimbursables			369.40	369.40

Unit Billing

Duplication			1.50	
Duplication-8.5 X11 Color			7.65	
Total Units			9.15	9.15

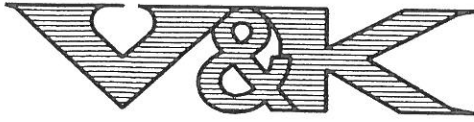
Billing Limits

	Current	Prior	To-Date
Total Billings	3,977.05	14,289.61	18,266.66
Limit			36,000.00
Remaining			17,733.34

Total this Invoice \$3,977.05

Billings to Date

	Current	Prior	Total
Labor	3,598.50	13,881.00	17,479.50
Expense	369.40	216.21	585.61
Unit	9.15	192.40	201.55
Totals	3,977.05	14,289.61	18,266.66



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STATEMENT OF PROFESSIONAL SERVICES

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

June 28, 2016
 Project No: 24647
 Invoice No: 7

Project Manager Leland Belding III

Engineering services for Sitler Drive Widening - General Services:

Professional Services from May 15, 2016 to June 18, 2016

Professional Personnel

	Hours	Rate	Amount	
Clerical III	1.00	41.00	41.00	
Totals	1.00		41.00	
Total Labor				41.00

Unit Billing

Duplication			.60	
Total Units			.60	.60

Total this Invoice \$41.60

Billings to Date

	Current	Prior	Total
Labor	41.00	5,323.00	5,364.00
Expense	0.00	409.90	409.90
Unit	.60	290.60	291.20
Totals	41.60	6,023.50	6,065.10

Applicant License Application (LC0038602)

Name of Applicant:	<u>Campo Azul, Inc.</u>				
Name of Business (DBA):	<u>Mi Pueblo Real #2</u>				
Address of Premises:	<u>1021 W. Madison</u>				
City	<u>Washington</u>	County:	<u>Washington</u>	Zip:	<u>52353</u>
Business	<u>(319) 653-3337</u>				
Mailing	<u>1021 W. Madison</u>				
City	<u>Washington</u>	State	<u>IA</u>	Zip:	<u>52353</u>

Contact Person

Name	<u>Fernando Macias</u>		
Phone:	<u>(319) 621-1286</u>	Email	<u>fernandomacias42@yahoo.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 08/01/2015

Expiration Date: 07/31/2016

Privileges:

Class C Liquor License (LC) (Commercial)

Sunday Sales

Status of Business

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>471718</u>	Federal Employer ID	<u>45-2495358</u>

Ownership

CLAUDIA ALVAREZ

First Name: CLAUDIA

Last Name: ALVAREZ

City: Washington

State: Iowa

Zip: 52353

Position: OWNER

% of Ownership: 100.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company:	<u>Auto Owners Insurance Company</u>		
Policy Effective Date:	<u>08/01/2015</u>	Policy Expiration	<u>08/01/2016</u>
Bond Effective		Dram Cancel Date:	
Outdoor Service Effective		Outdoor Service Expiration	
Temp Transfer Effective		Temp Transfer Expiration Date:	

**WWTP report
July 5, 2016
Council meeting**

- **After hour alarm and dog call outs –**
 - 11th WWTP alarm, high TSS alarm, 5:22 p.m. Fred
 - 18th Parkside Estates lift station alarm, 2:11 p.m. Fred
 - 18th Parkside Estates lift station alarms, 8:59 p.m. & 10:20 p.m. Fred
 - 19th WWTP alarm, high TSS alarm, 9:57 a.m. Fred
 - 24th WWTP alarm, high TSS alarm, 4:29 a.m. Fred
 - 25th dog call, Safety Center reported dog to be picked up at 909 South 2nd Ave, 3:47 p.m. Delen
 - 25th dog call, Safety Center reported dog to be picked up at, 714 E Jefferson, 10:19 p.m. Delen
 - 26th WWTP alarm, high TSS alarm, 1:08 p.m. Delen
 - 27th dog call, Safety Center reported dog to be picked up at E Monroe, 8:12 p.m. Delen
 - 28th WWTP, WAS pump #2 fail to run alarm, 12:30 a.m. Delen
 - 29th WWTP, high TSS alarm, 1:34 a.m. Delen

- **Dept Head meetings –** I attended the meetings on the 21st & 28th.

- **Delen –** He turned in his resignation on June 29, 2016 to accept a job with the City of North Liberty WWTP. His last day will be July 15, 2016.

- **Iowa Renewal Energy (IRE) –** IRE continues to discharge to the city collection system without problems.

- **Lexington lift station alarms –** On June 20th Jason got a call from David Bloch of Electric Pump (EP). David had Jason switch a couple of the pump wires to see if pump #1 would send a pump #1 not in auto alarm. We received a pump #1 not in auto shortly after that even though pump #1 was running and pumping. What this told David was it wasn't a problem with the Omni Site alarm it was a Primex control problem. David sent an email to Primex to make them aware it was their problem and not EP's. Scott of Primex was here on the 29th to troubleshoot the control panel. Scott thinks there was a bad relay causing the not in auto alarms. He replaced the bad relay and said to monitor it for a couple days to see if that corrects it.

- **Parkside Estates lift station –** I received three (3) callouts at this lift station on the 18th. The vacuum pump that primes the big pump was having issues. On the 20th Jason and I replaced the vacuum pump with a used one we had on hand. On the 22nd I found the vacuum pump had developed a hole in its airline causing it to run nonstop during my morning rounds. Highway Service Center fabricated a new air line for us out of a brake line to get us by. We ordered a new vacuum pump from Smith/Loveless to replace the used one. The used one will be saved as a backup.

- **USEPA blind laboratory performance evaluation audit samples –** Jason performed the tests on the audit samples. I submitted our test results for the lab performance evaluation. We should know how we did sometime in July.

- **Maintenance on WWTP equipment –** We changed the oil and greased SBR blowers #2 and #3. SCADA controls indicated it was time to do this.

- **WWTP's new utility cart with roll over protection purchase –** Jason and I will be at the meeting on July 5, 2016 to discuss the bids and the purchase of this cart.

**Fred E. Doggett
6/29/2016 1:57 PM**

Southeast Basin Sanitary Sewer Evaluation

Project Update



The intent of this update is to give an overview of the project status to date and what may be completed in the coming month. It is intended to be a general overview and tentative in nature.

