



AGENDA OF THE REGULAR SESSION OF THE
COUNCIL OF THE CITY OF WASHINGTON, IOWA
TO BE HELD IN THE COUNCIL CHAMBERS
AT 120 E. MAIN STREET
AT 6:00 P.M., TUESDAY, FEBRUARY 16, 2016

Call to Order

Pledge of Allegiance

Roll call

Agenda for the Regular Session to be held at 6:00 P.M., Tuesday, February 16, 2016 to be approved as proposed or amended.

Consent:

1. Council Minutes 02-02--2016
2. Council Minutes 02-09-2016
3. E.H. Wachs, Diamond Wire Pipe Cutter, \$10,120.72
4. A & R Land Services, Professional Services Hwy 1 Water Main Project, \$229.40
5. Wood Construction, Washington Cable Commission Studio, \$2,775.00
6. Caldwell Tanks, Elevated Water Storage Project, Payment #6, \$71,587.25
7. Fox Engineering, Well #6 Pump Replacement, \$1,881.60
8. Fox Engineering, Elevated Water Storage Tank, \$3,241.00
9. Fox Engineering, Lexington Blvd Pump Station Improvements, \$1,040.75
10. Fox Engineering, Reverse Osmosis Pilot Study, \$4,288.80
11. Fox Engineering, W. 5th Street Parallel Water Main, \$9,839.20
12. Fox Engineering, Sanitary Sewer Collection System Evaluation (I&I), \$7,678.35
13. Dave Schmitt Construction, W 5th Str. Water Main, Payment #2, \$90,240.49
14. Columbus Club of Washington, Iowa, 606 W. Third Street, Dance Permit (**renewal**)
15. Department Reports

Consent - Other:

Claims and Financial Reports:

Claims as Presented.

Financial Reports.

SPECIAL PRESENTATION

Tree Committee Annual Report & Presentation.

Presentation, Discussion and Consideration of Street Sweeper Repairs – JJ Bell and Zach Wibstad.

Gronewold, Bell, Kyhnn & Co. – FY15 City Audit Report.

Presentation, Discussion and Consideration of Well #6 Repairs - Fox Engineering.

Presentation by Iowa DOT on W. Madison Street 3-Lane Conversion.

Discussion of Possible Kewash Trail Improvement Grant Application.

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

NEW BUSINESS

Discussion and Consideration of Stewart School Early Childhood Addition Site Plan.

Discussion and Consideration of an Engagement Agreement with Ahlers & Cooney, P.C.

CONSIDERATION OF HEARINGS, ORDINANCES & RESOLUTIONS

Public Hearing on Proposed Plans and Specifications, Proposed Form of Contract and Estimate of Costs for Washington Business Park.

Discussion and Consideration of a Resolution Adopting Plans, Specifications, Form of Contract and Estimate of Costs – Washington Business Park.

Discussion and Consideration of a Resolution Awarding Bid for Washington Business Park.

Discussion and Consideration of a Resolution Fixing Date for a Public Hearing on the Issuance of \$4,160,000 General Obligation Bonds.

Discussion and Consideration of the First Reading of an Ordinance Amending Chapters 50,52,105,136,150,151, & 165 of the Code of Ordinances – Nuisance Code Changes.

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

Discussion and Consideration of a Resolution Accepting the Assignment of a Tax Sale Certificate for 415 W. Madison Street.

DEPARTMENTAL REPORT

Police Department
City Administrator
City Attorney

MAYOR & COUNCILPERSONS

Sandra Johnson, Mayor
Brendan DeLong
Kerry Janecek
Jaron Rosien

Kathryn Salazar
Millie Youngquist
Russ Zieglowsky

ADJOURNMENT

Illa Earnest, City Clerk

Council Minutes 02-02-2016

The Council of the City of Washington, Iowa, met in the council chambers, 120 E. Main Street, at 6:00 P.M., Tuesday, February 2, 2016. Mayor Johnson in the chair. On roll call present: DeLong, Janecek, Rosien, Salazar, Youngquist. Absent: Zieglowsky.

Motion by Youngquist seconded by Salazar, that the agenda for the Regular Session to be held at 6:00 P.M., Tuesday, February 2, 2016 be approved as proposed. Motion carried.

Consent:

1. Council Minutes 01-19-2016
2. Council Minutes 01-26-2016
3. Kevin D. Olson, Professional Services, \$1,924.26
4. Veenstra & Kimm, E. 5th St. Mini Storage Site Plan Review, \$586.00
5. Veenstra & Kimm, Casey's Site Plan Review, \$712.00
6. Veenstra & Kimm, Industrial Park Rise Improvements-Design Services, \$9,842.30
7. Wine & Spirits, 106 W. 2nd Street, Class E Liquor License (LE); Class B Wine Permit; Class C Beer Permit (Carryout Beer); Sunday Sales; **(renewal)**
8. Department Reports

Consent - Other:

9. Hy-Vee Food Store, 528 Hwy 1 S, Class C Beer (BC); Class B Wine; Sunday Sales, **(renewal)**

Motion by Rosien, seconded by Salazar, that consent agenda items 1-9 be approved. Motion carried.

Motion by Rosien, seconded by Salazar, to approve payment of the claims as presented. Motion carried.

Washington Public Library Director, Debbie Stanton, came before the council to give an update on the HVAC system at the library and answer council questions. Library Board member Yaro Chmelar was also present.

Merle Hagie, Nuisance Enforcement Officer, gave council an update on nuisance abatement.

After discussion on various code changes, motion by Salazar, seconded by Rosien, to direct staff to prepare the ordinances and bring them to council for formal action. Motion carried.

Motion by Rosien, seconded by Salazar, directing staff to draft an ordinance for no parking along Sitrler Drive and bring to council for formal consideration. Motion carried.

Motion by Rosien, seconded by DeLong, to approve Setting Public Hearing for March 1 for Sale of Housing Lot – 1307 N. 2nd Avenue. Motion carried.

Motion by Salazar, seconded by Youngquist, to approve the Resolution Ratifying Settlements with Teamsters Union for FY17-19 Contracts. Roll call on motion: Ayes: DeLong, Janecek, Rosien, Salazar, Youngquist. Nays: Zieglowsky. Motion carried. **(Resolution No. 2016-004).**

Motion by Rosien, seconded by Salazar, to approve the Resolution Authorizing Levy, Assessment, and Collection of Costs to the Washington County Treasurer. Roll call on motion: Ayes: DeLong, Janecek, Rosien, Salazar, Youngquist. Nays: Zieglowsky. Motion carried. **(Resolution No. 2016-005).**

Motion by Salazar, seconded by Rosien, that the Regular Session held at 6:00 P.M., Tuesday, February 2, 2016 be adjourned. Motion carried.

Illa Earnest, City Clerk

Sandra Johnson, Mayor

Council Minutes 02-09-2016

The Council of the City of Washington, Iowa, met in Special Session in the Nicola-Stoufer Meeting Room, in the Washington Public Library, 115 W. Washington Street, at 6:00 P.M., Tuesday, February 9, 2016. Mayor Johnson in the chair. On roll call present: DeLong, Rosien, Salazar, Youngquist, Zieglowsky. Absent: Janecek.

Motion by Salazar, seconded by Youngquist, that the agenda for the Special Session to be held at 6:00 P.M., Tuesday, February 9, 2016 be approved as proposed. Motion carried unanimously.

The Council went through the proposed budget for each of the City departments. The department superintendents were present to answer any questions. Work on the FY16-17 Budget will continue with consideration of the proposed budgets for the departments, outside entities and capital projects at the Special Session/Work Session on Tuesday, February 23 at 6:00 p.m. in the Nicola-Stoufer Room, Washington Public Library, 115 W. Washington Street.

Motion by DeLong, seconded by Salazar, that the Special Session held at 6:00 P.M., Tuesday, February 9, 2016 be adjourned. Motion carried unanimously.

Illa Earnest, City Clerk

Sandra Johnson, Mayor

**E.H. WACHS®**A Division of **TW**

Superior Equipment. Complete Support.™

Water Utility Products455 Comanche Circle | Harvard, IL 60033
T: +1.815.943.4785 | F: +1.815.943.5098
ehwachs.com**Invoice****Ship To** City of Washington
Attn: JJ Bell 319-653-6584
515 E. 6th Street
Washington, IA 52353**Bill To** City of Washington
515 E. 6th Street
Washington, IA 52353**Page** 1 of 1
Invoice No. INV118959
Invoice Date 2/8/2016**Customer ID** 15969
Customer PO No. jj bell per Dan G
Ship Via FDXG
Ship Date 2/8/2016
Shipping Terms Ex Works
Payment Terms Net 30**Ordered By** JJ Bell
End User City of Washington
Sales Rep 4000, Groenewold
Batch ID DONNA
Master Number [123963](#)
Original Number S93444
Order Date 11/18/2015* Please refer to our [website](#) for terms and conditions. www.ehwachs.com

Line	Qty	Ship	B/O	U/M	Item No	Site	Description	Unit Price	Disc%	Ext Price
1	1	1		EA	29-000-10	H6	Diamond Wire Guillotine Package, 4"-16" DI. Includes Skid & Water Delivery System Diamond Wire Guillotine Package, 4"-16" DI. Includes first piece Cutting Wire, Shipping/Storage Skid & Water Delivery System. Domestic destination and freight charges included. Serial No.: 16-1137	\$9,995.00	7%	\$9,302.35
2	1	1		EA	29-601-10	H6	Diamond Wire, 29-000-10 SAW High density diamond wire loop assembly utilizing 46 beads per meter.	\$745.00	7%	\$693.37
3	1	1		EA	29-010-04-03	H6	Liner, Drive Wheel	\$125.00		\$125.00

Comments

DW

REV. 1 added 29-010-04-03 DW

send invoice to Kelsey Brown kbrown@washingtioniowa.net
DW

Subtotal	\$10,120.72
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Total	\$10,120.72

Tracking Number 497-271660-7

Please remit payment to: E.H. Wachs, P.O. Box 71598, Chicago, IL 60694-1598, USA
ACH/Wire: Harris Trust & Savings Bank, ABA No: 071000288, Acct No: 294-357-9, SWIFT Code: HATRUS44

Sales of E.H. Wachs products and services are expressly limited to and made conditional on acceptance of its current Terms and Conditions of Sale, found at www.ehwachs.com ("Terms"). Any additional or different terms are hereby rejected. Commencement of work by E.H. Wachs or acceptance of delivery of products by you constitutes your acceptance of the Terms.

A & R Land Services, Inc.

1601 Golden Aspen Drive, Suite 105
 Ames, IA 50010
 515-450-4371

Invoice No. WASH-HWY1-15-4

INVOICE

Customer

Name City of Washington, Iowa, c/o Brent D. Hinson
 Address 215 East Washington Street
 City Washington State IA ZIP 52353
 Phone 319-653-6584

Date 2/9/2016
 Order No. WASH-HWY1-2015

Qty	Description	Unit Price	TOTAL
	DECEMBER 2015		
3.5	ROW Services for City of Washington, Iowa Highway 1 Water Main Project	\$65.00	\$227.50
	Mileage for project trips taken.	\$0.575	
	Color copies/printing.	\$0.50	
19	Black and white copies/printing.	\$0.10	\$1.90
	Abstractor/Courthouse Fees	\$1.00	
	Postage	\$1.00	
	Recording Fees	\$1.00	
	SubTotal		\$229.40
	Shipping & Handling		\$0.00
	Taxes Iowa		

Payment Details

- Cash
 Check
 Credit Card

Name _____
 CC # _____
 Expires _____

TOTAL **\$229.40**

Office Use Only: Customer will be charged 1.5% interest per month for any invoices past due over 30 days.

Agreed expenses include: mileage at current the Federal rate, lodging at GSA's current rate, per diem at GSA's current rate, postage, copies/printing at 10 cents per black & white page and 50 cents per color page, telephone calls, and any other project-related expenses to be billed to client based on actual expense.

Your Expert Right of Way Resource

Wood Construction Inc2105 Tulip Ave
Ainsworth, IA 52201
USA**INVOICE**Invoice Number: 021617
Invoice Date: Feb 1, 2016
Page: 1Voice: 319-461-2902
Fax:*Duplicate*

Bill To:
Washington Public Librar

Ship to:
Washington Public Librar

Customer ID	Customer PO	Payment Terms	
Washington Public		Net 15 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		2/16/16

Quantity	Item	Description	Unit Price	Amount
		Cost to install dividing wall in basement as quoted		2,775.00
Subtotal				2,775.00
Sales Tax				
Total Invoice Amount				2,775.00
Payment/Credit Applied				
TOTAL				2,775.00

Check/Credit Memo No:

Overdue invoices are subject to late charges.

Contractor's Application for Payment No. SIX (06)


Application Period: 12/31/2015 TO 01/29/2016	Application Date: 1/29/2016
From (Contractor): CALDWELL TANKS, INC	Via (Engineer): FOX Engineering Associates, Inc
Contract:	Engineer's Project No.: 3424-14A
Owner's Contract No.: E-8351	

**Application For Payment
 Change Order Summary**

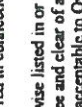
Approved Change Orders Number	Additions	Deductions
TOTALS		
NET CHANGE BY		
CHANGE ORDERS		

1. ORIGINAL CONTRACT PRICE..... \$ 1,434,800.00
2. Net change by Change Orders..... \$
3. Current Contract Price (Line 1 ± 2)..... \$ 1,434,800.00
4. TOTAL COMPLETED AND STORED TO DATE
 (Column F total on Progress Estimates)..... \$ 51,036,693.00
5. RETAINAGE:
 - a. 5% X \$1,036,693.00 Work Completed..... \$ 551,834.65
 - b. X Stored Material..... \$
 - c. Total Retainage (Line 5.a + Line 5.b)..... \$ 551,834.65
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ 984,858.35
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ 591,327.10
8. AMOUNT DUE THIS APPLICATION..... \$ 393,531.25
9. BALANCE TO FINISH, PLUS RETAINAGE
 (Column G total on Progress Estimates + Line 5.c above)..... \$ 349,941.65

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

Contractor Signature:  Date: 1/29/2016

Payment of: \$ 71,587.25
 (Line 8 or other - attach explanation of the other amount)

is recommended by:  (Engineer) Date: 2/4/2016

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

is approved by: (Owner) (Date)

Approved by: Funding or Financing Entity (if applicable) (Date)



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

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

Invoice number 39378
 Date 01/31/2016

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

Professional Services for the Period of 12/23/2015 to 01/30/2016

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Design	6,720.00	90.00	4,166.40	6,048.00	1,881.60
Bidding	2,320.00	0.00	0.00	0.00	0.00
Total	9,040.00	66.90	4,166.40	6,048.00	1,881.60

Invoice total \$1,881.60

Approved by:  _____

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



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

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

Invoice number 39380
 Date 01/31/2016

Project **342414A Washington Elevated Water Storage Tank**

Professional Services for the Period of 12/23/2015 to 01/30/2016

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Preliminary Design	26,700.00	100.00	26,700.00	26,700.00	0.00
Final Design	32,500.00	100.00	32,500.00	32,500.00	0.00
Bidding & Negotiation	10,400.00	100.00	10,400.00	10,400.00	0.00
Construction Administration	46,300.00	73.00	30,558.00	33,799.00	3,241.00
Construction Staking	2,700.00	100.00	2,700.00	2,700.00	0.00
Total	118,600.00	89.46	102,858.00	106,099.00	3,241.00

Invoice total \$3,241.00

Approved by:  _____

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



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

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

Invoice number 39381
 Date 01/31/2016

Project **204514A Lexington Boulevard
 Wastewater Pump Station Improvements**

Professional Services for the Period of 12/23/2015 to 01/30/2016

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Design	19,700.00	100.00	19,700.00	19,700.00	0.00
Bidding	1,700.00	100.00	1,700.00	1,700.00	0.00
Total	21,400.00	100.00	21,400.00	21,400.00	0.00

	Billed Amount
Construction Administration	
Professional Fees	650.75
Outside Services	390.00
Phase subtotal	1,040.75
Invoice total	\$1,040.75

Approved by: 

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



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

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

Invoice number 39346
 Date 01/31/2016

Project **342414B Reverse Osmosis Pilot Study**

Professional Services for the Period of 12/23/2015 to 01/30/2016

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Study & Report	21,444.00	90.00	15,010.80	19,299.60	4,288.80
Total	21,444.00	90.00	15,010.80	19,299.60	4,288.80

Invoice total \$4,288.80

Approved by:  _____

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



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

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

Invoice number 39379
 Date 01/31/2016

Project **342415A Washington West 5th Street
 Parallel Water Main**

Professional Services for the Period of 12/23/2015 to 01/30/2016

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Preliminary Design	7,620.00	100.00	7,620.00	7,620.00	0.00
Final Design	13,250.00	100.00	13,250.00	13,250.00	0.00
Bidding & Negotiation	3,430.00	100.00	3,430.00	3,430.00	0.00
Construction Administration	11,980.00	70.00	6,109.80	8,386.00	2,276.20
Construction Staking	3,300.00	100.00	1,188.00	3,300.00	2,112.00
Total	39,580.00	90.92	31,597.80	35,986.00	4,388.20

	Billed Amount
W Washington Blvd Water Main	
Professional Fees	274.00
Phase subtotal	274.00
Easement Acquisition Coordination	
Professional Fees	851.00
Phase subtotal	851.00
RPR Services	
Professional Fees	3,936.00
Reimbursables	390.00
Phase subtotal	4,326.00
Invoice total	\$9,839.20

Approved by:  _____



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

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

Invoice number 39465
 Date 01/31/2016

Project **204515A Washington Sanitary Sewer
 Collection System Evaluation**

Professional Services for the Period of 12/23/2015 to 01/30/2016

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Data Collection & Kickoff Meeting	5,500.00	94.00	3,575.00	5,170.00	1,595.00
Southeast Drainage Basin Sanitary Sewer Mapping	12,500.00	50.00	2,500.00	6,250.00	3,750.00
Southeast Drainage Basin Sanitary Sewer Modeling	12,000.00	5.00	600.00	600.00	0.00
Southeast Drainage Basin Rehabilitation Report	27,500.00	5.00	1,375.00	1,375.00	0.00
Total	57,500.00	23.30	8,050.00	13,395.00	5,345.00

	Billed Amount
Southeast Drainage Basin Sanitary Sewer Pipe Televising	
Professional Fees	1,280.00
Phase subtotal	1,280.00
Southeast Drainage Basin Smoke Testing	
Reimbursables	1,053.35
Phase subtotal	1,053.35
Invoice total	\$7,678.35

Approved by: 

**CITY OF WASHINGTON
APPLICATION FOR DANCING PERMIT**

DATE 2-12-16 CURRENT PERMIT EXPIRES: _____

NEW LICENSE _____ RENEWAL LICENSE X FEE \$25.00

APPLICANT NAME: Columbus Club of Washington Iowa

APPLICANT ADDRESS 606 West 3rd Street Washington, IA 52353

BUSINESS NAME Columbus Club of Washington, Iowa

SOCIAL SECURITY/FED. EMPLOYER ID 42-0953842

BUSINESS ADDRESS 606 West 3rd Street Washington, IA 52353

BUSINESS TELEPHONE _____

MAILING ADDRESS 116 W Main Street

CONTACT PERSON Daniel Conrad

ARREST RECORD: (OWNERS, PARTNERS, MANAGERS, OFFICERS)

<u>NAME</u>	<u>DATE</u>	<u>CHARGE</u>	<u>DISPOSITION</u>

****ATTACH A DETAILED SKETCH AND DESCRIPTION OF PREMISES SHOWING BAR, OPENINGS TO OTHER ROOMS, RESTROOMS, EXITS, DANCE FLOOR AREA.**

DO YOU HAVE:

FEDERAL GAMBLING STAMP _____

CLASS B BEER PERMIT NO. _____

LIQUOR LICENSE NO. LC 0035929

The undersigned agrees, if a license is issued as herein applied for, to comply at all times with and observe all the provisions of Chapter 128 of the Municipal Code of City of Washington, Iowa, and all the laws of Iowa.

(Signature/Title) Daniel Conrad

Southeast Basin Sanitary Sewer Evaluation

Project Update



The intent of this update is to give an overview of the project status over the past week, and where it may be in the next week. It is intended to be a general overview and tentative in nature.

Work Completed the Week of February 1st – 6th

- FOX obtained revised manhole and sanitary sewer pipe mapping information from the city.
- FOX continued with mapping of the southeast basin sanitary sewer based on information provided by the city.
- FOX installed Pipetech software on FOX computer and transferred license to FOX to assist with evaluation of the sanitary sewer pipe televising data from city.
- The city reviewed data collection efforts to date and provided an update on the status of sanitary sewer pipe televising data, manhole observations completed, pipe televising data yet to be completed, and manhole observations yet to be completed.

What To Expect the Week of February 7th – 13th

- FOX will continue with review of critical pipe sections televising information based on pipe televising reports grading provide by the city.
- Additional manhole numbers were provided by the city. FOX will continue to review televising data areas of interested targeted in the smoke testing program.
- FOX will continue with mapping of the SE Basin based on information available.

Information needed

- The city has provided televising data as well as manhole observation information. While the televising appears to be mostly completed, a large number of manhole observations are yet to be completed.
- Information from the city on past sanitary sewer projects completed in the SE Basin.

Schedule Impacts

- As the city is still gathering information, some impact to the schedule is anticipated.