Work Completed from May – June

- FOX received additional manhole observation information.
- FOX continued with mapping of the SE basin based on information provided.
- FOX provided additional comments and clarification items to the city regarding manholes and pipes in the SE basin.
- FOX had a meeting with city staff to review the project and to determine data collection that was remaining by the city.
- The City provided additional information on clarification items.
- FOX provided the city a map indicating pipe segments in which FOX has not received televising information.

What to Expect in July

- FOX will receive additional clarification items and will update the sanitary sewer mapping.
- FOX will complete a field survey to collect the remaining information to complete the basin mapping.
- FOX will complete the SE basin mapping after the field survey is completed.
- The city will provide the remaining televising videos to FOX for review of critical pipe sections.
- FOX will continue with modeling efforts of the SE basin after the mapping is completed.

Information Needed

- Manhole information that will be collected by FOX survey crew.
- Remaining televising data.
- Information from the city on past sanitary sewer projects completed in the SE Basin.

Schedule Impacts

- The tentative schedule has been delayed due to data collection. The schedule will be revised after the data collection is completed.

If you have any questions, please feel free to contact Steven Soupir at 515-233-0000 or email at sps@foxeng.com.

Steven Soupir, Project Manager
FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Office: 515-233-0000



Brent Hinson, City Administrator
City of Washington, Iowa
215 E. Washington Street
Washington, IA 52353
Office: 319-653-6584 ext. 33

CITY OF WASHINGTON, IOWA

CLAIMS REPORT JULY 5TH, 2016

POLICE	MIDWEST WHEEL	PARTS	51.11	
	KELTEK	SHIPPING & HANDLING	306.13	
	MARCO, INC.	COPIER	103.00	
	MARIE ELECTRIC INC.	SIREN REPAIR	1545.56	
		TOTAL	2005.80	
FIRE	EICCD	CPR CERTIFICATION	100.00	
	HIWAY SERVICE CENTER	PART	57.63	
	MOORE'S BP AMOCO INC	FUEL	11.90	
	STRANSKY, JIM	PARTS	44.00	
	WINDSTREAM IOWA COMMUNICATIONS	SERVICE	172.80	
		TOTAL	386.33	
DEVELOP SERV	ARNOLD MOTOR SUPPLY	PART	21.35	
	CUSTOM IMPRESSIONS INC	BUSINESS CARDS	60.00	
	DLT SOLUTIONS	SERVICE	1046.37	
	HARRIS, HENRY W.	GRASS/TREE TRIM ABATEMENT	115.00	
	JC AUTO PANELS	PART	11.00	
	MARIE, LINDA	EMBROIDER	9.00	
		TOTAL	1262.72	
LIBRARY	ATLANTIC PUBLIC LIBRARY	LOST BOOK/REPLACEMENT	15.00	
	CINTAS CORP LOC. 342	RUG & TOWEL SERVICE	52.15	
	DEMCO	BOOK PROCESSING SUPPLIES	73.33	
	FAREWAY STORES	SRC PROGRAM SUPPLIES	44.06	
	GALE/CENGAGE LEARNING	WESTERNS	36.34	
	J & S ELECTRONIC BUSINESS SYSTEMS, INC	COPIER MAINTENANCE	148.80	
	MANGO LANGUAGES	LEARNING DATABASES	1050.00	
	PIZZA HUT	LIBRARY PROGRAMMING	58.20	
	RECORDED BOOKS LLC	BOOKS	242.96	
	SCHAEFER CLEANING	CLEANING- JULY 2016	1125.00	
	WCDC INC	WINDOW WASHING	30.00	
		TOTAL	2875.84	
	PARKS	CUSTOM IMPRESSIONS INC	SAFETY SHIRTS	162.02
		GREINER DISCOUNT TIRES	TIRE REPAIR	26.45
WAL-MART		SUPPLIES	41.52	
		TOTAL	229.99	
POOL	ACCO	CHEMICALS	98.00	
		TOTAL	98.00	
CEMETERY	ALLIANT ENERGY	ALLIANT ENERGY	23.72	
		TOTAL	23.72	

FINAN ADMIN	ALL AMERICAN PEST CONTROL	PEST CONTROL	44.00
	ARMSTRONG HEATING & AIR CONDITIONING I	old library hvac check	75.00
	BAKER PAPER CO.	COPY PAPER	88.05
	BERRY	windstream directory	23.20
	BUILDING SERVICES PLUS	WELCOME SIGN CLEANING	868.00
	CARSON PLUMBING & HEATING SRVS INC	WATER HEATER REPLACEMENT	691.99
	CINTAS CORP LOC. 342	RUG & TOWEL SERVICE	138.68
	EBERT SUPPLY CO.	SUPPLIES	164.55
	FAREWAY STORES	SUPPLIES	26.75
	IMPRESSIONS COMPUTERS, INC	COMPUTER MAINTENANCE	262.50
	IOWA DIVISION OF LABOR SERVICES	BOILER INSPECTION-OLD LIBR	40.00
	J & S ELECTRONIC BUSINESS SYSTEMS, INC	COPIES-CONTRACT	763.71
	ROTARY CLUB OF WASHINGTON	DUES AND MEALS	137.80
	WINDSTREAM IOWA COMMUNICATIONS	SERVICE	143.24
		TOTAL	3467.47
	AIRPORT	CINTAS FIRST AID & SAFETY	SAFETY SUPPLIES
CASH-N-CARRY CHEMICALS LLC		WEED SPRAY	302.50
		TOTAL	503.69
ROAD USE	ARNOLD MOTOR SUPPLY	SUPPLIES	276.18
	CENTRE STATE INTERNATIONAL	PART	16.98
	CHEMSEARCH	SUPPLIES	37.20
	DOUDS STONE LLC	ROADSTONE	387.83
	EZ-LINER INDUSTRIES	SUPPLIES	528.58
	HIWAY SERVICE CENTER	PART	46.99
	IDEAL READY MIX	E 11TH ST PATCH	5244.00
	MIDWEST WHEEL	PARTS	209.42
	MOSE LEVY CO INC	PIPE	22.50
	STAR EQUIPMENT	BLADE	171.77
	WAL-MART	SUPPLIES	39.96
		TOTAL	6981.41
STREET LIGHTING	ALLIANT ENERGY	ALLIANT ENERGY	53.03
	MARIE ELECTRIC INC.	UNDERPASS LIGHTS	2378.85
		TOTAL	2431.88
TIF 3C	WASHINGTON STATE BANK	TIF PMT - VOGELS	5325.64
		TOTAL	5325.64
SIDEWALK REPAIR/REPLACE	HARKEMA, BECKY	2017 SIDEWALK REPAIR PROGR	204.16
		TOTAL	204.16
LIBRARY GIFT	FAREWAY STORES	SRC TAB SUPPLIES	3.88
		TOTAL	3.88
CEMETERY GIFT	WOLF FLORAL INC.	MEEKER MEMORIAL DAY FLOWER	55.00
		TOTAL	55.00

WATER PLANT	ALLIANT ENERGY	ALLIANT ENERGY	20.32	
	ALTORFER	GENERATOR SET/MACHINE TESTING	2091.86	
	CARROLL, SUSAN	MILEAGE REIMB	14.04	
	CINTAS FIRST AID & SAFETY	SAFETY SUPPLIES	201.20	
	FERGUSON WATERWORKS# 2516	METER SUPPLIES	4747.57	
	HOLT SUPPLY CO.	SUPPLIES	355.52	
	JONES, EZRA E.	WATER DEPOSIT REFUND	46.31	
	PINNACLE ENGINEERING	SERVICE CALL	640.00	
	POSTMASTER	BULKY MAILING OF WATER BIL	800.61	
	STATE HYGIENIC LAB	TESTING	100.00	
	STREFF, ROSE	MILEAGE REIMB	2.27	
	TYLER TECHNOLOGIES	SOFTWARE & SUPPORT	2668.50	
	USA BLUEBOOK	PUMP SUPPLIES	1830.64	
	VAN METER INDUSTRIAL INC	ANALOG	1340.00	
	WASHINGTON ELECTRIC INC.	TEMP PUMP	2114.80	
	WATER SOLUTIONS UNLIMITED	CHEMICALS	3903.85	
	WINDSTREAM IOWA COMMUNICATIONS	SERVICE	41.26	
		TOTAL	20918.75	
	WATER DIST	ALLIANT ENERGY	ALLIANT ENERGY	38.93
		ARNOLD MOTOR SUPPLY	PARTS	17.84
FASTENAL COMPANY		SUPPLIES	50.95	
GREINER DISCOUNT TIRES		TIRES	1330.90	
KIMBALL MIDWEST		SUPPLIES	292.22	
UTILITY EQUIPMENT CO		PIPE	189.60	
WAL-MART		SUPPLIES	104.46	
		TOTAL	2024.90	
SEWER PLANT	ALLIANT ENERGY	ALLIANT ENERGY	18.94	
	ATCO INTERNATIONAL	CHEMICALS	399.60	
	CINTAS FIRST AID & SAFETY	1ST AID SUPPLIES	94.02	
	FAREWAY STORES	SUPPLIES	32.30	
	HIWAY SERVICE CENTER	PART FOR VAC PUMP	25.65	
	JOHN DEERE FINANCIAL	MOWER REPAIR	251.35	
	LAWSON PRODUCTS INC	SUPPLIES	125.49	
	TESTAMERICA LABORATORIES INC	TESTING FEES	1808.10	
	TYLER TECHNOLOGIES	SOFTWARE & SUPPORT	2668.49	
	WASHINGTON AG SUPPLY	CHEMICALS	32.97	
		TOTAL	5456.91	
SEWER COLLECT	ARNOLD MOTOR SUPPLY	SUPPLIES	6.39	
	CHEMSEARCH	SUPPLIES	223.83	
	CINTAS FIRST AID & SAFETY	SAFETY SUPPLIES	278.33	
	MIDWEST FUEL INJECTION	FUEL INJECTOR	1854.35	
		TOTAL	2362.90	
SEWER CAPITAL PROJ	UTILITY EQUIPMENT CO	FREIGHT	54.26	
		TOTAL	54.26	

SANITATION

COLE, STEVE
LUKE WASTE MANAGEMENT
WASH CO HUMANE SOCIETY

ANNUAL TRASH STICKER REFUN 49.60
REFUSE/RECYCLING/BULKY 26119.50
JUNE HUMANE SOCIETY COLLEC 420.88
TOTAL 26589.98

TOTAL 83263.23

*Brent Hinson, City Administrator
Sandra Johnson, Mayor
Illa Earnest, City Clerk
Kevin Olson, City Attorney*



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

Tuesday, June 05, 2016

To whom it may concern : The City of Washington WWTP is now excepting bids for a used side by side / utility cart. Below is a list of specifications which should be included but not limited to. Price must include all government discounts available and the trade in value of a ez-go golf cart with utility box, serial #1053083 manf. code K1797. Cart may be seen at the Washington Waste Water Plant please call 319-653-2638.

- At least a 400cc 4 stroke motor
- Roll over protection with roof
- 1,000-lb load capacity
- Rear hitch receiver
- 22-in Stryker tires
- Safety belts
- Headlights
- Continuously Variable Transmission
- Spin on oil filter
- Pedal start (like a golf cart)

All bids may be returned to P.O. Box 516 Washington IA Attn. Fred Doggett, or dropped off at city hall. Should you have any questions or require additional information, please contact the WWTP at 319-653-2638 M-F 7:00 am to 4:00pm.

The City of Washington reserves the right to refuse all or any bids.

City authorization for bids: _____

City of Washington
Wastewater Treatment Plant

Utility Cart Bids

Washington Wastewater Treatment Plant allocated \$5,000 for a utility cart to replace the current cart we have.

Bid requests were sent out on June 5th with a closure date of July 1, 2016, 4 PM.

Bid requests were sent to:

Lincolnway Custom Golf Cars - **No Response**
Lisbon, IA

Yotty's Golf Cars - **\$4,899**
Kalona, IA

Sun & Fun Motorsports - **No Response**
Iowa City, IA

R/J Performance - **No Response**
Ottumwa, IA

Duke's Yamaha - **No Response**
Fairfield, IA

Utility cart funding will be pulled from vehicle budget with account number 610680156710.