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

**WWTP report
February 16, 2016
Council Meeting**

- **After hour alarm and dog call outs –**
29th dog call, Safety Center reported a dog to be picked up at 815 South Marion, 7:30p.m. Delen
2nd WWTP alarm, evaluated TSS alarm, 6:00 p.m. Delen & Fred
8th dog call, Safety Center reported a dog to be picked up at 202 East Main, 11:00 p.m. Delen
- **Dept Head meetings –** Jason attended the meeting on the 2nd. I attended the meeting on the 9th.
- **Iowa Renewal Energy (IRE) –** We had a meeting with IRE, IDNR, City staff, and Rob of FOX via conference call on the February 3, 2016. The meeting went well and IRE plans to start discharging to the City again starting on February 15, 2016.
- **Lexington lift station improvements –** WRH has been working at this lift station. WRH has installed the backup generator, the new control panels, automatic transfer switch, and performed some electrical work. The new pumps were installed on February 4th. Some electrical work and a control panel for the generator still need to be installed. WRH plans to do this work on the 12th.
- **WWTP Hach Dissolved Oxygen (DO) and Total Suspended Solids (TSS) SBR and Digester Meters –** Andrew Palmer of Onsite Service Solutions (OSS) sent the written service & calibration reports to me on February 3rd. When Andrew was servicing the meters the displays on the SBR DO meters were very hard to read due UV damage from the sun. Andrew will order new displays for these meters and install them next time he is in the area. The meters were facing east & west. Jason moved the DO meters so they are now facing north & south to get them out of direct sunlight. We'll also be looking at some options for better UV protection even though the plastic display covers are suppose to provide UV protection. They just don't provide enough cause the displays were damaged beyond repairs.
- **SASSO safety meeting –** Delen, Jason, and I attended the safety meeting in Washington on February 10th. The topic was Hearing Conservation. We then had our annual hearing tests after the meeting.
- **New NPDES discharge permit testing –** The effluent samples were collected and sent to Test America and U of I Hygienic Lab for analysis on February 4th. We'll need to collect the third and final round of samples later this spring.
- **Annual bio-solids land application report for 2015 –** I completed this annual report and sent it to the USEPA & IDNR on February 11, 2016. The report was due by February 19, 2016.
- **UV lamps –** Ozonia sent us 24 UV lamps under warranty. This was a nice surprise since we have been going back and forth on who is responsible for the replacement since several lamps have failed prematurely and should have been replaced at no charge.
- **WWTP January 2016 MOR –** Average daily flow 1.99 million gallons (mg), maximum daily flow 4.61 mg, minimum daily flow 1.42 mg. There were **zero (0)** violations of the WWTP's NPDES permit for January 2016. Total melted precipitation for January 2016 = **0.40"** (recorded at the WWTP).

CBOD5 Removal 85% required	result = 100 %
Influent CBOD5 monthly average =	31.6 mg/L
Effluent CBOD5 monthly average =	0.0 mg/L

TSS Removal 85 % required **result = 98.4 %**
Influent TSS monthly average = **81.8 mg/L**
Effluent TSS monthly average = **1.3 mg/L**

- **Underpass lift station (North 2nd Ave)** – Jason replaced a pump float at this lift station on the 3rd.
- **Employee Recognition Dinner** – Delen, Jason, and I attended the dinner. Delen received an award for 5 years of service and Jason received an award for 10 years of service.

Fred E. Doggett
2/11/2016 11:06 AM

Washington Volunteer Fire Department
February 3,2016

December Fires

4 City fires	480.00
0 rural fires	.00
0 Drill	.00
4 fires and 1drill	480.00

Meeting opened Chief Wide in charge

Minutes of the previous meeting were read and approved.

Treasure report was read.

Randy Tisor made a motion to pay all bills against the department. Seconded by Phil Morris. Motion passed

Communication: Wellman Fish Fry Feb. 19,2016 serving 6-8 pm

Committees; Social ; snacks after meeting

Pancake Day Joe Redlinger thanked everyone for good job. served 1650 to 1700

Rescue Meeting

Old Business; County meeting was in Crawfordsville January 26. Program Bio diesel Plant Fire school in Ames get signed up.

CPR Training

Old house training with Pd.

New business: Pipeline Meeting Feb. 16 at Mt. Pleasant at 6:00pm.

Everyone needs to work on training hours all year.

Gas monitor

February 22 ISO meeting 7-9pm

Drills: May 18, June 27, And Sept. 21. Remember you must make 2 out of 3.

Firefighter most common injury is slipping on ice.

Ragbrai here July

UP home fish fry in August

Don't forget tax credit for volunteers on taxes

Everyone needs to get direct deposit.

discussion of calls:

No other business, roll call taken meeting adjourned.

Secretary

Tom Beauchamp

CITY OF WASHINGTON, IOWA

CLAIMS REPORT FOR FEBRUARY 16, 2016

POLICE	ACE-N-MORE	SUPPLIES	36.98	
	ALLIANT ENERGY	ALLIANT ENERGY	217.73	
	ARAMARK UNIFORM SERV INC.	RUG & TOWEL SERVICE	213.37	
	ARNOLD MOTOR SUPPLY	PARTS & SUPPLIES	657.01	
	COBB OIL CO, INC.	FUEL	1,540.44	
	COMPUTER RESOURCE SPECIALIST	COMPUTER SERVICE	67.50	
	CUSTOM IMPRESSIONS INC	SUPPLIES	37.35	
	GALLS LLC	UNIFORMS	947.95	
	KIRKWOOD COMMUNITY COLL	EMERGENCY CARE CONFERENCE	175.00	
	MARCO, INC.	COPIER CONTRACT	118.57	
	MEDIACOM	INTERNET SERVICE	109.95	
	O'REILLY AUTOMOTIVE INC	PARTS	3.69	
	PIP PRINTING	BUSINESS CARDS	365.20	
	QUILL	SUPPLIES	123.07	
	SHOTTENKIRK, INC.	LAMP	105.53	
	WASH CO AUDITOR	FEB- COMMUNICATIONS	19,308.42	
	WINDSTREAM IOWA COMMUNICATIONS	TELEPHONE SERVICE	375.84	
		TOTAL	24,403.60	
	FIRE	ALLIANT ENERGY	ALLIANT ENERGY	784.39
		COBB OIL CO, INC.	FUEL	136.10
			TOTAL	920.49
DEVELOP SERV	ACE-N-MORE	FIRE EXTINGUISHER PARTS	423.71	
	ARNOLD MOTOR SUPPLY	PARTS & SUPPLIES	213.04	
	COBB OIL CO, INC.	FUEL	111.96	
	GREINER DISCOUNT TIRES	TIRE REPAIR	17.00	
	LUKE WASTE MANAGEMENT	ABATEMENT	25.00	
	VISA	PHONE CASE, SOFTWARE	113.12	
		TOTAL	903.83	
LIBRARY	ALL AMERICAN PEST CONTROL	PEST CONTROL	44.00	
	ALLIANT ENERGY	ALLIANT ENERGY	2,398.15	
	CINTAS CORP LOC. 342	RUG & TOWEL SERVICE	48.14	
	DEMCO	BOOK SUPPLIES	91.38	
	HANSON, DEB	FIBER ARTS FEBRUARY	35.00	
	JOHNSON CONTROLS	HVAC COMPUTER UPGRADE	1,653.00	
	MEDIACOM	SERVICE FOR LIBRARY	313.52	
	VISA	BOOKS, POSTAGE AND SUPPLIE	273.77	
		TOTAL	4,856.96	
	PARKS	ACE-N-MORE	SUPPLIES	50.41
ALLIANT ENERGY		ALLIANT ENERGY	2,803.62	
ARMSTRONG HTG INC.		SUNSET PARK SHOP HEATING M	239.25	
ARNOLD MOTOR SUPPLY		PARTS & SUPPLIES	6.57	
COBB OIL CO, INC.		FUEL	120.50	
O'REILLY AUTOMOTIVE INC		PARTS	74.36	
PACHA, NICK		FUEL REIMBURSEMENT	22.00	
VISA		PART	6.29	
WASH CO EXTENSION OFFICE		PESTICIDE MANUAL	8.00	
WASHINGTON LUMBER		SUPPLIES	1.20	
WIDMER, TIM		FUEL REIMBURSMENT	32.18	

	WINDSTREAM IOWA COMMUNICATIONS	TELEPHONE SERVICE	103.13
		TOTAL	3,467.51
POOL	ACE-N-MORE	SUPPLIES	5.30
	USA BLUEBOOK	TESTING SUPPLIES	554.14
		TOTAL	559.44
CEMETERY	ACE-N-MORE	PARTS	9.98
	ALLIANT ENERGY	ALLIANT ENERGY	232.06
	ARNOLD MOTOR SUPPLY	PARTS & SUPPLIES	272.21
	CERTIFIED LABORATORIES	BATTERY TERMINAL CLEANER	198.28
	GREINER DISCOUNT TIRES	TIRE REPAIR	14.45
	MORNING SUN FARM	PARTS	155.68
	O'REILLY AUTOMOTIVE INC	PARTS	16.97
	STERIL MANUFACTURING	TENT PARTS	238.50
	VISA	BLADE, WEED TRIMMER PARTS,	874.61
	WINDSTREAM IOWA COMMUNICATIONS	TELEPHONE SERVICE	129.69
		TOTAL	2,142.43
FINAN ADMIN	ALLIANT ENERGY	ALLIANT ENERGY	1,257.88
	AUDITOR OF STATE - IOWA	ANNUAL REPORT FILING FEE	850.00
	BAKER PAPER CO.	COPY PAPER	88.05
	BRUNS, DAVID	MILEAGE REIMB	41.98
	CINTAS CORP LOC. 342	RUG & TOWEL SERVICE	130.75
	CUSTOM IMPRESSIONS INC	PLAQUES	509.50
	EBERT SUPPLY CO.	SUPPLIES	103.40
	FAREWAY STORES	COFFEE	23.82
	GOOGLE INC	MONTHLY SERVICE	212.50
	HAWKEYE FIRE & SAFETY	STORE RM FIRE EXTINGUISHER	224.10
	IMFOA	ANNUAL MEMBERSHIP ILLA & K	100.00
	IMPRESSIONS COMPUTERS, INC	COMPUTER SERVICE	187.50
	MEDIACOM	INTERNET SERVICE	109.95
	PIP PRINTING	NEWSLETTER	1,262.98
	PURCHASE POWER	POSTAGE METER	85.43
	UNITY POINT CLINIC-OCCUPATIONAL MEDICI	DATA MEMBERSHIP DUES	50.00
	US POSTMASTER	NEWSLETTER POSTAGE	596.76
	VISA	CABLE COMM SUPP, POSTAGE	144.62
	WASH COUNTY MINIBUS	LOST- FEBRUARY 2016	17,015.58
	WASHINGTON EVENING JOURNAL	LEGAL PUBLICATIONS	881.04
	WINDSTREAM IOWA COMMUNICATIONS	TELEPHONE SERVICE	1,247.96
		TOTAL	25,123.80
AIRPORT	ALLIANT ENERGY	ALLIANT ENERGY	1,486.82
	IOWA PUBLIC AIRPORTS ASSN.	MEMBERSHIP DUES	150.00
	JAMIESON, JEAN	CLEANING	247.00
	MARIE ELECTRIC INC.	HANGER LIGHTING	6,712.60
	MIKE'S LAWN CARE	SNOW REMOVAL	81.00
	ROE, MIKE	MILEAGE REIMB	152.95
	WINDSTREAM IOWA COMMUNICATIONS	TELEPHONE SERVICE	175.05
		TOTAL	9,005.42
ROAD USE	ACE-N-MORE	SUPPLIES	136.33
	AGRILAND FS, INC	FUEL	75.00
	ARNOLD MOTOR SUPPLY	PARTS & SUPPLIES	402.75
	BARRON MOTOR SUPPLY	PART	15.95

	CENTRAL IOWA DISTRIBUTING	SUPPLIES	268.00
	COBB OIL CO, INC.	OIL	2,151.63
	HIWAY SERVICE CENTER	LABOR	323.38
	MOSE LEVY CO INC	IRON	13.28
	STAN JONES WELDING	ALUMINUM & STAINLESS	846.05
	THOMPSON TRUCK AND TRAILER INC.	PARTS	79.96
	WASHINGTON LUMBER	SEALANT	52.74
		TOTAL	4,365.07
STREET LIGHTING	ALLIANT ENERGY	ALLIANT ENERGY	9,520.80
	FRANZEN, DENNIS	LIGHT REPAIR UNDERPASS	136.00
		TOTAL	9,656.80
CAPTIAL PROJECTS	IDEAL READY MIX	WATER MAIN PROJECT	347.00
	VISA	POSTAGE	6.45
	WASH CO RECORDER	RECORD WARRANT. DEED-216 E	12.00
		TOTAL	365.45
TREE COMMITTEE	CUSTOM IMPRESSIONS INC	ENVELOPES & LETTERS FOR MA	331.25
	IGRAPHIX, INC	ENVELOPES-TREE COMM	216.00
		TOTAL	547.25
SAFETY FUND	CITY OF WASH - PETTY CASH	SAFETY PROGRAM PRIZES	300.00
		TOTAL	300.00
LIBRARY GIFT	ACCESS SYSTEMS	GENEALOGY COPIER	182.96
	BAKER & TAYLOR	LIBRARY MATERIALS	833.68
	GALE/CENGAGE LEARNING	WESTERNS	36.34
	RECORDED BOOKS LLC	AUDIO BOOKS	125.08
	SITLER'S SUPPLIES INC.	LED CONVERSION	3,350.00
	VISA	BOOKS, POSTAGE AND SUPPLIE	75.51
		TOTAL	4,603.57
CABLE COMMISSION	ACE-N-MORE	CABLE COMM STUDIO PROJECT	114.06
	VISA	CABLE COMM SUPPLIES	5.97
	WOOD CONSTRUCTION	INSTALL WALL IN STUDIO	2,775.00
		TOTAL	2,895.03
WATER PLANT	ALLIANT ENERGY	ALLIANT ENERGY	10,525.17
	COBB OIL CO, INC.	FUEL	62.85
	FERGUSON WATERWORKS# 2516	METERS	1,228.10
	HOLT SUPPLY CO.	PARTS	290.62
	IAMU - IA ASSOC MUNICIPAL UTILITIES	MEMBERSHIP DUES	769.45
	JENNINGS, ELAINE	MILEAGE REIMB	19.55
	WINDSTREAM IOWA COMMUNICATIONS	TELEPHONE SERVICE	53.59
		TOTAL	12,949.33
WATER DIST	ACE-N-MORE	SUPPLIES	450.71
	ALLIANT ENERGY	ALLIANT ENERGY	70.56
	ARNOLD MOTOR SUPPLY	PARTS & SUPPLIES	143.85
	BELL, JUSTIN J	BOOT REIMBURSMENT	100.00
	COBB OIL CO, INC.	FUEL	738.80

GLANDON, SETH	BOOT REIMBURSEMENT	100.00
GREINER DISCOUNT TIRES	TIRES	506.90
HIWAY SERVICE CENTER	PARTS	12.93
MOSE LEVY CO INC	METAL	10.24
POWER COM MOTOR CONTROL	2HP TORQUE DRIVE	230.00
PRODUCTIVITY PLUS	PARTS	2,190.43
TIFCO INDUSTRIES	CLAMPS AND PARTS	229.36
UTILITY EQUIPMENT CO	PARTS AND SUPPLIES	9,705.51
VISA	REGISTRATION, TOOLS AND SU	921.00
WELLINGTON, EARL	BIT SET	228.49
WINDSTREAM IOWA COMMUNICATIONS	TELEPHONE SERVICE	90.85
	TOTAL	15,729.63

SEWER PLANT

ALLIANT ENERGY	ALLIANT ENERGY	7,685.78
ARNOLD MOTOR SUPPLY	PARTS & SUPPLIES	108.11
COBB OIL CO, INC.	FUEL	107.80
HACH COMPANY	D.O. METER REPAIR PARTS	563.47
MARIE ELECTRIC INC.	HANGING HEATER SERV	120.00
ONSITE SERVICES SOLUTIONS, LLC	SERVICE TO METERS	1,945.00
O'REILLY AUTOMOTIVE INC	PARTS	38.98
SUPPLY WORKS	HANGING FOLDERS, PAINT MAR	57.87
UNITED LABORATORIES	DEGREASER	281.70
USA BLUEBOOK	TESTING EQUIPMENT	582.92
VISA	SUPPLIES	220.90
WINDSTREAM IOWA COMMUNICATIONS	TELEPHONE SERVICE	307.60
	TOTAL	12,020.13

SEWER COLLECT

ACE-N-MORE	SUPPLIES	147.42
ALLIANT ENERGY	ALLIANT ENERGY	1,716.70
ARNOLD MOTOR SUPPLY	PARTS & SUPPLIES	56.39
CERTIFIED LABORATORIES	SUPPLIES	377.70
CHEMSEARCH	SUPPLIES	444.57
COBB OIL CO, INC.	FUEL	155.67
COUNTY MATERIALS CORP	SEWER SUPPLIES	1,800.00
HIWAY SERVICE CENTER	PARTS	430.38
IAWEA	PACP TRAINING-PARKER	790.00
IOWA ONE CALL	SERVICE	64.20
MOORE'S BP AMOCO INC	FUEL	18.23
THOMPSON TRUCK AND TRAILER INC.	PARTS	1,080.80
VISA	RECERTIFICATION	460.00
WELLINGTON, EARL	SUPPLIES	204.95
WINDSTREAM IOWA COMMUNICATIONS	TELEPHONE SERVICE	90.86
	TOTAL	7,837.87

ANIMAL CONTROL

IDALS - IA DEPT OF AGRICULTURE	DOG POUND LICENSE RENEWAL	75.00
	TOTAL	75.00

SANITATION

PIP PRINTING	GARBAGE STICKERS	1,567.41
RECYCLING SERVICES AGENCY	FEB RECYCLING	1,395.83
	TOTAL	2,963.24

TOTAL 145,691.85

**CITY OF WASHINGTON, IA
VISA Card Charges - 2016**

CLAIMS REPORT 02/16/2016

LIBRARY/LIBRARY GIFT

ENDICIA FEES - POSTAGE FEE
PAYPAL * JOSHATEMI - REPLACEMENT DISC
WAL-MART - TAB SUPPLIES
PAYPAL*ZAZZLECOMIN - BERENSTEIN BEARS POSTER
WALMART - TAB SUPPLIES
USPS POSTAGE - POSTAGE
PP*WASHINGTON CHAMBER - ANNUAL DINNER

9.95
9.99
3.66
13.83
71.85
200.00
40.00

WATER DIST

AMAZON - DEWALT 14 INCH MULTI- CUTTER SAW
AMAZON - POWERMATE HONDA ENGINE WATER PUMP
A WIRELESS WASHINGTON - HEADSET

435.00
379.00
107.00

349.28

921.00

FINAN ADMIN

USPS - POSTAGE
ACE N MORE - SUPPLIES FOR 120 E MAIN
AMAZON - ENGINEERING KIT
A WIRELESS WASHINGTON - PHONE CASE

19.20
27.97
47.45
50.00

SEWER COLLECT

IOWA WATER ENVIRONMENT - PACP RECERTIFICATION - DELEN TUSING

460.00

144.62

460.00

CABLE COMMISSION

ACE-N-MORE - STUDIO EXPENSES

5.97

SEWER PLANT

WALMART - SUPPLIES
TPI CORPORATION - HANGING HEATER PARTS - DPS BUILDING
WALMART - SUPPLIES

91.32
75.00
54.58

5.97

220.90

DEVELOP SERV

DRURY INNS - IOWA BUILDERS ASSN CONFERENCE

113.12

CAPITAL PROJECTS

USPS - POSTAGE

6.45

113.12

6.45

PARK

LIFT SUPPORTS DEPOT - AP BALL STUD 10MM SHAFT

6.29

CEMETERY

JACKS SMALL ENGINES - PARTS FOR MOWER
PAYPAL *CARBURETOR - CARB PARTS FOR MASSEY TRACTOR
PARTSTREE.COM - PARTS FOR WEED TRIMMERS

406.07
81.70
386.84

6.29

874.61

CITY OF WASHINGTON, IOWA
MONTH TO DATE TREASURERS REPORT
JANUARY 31, 2016

FUND	1/1/2016	M-T-D	REVENUES NOT	M-T-D	EXPENSES NOT	1/31/2016
	BEGINNING					REVENUES
	CASH BALANCE					BALANCE
001-GENERAL FUND	1,160,181.10	110,841.31	-	272,651.17	-	998,371.24
002-AIRPORT FUND	127,249.41	12,206.98	-	9,823.47	-	129,632.92
010-CHAMBER REIMBURSEMENT	(297.84)	4,938.24	-	4,546.55	-	93.85
011-MAIN STREET REIMBURSEMENT	(538.82)	3,832.77	-	3,575.97	-	(282.02)
012-WEDG REIMBURSEMENT	(1,482.44)	6,491.09	-	5,992.10	-	(983.45)
110-ROAD USE	752,460.21	65,697.80	-	53,408.64	-	764,749.37
112-EMPLOYEE BENEFITS	-	4,251.85	-	4,251.85	-	-
114-EMERGENCY LEVY	-	378.00	-	378.00	-	-
121-LOCAL OPTION SALES TAX	-	68,062.33	-	68,062.33	-	-
132-URBAN RENEWAL AREA #5	13,438.26	-	-	-	-	13,438.26
134-URBAN RENEWAL AREA #7	479.19	-	-	-	-	479.19
145-HOUSING REHABILITATION	51,207.80	-	-	-	-	51,207.80
146-LMI TIF SET-ASIDE	39,416.66	-	-	-	-	39,416.66
200-DEBT SERVICE	348,754.02	5,474.56	-	-	-	354,228.58
300-CAPITAL EQUIPMENT	342,479.48	-	-	-	-	342,479.48
301-CAPITAL PROJECTS FUND	711,493.44	230,695.45	-	370,328.09	-	571,860.80
305-RIVERBOAT FOUND CAP PROJ	261,941.77	-	-	-	-	261,941.77
308-INDUSTRIAL DEVELOPMENT	1,074,041.63	5.47	-	108,367.97	-	965,679.13
309-MUNICIPAL BUILDING	174,635.71	-	-	126,338.51	-	48,297.20
310-WELLNESS PARK	13,997.80	-	-	-	-	13,997.80
510-MUNICIPAL BAND	1,018.70	-	-	-	-	1,018.70
520-DOG PARK	6,428.07	-	-	-	-	6,428.07
530-TREE COMMITTEE	9,766.69	2,500.00	-	3,223.35	-	9,043.34
540-POLICE FORFEITURE	486.75	-	-	-	-	486.75
545-SAFETY FUND	1,000.00	-	-	-	-	1,000.00
550-PARK GIFT	149,366.36	0.21	-	-	-	149,366.57
570-LIBRARY GIFT	35,997.06	2,066.00	-	1,527.57	-	36,535.49
580-CEMETERY GIFT	50,095.00	-	-	-	-	50,095.00
590-CABLE COMMISSION	13,721.63	-	-	1,625.00	-	12,096.63
600-WATER UTILITY	1,158,747.29	130,250.45	-	84,800.36	-	1,204,197.38
601-WATER DEPOSIT FUND	19,090.00	300.00	-	300.00	-	19,090.00
603-WATER CAPITAL PROJECTS	-	136,331.56	-	136,331.56	-	-
610-SANITARY SEWER	1,171,193.61	165,543.41	-	219,550.35	-	1,117,186.67
613-SEWER CAPITAL PROJECTS	395,862.93	113,384.78	-	113,384.78	-	395,862.93
670-SANITATION	104,790.84	61,412.23	-	29,647.84	-	136,555.23
910-LIBRARY TRUST	218,569.59	15.85	-	-	-	218,585.44
950-SELF INSURANCE	165,199.31	408.18	-	4,295.17	-	161,312.32
951-UNEMPLOYMENT SELF INS	749.21	63.78	-	-	-	812.99
TOTAL BALANCE	8,571,540.42	1,125,152.30	-	1,622,410.63	-	8,074,282.09

Cash in Bank - Pooled Cash

		Interest Rate
Wash St. Bank - Operating Account	1,623,074.83 (1)	0.01%
Cash in Drawer	350.00	N/A
Wash St Bank - MM	256,897.69	0.01%
Investment in IPAIT	1,987,530.43	0.01%
Wash St Bank - Library Acct	167,638.46	0.01%
Wash St - Farm Mgmt Acct	38,790.68	
Wash St Bank - CD - 1/9/14 - renewed	500,000.00	0.75%
Wash St Bank - CD - 3/14/2014 - renewed	500,000.00	0.70%
Wash St Bank - CD - 6/20/2014 - renewed	500,000.00	0.60%
Wash St Bank - CD - 8/8/2014 - renewed	500,000.00	0.60%
Wash St Bank - CD - 12/10/2014 - renewed	500,000.00	0.70%
Wash St Bank - CD - 02/13/2015	500,000.00	0.70%
Wash St Bank - CD 04/22/2015	500,000.00	0.70%
CBI Bank & Trust - CD - 10/8/2015	500,000.00	0.62%
TOTAL CASH IN BANK	8,074,282.09	

(1) Washington State Bank	1,693,078.46
Outstanding Deposits & Checks	(70,003.63)
	<u>1,623,074.83</u>

CITY OF WASHINGTON, IOWA
YEAR TO DATE TREASURERS REPORT
JANUARY 31, 2016

FUND	7/1/2015 BEGINNING CASH BALANCE	Y-T-D REVENUES	REVENUES NOT YET RECEIVED	Y-T-D EXPENDITURES	EXPENSES NOT YET EXPENDED	1/31/2016 ENDING CASH BALANCE
001-GENERAL FUND	1,043,129.25	2,078,111.18	-	2,123,095.99	226.80	998,371.24
002-AIRPORT FUND	126,020.17	326,510.42	-	322,897.67	-	129,632.92
010-CHAMBER REIMBURSEMENT	1,308.81	34,080.68	-	35,295.64	-	93.85
011-MAIN STREET REIMBURSEMENT	807.50	26,829.39	-	27,918.91	-	(282.02)
012-WEDG REIMBURSEMENT	30.43	51,928.72	-	52,942.60	-	(983.45)
110-ROAD USE	674,883.61	599,992.25	-	510,176.89	50.40	764,749.37
112-EMPLOYEE BENEFITS	-	347,322.15	-	347,322.15	-	-
114-EMERGENCY LEVY	-	29,930.96	-	29,930.96	-	-
121-LOCAL OPTION SALES TAX	-	497,920.66	-	497,920.66	-	-
125-URBAN RENEWAL AREA #1	-	12,361.11	-	12,361.11	-	-
129-URBAN RENEWAL AREA #3C	-	38,077.64	-	38,077.64	-	-
131-URBAN RENEWAL AREA #4	-	21,625.00	-	21,625.00	-	-
132-URBAN RENEWAL AREA #5	-	15,446.90	-	2,008.64	-	13,438.26
133-URBAN RENEWAL AREA #6	-	22,408.14	-	22,408.14	-	-
134-URBAN RENEWAL AREA #7	1,443.27	1,258.45	-	2,222.53	-	479.19
145-HOUSING REHABILITATION	16,949.00	35,873.80	-	1,615.00	-	51,207.80
146-LMI TIF SET-ASIDE	29,516.48	9,900.18	-	-	-	39,416.66
200-DEBT SERVICE	963.41	475,273.81	-	122,008.64	-	354,228.58
300-CAPITAL EQUIPMENT	326,899.51	125,175.00	-	109,595.03	-	342,479.48
301-CAPITAL PROJECTS FUND	417,200.59	3,173,294.64	-	3,018,634.43	-	571,860.80
305-RIVERBOAT FOUND CAP PROJ	145,522.04	203,190.07	-	86,770.34	-	261,941.77
308-INDUSTRIAL DEVELOPMENT	1,185,034.03	22,256.76	-	241,611.66	-	965,679.13
309-MUNICIPAL BUILDING	208,354.12	-	-	160,056.92	-	48,297.20
310-WELLNESS PARK	15,097.80	-	-	1,100.00	-	13,997.80
510-MUNICIPAL BAND	25.00	993.70	-	-	-	1,018.70
520-DOG PARK	6,340.53	637.00	-	549.46	-	6,428.07
530-TREE COMMITTEE	6,017.28	7,600.00	-	4,573.94	-	9,043.34
540-POLICE FORFEITURE	152.50	334.25	-	-	-	486.75
545-SAFETY FUND	-	1,000.00	-	-	-	1,000.00
550-PARK GIFT	154,235.66	34,319.64	-	39,188.73	-	149,366.57
570-LIBRARY GIFT	32,797.26	8,574.62	-	4,836.39	-	36,535.49
580-CEMETERY GIFT	50,150.00	-	-	55.00	-	50,095.00
590-CABLE COMMISSION	16,301.43	-	-	4,204.80	-	12,096.63
600-WATER UTILITY	924,440.95	1,015,403.13	-	735,724.39	77.69	1,204,197.38
601-WATER DEPOSIT FUND	20,560.00	10,350.00	-	11,820.00	-	19,090.00
603-WATER CAPITAL PROJECTS	-	1,268,926.05	-	1,268,926.05	-	-
610-SANITARY SEWER	1,130,732.28	1,209,631.22	-	1,223,256.63	79.80	1,117,186.67
612-SEWER SINKING	-	236,805.00	-	236,805.00	-	-
613-SEWER CAPITAL PROJECTS	334,319.96	334,092.77	-	272,549.80	-	395,862.93
670-SANITATION	118,398.26	253,687.13	-	235,530.16	-	136,555.23
910-LIBRARY TRUST	218,478.03	107.41	-	-	-	218,585.44
950-SELF INSURANCE	143,232.94	33,342.93	-	15,263.55	-	161,312.32
951-UNEMPLOYMENT SELF INS	1,457.93	12,059.71	-	12,704.65	-	812.99
TOTAL BALANCE	7,350,800.03	12,576,632.47	-	11,853,585.10	(434.69)	8,074,282.09

Cash in Bank - Pooled Cash

		<u>Interest Rate</u>
Wash St. Bank - Operating Account	1,623,074.83 (1)	0.01%
Cash in Drawer	350.00	N/A
Wash St Bank - MM	256,897.69	0.01%
Investment in IPAIT	1,987,530.43	0.01%
Wash St Bank - Library Acct	167,638.46	0.01%
Wash St - Farm Mgmt Acct	38,790.68	
Wash St Bank - CD - 1/9/14 - renewed	500,000.00	0.75%
Wash St Bank - CD - 3/14/2014 - renewed	500,000.00	0.70%
Wash St Bank - CD - 6/20/2014 - renewed	500,000.00	0.60%
Wash St Bank - CD - 8/8/2014 - renewed	500,000.00	0.60%
Wash St Bank - CD - 12/10/2014 - renewed	500,000.00	0.70%
Wash St Bank - CD - 02/13/2015	500,000.00	0.70%
Wash St Bank - CD 04/22/2015	500,000.00	0.70%
CBI Bank & Trust - CD - 10/8/2015	500,000.00	0.62%
TOTAL CASH IN BANK	8,074,282.09	

(1) Washington State Bank	1,693,078.46
Outstanding Deposits & Checks	(70,003.63)
	<u>1,623,074.83</u>

Street Sweeper Repairs City Council 2/16/16

We have been getting caught up in the shop with many miscellaneous work venues that although are not major issues, but seem to get overlooked through the busy construction months. The winter months can provide us with extra shop time to give equipment the necessary maintenance needed. The only major issue is with the street sweeper, which hasn't operated since last November with the drive train. Zach and Dick looked into this and after having the front end drive train off, found it's much cheaper to order the whole assembly than individual parts. The assembly consists of brakes, bearings and wheel drive hub. It will be a couple months obviously before we will have the sweeper out operating, but wanted to get repaired during the winter months so it would be ready. Zach is getting prices both with the whole assembly (driver's side) and individualized out, as provided in the packet. The left side brake pad is needed as well. I feel as Zach has expressed, ordering the assembly as a unit is the way to go. The mechanic that Zach spoke to earlier expressed that this issue is very common. Not a good selling pitch obviously, but this model has created some issues with other cities as well. The whole assembly would cost \$9,893.73, left side brakes \$481.47 and with \$80 freight, for total of \$10,455.20.

Zach and I will be present on Tuesday Feb 16 to discuss this.

Trans-Iowa Equipment, Inc.

4607 SE Rio Court

Ankeny, IA 50021

PHONE 515-289-9994 FAX 515289-9995

Parts Quote: 02/10/2016

Attn: CITY OF WASHINGTON

<u>QTY</u>	<u>PART#</u>	<u>DESCRIPTION</u>	<u>\$PRICE</u>
1	0117216	WHEEL DRIVE,AUBURN	\$9893.73ea
1	7175806	BRAKE PAD,4PAD KIT	\$481.47ea

FRT TBD

*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

February 12, 2016

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 of Brent Hinson.

Re: FY15 Audit Presentation

Our outside auditor, Gronewold, Bell, Kyhnn & Co. of Atlantic, Iowa will be present to discuss the results of the audit. We provided copies to everyone at the last budget workshop.

Overall, the results are very good. I would encourage everyone to, at a minimum, read through the "Management's Discussion and Analysis" section that begins on page 5. This is essentially an executive summary of the audit. In this audit, both governmental and business-type fund balances are down, but this was anticipated as part of the capital projects that are ongoing.

I would also direct your attention to Pages 46-49 at the very back of the audit document. This section discusses any weaknesses or issues in our operations. There are only two items of note: 1) As in all past years, they note segregation of accounting duties as an internal control deficiency; and 2) We exceeded budgeted expenditures in the Capital Projects function. We feel we have done and documented everything possible in terms of segregation of duties, and it is not possible to get Gronewold to remove this comment. We exceeded in Capital Projects due to an error in publishing the budget amendment notice in May 2015. Essentially, the way it was submitted by us for publication, budget amendment #2 wiped out budget amendment #1. Since budget amendment #1 included a number of adjustments to capital projects, we are over in this function. We understand the error that we made, and will make sure this does not happen in the future.

NEWS RELEASE

Contact: _____

FOR RELEASE _____

Gronewold, Bell, Kyhnn & Co. P.C. CPAs have released an audit report on the City of Washington, Iowa.

The auditors reported that the City's receipts for its governmental funds totaled \$8,815,049 for the year ended June 30, 2015. The receipts included \$3,267,526 in property tax, \$58,953 in other city taxes, \$766,736 in local option sales tax, \$215,206 in tax increment financing collections, \$2,377,451 from intergovernmental sources, \$23,141 from use of money and property, \$58,908 from licenses and permits, \$131,127 from charges for services, \$26,758 from special assessments, \$24,700 from sale of assets, \$273,350 from debt proceeds, and \$1,591,193 in miscellaneous revenues. The City's receipts for its proprietary funds totaled \$4,045,997 of which \$4,042,555 was from charges for services.

Disbursements for its governmental funds totaled \$8,609,164, and included \$1,752,423 for public safety, \$1,517,128 for public works, \$1,036,518 for culture and recreation, \$15,342 in community and economic development, \$802,057 in general government, \$2,535,258 for capital projects, and \$950,438 for debt service. Disbursements of the City's proprietary funds totaled \$5,079,477, which was attributable to its business type activities.

This report contains recommendations to the City Council and other City officials. The City has responded that corrective action is being taken for each item.

A copy of the audit report is available for review in the office of the Auditor of State and the City Administrator's office.

* * *

*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

February 12, 2016

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

From: Brent Hinson
City Administrator

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

Re: Well #6 Repairs & Effect on South Tower Rehabilitation Project

As the Council is aware, we have been analyzing the alternatives for the repair of Well #6, one of three current municipal wells, for the past several months. After examining this issue from numerous angles, and televising the well at two different times, we have come up with a different approach than was discussed back in October 2015.

Based on the information and professional advice we have, it does appear that we have enough of a concern with the future of the well casing that it would be much more prudent at this time to re-case the well than to take our chances. The problem with this is that we do not have the \$200,000 on hand that re-casing would require, so it will likely be necessary to downsize the South Tower rehab scope of work significantly to allow for the necessary well work to be covered. I'm not all that fond of having to go this direction, but getting the well back up and running prior to our peak season in the summer is essential. Without this well, we only have two working wells, and are a breakdown away from potentially not being able to adequately supply water to the town. The total well rehab project would end up being in the range of \$350,000. We do have around \$37,000 in insurance money from the failure of the previous pump and motor assembly.

Rob Baker from FOX Engineering is working on more detailed recommendations, and plans to attend the meeting to discuss.

Time is of the essence in completing these repairs so that we can have the well back up and running prior to the peak water supply season in the summer.

*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

February 11, 2016

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

From: Brent Hinson
City Administrator

Re: DOT Report on West Madison 3-Lane

Councilor Zieglofsky requested that we ask DOT for an update on the conversion of West Madison (Highway 92) from 4 to 3 lanes, which has been in place for just over 3 years. Apparently, at the time the 3-lane was approved by the City Council, in early 2011, the DOT had agreed to come back at a later time following project completion to provide a report.

Jim Phillips from the DOT in Fairfield plans to attend the meeting to present this information and to respond to any questions.

*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

February 11, 2016

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

From: Brent Hinson
City Administrator

Re: Kewash Trail Grant Application

As I discussed in a previous memo, the City and Washington County Conservation have been working together on and off over the past several years to get some trail improvements made. In 2012, the City applied for a REAP grant for paving the Kewash from Highway 1 to Willow Pond, but this grant was not funded. We then worked together over the following two years to work on a possible trail past Willow Pond from the Kewash to the new Kirkwood facility, but this also stalled out. However, we recently found out that around \$1.5 million in trail money through the TAP program will be made available through the Regional Planning Affiliation/ECICOG. These are federal funds, which cover 80% of the project cost (20% would need to come from local match). It is very unusual that this much money would be made available all at once. The money will be awarded on a competitive basis throughout the region, with a very short timeframe for applications. The pre-application workshop is scheduled for February 17 and final applications are due March 30. This short timeframe may actually work to our advantage, because we already have some basic plans and cost estimates prepared.

The group working on this issue proposed to the Conservation Board that we apply for paving the Kewash from Highway 1 to the Crooked Creek bridge and also to construct the new Willow Pond trail from the Kewash to Kirkwood. The total project would be approximately \$900,000, of which \$720,000 would come from TAP funds. The remainder would need to come from local funds. We envision this being a partnership of Washington and Washington County, with a grant application to the Riverboat Foundation being likely. The Conservation Board is agreeable to serving as the applicant for these funds. We would need permission from the Washington County Board of Supervisors to run the trail along the east side of the County-owned farm east of the jail and Vets monument.

I believe the City could and should allocate up to \$60,000 for our share of the match. In order to do this, the City Council would need to consider reallocating the money set aside for the sidewalk to Walmart. There are several factors working against us in getting that project done at the current time, and I believe we can address it successfully at a later time. In the meantime, we have the rare opportunity to tap into a large amount of federal funds to make a huge improvement to trails available to our residents. I believe this will be a very well-received project by our many residents that currently utilize the Kewash. I talked with the Park Board at their meeting this week about the project, and they are very supportive.

I have attached a variety of information on this possible project.

Washington County Conservation/ City of Washington
Kewash Trail Improvements Grant Application
March 2016

PRELIMINARY 2/10/16

Uses

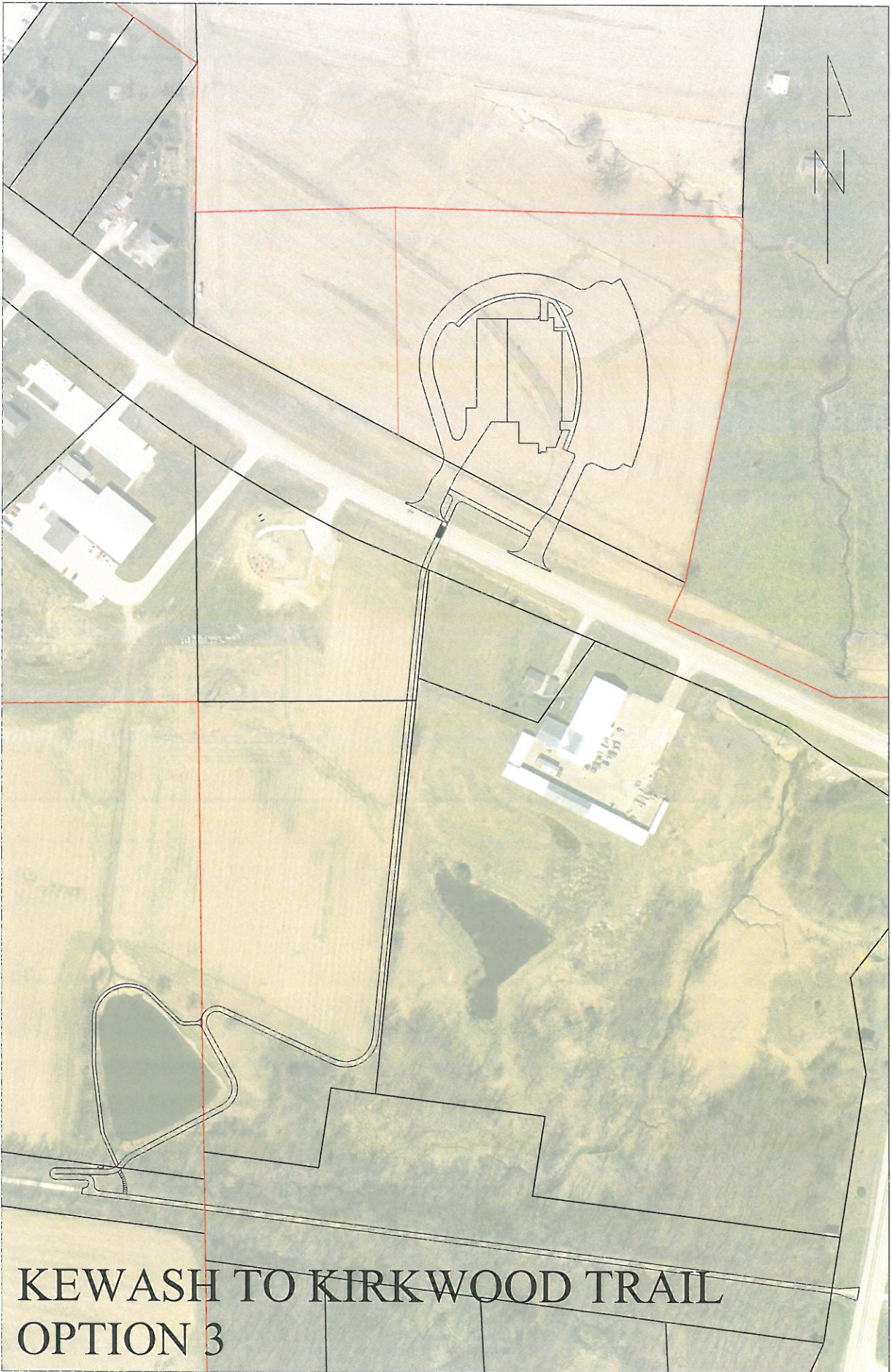
<u>Item</u>		<u>Amount</u>
Pave Kewash from Hwy 1 to Crooked Creek Bridge - Includes 10' wide concrete paving	\$	580,000.00
Willow Pond Trail from Kewash to Kirkwood Center	\$	233,545.00
Contingency (10%)	\$	81,354.50
Total Uses	\$	894,899.50

Sources

<u>Item</u>		<u>Amount</u>
TAP Funds	\$	715,919.60
Conservation Share	\$	60,000.00
City Share (Sidewalk Funds)	\$	60,000.00
Riverboat Foundation Application	\$	60,000.00
Total Sources	\$	895,919.60
Net Surplus or (Deficit)	\$	1,020.10