YOTTYS GOLF CARS

501 B Avenue
 P.O. Box B 1201
 KALONA, IA 52247
 319-656-2512

N 10310

SALES - RENTALS - SERVICE

~~REPAIR ORDER~~

DATE

6/15/16

NAME

City of Washington

ADDRESS

WASTE WATER

CITY

STATE

ZIP

WASHINGTON IA 52353

PHONE

DESCRIPTION OF VEHICLE

SERIAL NUMBER

YEAR

MAKE

MODEL

COLOR

QUAN.	PART AND PART NAME	PRICE	AMOUNT
	G-7-60 Terrain 1000 GAS		
	with R.O.P.S. Top		
	401 cc Engine		
	1000 lb Cap		
	Mitch		
	22 in shock tires		
	softly Belts		
	Headlights		
	CUT		
	13 HP Kawasaki Engine	5899 ⁰⁰	
	with oil Filter		
	Red seat		
	Less Trade	1000 ⁰⁰	
		4899 ⁰⁰	
			TOTAL LABOR
			TOTAL PARTS
			SUB TOTAL
			TAX
	TOTAL PARTS		TOTAL AMOUNT

DESCRIPTION OF WORK

AMOUNT

By Fred Doggett

Cart is in stock in

Kalona for driving

or inspection

TOTAL LABOR

TOTAL PARTS

SUB TOTAL

TAX

TOTAL AMOUNT

Quote

4899⁰⁰

received 6-24-16 JW by ED

Brent Hinson

From: JJ Bell
Sent: Thursday, June 30, 2016 2:05 PM
To: Brent Hinson
Cc: Kelsey (Kranz) Brown; Illa Earnest
Subject: Power Washer Quotes

Brent,
I put three more bids from two companies of power washers in your mailbox. The two from Hotsy and one from Ace & More. As you can see those are somewhat higher. I met with Michael from Hotsy today and Tim met with Ace & More today.

These pumps including the Helmuth from Kalona all range from 3.5-4 GPM, hose reels and a difference in length of hose. Helmuth has 75 ft, where as the others range from 50 ft to 100 ft. They all have 220 hook ups as well, plus diesel fuel operated.

It seems obvious to think that the Kalona washer is the way to go, let me know if you want me to proceed.

From: JJ Bell
Sent: Wednesday, June 29, 2016 10:59 AM
To: Brent Hinson; Tim Kleese; Kelsey (Kranz) Brown; Zach Wibstad
Subject: Fwd: Karcher quotes
Attachments: HDS Classic Portable brochure.pdf; City of Washington HDS 4.0.pdf; City of Washington HDS 3.0.pdf; nelson.vcf

Brent,
Here is one quote for a power washer, they are out of Kalona. I spoke with Nelson Yutzy from Helmuth Repair yesterday as he examined our wash bay area and the old power washer. The 4 gpm unit in the quote is highly recommended and our water volume in the wash bay exceeds double the demand needed for this unit. This would run off of diesel fuel instead of kerosene, diesel fuel lubricates the pump components a lot more than kerosene. Which our old washer ran off of kerosene. It is a portable unit but will be stationed in the wash bay most of the time. The wand handle has a pivot point at the hose connection and directly below the trigger. A hose reel is a necessity especially in the winter months to leave the unit sit inside the heated room and not pulling it out all the time. The unit will fit in a 30 inch door frame, which our frame is a 32 or 36. Zach can wash engines with this washer by turning the heat all the way up and adjusting the regulator down from 4 gpm to 2 gpm to virtually steam clean.

From: JJ Bell
Sent: Friday, June 24, 2016 11:11 AM
To: Brent Hinson
Cc: Kelsey (Kranz) Brown
Subject: Power Washer

Brent,
We have a Hotsy power washer at our shop that is nearly 15 years old that washes with both hot and cold water. The hot water works great for Zach to clean the oil off of engines needed for repair, and for dump trucks and other equipment that may have tar, grease and diesel etc on them. The present power washer hasn't been working at all lately not even with cold water. We have had it repaired numerous times in the past whether it be the wand, pump or motor. I believe it is time to replace this with something similar. These are not cheap but I would like to keep the price below \$5,000. There are a few companies with very comparable units like the one we have. I would like to start searching for one looking at quality with in the price range I mentioned. I think Kalona has a company that would be a close supplier, but will check various companies for the best machine. I am asking to see if we can go forward with this in the near future.

City of Washington
M/C Power Washer Quotes
July 2016

<u>Vendor</u>	<u>Description</u>	<u>Price</u>	<u>Recommendation</u>
Helmuth Repair, Kalona	Karcher Electric Powered/Diesel Heated, 4.0 GPM	\$4,994.10	X
Ace & More/Grainger, Washington	Mi-T-M Electric Powered/Diesel Heated, 3.5 GPM	\$6,289.00	
Hotsy, Hiawatha	Hotsy Electric Powered/Diesel Heated, 4.0 GPM	\$8,680.00	

Hot Water | Electric Powered | Diesel Heated

Full-size power



The perfect machines for car dealers, building trade, agriculture and municipal use: our new middle class machines set standards in terms of technology, performance, ease of use, economy, service life and environmental protection.



HDS 4.0/20-4M Ea HDS 4.5/22-4M Ea HDS 3.5/30-4M Ea HDS 3.5/23-4M Eg HDS 5.0/30-4S Eb HDS 5.0/30-4S Ec

- Kärcher's direct-drive Axial pumps
- Industrial-grade axial pump
- Efficient burner uses less fuel
- Complete machine shut-down at the gun
- Low fuel shut-off / low water protection
- High temperature protection
- Variable flow, PSI, temp, & soap
- Steam capable at the turn of a knob
- ETL certified to UL and CSA standards

Technical Data

GPM	2.0-4.0	2.4-4.5	2.0-3.5	2.0-3.5	2.4-5.0	2.4-5.0
PSI	460-2000	460-2250	460-3000	460-2300	460-3000	460-3000
HP	8	9.5	9.5	8.1	11	11
Electrical	220-240V / 1ph	220-240V / 1ph	220-240V / 1ph	200-208V / 1ph	230V / 3ph	460V / 3ph
Amps	30	30	30	30	30	15
Pump	Kärcher Axial	Kärcher Axial	Kärcher Axial	Kärcher Axial	Kärcher Axial	Kärcher Axial
Ship Weight lbs.	396	443	405	368	423	413
Dimensions (L x W x H) inches	52.5 x 29.5 x 41.5	52.5 x 29.5 x 41.5	52.5 x 29.5 x 41.5	52.5 x 29.5 x 41.5	52.5 x 29.5 x 41.5	52.5 x 29.5 x 41.5
Order No.	1.071-427.0	1.071-428.0	1.071-431.0	1.071-407.0	1.071-625.0	1.071-626.0
Color	■	■	■	■	■	■

Options (field installed)

8.750-685.0	100' Pivot Hose Reel, 3/8" x 100' with pin lock
8.921-775.0	Classic pivoting hose reel bracket mount (*requires additional parts)
*8.918-280.0	Hose, 3/8" x 6'
*8.709-531.0	Coupler, Twist Seal, 3/8" Socket, Female
*9.802-114.0	Street Elbow, 3/8" Mpt x 3/8" Fpt / 90 Degree

Quotation

HELMUTH REPAIR, INC.