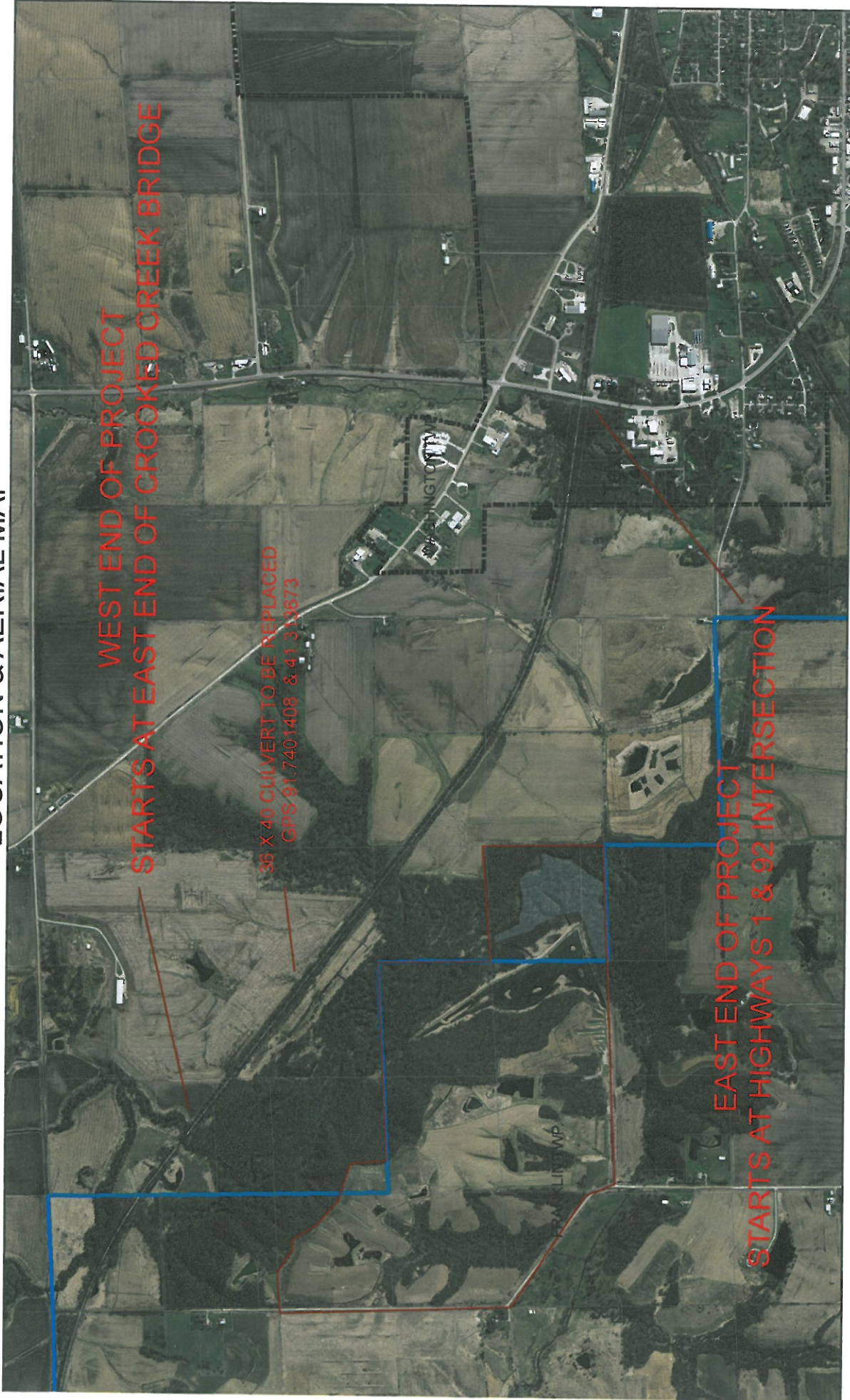
**Opinion of Cost for Kewash Trail
Washington, Iowa
8/8/2014**

No.	Item Code	Description	Unit	OPTION 1		OPTION 2		OPTION 3		
				Unit Price	Quantity	Extended Price	Quantity	Extended Price	Quantity	Extended Price
1	2101-0850002	CLEAR+GRUBB	UNIT	\$100.00	50	\$5,000.00	50	\$5,000.00	50	\$5,000.00
2	2102-2710070	EXCAVATION, CL 10, RDWY+BORROW	CY	\$10.00	1200	\$12,000.00	1200	\$12,000.00	1500	\$15,000.00
3	2105-8425015	TOPSOIL, STRIP, SALVAGE+SPREAD	CY	\$12.00	600	\$7,200.00	600	\$7,200.00	800	\$9,600.00
4	2115-0100000	MODIFIED SUBBASE	CY	\$30.00	300	\$9,000.00	300	\$9,000.00	275	\$8,250.00
5	2416-0100024	APRON, CONC, 24"	EACH	\$800.00	3	\$2,400.00	4	\$3,200.00	2	\$1,600.00
6	2503-0114224	STORM SWR G-MAIN,TRENCHED, RCP 2000D,24"	LF	\$40.00	130	\$5,200.00	130	\$5,200.00	70	\$2,800.00
7	2511-0302600	RECREATIONAL TRAIL, PCC, 6"	SY	\$35.00	2690	\$94,150.00	2700	\$94,500.00	2100	\$73,500.00
8	2516-8725000	PCC RETAINING WALL	CY	\$1,000.00	60	\$60,000.00	60	\$60,000.00	60	\$60,000.00
9	2526-8285000	CONSTRUCTION SURVEY	LS	\$5,000.00	1	\$5,000.00	1	\$5,000.00	1	\$5,000.00
10	2533-4980005	MOBILIZATION	LS	\$5,000.00	1	\$5,000.00	1	\$5,000.00	1	\$5,000.00
11	2601-2634105	MULCH, BONDED FIBER MATRIX	ACRE	\$1,000.00	3	\$3,000.00	3	\$3,000.00	2	\$2,000.00
12	2601-2636044	SEED+FERTILIZE (URBAN)	ACRE	\$1,000.00	3	\$3,000.00	3	\$3,000.00	2	\$2,000.00
13	2602-0000020	SILT FENCE	LF	\$2.00	1000	\$2,000.00	1000	\$2,000.00	1000	\$2,000.00
14	2602-0000071	RMVL OF SILT FENCE/SILT FENC-DITCH CHECK	LF	\$2.00	1000	\$2,000.00	1000	\$2,000.00	1000	\$2,000.00
15	2602-0000101	MAINT OF SILT FENC/SILT FENC-DITCH CHECK	LF	\$2.00	1000	\$2,000.00	1000	\$2,000.00	1000	\$2,000.00
				Subtotal		\$216,950.00			\$218,100.00	\$195,750.00
				Contingency 10%		\$21,700.00			\$21,800.00	\$19,600.00
				Construction Total		\$238,650.00			\$239,900.00	\$215,350.00



KEWASH TO KIRKWOOD TRAIL
OPTION 3

KEWASH NATURE TRAIL ENHANCEMENT & PAVING PROJECT
EXHIBIT A
LOCATION & AERIAL MAP



WEST END OF PROJECT
STARTS AT EAST END OF CROOKED CREEK BRIDGE

36 X 40 CULVERT TO BE REPLACED
GPS: 91.7401408 & 41.332673

EAST END OF PROJECT
STARTS AT HIGHWAYS 1 & 92 INTERSECTION

1 inch = 1,600 feet



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: 2/12/2016
Re: Site Plan for Stewart School Addition

Issue

Review and consider a major site plan for the Washington Community School District located at 816 N. 2nd Ave.

Background

The Washington Community School District in partnership with the Washington Community Y is building an addition to Stewart Elementary School which will hold the Early Childhood Education (pre-school and daycare). On Tuesday, February 9th, 2016, 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 major site plan for the Washington Community School Districts Early Childhood Education Addition located at 816 N. 2nd Ave. with a stipulation that all 17 parking spaces be installed.



MEMORANDUM

To: Steve Donnolly, City of Washington Date: February 5, 2016
From: Leland Belding File: 24616-028
Re: Washington, Iowa
 WCSD Early Childhood Center Addition

Veenstra & Kimm, Inc. has reviewed the revised site plan submitted by Garden & Associates, Ltd. on behalf of the Washington Community School District. The site plan is a Major Site plan since the total site area is 40,695 SF. The work will consist of demolition of an existing daycare facility and adding an addition onto Stewart Elementary School to provide early childhood education.

Parking

Existing School	54 (4 handicap)
Existing Daycare	5
New Daycare Parking	17 (2 handicap)
New Daycare Drop-off	7

The City ordinance does not cover Daycare Facility but it was discussed to provide 1 stall per 2 employees which this plan meets. Based on requirements found in other communities this may not be enough but there is on-street parking on both sides of 2nd Avenue to handle any overflow.

Landscaping

The project will be removing approximately 15 existing trees for the building addition and will be adding 3 trees around the new parking lot to meet the ordinance. From a total site perspective there are still a significant amount of trees on the school property. The landscaping plan shown is conceptual and the engineer indicated the school district is working with another party for the final landscaping. The school district should provide the plan when completed to ensure conformance with the site plan ordinance.

Storm Water

The storm water plan for the expansion consists of connecting the roof drains, new parking lot intakes, and new yard area drains directly to the storm sewer system on 2nd Avenue. The existing site drains overland to this same area of 2nd Avenue.

The total impervious area will increase by approximately 3% which is relatively minor. It

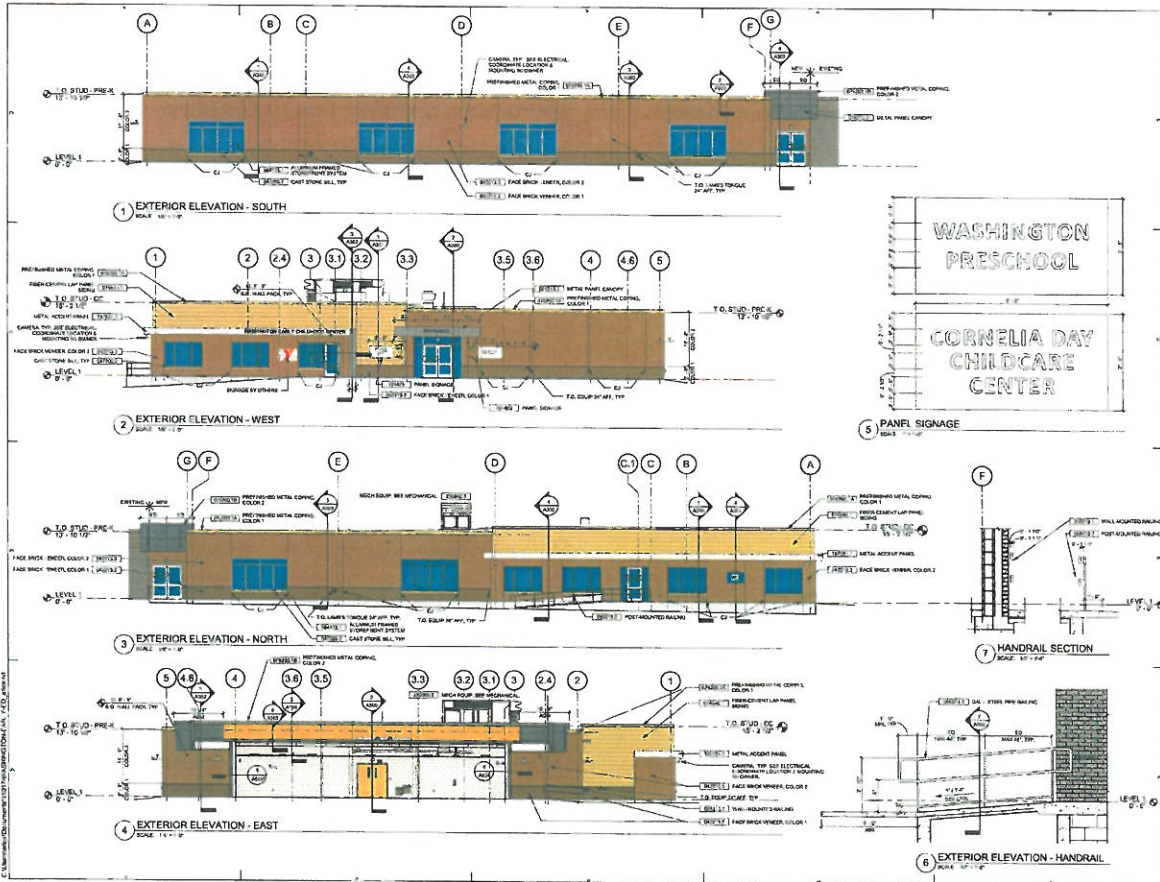
was discussed with the engineer that since there is no good location for constructing a detention basin and it was such a minor net increase in impervious area that we would recommend the detention requirements be waived for this addition. The overall drainage of the area will be improved with the storm sewer system and a vegetative swale is being constructed on the north side of the new parking lot which will help in meeting the intent of the water quality component of the ordinance.

Recommendation

The site plan meets the requirements of the Site Plan ordinance for a Major Site Plan except for the storm water detention requirement. It is our recommendation that the storm water detention requirement is waived and the site plan be approved and a recommendation provided to the council.

WASHINGTON EARLY CHILDHOOD CENTER ADDITION





SVPA
Architects, Inc.
1400 20th Street, Suite 200
West Des Moines, Iowa 50309
515.271.5900 Fax: 515.271.6991

WASHINGTON PRESCHOOL

CORNELIA DAY CHILDCARE CENTER

PROJECT: WASHINGTON COMMUNITY SCHOOL DISTRICT EARLY CHILDHOOD CENTER ADDITION
801 N 4th Ave
Washington, IA 50303
WASHINGTON COMMUNITY SCHOOL DISTRICT
600 West Main Street, Washington, IA 50303

ISSUE DATE: _____

ISSUE FOR: _____

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EXTERIOR ELEVATIONS

A200

SITE DEVELOPMENT PLANS FOR WASHINGTON COMMUNITY SCHOOL DISTRICT EARLY CHILDHOOD EDUCATION ADDITION WASHINGTON, IOWA

SVPA
Architects, Inc.

1416 28th Street, Suite 200
West Des Moines, Iowa 50368
515.277.9999 Fax: 515.327.5991



GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS

1700 Independence Ave. S.
Des Moines, Iowa 50319
515.281.2200
515.281.2201
www.gardenandassociates.com

PROJECT INFORMATION
WASHINGTON COMMUNITY SCHOOL DISTRICT EARLY CHILDHOOD CENTER ADDITION
671 N 48th Ave
Washington, IA 52353

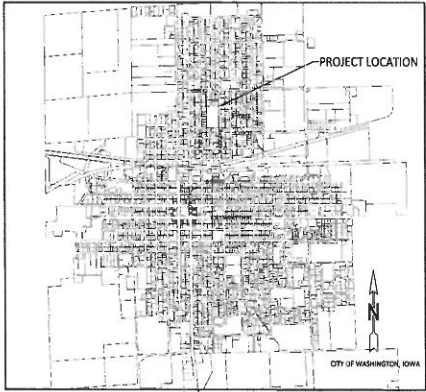
WASHINGTON COMMUNITY SCHOOL DISTRICT
404 West Main Street, Washington, IA 52353

ISSUE FOR: CITY SITE PLAN SUBMITTAL
ISSUE DATE: 02/05/2018

PROJ. NO. 15017
PROJ. NAME: V.B. 123456789
DATE: 02/05/2018

TITLE SHEET

A.01

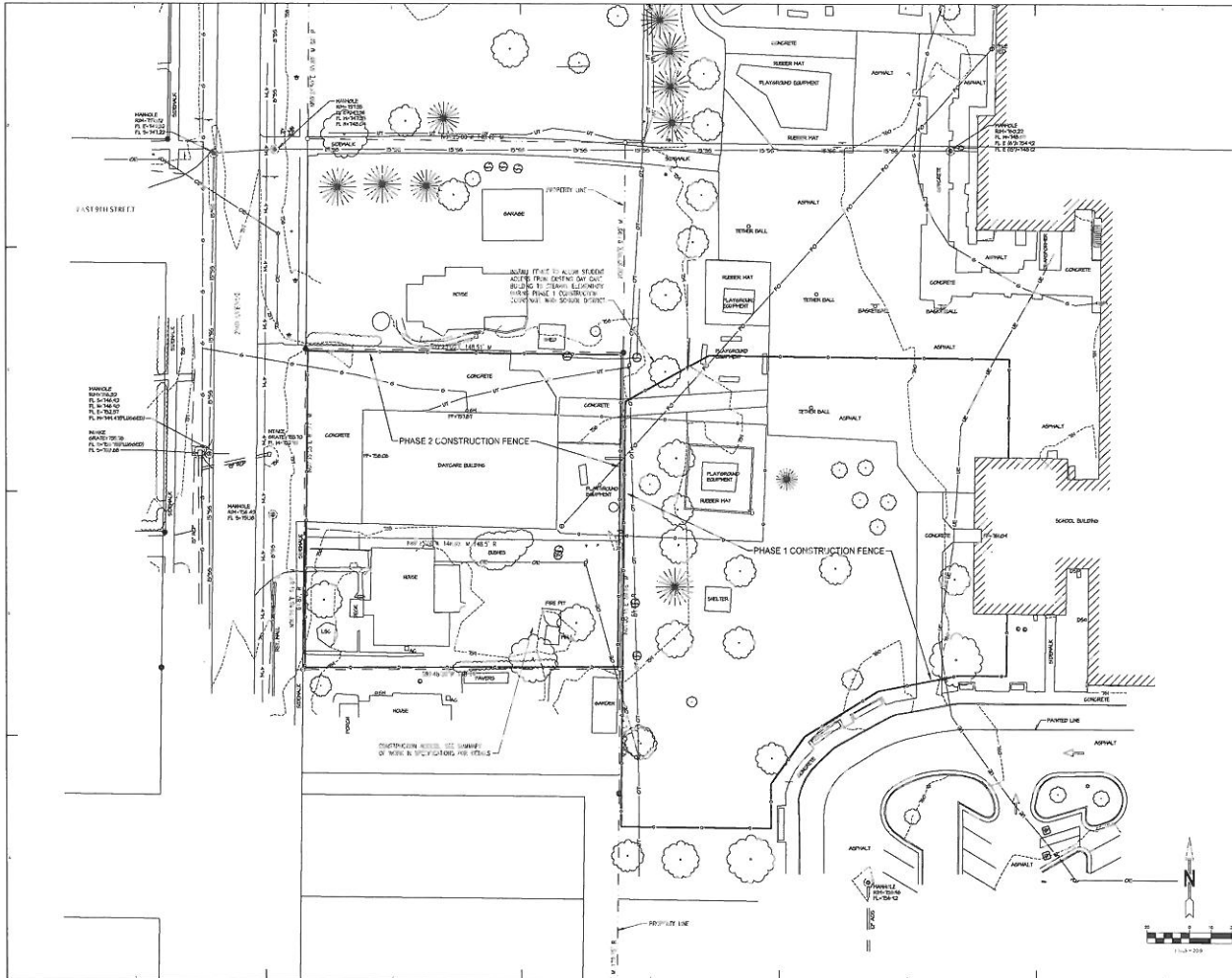


SHEET INDEX	
SHEET NO.	DESCRIPTION
A.01	TITLE SHEET
C.01	SITE SURVEY AND CONSTRUCTION SAFETY FENCE
C.02	CIVIL/SITE LEGEND AND NOTES
C.03	DEMOLITION PLAN
C.04	SITE LAYOUT PLAN
C.05	SITE UTILITY PLAN
C.06	SITE GRADING PLAN
C.07	PAVEMENT JOINTING PLAN
C.08	DETAILS
C.09	STORM WATER POLLUTION PREVENTION PLAN
A100	FIRST FLOOR PLAN
A101	ROOF PLAN
A200	EXTERIOR ELEVATIONS
13	TOTAL SHEETS

APPROVED:
CITY OF WASHINGTON, IOWA
COMMISSION, PLANNING AND ZONING COMMISSION DATE _____
MAYOR, CITY OF WASHINGTON, IOWA DATE _____

MISCELLANEOUS PROJECT INFORMATION
OWNER AND DEVELOPER:
WASHINGTON COMMUNITY SCHOOL DISTRICT
404 WEST MAIN STREET
WASHINGTON, IOWA 52353
SITING ADDRESS:
671 NORTH 48TH STREET
WASHINGTON, IOWA
SITE PLAN PREPARED BY:
GARDEN & ASSOCIATES, LTD.
P.O. BOX 451
OSAWATOMIE, IOWA 52557
OWNER ARCHITECT, INC.:
1166 20TH STREET, SUITE 200
WEST DES MOINES, IOWA 50319
BUILDING AREA:
EXISTING BUILDING AREA (NETWANT ELEMENTARY) 46,200 SQUARE FEET
BUILDING ADDITION 13,850 SQUARE FEET
TOTAL 60,050 SQUARE FEET
OFF STREET PARKING CALCULATION:
NUMBER OF SPACES ASSOCIATED WITH BUILDING ADDITION = 13
NUMBER OF REQUIRED PARKING SPACES AT 1 SPACE FOR 2 EMPLOYEES = 6
ADDITIONAL PROPOSED
PARKING SPACES 7 SPACES
BASE SPACES 5 SPACES
ALTERNATE AND 2 SPACES
TOTAL 12 SPACES
DISTRICT AND PROPOSED ZONING:
R-1 (ONE AND TWO FAMILY RESIDENTIAL)
EASEMENTS:
NO ADDITIONAL PUBLIC UTILITY EASEMENTS PROPOSED
SIGNAGE:
NO ADDITIONAL SITE SIGNAGE WILL BE PROVIDED
GREENSPACE CALCULATION (ESTIMATED BASED ON AERIAL PHOTOGRAPHY)
TOTAL SITE AREA 6.8 ACRES
EXISTING GREENSPACE 1.1 ACRES (16%)
REDUCED GREENSPACE 0.2 ACRES
NET GREENSPACE AFTER PROJECT 7.8 ACRES (16%)

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Iowa.
Date: 02/05/2018
License Number: 0055
My license expires on December 31, 2017
Project or sheets covered by this seal: CITY SITE PLAN
Carl Bruce C. C.P.



S V P A
Architects, Inc.

1400 5th Street, Suite 200
West Des Moines, Iowa 50319
515.273.6140 Fax: 515.273.5531



GARDNER ASSOCIATES LTD.
ENGINEERS & PLANNERS

PROJECT: WASHINGTON COMMUNITY SCHOOL DISTRICT EARLY CHILDHOOD CENTER ADDITION
 DATE: 05/24/2016
 DRAWING NO.: 15017
 SHEET NO.: C.01
 PROJECT LOCATION: 821 N 4th Ave, Washington, IA 50303

CLIENT: WASHINGTON COMMUNITY SCHOOL DISTRICT
 404 W 4th Street, Washington, IA 50303

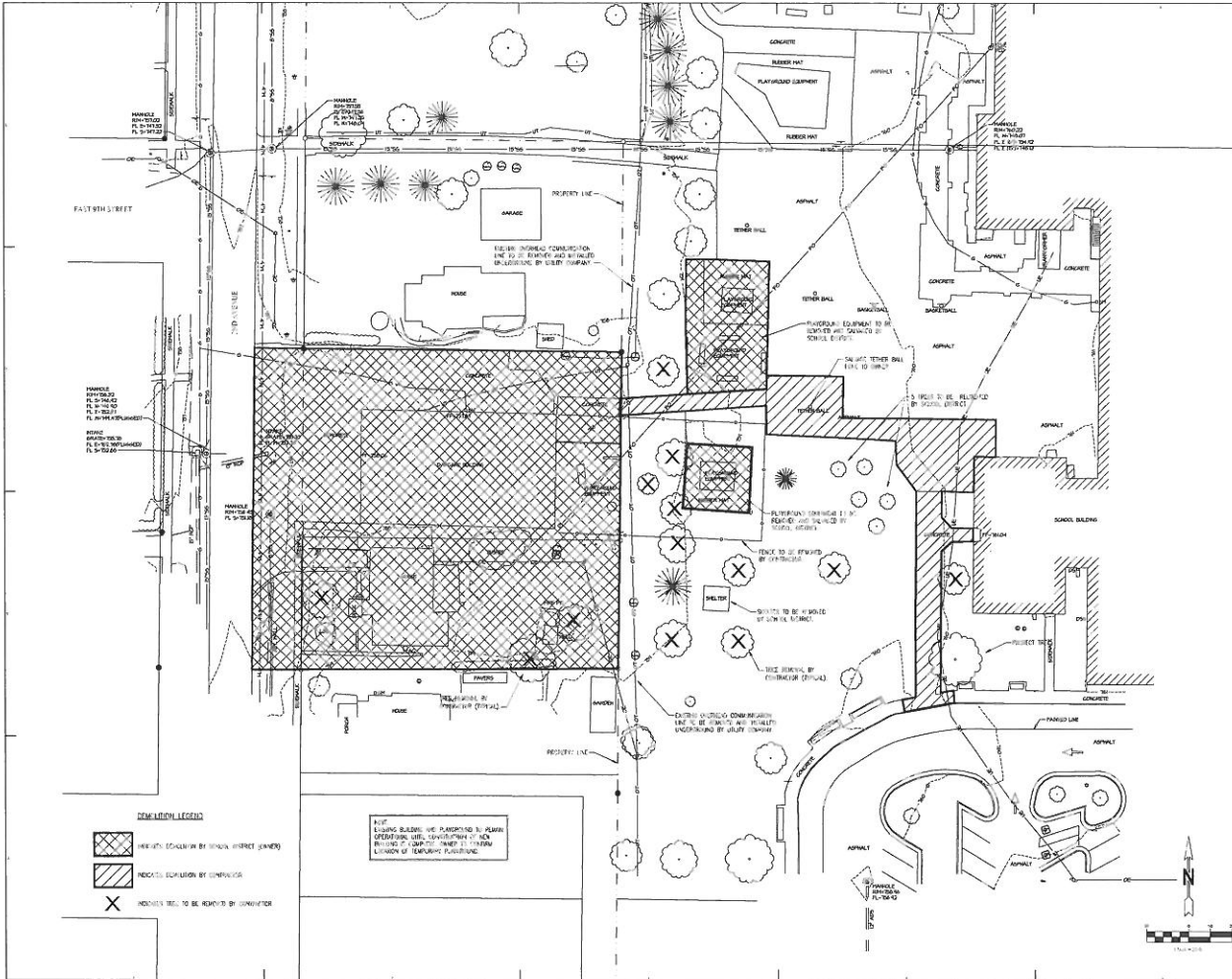
ISSUE FOR: CITY SITE PLAN SUBMITTAL
 ISSUE DATE: 05/24/2016

PROJECT NO.: 15017
 ARCHITECT: S V P A ARCHITECTS INC.
 ENGINEER: GARDNER ASSOCIATES LTD.

DATE: 05/24/2016
 SHEET: C.01

SITE SURVEY AND CONSTRUCTION SAFETY FENCE LAYOUT

C.01



DEMOLITION LEGEND

- DEMOLITION BY SCHOOL DISTRICT (OWNER)
- DEMOLITION BY CITY/LOCAL
- DEMOLITION TO BE REMOVED BY CONTRACTOR

EXISTING BUILDING USE PLANNING & ALTERNATIVE DESIGN USES DEVELOPMENT OF NEW BUILDING TO COMPLETE PHASE II TOWER EXPANSION OF EXISTING BUILDING.

S V P A
Architects, Inc.

1442 26th Street, Suite 201
West Des Moines, Iowa 50326
515.281.5266 Fax: 515.221.7861

GARDNER & ASSOCIATES LTD.
ENGINEER & SURVEYOR

PROJECT: WASHINGTON COMMUNITY SCHOOL DISTRICT EARLY CHILDHOOD CENTER ADDITION
LOCATION: 404 WEST 4TH AVENUE WASHINGTON, IA 50303
DATE: 03/26/2016

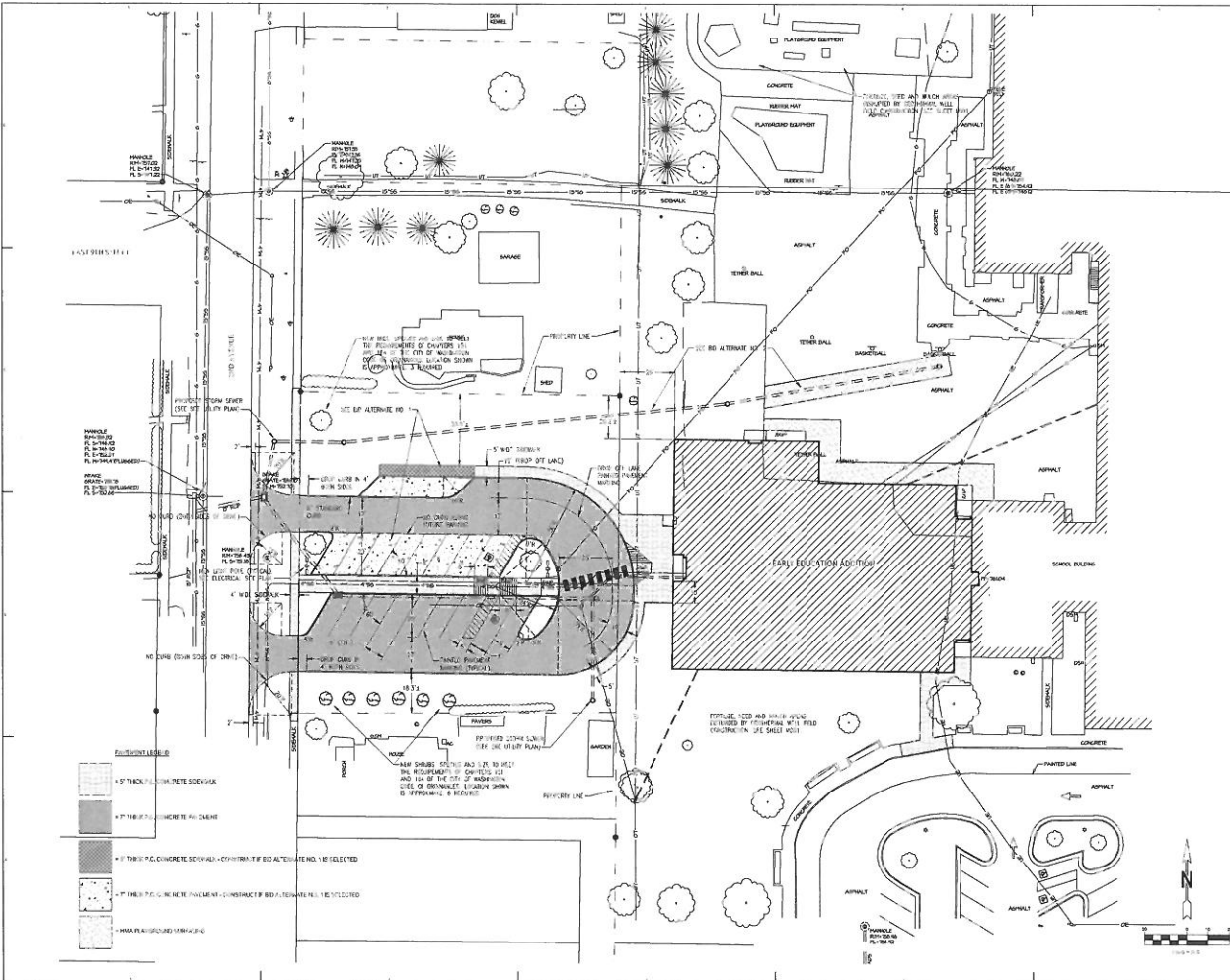
ISSUE FOR: CITY SITE PLAN SUBMITTAL
ISSUE DATE: 03/26/2016

PROJECT NO: 15017
DRAWN BY: J.B. ARCHITECTS, INC.
CHECKED BY: J.P.

DATE: 03/16/2016

DEMOLITION PLAN

C.03



SVPA
Architects, Inc.

1401 57th Street, Suite 100
West Des Moines, Iowa 50308
515.281.2555 Fax: 515.287.8841



GARDNER & ZUCKERTER, LTD.
ENGINEERS & PLANNERS
2000 Park Ave. S.E.
Des Moines, IA 50319
515.281.2555

PROJECT NO.	15017
DATE	03/08/2015
DRAWN BY	VS
CHECKED BY	VS
DATE	03/08/2015
SCALE	AS SHOWN

PROJECT NO.	15017
DATE	03/08/2015
DRAWN BY	VS
CHECKED BY	VS
DATE	03/08/2015
SCALE	AS SHOWN

WASHINGTON COMMUNITY SCHOOL DISTRICT EARLY CHILDHOOD CENTER ADDITION
821 N 4th Ave
Washington, IA 51553

WASHINGTON COMMUNITY SCHOOL DISTRICT
404 1/2 Main Street Washington, IA 51553

ISSUE FOR CITY SITE PLAN SUBMITTAL
ISSUE DATE 03/08/2015

WASHINGTON SV
PROJECT NO. 15017
DRAWN BY VS
CHECKED BY VS
DATE 03/08/2015
SCALE AS SHOWN

SITE LAYOUT PLAN

C.04

S V P A
Architects, Inc.

1400 38th Street, Suite 200
West Des Moines, Iowa 50316
515.281.5100 Fax: 515.287.2941



GARDNER & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS

PROJECT NO. 15017
PROJECT NAME: WASHINGTON COMMUNITY SCHOOL DISTRICT EARLY CHILDHOOD CENTER ADDITION
CLIENT: CITY OF WEST DES MOINES
DATE: 03/20/2018

PROJECT NAME: WASHINGTON COMMUNITY SCHOOL DISTRICT EARLY CHILDHOOD CENTER ADDITION
CLIENT: CITY OF WEST DES MOINES
DATE: 03/20/2018

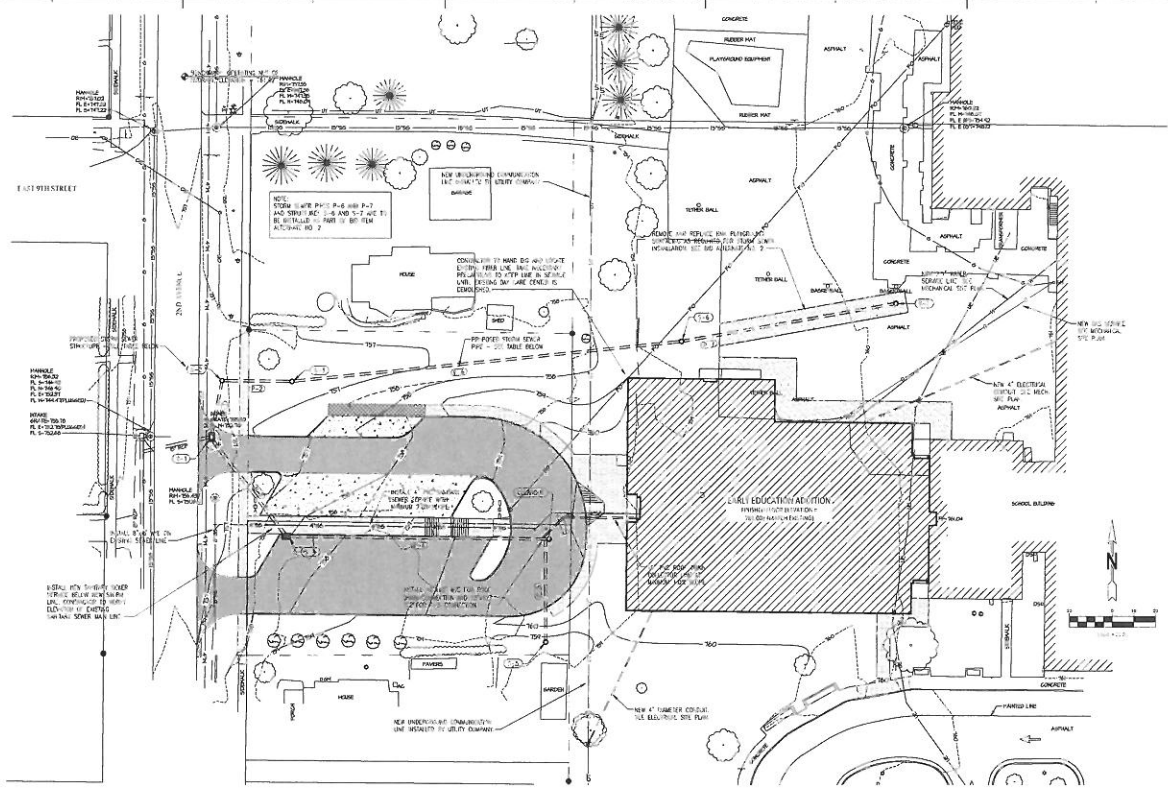
ISSUE FOR: CITY OF WEST DES MOINES
ISSUE DATE: 03/20/2018

PROJECT NO. 15017
PROJECT NAME: WASHINGTON COMMUNITY SCHOOL DISTRICT EARLY CHILDHOOD CENTER ADDITION

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SITE UTILITY PLAN

C.05



BASE BID 1 TORM SEWER STRUCTURES AND PIPING TABLES

STRUCTURE NO.	INVERT ELEV.	OUTLET ELEV.	DIAMETER	STRUCTURE TYPE
S-1	847.78	847.77	24.00	CONCRETE
S-2	847.38	847.35	24.00	CONCRETE
S-3	848.17	847.21	24.00	CONCRETE
S-4	848.10	838.18	24.00	CONCRETE
S-5	838.14	847.50	24.00	CONCRETE

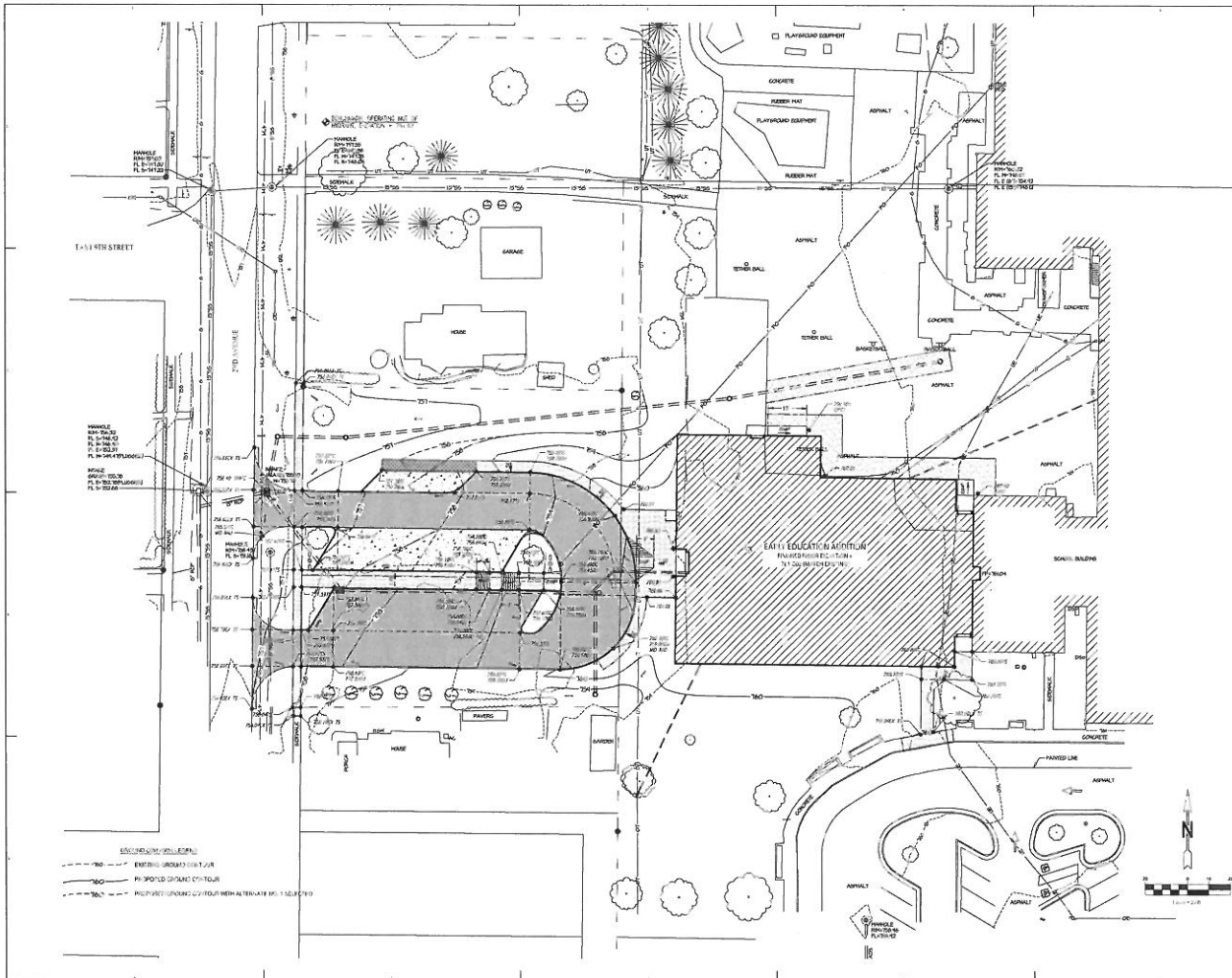
PIPE	DIAMETER	MATERIAL	FROM	TO	LENGTH	STRUCTURE NO.	INVERT ELEV.	OUTLET ELEV.
P-1	42"	PVC	S-2	S-1	15.14'	847.78	847.77	
P-2	42"	PVC	S-3	S-2	24.00'	847.38	847.35	
P-3	18"	PVC	S-4	S-3	18.83'	847.38	847.21	
P-4	18"	PVC	S-5	S-4	17.71'	847.50	847.21	
P-5	48"	PVC	S-5	STAKE	48.00'	847.50	847.50	

BID ALTERNATE NO. 2 TORM SEWER STRUCTURES AND PIPING TABLES

STRUCTURE NO.	INVERT ELEV.	OUTLET ELEV.	DIAMETER	STRUCTURE TYPE
S-6	838.42	838.37	24.00	CONCRETE
S-7	838.47	848.81	24.00	CONCRETE

PIPE	DIAMETER	MATERIAL	FROM	TO	LENGTH	STRUCTURE NO.	INVERT ELEV.	OUTLET ELEV.
P-6	18"	PVC	S-6	S-7	18.39'	838.42	838.37	
P-7	18"	PVC	S-7	STAKE	18.39'	848.81	848.81	

NOTE: LOCATION AND ELEVATION OF STRUCTURES S-6 AND S-7 AND PIPES P-6 AND P-7 SHOWN IS APPROXIMATE. LOCATIONS SHOWN TO FIELD OF FUTURE DESIGN AND CONSTRUCTION.



SVPA
Architects, Inc.