319-656-2894

Date: June 29, 2016
 Job Number: 3460

TO:
 Name City of Washington
 Address
 City, State, Zip Washington, IA
 Phone Number
 Fax Number

Karcher HDS Electric Portable, Single Phase

ITEM NO.	QTY	DESCRIPTION	UNIT	UNIT PRICE	TOTAL
10640370		HDS 1.7/12 Upright unit, 110V	1	\$3,730.00	
12722010		HDS 2.3/12 C Compact unit, 110V	1	\$4,120.00	
11706160		HDS 3.0/20 C Compact unit, 220V	1	\$5,200.00	
10714270	1	HDS 4.0/20 Full Size unit, 220V	1	\$6,120.00	\$6,120.00
10714280		HDS 4.5/22 Full Size unit, 220V	1	\$7,320.00	
10714310		HDS 3.5/30 Full Size unit, 220V	1	\$7,260.00	
RQ 1074		Hose Reel, Pivot, 175 Ft.	1	\$342.00	
RQ 1071	1	Hose Reel, Pivot, 75 Ft.	1	\$328.00	\$328.00
BRB101-1620	1	Mounting Kit, Pivot Reel	1	\$222.00	\$222.00
87350010		Mounting Kit, Pivot, Compact	1	\$260.00	
RQ 1060		Hose Reel, Non- Pivot, 75 ft.	1	\$250.00	
RQ 1051		Wall Mounting Bracket	1	\$38.00	
K9.302-***		Karcher Dirtblaster Nozzle	1	\$90.00	
K6.389-709		50' 5800PSI/311F HP Hose	1	\$180.00	
SF989400409		HP Hose, 5075psi R2 w/TC's 75'	1	\$226.00	
SF989400370		HP Hose, 5075psi R2 w/TC's 100'	1	\$264.00	

Accepted: _____

Salesperson: Nelson Yutzy

Date: _____

Delivery Miles:

Equipment Total:	\$6,670.00
No-Trade Discount:	\$1,800.90
Trade-In:	
Sub-Total:	\$4,869.10
la Sales Tax:	
Freight & Setup:	\$125.00
Total:	\$4,994.10

NOTICE OF PUBLIC HEARING

The City Council of the City of Washington, Iowa, will hold a public hearing on the proposal to enter into a Development Agreement with ACH Foam Technologies, Inc. (“ACH”) at 6:00 p.m. on Tuesday, July 5, 2016 in the City Council Chambers, Former Library, 120 East Main Street in Washington. The proposed Development Agreement contemplates the payment of a not-to-exceed \$12,000 economic development grant to ACH for stormwater detention improvements.

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

/s/ Illa Earnest

by Direction of the City Council

*Brent Hinson, City Administrator
Sandra Johnson, Mayor
Illa Earnest, City Clerk
Kevin Olson, City Attorney*



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

Memorandum

July 1, 2016

To: Mayor and City Council

Cc: Illa Earnest, City Clerk

From: Brent Hinson
City Administrator

Re: ACH Foam Technologies Stormwater TIF

As planned, attached is a resolution and development agreement related to stormwater improvements to be constructed by ACH Foam. We are still waiting on a few small pieces of information from ACH, so I have marked the DA as a draft. If for some reason we do not have this information by meeting time on Tuesday, I would encourage the Council to hold the public hearing and then table the resolution until the necessary information is available.

RESOLUTION NO. _____

RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WASHINGTON AND ACH FOAM TECHNOLOGIES, INC.

WHEREAS, on June 17, 2014, the City Council of the City of Washington adopted Amendment No. 2 to the Washington Unified Commercial Urban Renewal Plan (the “Urban Renewal Plan”) and designated that area as an Economic Development Area pursuant to Chapter 403 of the Code of Iowa; and

WHEREAS, it is desirable that properties located within said Urban Renewal Areas be redeveloped as part of the plan for overall development covered by this Urban Renewal Plan; and

WHEREAS, ACH Foam Technologies, Inc., hereafter referred to as “ACH” and the City have negotiated a Development Agreement whereby the City would grant to ACH the sum of not-to-exceed \$12,000.00 as an economic development grant to construct stormwater improvements on its property at 809 East 15th Street, in the Urban Renewal Area (the “Project”); and

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

WHEREAS, the City Council has heretofore determined that entering into the Development Agreement with ACH is in the best interests of the citizens of the City and said Project is in furtherance of the goals and objectives of the Urban Renewal Plan.

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

Section 1. That the performance by the City of its obligations under the Development Agreement, including the making of an economic development grant to ACH under the terms set forth in said Development Agreement is hereby declared by this City Council to be a public purpose and undertaking in furtherance of the goals and objectives of the Urban Renewal Plan.

Section 2. That the performance of the obligations by the City under this Agreement, will:

a. Assist in the generation of businesses that add diversity and generate new opportunities for the Iowa economy.

b. That the obligations under this Agreement in dispensing said economic development grant will produce public benefits and gains which benefits and gains are warranted based upon the amount of the economic development grant dispensed to ACH.

Section 3. That the aforementioned Development Agreement be and the same is hereby approved. Further, the Mayor and City Clerk are hereby directed to execute said Development Agreement on behalf of the City.

Passed and approved this 5th day of July, 2016.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the “Agreement”) entered into on this ____ day of _____, 2016, by and between the City of Washington, Iowa, a municipal corporation, (the “City”); and ACH Foam Technologies, Inc., a Colorado corporation (the “Developer”).