1456 26th Street, Suite 202
Vincent Des Moines, Iowa 50316
515.277.9990 Fax: 515.277.8471

GA
HARDEE & ASSOCIATES, L.T.C.
ENGINEERS & SURVEYORS

PROJECT NO. 151017
ISSUE NO. 01

WASHINGTON COMMUNITY SCHOOL DISTRICT EARLY CHILDHOOD CENTER ADDITION
821 N 4th Ave
WASHINGTON, IA 52551
WASHINGTON COMMUNITY SCHOOL DISTRICT
404 West Main Street, Washington, IA, 52553

ISSUE FOR: CITY OF VINCENT SUBMITTAL
ISSUE DATE: 03/04/2016

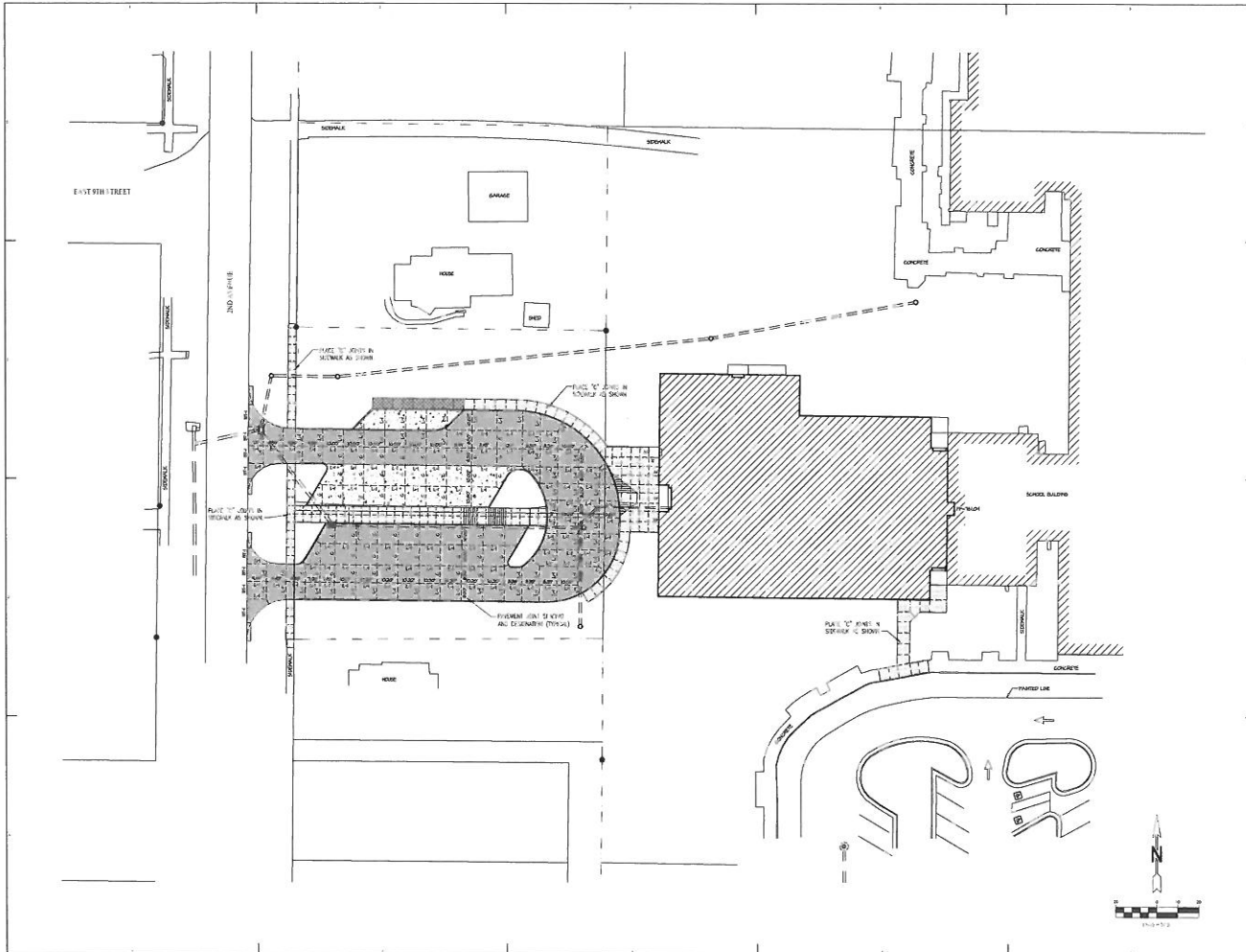
PROJECT NO. 151017

ARCHITECT: SVPA ARCHITECTS INC.
ENGINEER: HARDEE & ASSOCIATES, L.T.C.
SURVEYOR: HARDEE & ASSOCIATES, L.T.C.

DATE: 03/04/2016

SITE GRADING PLAN

C.06



S V P A
Architects, Inc.

1408 29th Street, Suite 200
West Des Moines, Iowa 50325
515 277-8910 Fax: 515 277-8911



G1 GROUP, INC.
ENGINEERS & PLANNERS, INC.
1408 29th Street, Suite 200
West Des Moines, Iowa 50325
515 277-8910 Fax: 515 277-8911

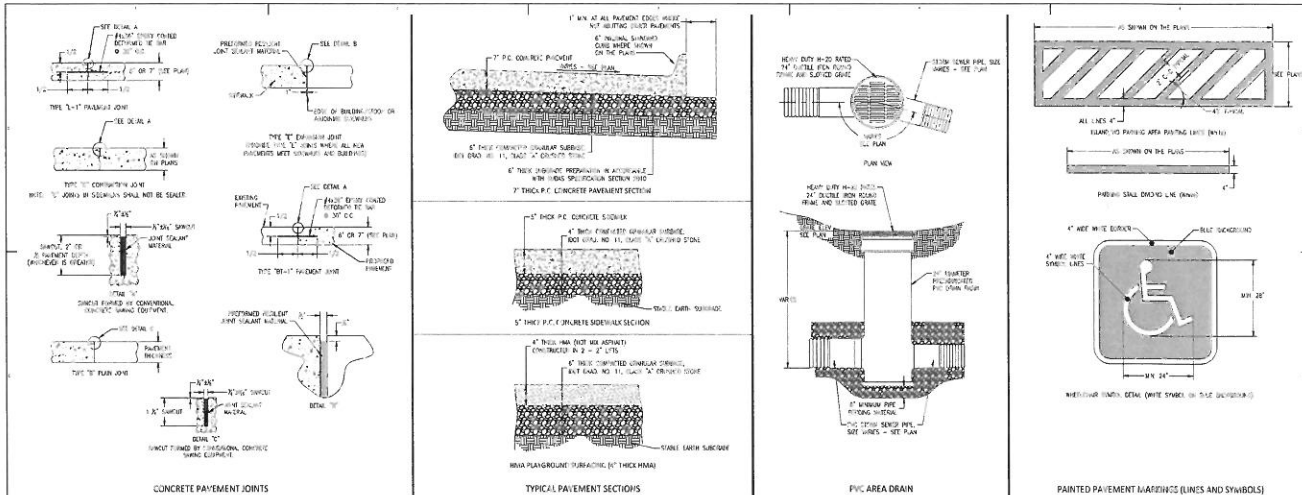
WASHINGTON COMMUNITY SCHOOL DISTRICT EARLY CHILDHOOD CENTER ADDITION
821 N 4th Ave
Washington, IA 52581

WASHINGTON COMMUNITY SCHOOL DISTRICT
404 West Main Street Washington, IA 52583

ISSUE FOR: CITY SITE PLAN SUBMITTAL
ISSUE DATE: 07/15/2016

PAVEMENT JOINTING PLAN

C.07

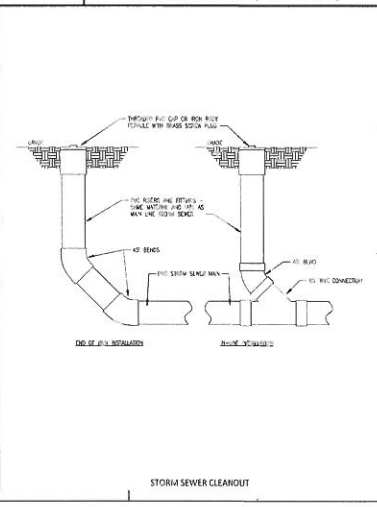
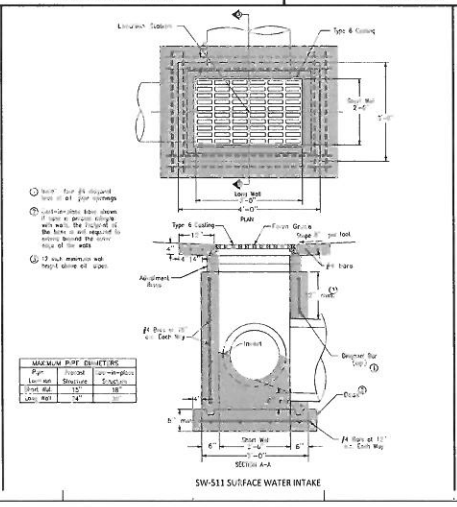
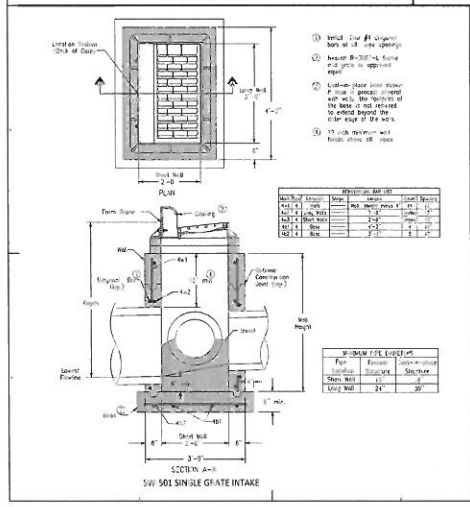


S V P A
Architects, Inc.

1420 25th Street, Suite 303
West Des Moines, Iowa 50319
515 281-5200 Fax: 515 281-5201

G A
GARDNER ASSOCIATES, LTD.
ENGINEERS & SURVEYORS

PROJECT NO. 15017
ISSUE NO. 1B
DATE 12/15/16



PROJECT NO. 15017
ISSUE NO. 1B
DATE 12/15/16

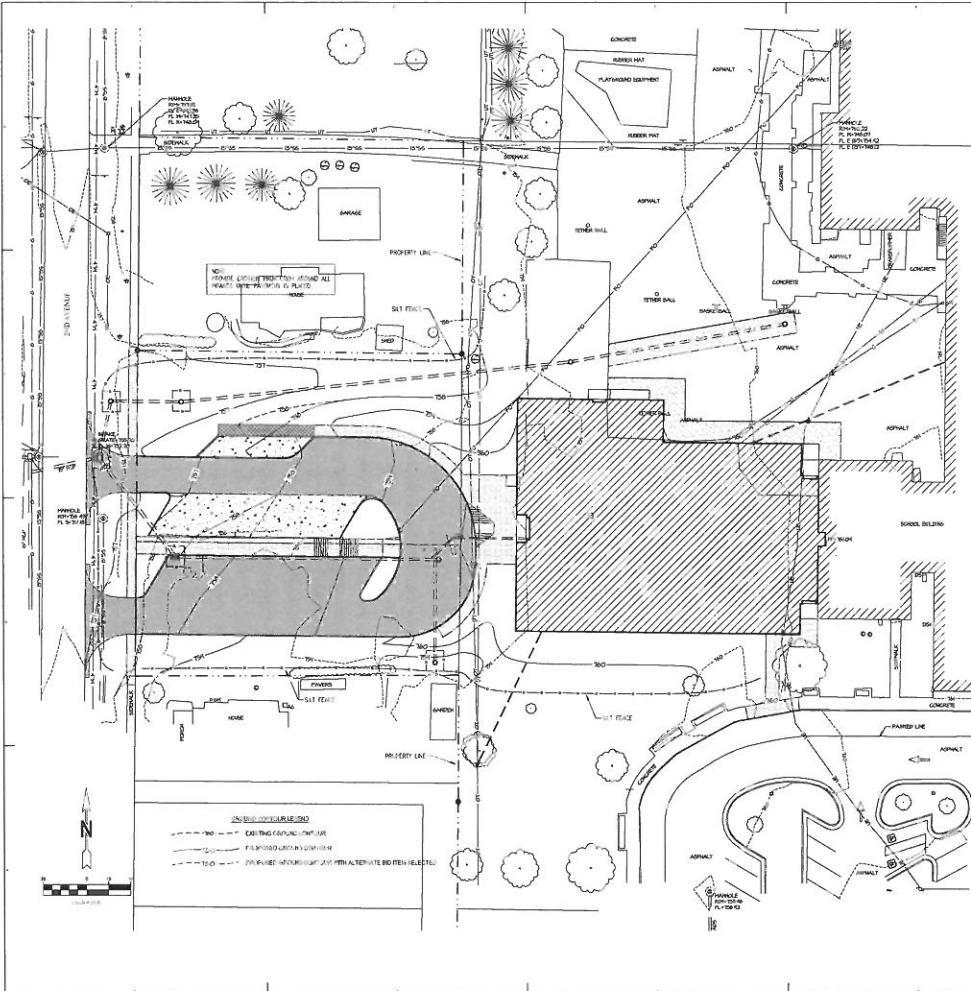
WASHINGTON COMMUNITY SCHOOL DISTRICT EARLY CHILDHOOD CENTER ADDITION
821 N. 8th Ave
Washington, IA 52510

WASHINGTON COMMUNITY SCHOOL DISTRICT
454 West Main Street Washington, IA 52554

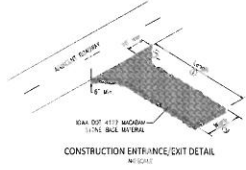
PROJECT NO. 15017
ISSUE NO. 1B
DATE 12/15/16

DETAILS

C.08



- NOTES:**
1. THE CONTRACTOR SHALL VERIFY WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION OF PUBLIC REGULATIONS, INCLUDING THE PERMITS, AND WITH THE APPLICABLE LOCAL AND STATE REGULATIONS, A CURRENTLY EFFECTIVE SET OF PERMITS AND THE CITY ENGINEER'S STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO BE OBTAINED TO BE COMPLIANT WITH THE SWPPP FOR THE DISTRICT'S REGULATIONS AND GENERAL PERMITS #1, 2 AND 3 OF THE SWPPP.
 2. THE CONTRACTOR SHALL CONDUCT A SITE VISIT AND SURVEY ASSESSMENT TO IDENTIFY EXISTING UTILITIES AND SERVICES ON THE SITE AND TO IDENTIFY ANY POTENTIAL CONFLICTS WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION OF PUBLIC REGULATIONS, INCLUDING THE PERMITS, AND WITH THE APPLICABLE LOCAL AND STATE REGULATIONS, A CURRENTLY EFFECTIVE SET OF PERMITS AND THE CITY ENGINEER'S STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO BE OBTAINED TO BE COMPLIANT WITH THE SWPPP FOR THE DISTRICT'S REGULATIONS AND GENERAL PERMITS #1, 2 AND 3 OF THE SWPPP.
 3. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AND EROSION CONTROL STRUCTURES PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES ON THE SITE.
 5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES ON THE SITE.



- NOTES:**
1. Install Construction Entrance/Exit Detail where site entrance and exit (as shown) are identified in the SWPPP.
 2. Install curb and sidewalk at each site entrance. The curb height shall be 4" and the sidewalk shall be 4" wide.
 3. Install curb and sidewalk at each site entrance. The curb height shall be 4" and the sidewalk shall be 4" wide.
 4. Curb and sidewalk shall be 4" high and 4" wide.
 5. Install erosion control measures and erosion control structures prior to any excavation or construction activities.
 6. Curb height shall be 4" and sidewalk width shall be 4".
 7. Asphalt curbs shall remain clear from any debris or material from the construction site. Curbs shall be checked for debris at least once a week.

SVPA Architects, Inc.
 1400 26th Street, Suite 207
 West Des Moines, Iowa 50301
 515.277.8400 Fax: 515.277.0291

GOLDER ASSOCIATES LTD. ENGINEERS & ARCHITECTS

WASHINGTON COMMUNITY SCHOOL DISTRICT EARLY CHILDHOOD CENTER ADDITION
 201 N. 4th Street
 Washington, IA 50393
 WASHINGTON COMMUNITY SCHOOL DISTRICT
 404 West Main Street, Washington, IA 52158

ISSUE FOR CITY SITE PLAN SUBMITTAL
 ISSUE DATE: 10/09/2016
 DRAWN BY: [Redacted]

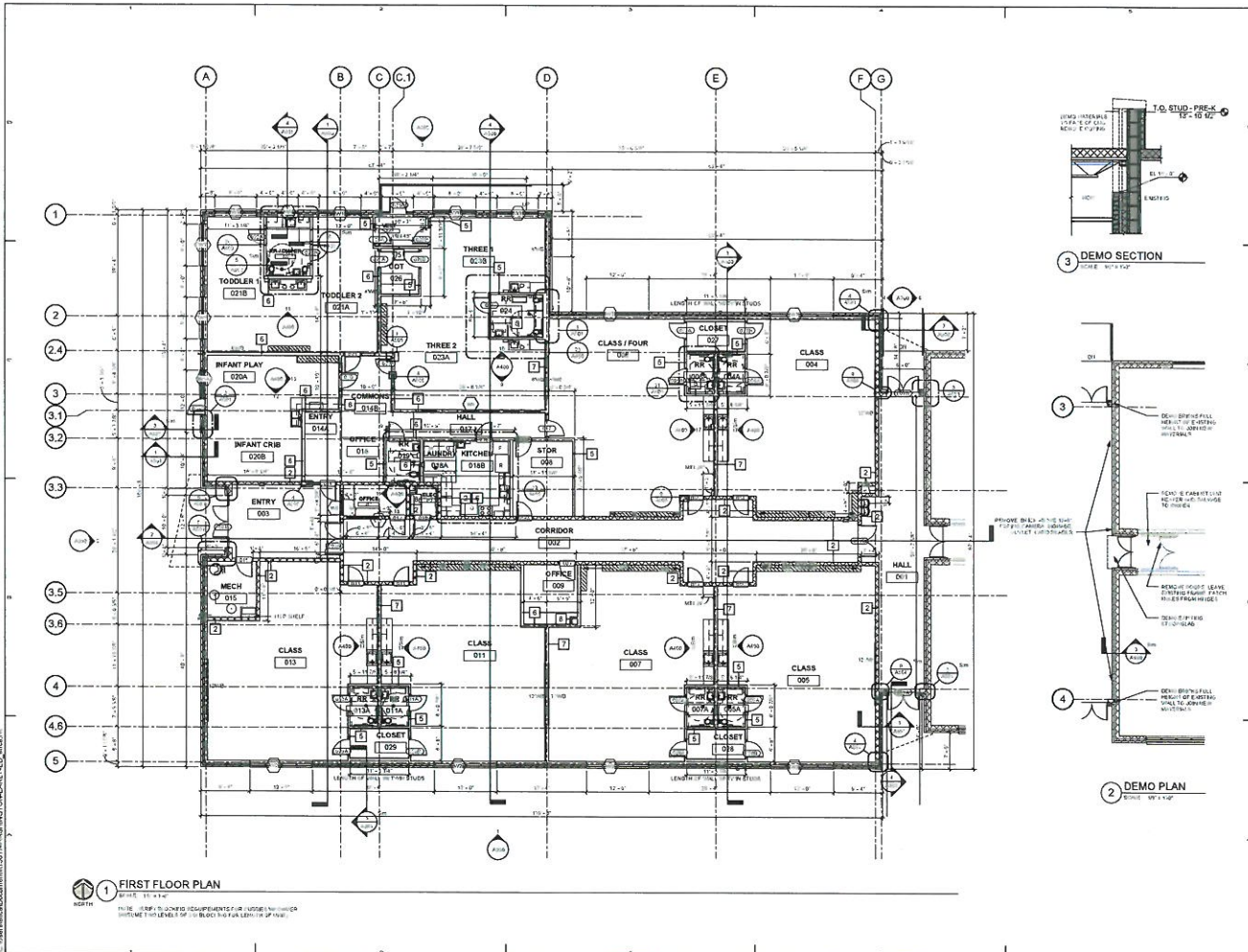
PROJECT NO: 15017
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

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STORM WATER POLLUTION PREVENTION PLAN

DATE: 10/09/2016

C.09



SVPA
Architects, Inc.

1400 28th Street, Suite 200
West Des Moines, Iowa 50325
515.327.5100 Fax: 515.327.5891

CONSTRUCTION MANAGER
NAME: _____
PHONE: _____
ADDRESS: _____

OFFICE MANAGER
NAME: _____
PHONE: _____
ADDRESS: _____

STRUCTURAL ENGINEER
NAME: _____
PHONE: _____
ADDRESS: _____

Mechanical Engineer
NAME: _____
PHONE: _____
ADDRESS: _____

Electrical Engineer
NAME: _____
PHONE: _____
ADDRESS: _____

DESIGNED BY SVPA
DATE: _____
BY: _____

PROJECT INFORMATION

WASHINGTON EARLY EDUCATION ADDITION
821 N 49th Ave
Washington, IA 52553

WASHINGTON COMMUNITY SCHOOL DISTRICT
404 West Main Street
Washington, IA 52555

DRAWING INFORMATION

ISSUE FOR: 1906 CONSTRUCTION DOCUMENTS

ISSUE DATE: 11/1/16

NO.	DATE	REV.

MANAGEMENT INFORMATION

PROJECT NO: 15017

PROFESSIONAL: VB **SCALE: RP**

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ANSI YEAR:
FIRST FLOOR PLAN

SHEET NUMBER
A100

SVPA
Architects, Inc.

1401 28th Street, Suite 200
West Des Moines, Iowa 50317
515.327.5190 Fax: 515.327.5191

EDUCATION TEAM MANAGER
NAME: [Blank]
TITLE: [Blank]

ARCHITECT
NAME: [Blank]
TITLE: [Blank]

STRUCTURAL ENGINEER
NAME: [Blank]
TITLE: [Blank]

MECHANICAL ENGINEER
NAME: [Blank]
TITLE: [Blank]

ELECTRICAL ENGINEER
NAME: [Blank]
TITLE: [Blank]

CONSULTING CIVIL ENGINEER
NAME: [Blank]
TITLE: [Blank]

CLIENT'S LOGO

PROJECT INFORMATION

WASHINGTON EARLY EDUCATION ADDITION
821 14th Ave
Washington, IA 52553

WASHINGTON COMMUNITY SCHOOL DISTRICT
404 West Main Street, Washington, IA 52553

ORIGINATING OFFICE INFORMATION

ISSUE FOR: 10% CONSTRUCTION DOCUMENTS

ISSUE DATE: 1/17/16

BY: [Blank] RE: [Blank]

MANAGEMENT INFORMATION

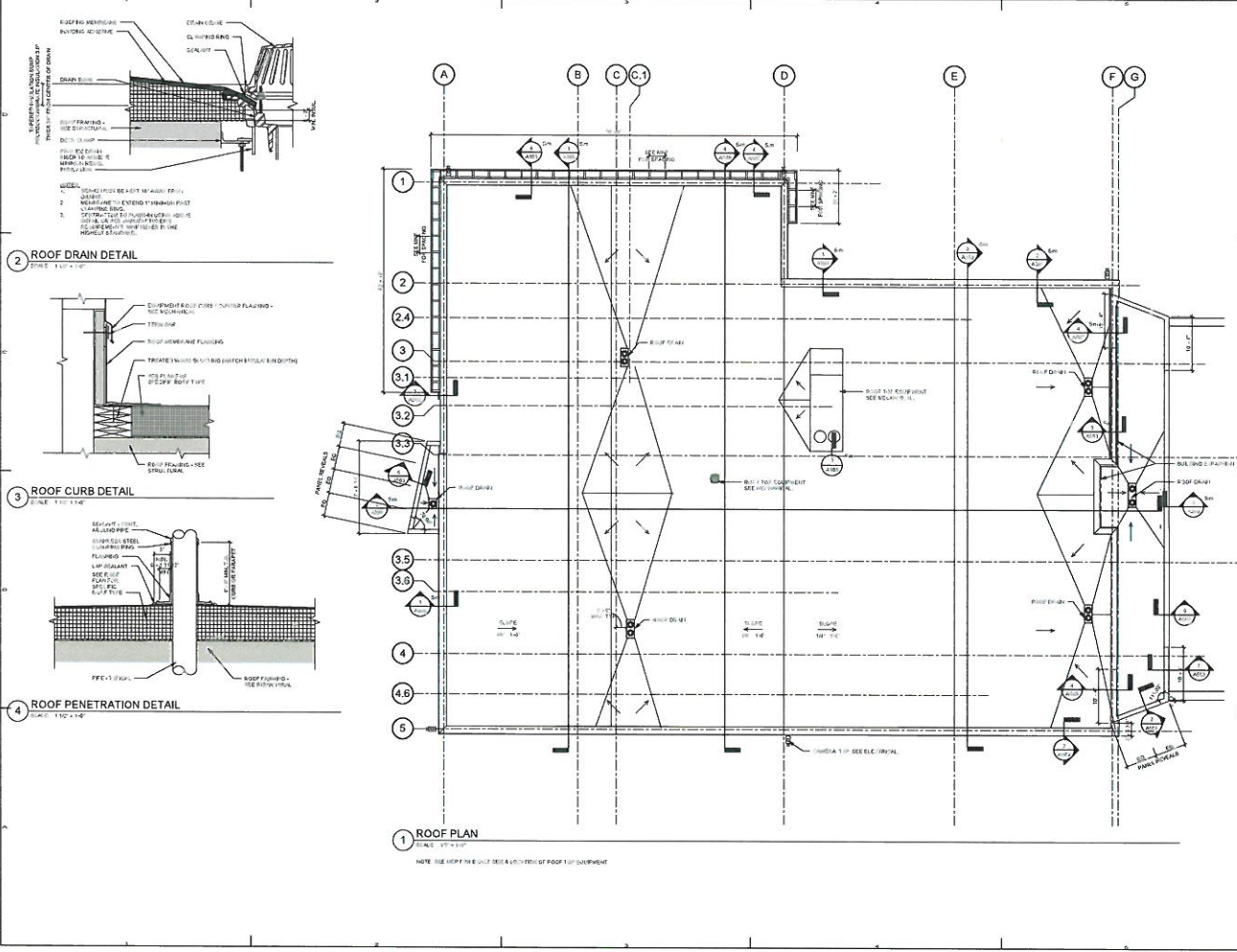
PROJECT NO.: 15017

DESIGNER: VB **SCALE:** [Blank] **REV:** RP

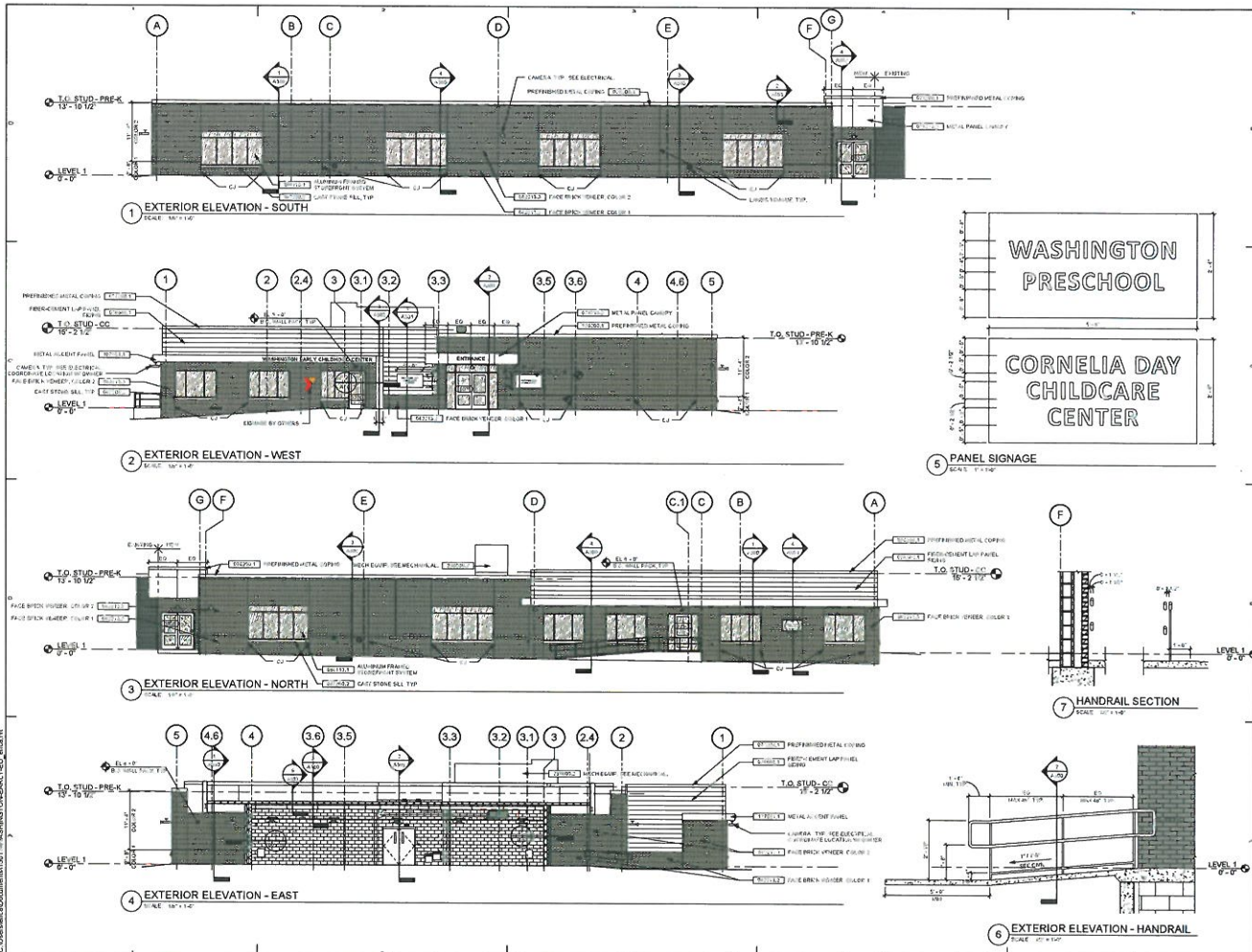
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PROJECT TITLE:
ROOF PLAN

PROJECT NUMBER:
A101



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SVPA
Architects, Inc.

1466 28th Street, Suite 200
West Des Moines, Iowa 50325
515.327.5890 Fax: 515.337.4991

PROJECT INFORMATION

WASHINGTON EARLY EDUCATION ADDITION
323 18th Ave
Washington, IA 52353

WASHINGTON COMMUNITY SCHOOL DISTRICT
404 West Main Street Washington, IA 52353

ISSUE FOR: 100% CONSTRUCTION DOCUMENTS
ISSUE DATE: 1/15/16

MANAGEMENT INFORMATION

PROJECT NO: 15017

DESIGNER: VB ARCHITECTS RP

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EXTERIOR ELEVATIONS

DIRECT NUMBER
A200

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*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

February 11, 2016

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

From: Brent Hinson
City Administrator

Re: Engagement Agreement with Ahlers & Cooney

Attached is an agreement for legal services with our bond counsel, Ahlers & Cooney, related to the refinancing of the 2008 and 2009 General Obligation bonds, as well as a new issuance for \$450,000 for the 2016 Street Program and the Business Park construction. With changes in "municipal advisor" rules, we now have to approve a new agreement with Ahlers & Cooney each time we do a bond issue, even though we have used their firm as our bond counsel for many years.

ENGAGEMENT AGREEMENT

The purpose of this Engagement Agreement (the "Agreement") is to disclose and memorialize the terms and conditions under which services will be rendered by Ahlers and Cooney, P.C., in its capacity as Bond Counsel, to the City of Washington, Iowa (the "Issuer") in connection with the issuance of General Obligation Refunding Bonds, Series 2016A, Taxable General Obligation Refunding Bonds, Series 2016B and the General Obligation Bonds, Series 2016C (the "Bonds").

SCOPE OF ENGAGEMENT

In the role of Bond Counsel, we will provide the following services:

1. Prepare and review documents related to the authorization, issuance and delivery of the Bonds (the "Proceedings").
2. After proper approval and execution of the Proceedings, render our legal opinion (the "Bond Opinion") regarding the validity and enforceability of the Bonds, the source of payment with regard to the legality of the security pledged, and the excludability of interest on the Bonds from gross income for federal tax purposes, as applicable.
3. Review those sections of any offering or disclosure documents (the "Offering Documents") to be disseminated in connection with the sale of the Bonds related solely to the description of the Bonds, the legal basis for the security pledged, the tax-exempt status of the Bonds, and excerpts, summaries or copies of the Bond Opinion; and in the event Issuer retains separate Disclosure Counsel we will coordinate with said Disclosure Counsel in regards to the above-identified information we are reviewing in the Offering Documents.
4. Upon request, assist the Issuer in presenting information to bond rating organizations and providers of credit enhancement relating to the issuance of Bonds.
5. Prepare procedure to advertise and direct the sale of Bonds when we are advised that a particular issue of Bonds will be sold at public sale, and prepare procedure accepting a proposal to purchase the Bonds when we are advised that the sale of a particular issue of Bond will accomplished by negotiated sale.
6. Draft the Continuing Disclosure Certificate of the Issuer, if applicable.
7. Prepare an IRS Form 8038-G or 8038-GC, when applicable.

As Bond Counsel, our examination will extend to the actions and approvals necessary to authorize the issuance and initial delivery of the Bonds to the purchaser thereof. Our Bond Opinion does not extend to any re-offering of the Bonds by the original purchaser thereof or other persons, and will be delivered by us on the date the Bonds are exchanged for their purchase price (the "Closing").

The Bond Opinion will be based on facts and law existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer with applicable laws relating to the Bonds. During the course of this engagement, we will rely on the Issuer, and

authorized officials, to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security.

Our duties in this engagement are limited to those expressly set forth above. This Engagement Agreement does not include the following services, or any other matter not required to render our Bond Opinion:

- a. Except as described in paragraph (3) above, assisting in the preparation or review of the Offering Documents with respect to the Bonds, or performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document or rendering advice that the Offering Documents do not contain any untrue statement of material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading. This engagement does not include the services of Disclosure Counsel.
- b. Preparing requests for tax rulings from the Internal Revenue Service, or “no action” letters from the Securities and Exchange Commission.
- c. Drafting state constitutional or legislative amendments.
- d. Pursuing test cases or other litigation, such as contested validation proceedings.
- e. Except as described in paragraph (6) above, assisting in the preparation of, or opinion on, a continuing disclosure undertaking pertaining to the Bonds, or after Closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking, including monitoring Issuer’s continued compliance with the undertaking.
- f. Representing the Issuer in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.
- g. After Closing a particular issue of Bonds, providing continuing advice to the Issuer or any other party concerning actions necessary to assure that interest paid on that issue of Bonds will continue to be excludable from gross income for federal income tax purposes (e.g. this Bond Counsel engagement for the Bonds does not include rebate calculations, nor continuing post-issuance compliance activities).

We will provide one or more of the services listed in (a)–(g) upon your request, however, a separate, written Engagement Agreement will be required before we assume one or more of the above duties.

Services listed in subparts (h)–(k), below, are not included in this Engagement Agreement, nor will they be provided at any time.

- h. Acting as an underwriter, or otherwise marketing the Bonds.
- i. Acting in a financial advisory role.
- j. Preparing blue sky or investment surveys with respect to the Bonds.
- k. Making an investigation or expressing any view as to the creditworthiness of the Issuer or of the Bonds.

ATTORNEY-CLIENT RELATIONSHIP

Upon our receipt of notification that Bond Counsel services are requested under this Engagement Agreement, the Issuer will be our client and an attorney-client relationship will exist between us as outlined above. We assume that all other parties to each such transaction will retain such counsel as they deem necessary and appropriate to represent their interests. We further assume that all parties understand that in each such transaction we represent only the Issuer, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services as Bond Counsel are limited to those contracted for in this letter; the Issuer's execution of this engagement agreement will constitute an acknowledgement of those limitations. Our representation of the Issuer will not affect, however, our responsibility to render an objective Bond Opinion.

Each representation of the Issuer and the attorney-client relationship for the Bonds created by this Engagement Agreement will be concluded upon issuance of that respective issue of Bonds. Nevertheless, subsequent to Closing, we will mail the appropriate Internal Revenue Service Form 8038, and prepare and distribute to the participants in the transaction a transcript of the proceedings pertaining to the Bonds.

FEES

We will charge a flat fee of \$5,800 regarding the Series 2016A issue, a flat fee of \$4,500 for the Series 2016B issue, and a flat fee of \$6,200 regarding the Series 2016C issue for services rendered under this Agreement. It is not anticipated that it will be necessary for us to personally attend meetings in order to provide the Bond Counsel services outlined above, but we will do so in the event that circumstances require. If, at any time, we believe that an adjustment of our flat fee is necessary during an engagement as Bond Counsel for a particular issuance of Bonds, we will advise you. Such adjustment might be necessary in the event: (a) the principal amount of Bonds to be issued differs significantly from the amount stated at the time we advise you of our fee; (b) there are material changes in the structure, security or opinion from the description of the Bonds after we advise you of our fee; or (c) unusual or unforeseen circumstances arise which require a significant increase in the services rendered, such as personal attendance at meetings, significant travel, or unexpected revision of the issuance documents at the request of the Issuer, any agent acting on your behalf (such as a financial advisor), the purchaser, a bond insurer, other counsel providing services with respect to issuance of a particular issuance of Bonds.

In addition to the flat fee, we will bill you for all expenses incurred on your behalf, such as travel cost reimbursement, photocopying, deliveries, long distance telephone charges, telecopier charges, filing fees, computer-assisted research, bond printing, and other related expenses. Generally these expenses will not exceed \$600. We will contact you prior to incurring expenses that exceed that amount.

Our statement for services and expenses will be sent after each particular issue of Bonds

have been closed and is due and payable within thirty (30) days of receipt.

If, for any reason, you terminate the engagement on a particular issue of Bonds covered by this Agreement before closing a particular issue of Bonds are not issued for any reason, or the Bonds are issued without the delivery of our Bond Opinion, we will bill you for the services rendered on your behalf up to that point. These services will be billed at the normal hourly rates for those attorneys and legal assistants who have performed such services. We will also then bill you for all expenses we have incurred as outlined above. My current hourly rate is \$310. Work performed by associates will be billed at \$210 per hour. Services performed on your behalf by legal assistants will be billed at \$110 per hour.

RECORDS

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this engagement.

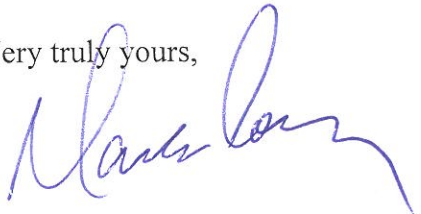
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APPROVAL

Please carefully review the terms and conditions of this Agreement. **If the above correctly reflects the terms of this engagement, please obtain approval by your governing body, and execute, date and return to me the enclosed copy of this Agreement. Please retain the original for your file.**

If you have questions regarding any aspect of the above or our representation as Bond Counsel, please do not hesitate to write or call.

It has been a pleasure to serve you in the past, and we look forward to our continued relationship.

Very truly yours,

R. Mark Cory
FOR THE FIRM

Accepted:

City of Washington, State of Iowa*

By: _____ Date: _____

*Approved by Motion or Resolution No. _____ of the governing body on _____, 2016.

NOTICE OF HEARING AND LETTING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS AND SPECIFICATIONS, PROPOSED FORM OF CONTRACT AND ESTIMATE OF COST FOR CONSTRUCTION OF INDUSTRIAL PARK RISE IMPROVEMENTS FOR THE CITY OF WASHINGTON, IOWA, AND THE TAKING OF BIDS THEREFOR

Notice is hereby given that the City Council of Washington, Iowa will meet in the Council Chambers at the old Public Library, 120 East Main Street, Washington, Iowa, at 6:00 P.M. on the 16th day of February, 2016, at which time a hearing will be held and said Council proposes to adopt plans, specifications, form of contract and estimate of cost for the construction of Industrial Park Rise Improvements and work incidental thereto for said City.

Sealed proposals will be received by the City Clerk of the City of Washington, Iowa, at City Hall, 215 East Washington Street, Washington, Iowa, until 2:00 P.M. on the 11th day of February, 2016, for the construction of Industrial Park Rise Improvements. Proposals will be opened and the amount of the bids announced by the City Clerk at the time and date specified above. Proposals will be acted upon by said City at the February 16th City Council Meeting or at such later time and place as then may be fixed.

The nature and extent of the improvements are as follows:

INDUSTRIAL PARK RISE IMPROVEMENTS

Provide all labor, equipment and materials necessary to construct turn lanes on Highway 1, construct West Buchanan Street Phase 1, Avenue M Court, and site grading and utilities including storm sewer, sanitary sewer, and water main.

Division 1 is the RISE funded street improvements. Construct a rural section 9.5" PCC southbound left turn lane (2,490 SY) and an 8" PCC eastbound right turn lane (670 SY) at the intersection of Buchanan Street. Construct W. Buchanan Street approximately 700 LF of 31' wide urban section 8" PCC pavement (4,934 SY) with curb intakes and storm sewer. Construct Ave M Court approximately 300 LF of 31' wide urban section PCC pavement with curb intakes and storm sewer. Includes approximately 12,230 CY of grading for road work.

Division 2 is non-RISE utility and site work. Construct approximately 1933 LF of 15" PVC sanitary sewer, 7 sanitary manholes, 510 LF of trenched 12" water main, 334 LF of trenched 8" water main, and 40,420 CY of site grading.

Notice of Hearing and Letting

All work and materials are to be in accordance with the proposed plans, specifications, form of contract and estimate of cost now on file in the office of the City Clerk of Washington, Iowa, and by this reference made a part thereof as though fully set out and incorporated herein.

All proposals and bids in connection therewith shall be submitted to the City Clerk of said City on or before the time herein set for receiving bids. All proposals shall be made on official bidding blanks furnished by the City, and any alternations in the official form of proposal will entitle the Council, at its option, to reject the proposal involved from consideration. Each proposal shall be sealed and plainly identified.

Each proposal shall be made out on a blank form furnished by the municipality and must be accompanied in a sealed envelope by either (1) a certified or cashier's check drawn on a solvent Iowa bank or a bank chartered under the laws of the United States or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States, in an amount equal to five percent (5%) of the bid, or (2) a bid bond executed by a corporation authorized to contract as a surety in the State of Iowa, in the penal sum of five percent (5%) of the bid.

The bid security should be made payable to the CITY OF WASHINGTON, IOWA. The bid security must not contain any conditions either in the body or as an endorsement thereon. The bid security shall be forfeited to the City as liquidated damages in the event the successful bidder fails or refuses to enter into a contract within 10 days after the award of contract and post bond satisfactory to the City insuring the faithful fulfillment of the contract and the maintenance of said work, if required, pursuant to the provisions of this notice and other contract documents. Bidders shall use the bid bond form bound in the specifications.

By virtue of statutory authority, preference will be given to projects and provisions grown, and coal produced within the State of Iowa, and preference will be given to Iowa domestic labor in the construction of the improvements.

The award of contract will be made to the lowest responsible bidder submitting the lowest responsive bid, which shall be determined without regard to state or local law whereby preference is given on factors other than the amount of the bid.

Failure to submit a fully completed Bidder Status Form with the bid may result in the bid being deemed nonresponsive and rejected.

Notice of Hearing and Letting

The City Council reserves the right to reject any and all bids, to waive informalities and technicalities and to enter into such contract as it shall deem for the best interest of the City. The City reserves the right to defer acceptance of any proposal for a period not to exceed thirty (30) from the date of receiving bids.

The successful bidder will be required to furnish a bond in an amount equal to one hundred percent (100%) of the contract price, said bond to be issued by a responsible surety approved by the City Council and shall guarantee the faithful performance of the contract and the terms and conditions therein contained and shall guarantee the prompt payment for all materials and labor and protect and save harmless the City from claims and damages of any kind caused by the operations of the Contractor, and shall guarantee the work against faulty workmanship and materials for a period as required by the specifications after its completion and acceptance by the City Council.

The work under the contract shall commence within ten (10) days after date set forth in written Notice to Proceed. All work under the contract, with the exception of seeding, shall be completed by November 4, 2016. All remaining work shall be completed by June 2, 2017, subject to any extensions of time which may be granted by the City Council.

Liquidated damages in the amount of Five Hundred Dollars (\$500.00) per consecutive calendar day will be assessed for each day that work shall remain uncompleted after the end of the contract period, with due allowance for extensions of the contract period due to conditions beyond the control of the Contractor.

Payment to the Contractor for said improvements will be made in cash derived from the proceeds of the issuance and sale of such bonds and/or from such cash funds of the City as may be legally used for said purposes. Any combination of the above methods of payment may be used at the discretion of the City Council.