RECITALS:

1. The Developer is the owner of certain real property legally described on Exhibit “A” attached to this Agreement and incorporated herein by this reference (the “Development Property”).
2. The Development Property is located within the Washington Unified Commercial Urban Renewal Area (the “Urban Renewal Area”), which is an economic development area pursuant to Chapter 403 of the Code of Iowa.
3. The Developer desires to construct stormwater improvements on the Development Property (the “Urban Renewal Project”) in accordance with the objectives of the Washington Unified Commercial Urban Renewal Plan (the “Urban Renewal Plan”).
4. Chapters 15A and 403 of the Code of Iowa authorize cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons.
5. The Developer has requested and the City has agreed to provide the Developer an economic development grant (the “Economic Development Grant”) in an amount not-to-exceed \$12,000 under the terms and conditions described below.

IN CONSIDERATION of the premises and the mutual obligations of the parties hereto, each party to this Agreement of them does hereby covenant and agree with the other as follows:

A. Covenants and Obligations of the Developer.

1. The Developer expressly agrees to operate the Urban Renewal Project on the Development Property for a period of not less than five (5) years from this date in accordance with the objectives of the Urban Renewal Plan.
2. The Developer shall cause the Urban Renewal Project to be maintained in a clean and safe manner.
3. The Developer agrees to maintain full-time employment of at least ____ full-time equivalent employees in Washington, and continue to operate the plant as a going concern for not less than five (5) years from this date.

4. The Developer agrees to provide a certification of work completed on the Urban Renewal Project, in a form acceptable to the City.

B. City Obligations.

1. Upon completion of the Urban Renewal Project, inspection by the City and receipt of a certification of work by the Developer, the City shall make a one-time payment of not-to-exceed \$12,000, based on actual project costs, with the City to be repaid from incremental taxes at a later date.

C. Reimbursement of Costs by the Developer. As part of this Agreement, any eligible legal or administrative expenses incurred by the City shall be reimbursed from incremental tax revenues, and the Developer will not be responsible for directly reimbursing any such costs.

D. Administrative Provisions.

1. This Agreement may not be amended or assigned by either party without the express permission of the other party. However, the City hereby gives its permission that the Developer’s rights to receive the TIF Payments hereunder may be assigned by the Developer to a lender, as security, without further action on the part of the City.

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

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

The City and the Developer have caused this Agreement to be signed in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

ACH Foam Technologies, Inc.

City of Washington:

By: _____

Sandra Johnson, Mayor

Print name and title

ATTEST:

Illa Earnest, City Clerk

DRAFT

Exhibit A: Legal Description of Property

A Resolution relating to the issuance of not to exceed \$6,400,000 in aggregate principal amount of Revenue Bonds (United Presbyterian Home Project) Series 2016, of the City of Washington, Iowa; and specifically (1) fixing a date for a public hearing on the proposal to issue said bonds; and (2) directing publication of notice of intention to issue said bonds.

(TO BE POSTED)

NOTICE OF AGENDA ITEM
CITY OF WASHINGTON, CITY COUNCIL, REGULAR MEETING
July 5, 2016, 6:00 p.m.
120 E. Main Street
Washington, Iowa

Notice is hereby given that the City Council of the City of Washington, Iowa, will meet on the date, time, and at the place stated above to discuss items stated on the attached agenda, including:

A RESOLUTION RELATING TO THE ISSUANCE OF NOT TO EXCEED \$6,400,000 IN AGGREGATE PRINCIPAL AMOUNT OF REVENUE BONDS (UNITED PRESBYTERIAN HOME PROJECT) SERIES 2016, OF THE CITY OF WASHINGTON, IOWA; AND SPECIFICALLY (1) FIXING A DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ISSUE SAID BONDS; AND (2) DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE SAID BONDS.

This notice is given as required by law.

CITY OF WASHINGTON, IOWA

ILLA EARNEST, City Clerk

Washington, Iowa
July 5, 2016

The City Council of the City of Washington, Iowa, met on the above date in the Council Chambers, at the City of Washington, 120 E. Main Street, Washington, IA 52353 at 6:00 p.m. in open regular session, pursuant to law and the local rules of the Council.

The meeting was called to order by SANDRA JOHNSON, Mayor, presiding, and on roll call the following Council members were present or absent as follows:

<u>NAME</u>	<u>PRESENT</u>	<u>ABSENT</u>
MILLIE YOUNGQUIST	_____	_____
RUSS ZIEGLOWSKY	_____	_____
BRENDAN DeLONG	_____	_____
KATHRYN SALAZAR	_____	_____
JARON ROSIEN	_____	_____
KERRY JANECEK	_____	_____

Matters were discussed relative to the request from The United Presbyterian Home of Washington, Iowa, regarding increasing the amount of Revenue Bonds by the City of Washington, Iowa, by \$740,000 for a total issuance amount not to exceed \$6,400,000. After due discussion of the proposed issuance of Revenue Bonds, Council Member _____ introduced a resolution entitled:

A RESOLUTION RELATING TO THE ISSUANCE OF NOT TO EXCEED \$6,400,000 IN AGGREGATE PRINCIPAL AMOUNT OF REVENUE BONDS (UNITED PRESBYTERIAN HOME PROJECT) SERIES 2016, OF THE CITY OF WASHINGTON, IOWA; AND SPECIFICALLY (1) FIXING A DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ISSUE SAID BONDS; AND (2) DIRECTING PUBLICATION OF A NOTICE OF INTENTION TO ISSUE SAID BONDS,

hereto attached, and moved its adoption. Council Member _____ seconded the motion to adopt. After due consideration, the roll call was called and the resolution was adopted by the following vote:

<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>DID NOT VOTE</u>
MILLIE YOUNGQUIST	_____	_____	_____
RUSS ZIEGLOWSKY	_____	_____	_____
BRENDAN DeLONG	_____	_____	_____
KATHRYN SALAZAR	_____	_____	_____
JARON ROSIEN	_____	_____	_____
KERRY JANECEK	_____	_____	_____

Thereafter, the Mayor declared the resolution adopted and approval was signed thereto.

Additional matters were taken before the Council.

Upon motion and vote, the meeting was adjourned.

CITY OF WASHINGTON, IOWA

(Corporate Seal)

SANDRA JOHNSON, Mayor

ATTEST:

ILLA EARNEST, City Clerk

RESOLUTION NO. _____

A RESOLUTION RELATING TO THE ISSUANCE OF NOT TO EXCEED \$6,400,000 IN AGGREGATE PRINCIPAL AMOUNT OF REVENUE BONDS (UNITED PRESBYTERIAN HOME PROJECT) SERIES 2016, OF THE CITY OF WASHINGTON, IOWA; AND SPECIFICALLY (1) FIXING A DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ISSUE SAID BONDS; AND (2) DIRECTING PUBLICATION OF A NOTICE OF INTENTION TO ISSUE SAID BONDS.

WHEREAS, the City of Washington, Iowa (hereinafter "Issuer"), is authorized and empowered by Chapter 419 of the Code of Iowa (hereinafter "Act") to issue revenue bonds or notes and loan the proceeds from the sale of said bonds or notes to one or more parties to be used to defray all or a portion of the cost of acquiring, constructing, improving, and equipping land, buildings and improvements for a "project," as that term is defined in the Act, specifically including a project which is suitable for use as facility for an organization described in Section 501(c)(3) of the Internal Revenue Code which is exempt from tax under Section 501(a) of the Internal Revenue Code (a "Tax-Exempt Organization") within Issuer in order to create jobs and employment opportunities and to improve the welfare of the residents of the Issuer and of the State of Iowa; and

WHEREAS, the Issuer has been requested by The United Presbyterian Home of Washington, Iowa, a nonprofit corporation organized under Chapter 504 of the laws of Iowa and a Tax-Exempt organization (hereinafter "Borrower"), to increase the amount of the revenue bonds proposed to be issued by \$740,000 to a principal amount not to exceed \$6,400,000 (the "Bonds") pursuant to the provisions of the Act for the purpose of constructing, equipping and furnishing a 2,560 square foot, two story addition adding skilled nursing units, and wellness, fitness and therapy facilities located at 1203 East Washington Street, Washington, Iowa, (hereinafter "Project") together with all incidental items and paying the costs of issuance of the Bonds, which Project will be owned and operated by Borrower; and

WHEREAS, said Project will provide and induce other public benefits flowing from the conduct of enhanced operations which will add to the welfare and prosperity of the Issuer and its inhabitants; and

WHEREAS, the Bonds shall be limited obligations of the Issuer and shall never constitute an indebtedness of the Issuer within any state constitutional provision or statutory limitation and not give rise to a pecuniary liability of the Issuer or be a charge against its general credit or taxing powers, and the principal of, interest and premium, if any, on the Bonds shall be payable solely out of the revenues derived from the Project; and

WHEREAS, The City Council previously conducted a public hearing on the issuance of not to exceed \$5,660,000 in principal amount of Bonds for the Project and cost overruns require the issuance of an additional \$740,000 in principal amount of Bonds; and

WHEREAS, before the Bonds may be issued in the new total amount of \$6,400,000, it is also necessary to conduct a public hearing on the proposal to issue the Bonds, all as required and provided by Section 419.9 of the Act and Section 147(f) of the Code; and

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

Section 1. A public hearing shall be conducted on August 1, 2016, at 6:00 p.m. before the City Council of the City of Washington, Iowa, in the Council Room, 120 E. Main Street, Washington, Iowa 52353, on the proposal to issue not to exceed \$6,400,000 in aggregate principal amount of the Issuer's Revenue Bonds (United Presbyterian Home Project) Series 2016, pursuant to the provisions of the Act, for the purpose of defraying all or a portion of the cost of acquiring, constructing, improving and equipping the Project, including all necessary incidental expenses, and allowing all local residents who appear at the hearing to be given an opportunity to express their views for or against the proposal to issue the Bonds and at the conclusion of the hearing, the City Council shall adopt a resolution determining whether or not to proceed with the issuance of the Bonds.

Section 2. The City Clerk is hereby directed to publish one time, not less than fifteen (15) days prior to the date fixed for the hearing, in the Washington Evening Journal, a newspaper published and having a general circulation within the City, a Notice of Intention to issue the Bonds. The Notice shall be in substantially the following form:

NOTICE OF PUBLIC HEARING OF INTENTION
TO ISSUE
REVENUE BONDS
(UNITED PRESBYTERIAN HOME PROJECT)
SERIES 2016

Notice is hereby given that the City Council of the City of Washington, Iowa (hereinafter "Issuer"), will meet on the 1st day of August, 2016, in the Council Room, at 120 E. Main Street, Washington, Iowa 52353 at 6:00 p.m. and hold a public hearing on the proposal to issue not to exceed \$6,400,000 principal amount of the City's Revenue Bonds (United Presbyterian Home Project), Series 2016, (hereinafter "Bonds") pursuant to the provisions of Chapter 419 of the Code of Iowa and Sections 103 and 141-150 of the Internal Revenue Code of 1986, as amended, for the purpose of constructing, equipping and furnishing a 2,560 square foot, two story addition adding skilled nursing units, and wellness, fitness and therapy facilities located at 1203 East Washington Street, Washington, Iowa, together with all incidental items and paying the costs of issuance of the Bonds. The proposed facilities will be owned and operated by The United Presbyterian Home of Washington, Iowa, a nonprofit corporation organized and existing under the laws of the State of Iowa (hereinafter "Borrower"). It is contemplated that a Loan Agreement will be entered into between the Issuer and Borrower wherein the Issuer will loan to Borrower the proceeds from the sale of the Bonds in return for loan payments from Borrower sufficient to pay the principal of, interest and premium, if any, on such Bonds as the same shall become due and payable.

Such Bonds, if issued, and the interest thereon will be payable solely out of the revenues derived from the Loan Agreement and shall never constitute an indebtedness of the Issuer within the meaning of any state constitutional provision or statutory limitation and shall not constitute nor give rise to a pecuniary liability of the Issuer or become a charge against its general credit or taxing powers.

The Bonds, if issued, will be designated as qualified tax-exempt obligations pursuant to Section 265 of the Internal Revenue Code of 1986, as amended.

All local residents who appear at the public hearing or any adjournment thereof, shall be given an opportunity to express their views for or against the above stated proposal and, at the meeting or any adjournment thereof, the City Council of the City of Washington, Iowa, shall adopt a resolution determining whether or not to proceed with the issuance of the Bonds. Written comments may also be submitted by the above hearing date to the Issuer at 120 E. Main Street, Washington, IA 52353.

By Order of the City Council this ____ day of July, 2016.

ILLA EARNEST, City Clerk

Section 3. This Resolution increases the amount of Bonds to be issued for Borrower by \$740,000 and no amount above \$6,400,000 shall be issued in 2016.

Section 4. This Resolution shall be in full force and effect immediately upon its adoption.

Adopted and approved this _____ day of July, 2016.

CITY OF WASHINGTON, IOWA

(Corporate Seal)

SANDRA JOHNSON, Mayor

ATTEST:

ILLA EARNEST, City Clerk

* * * * *

*Brent Hinson, City Administrator
Sandra Johnson, Mayor
Illa Earnest, City Clerk
Kevin Olson, City Attorney*



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

Memorandum

July 1, 2016

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

From: Brent Hinson
City Administrator

Re: Redevelopment of Old Calendar Factory and Goncho Apartments

We have been working with a developer over the past year on the possible redevelopment of two disused buildings in the central area of Washington. The developer, Hobart Historic Restoration, LLC of Cedar Rapids, has submitted offers to purchase on the Old Calendar Factory (628 East Third Street) and Goncho Apartments (306 North Marion Avenue). The developer needs the Council's support of applications for each building for the Brownfield/Grayfield tax credit program. Coupled with state and federal historic tax credits, this program would help to make the buildings more feasible for redevelopment, which is expected to cost in the millions for each project. These resolutions are nearly identical (with only updated valuation numbers) to the resolutions the City Council approved last year at this time.

The Council previously established intent to grant a 10-year, 100% TIF rebate for each project. This will be finalized at a later time by the consideration of formal development agreements.

Redevelopment of these properties would be a tremendous win for our community. We are still a long way off, and this will not be a quick process in any event. I greatly appreciate the seriousness and the expertise that has been evidenced by our interactions thus far with Hobart Historic Restoration. I have no doubts that if all of the necessary pieces fall into place, that they will be able to deliver on getting these projects completed.

RESOLUTION NO. _____

**A RESOLUTION SUPPORTING A BROWNFIELD/GRAYFIELD
APPLICATION FOR REDEVELOPMENT OF THE
PROPERTY AT 628 EAST THIRD STREET**

WHEREAS, the City Council recognizes the importance of redevelopment of a vacant and distressed property located at 628 East Third Street in Washington, known locally as the Old Calendar Factory; and

WHEREAS, Hobart Historic Restoration, LLC (“the Developer”) wishes to redevelop this property for use as apartments; and

WHEREAS, to this end, the Developer plans to apply for Brownfield/Grayfield tax credits through the Iowa Economic Development Authority:

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

Section 1. The City Council believes that the property located at 628 East Third Street is appropriate for both Brownfield and/or Grayfield tax credits, under applicable statutes and administrative rules, including Iowa Code Chapter 15.291. This finding is made for the following reasons:

- A. The property is a long-vacant industrial property with perceived environmental contamination affecting the capacity for redevelopment of the property.
- B. The property is believed to contain significant lead paint and asbestos hazards.
- C. The property is currently 100% vacant, and has been since approximately 1960, and is in a blighted condition.
- D. While it is not known how far the property’s assessed value has declined from its peak, the building is currently valued at just \$4,700, or \$0.27 per square foot, far below a typical assessment for commercial property.

Section 2. The City Council supports the Developer’s application for Brownfield/Grayfield tax credits through the Iowa Economic Development Authority.

PASSED AND APPROVED this 5th day of July, 2016.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

RESOLUTION NO. _____

**A RESOLUTION SUPPORTING A BROWNFIELD/GRAYFIELD
APPLICATION FOR REDEVELOPMENT OF THE
PROPERTY AT 306 NORTH MARION AVENUE**

WHEREAS, the City Council recognizes the importance of redevelopment of a vacant and distressed property located at 306 North Marion Avenue in Washington, known locally as Goncho Apartments; and

WHEREAS, Hobart Historic Restoration, LLC (“the Developer”) wishes to redevelop this property for use as apartments; and

WHEREAS, to this end, the Developer plans to apply for Brownfield/Grayfield tax credits through the Iowa Economic Development Authority:

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

Section 1. The City Council believes that the property located at 306 North Marion Avenue is appropriate for Brownfield/Grayfield tax credits, under applicable statutes and administrative rules, including Iowa Code Chapter 15.291. This finding is made for the following reasons:

- A. The property may be considered a “brownfield” due to potentially significant asbestos and lead paint hazards, as well as past methamphetamine contamination (2013).
- B. The property may be considered a “grayfield” as:
 - a. The property has been vacant since January 2013 and is in blighted condition.
 - b. The assessed value of the building has declined from \$133,500 to \$42,500 in the past three years.

Section 2. The City Council supports the Developer’s application for Brownfield/Grayfield tax credits through the Iowa Economic Development Authority.

PASSED AND APPROVED this 5th day of July, 2016.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

RESOLUTION NO. _____

**A RESOLUTION SETTING A GENERAL FUND BALANCE POLICY
AND AUTHORIZING INTERFUND TRANSFERS**

WHEREAS, the City is in the process of planning for building projects including new/improved space for Police, Fire, Development Services and Finance/Administration departments (“the Municipal Building projects”); and

WHEREAS, it is the goal of the City Council to finance these improvements with funds on hand to the greatest degree possible, and minimizing the amount needed to be borrowed to make the necessary improvements; and

WHEREAS, the financial performance of the City’s General Fund has exceeded projections in the past several years; and

WHEREAS, the City Council would both like to meet the project funding goal listed above as well as establish a policy for General Fund balance.

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

Section 1. The City Council hereby establishes that the fiscal year-end fund balance for General Fund 001 will be capped at \$1,000,000, or 25% of annual General Fund revenues, whichever is more.

Section 2. The City Council hereby establishes legislative intent that until the Municipal Building projects are complete, any amount in excess of \$1,000,000 at fiscal year-end will be transferred to Municipal Building Fund 309. This practice will be initiated with FY2016 closeout.

Section 3. This City Council establishes intent to revisit this policy upon completion of the Municipal Building projects.

Section 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 5th day of July, 2016.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

RESOLUTION NO. _____

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

WHEREAS, the City of Washington, Iowa is empowered to levy, assess, and collect costs of improvement and removal of debris against the abutting property owner,

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

The property of Kevin A. McKee/ DBA McKee Biz at 1506 E. Washington St. for the amount of \$400.00. Legal description (16 75 07 SMOUSES 2ND ADD E 107 FT OL 1 & W 35 FT OF S 410 FT NE1/4 SW1/4). Parcel Number (11-16-312-011).

and,

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

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

Passed and Approved this 5th day of July, 2016.

Sandra Johnson, Mayor

Attest:

Illa Earnest, City Clerk