Payment to the Contractor will be on the basis of monthly estimates equivalent to ninety five percent (95%) of the contract value of the work completed and payments made to material suppliers for materials ordered specifically for the project or delivered to the site during the preceding calendar month. Estimates will be prepared on the last day of each month by the Contractor, subject to the approval of the Engineer, who will certify to the City for payment each approved estimate on or before the tenth (10th) day of the following month. Such monthly payments shall in no way be construed as an act of acceptance for any part of the work partially or totally completed. Upon completion of the work and its acceptance by the Council, the Contractor will be paid an amount which, together with previous payments, will equal ninety five percent (95%) of the contract price of the contract. Final payment of the remaining five percent (5%) will be made not less than thirty one (31) days after completion and acceptance by resolution of the City Council of the completed contract, subject to the conditions and in

Notice of Hearing and Letting

accordance with the provisions of Chapter 573 of the Code of Iowa, as amended. No such partial or final payments will be due until the Contractor has certified to the City that the materials, labor and services involved in each estimate have been paid for in accordance with the requirements stated in the specifications.

The City will issue a sales tax exemption certificate applicable for all materials purchased for the project.

Plans and specifications governing the construction of the proposed improvements, and also the prior proceedings of the City Council referring to and defining said proposed improvements are hereby made a part of this notice and the proposed contract by reference and the proposed contract shall be executed in compliance therewith.

Copies of said plans and specifications are now on file in the office of the City Clerk, for examination by bidders. Copies are available from TECHNIGRAPHICS, 415 Highland Avenue, Suite 100, Iowa City, Iowa 52240. Contact Jill Chambers at 319-354-5950 or email jillc@rapidsrepro.com. A refundable deposit of \$30 is required. Please make checks to Veenstra & Kimm, Inc. Mail said deposit checks to Technigraphics, 415 Highland Avenue, Suite 100, Iowa City, Iowa 52240, Attn: Jill Chambers. Upon receiving deposit check, plans and specifications will be mailed out. When plans and specifications are returned in good condition within 14 days of the award date of the project, deposit checks will be returned.

This notice is given by order of the Council of the City of Washington, Iowa.

CITY OF WASHINGTON, IOWA

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

February 12, 2016

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

From: Brent Hinson
City Administrator

Re: Washington Business Park Project Bids

We received excellent bids this week on the Business Park project. DeLong was the low bid, at \$1,174,599.36. This is versus an engineer's estimate of \$1,539,783.50, which is obviously great news.

However, I would like for you to consider a possible expansion of the project, given the excellent paving price and the fact that we are going to drop below the threshold for getting the maximum DOT RISE grant on this project for the turn lanes and paving (we have a grant for up to 50% of the RISE portion of the project, with a maximum grant of \$581,784). I estimate that we will lose around \$150,000 of that grant if no changes are made, based on the bid amount. Theoretically, this could allow us to do at least \$300,000 in additional paving, which would potentially allow us to get back the two lots we had removed from the project in December as a cost-savings measure, and to reduce the amount of paving we would have to do in the future to complete West Buchanan into town. Leland is examining this, and we will hopefully have more information to report at the meeting. We will have to get DOT approval for any changes to the project scope.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING PLANS, SPECIFICATIONS,
FORM OF CONTRACT, AND ESTIMATE OF COST
FOR INDUSTRIAL PARK RISE IMPROVEMENTS**

WHEREAS, Veenstra & Kimm, Inc. has prepared plans, specifications, form of contract and estimate of cost for the construction of certain public improvements described in general as “Industrial Park RISE Improvements”; and

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

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

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

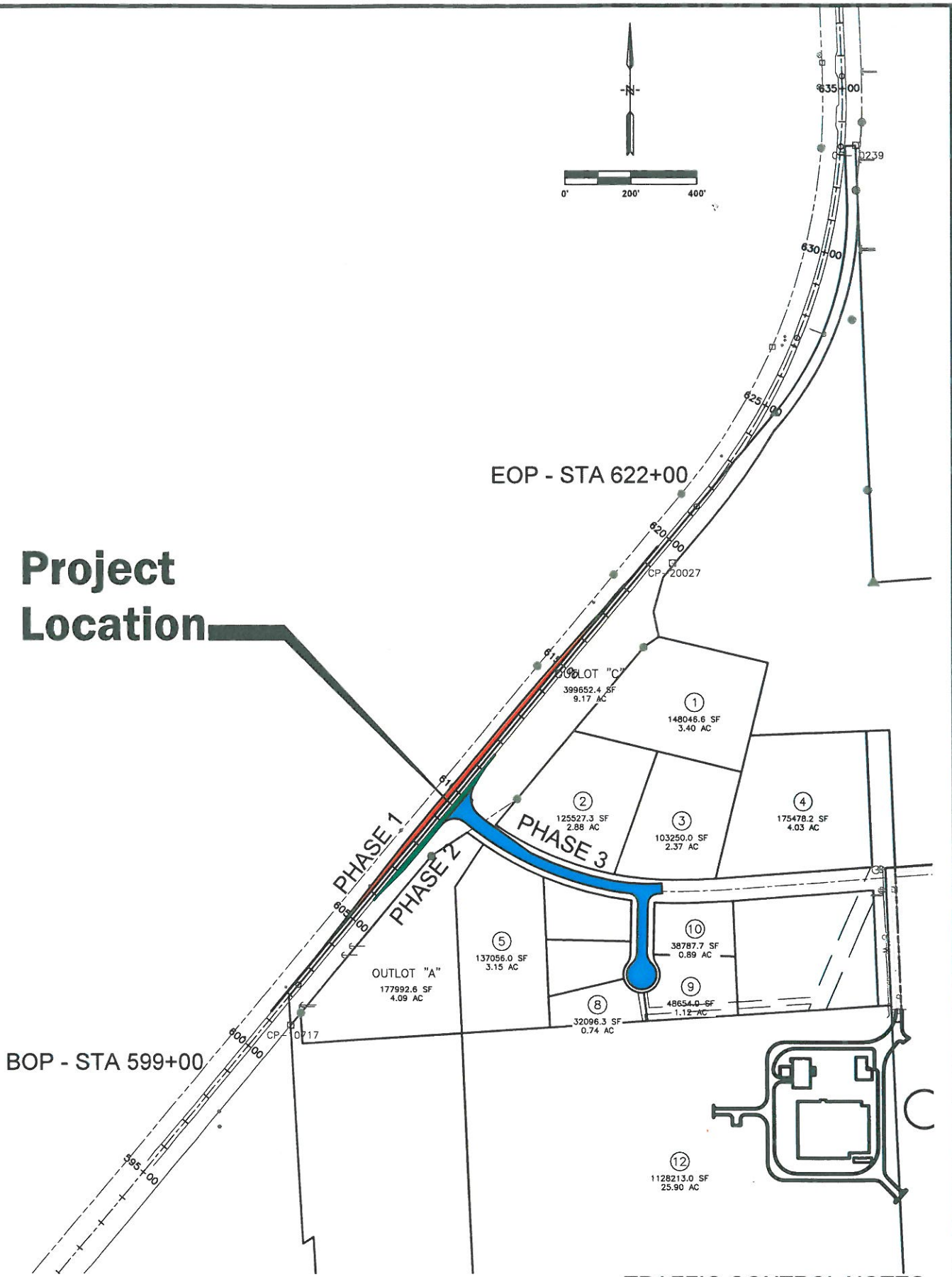
PASSED AND APPROVED, this 16th day of February, 2016.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

Project Location



TRAFFIC CONTROL NOTES

Opinion of Cost for Industrial Park RISE
Washington, Iowa
12/29/2015

No.	Item Code	Description	Unit	Unit Price	Estimated Quantities		Project Total		Division 1	Division 2
					Division 1	Division 2	Quantity	Extended Price	RISE	Site
1	2101-0850002	CLEAR+GRUBB	UNIT	\$30.00	700		700	\$21,000.00	\$21,000.00	\$0.00
2	2102-2710070	EXCAVATION, CL 10, RDWY+BORROW	CY	\$10.00	10,400		10400	\$104,000.00	\$104,000.00	\$0.00
3	2102-2710070	EXCAVATION, CL 10, RDWY+BORROW	CY	\$5.00		30,870	30870	\$154,350.00	\$0.00	\$154,350.00
4	2105-8425015	TOPSOIL, STRIP, SALVAGE+SPREAD	CY	\$10.00	1,830		1830	\$18,300.00	\$18,300.00	\$0.00
5	2105-8425015	TOPSOIL, STRIP, SALVAGE+SPREAD	CY	\$7.00		9,550	9550	\$66,850.00	\$0.00	\$66,850.00
6	2115-0100000	MODIFIED SUBBASE	CY	\$40.00	1,493		1493	\$59,720.00	\$59,720.00	\$0.00
7	2121-7425020	GRANULAR SHLD, TYPE B	TON	\$25.00	1,162		1162	\$29,050.00	\$29,050.00	\$0.00
8	2122-5500080	PAVED SHLD, HMA, 8"	SY	\$35.00	2,464		2464	\$86,240.00	\$86,240.00	\$0.00
9	2213-2713300	EXCAVATION, CL 13, WIDEN	CY	\$10.00	630		630	\$6,300.00	\$6,300.00	\$0.00
10	2213-7100400	RELOCATION OF MAIL BOX	EACH	\$200.00	2		2	\$400.00	\$400.00	\$0.00
11	2301-1033080	STD/S-F PCC PAVT, CL C CL 3, 8"	SY	\$55.00	4,934		4934	\$271,370.00	\$271,370.00	\$0.00
12	2301-1033095	STD/S-F PCC PAVT, CL C CL 3, 9.5"	SY	\$65.00	2,490		2490	\$161,850.00	\$161,850.00	\$0.00
13	2312-8260051	GRANULAR SURF ON RD, CL A CR STONE	TON	\$25.00	69		69	\$1,725.00	\$1,725.00	\$0.00
14	2416-0100012	APRON, CONC, 12"	EACH	\$1,000.00	2		2	\$2,000.00	\$2,000.00	\$0.00
15	2416-0100015	APRON, CONC, 15"	EACH	\$1,100.00	3		3	\$3,300.00	\$3,300.00	\$0.00
16	2416-0100024	APRON, CONC, 24"	EACH	\$2,000.00	3		3	\$6,000.00	\$6,000.00	\$0.00
17	2435-0130148	MANHOLE, SAN SWR, SW-301, 48"	EACH	\$4,000.00		6	6	\$24,000.00	\$0.00	\$24,000.00
18	2435-0130400	MANHOLE, SAN SWR, SW-304	EACH	\$10,000.00		1	1	\$10,000.00	\$0.00	\$10,000.00
19	2435-0250800	INTAKE, SW-508	EACH	\$4,000.00	11		11	\$44,000.00	\$44,000.00	\$0.00
20	2502-8212034	SUBDRAIN, LONGITUDINAL, (SHLD) 4"	LF	\$10.00	4,124		4124	\$41,240.00	\$41,240.00	\$0.00
21	2502-8221303	SUBDRAIN OUTLET, DR-303	EACH	\$150.00	11		11	\$1,650.00	\$1,650.00	\$0.00
22	2502-8221304	SUBDRAIN OUTLET, DR-304	EACH	\$200.00	12		12	\$2,400.00	\$2,400.00	\$0.00
23	2503-0114212	STORM SWR G-MAIN,TRENCHED, RCP 2000D,12"	LF	\$40.00	92		92	\$3,680.00	\$3,680.00	\$0.00
24	2503-0114215	STORM SWR G-MAIN,TRENCHED, RCP 2000D,15"	LF	\$45.00	951		951	\$42,795.00	\$42,795.00	\$0.00
25	2503-0114218	STORM SWR G-MAIN,TRENCHED, RCP 2000D,18"	LF	\$50.00	133		133	\$6,650.00	\$6,650.00	\$0.00
26	2503-0114224	STORM SWR G-MAIN,TRENCHED, RCP 2000D,24"	LF	\$60.00	313		313	\$18,780.00	\$18,780.00	\$0.00
27	2503-0200036	RMV STORM SWR PIPE LE 36"	LF	\$25.00	273		273	\$6,825.00	\$6,825.00	\$0.00
28	2504-0114015	SAN SWR G-MAIN, TRENCHED, PVC, 15"	LF	\$50.00		1,238	1238	\$61,900.00	\$0.00	\$61,900.00
29	2507-3250005	ENGINEER FABRIC	SY	\$10.00	300		300	\$3,000.00	\$3,000.00	\$0.00
30	2507-8029000	EROSION STONE	TON	\$45.00	210		210	\$9,450.00	\$9,450.00	\$0.00
31	2519-4200040	RMVL/REINSTALL FENCE, FIELD	LF	\$8.00	1,622		1622	\$12,976.00	\$12,976.00	\$0.00
32	2526-8285000	CONSTRUCTION SURVEY	LS	\$50,000.00	1		1	\$50,000.00	\$50,000.00	\$0.00
33	2527-9263109	PAINTED PAVT MARK, WATERBORNE/SOLVENT	STA	\$10.00	144		144	\$1,440.00	\$1,440.00	\$0.00
34	2527-9263137	PAINTED SYMBOL+LEGEND, WATERBORNE/SOLVNT	EACH	\$500.00	10		10	\$5,000.00	\$5,000.00	\$0.00
35	2527-9263180	PAVT MARK RMVD	STA	\$5.00	40		40	\$200.00	\$200.00	\$0.00
36	2528-8445110	TRAFFIC CONTROL	LS	\$25,000.00	1		1	\$25,000.00	\$25,000.00	\$0.00
37	2528-8445113	FLAGGER	EACH	\$500.00	20		20	\$10,000.00	\$10,000.00	\$0.00
38	2533-4980005	MOBILIZATION	LS	\$35,000.00	1		1	\$35,000.00	\$35,000.00	\$0.00
39	2554-0114008	WATER MAIN, TRENCHED, PVC, 8"	LF	\$35.00		334	334	\$11,690.00	\$0.00	\$11,690.00
40	2554-0114012	WATER MAIN, TRENCHED, PVC, 12"	LF	\$40.00		510	510	\$20,400.00	\$0.00	\$20,400.00
41	2554-0207008	VALVE, GATE, DIP, 8"	EACH	\$2,000.00		1	1	\$2,000.00	\$0.00	\$2,000.00
42	2554-0207012	VALVE, GATE, DIP, 12"	EACH	\$2,500.00		1	1	\$2,500.00	\$0.00	\$2,500.00
43	2554-0210201	FIRE HYDRANT ASSEMBLY, WM-201	EACH	\$5,000.00		2	2	\$10,000.00	\$0.00	\$10,000.00
44	2599-9999017	JOINT, LONGITUDINAL, BT-5	STA	\$200.00	21		21	\$4,240.00	\$4,240.00	\$0.00
45	2601-2634100	MULCH	ACRE	\$1,000.00	5.0	17.0	22	\$22,000.00	\$5,000.00	\$17,000.00
46	2601-2636043	SEED+FERTILIZE (RURAL)	ACRE	\$1,000.00	3.0	17.0	20	\$20,000.00	\$3,000.00	\$17,000.00
47	2601-2636044	SEED+FERTILIZE (URBAN)	ACRE	\$2,000.00	2.0		2	\$4,000.00	\$4,000.00	\$0.00
48	2601-2638352	SLOPE PROTECTION, WOOD EXCELSIOR	SQ	\$30.00		100	100	\$3,000.00	\$0.00	\$3,000.00
49	2602-0000020	SILT FENCE	LF	\$2.00	2,125	3,900	6025	\$12,050.00	\$4,250.00	\$7,800.00
50	2602-0000030	SILT FENCE-DITCH CHECKS	LF	\$3.00		800	800	\$2,400.00	\$0.00	\$2,400.00
51	2602-0000071	RMVL OF SILT FENCE/SILT FENC-DITCH CHECK	LF	\$1.50	2,125	4,700	6825	\$10,237.50	\$3,187.50	\$7,050.00
52	2602-0000101	MAINT OF SILT FENC/SILT FENC-DITCH CHECK	LF	\$1.00	2,125	4,700	6825	\$6,825.00	\$2,125.00	\$4,700.00
53	2602-0010010	MOBILIZATION, EROSION CONTROL	EACH	\$500.00	1	1	2	\$1,000.00	\$500.00	\$500.00
Subtotal								\$1,539,783.50	\$1,117,143.50	\$422,640.00
Contingency 10%								\$153,978.35	\$111,714.35	\$42,264.00
Construction Total								\$1,693,761.85	\$1,228,857.85	\$464,904.00

RESOLUTION NO. _____

A RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT

WHEREAS, the construction project known as “Industrial Park RISE Improvements” has been designed and publicized for bid, and bids were received on February 11, 2016:

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

Section 1. That the following bid for the construction of certain public improvements described in general as “Industrial Park RISE Improvements” be and is hereby accepted, the same being the lowest responsible bid received for said work, as follows:

Contractor: _____ DeLong Construction, Inc. _____

Amount of Bid: _____ \$1,174,599.36 _____

Section 2. That the Mayor and Clerk are hereby directed to execute contract with the contractor for the construction of said public improvements.

PASSED AND APPROVED, this 16th day of February, 2016.

Sandra Johnson, Mayor

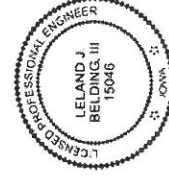
ATTEST:

Illa Earnest, City Clerk



**BID TABULATION
INDUSTRIAL PARK RISE IMPROVEMENT
WASHINGTON, IOWA**

		Delong Construction, Inc.			Cornerstone Excavating, Inc.			J&L Construction, LLC		
		Estimated Quantities	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
33	2527-9263109 Painted Pav't Mark, Waterborne/Solvent	Sta. 144	\$ 48.50	\$ 6,984.00	\$ 43.00	\$ 6,192.00	\$ 43.86	\$ 6,315.84		
34	2527-9263137 Painted Symbol + Legend, Waterborne/Solvent	Ea. 10	\$ 85.00	\$ 850.00	\$ 100.00	\$ 1,000.00	\$ 100.00	\$ 1,000.00		
35	2527-9263180 Pav't Mark Rmvd	Sta. 40	\$ 45.00	\$ 1,800.00	\$ 53.00	\$ 2,120.00	\$ 53.00	\$ 2,120.00		
36	2528-8445110 Traffic Control	LS 1	\$ 4,100.00	\$ 4,100.00	\$ 8,500.00	\$ 8,500.00	\$ 6,500.00	\$ 6,500.00		
37	2528-8445113 Flagger	Ea. 20	\$ 330.00	\$ 6,600.00	\$ 330.00	\$ 6,600.00	\$ 281.95	\$ 5,639.00		
38	2533-4980005 Mobilization	LS 1	\$ 45,000.00	\$ 45,000.00	\$ 68,338.00	\$ 68,338.00	\$ 24,810.28	\$ 24,810.28		
39	2554-0114008 Water Main, Trenched, PVC, 8"	LF 334	\$ 19.90	\$ 6,646.60	\$ 22.50	\$ 7,515.00	\$ 22.50	\$ 7,515.00		
40	2554-0114012 Water Main, Trenched, PVC, 12"	LF 510	\$ 29.50	\$ 15,045.00	\$ 30.50	\$ 15,555.00	\$ 30.50	\$ 15,555.00		
41	2554-0207008 Valve, Gate, DIP, 8"	Ea. 1	\$ 1,390.00	\$ 1,390.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00	\$ 1,300.00		
42	2554-0207012 Valve, Gate, DIP, 12"	Ea. 1	\$ 2,300.00	\$ 2,300.00	\$ 2,150.00	\$ 2,150.00	\$ 2,150.00	\$ 2,150.00		
43	2554-0210201 Fire Hydrant Assembly, WM-201	Ea. 2	\$ 4,075.00	\$ 8,150.00	\$ 4,000.00	\$ 8,000.00	\$ 4,000.00	\$ 8,000.00		
44	2599-9999017 Joint, Longitudinal, BT-5	Sta. 21	\$ 400.00	\$ 8,400.00	\$ 550.00	\$ 11,550.00	\$ 400.00	\$ 8,400.00		
45	2601-2634100 Mulch	Acre 22	\$ 700.00	\$ 15,400.00	\$ 1,000.00	\$ 22,000.00	\$ 1,000.00	\$ 22,000.00		
46	2601-2636043 Seed + Fertilize (Rural)	Acre 20	\$ 850.00	\$ 17,000.00	\$ 850.00	\$ 17,000.00	\$ 850.00	\$ 17,000.00		
47	2601-2636044 Seed + Fertilize (Urban)	Acre 2	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00		
48	2601-2638352 Slope Protection, Wood Excelsior	SQ 100	\$ 12.00	\$ 1,200.00	\$ 18.00	\$ 1,800.00	\$ 18.00	\$ 1,800.00		
49	2602-0000020 Silt Fence	LF 6,025	\$ 1.75	\$ 10,543.75	\$ 1.50	\$ 9,037.50	\$ 1.50	\$ 9,037.50		
50	2602-0000030 Silt Fence-Ditch Checks	LF 800	\$ 2.20	\$ 1,760.00	\$ 1.80	\$ 1,440.00	\$ 1.80	\$ 1,440.00		
51	2602-0000071 Rmvl Of Silt Fence/Silt Fenc-Ditch Check	LF 6,825	\$ 0.60	\$ 4,095.00	\$ 0.10	\$ 682.50	\$ 0.10	\$ 682.50		
52	2602-0000101 Maint Of Silt Fence/Silt Fenc-Ditch Check	LF 6,825	\$ 0.75	\$ 5,118.75	\$ 0.25	\$ 1,706.25	\$ 0.25	\$ 1,706.25		
53	2602-0010010 Mobilization, Erosion Control	Ea. 2	\$ 500.00	\$ 1,000.00	\$ 500.00	\$ 1,000.00	\$ 500.00	\$ 1,000.00		
54	2102-0425071 Special Backfill	CY 550	\$ 36.00	\$ 19,800.00	\$ 22.85	\$ 12,567.50	\$ 22.85	\$ 12,567.50		
Total Bid				\$ 1,174,599.36		\$ 1,252,839.30		\$ 1,313,844.62		



I hereby certify that this is a true tabulation of bids received on February 11, 2016 by the City of Washington, Iowa for the Industrial Park RISE Improvements.

Leland J. Belding III
Leland J. Belding III, P.E.
Iowa License No. 15046

My license renewal date is December 31, 2017



**BID TABULATION
INDUSTRIAL PARK RISE IMPROVEMENT
WASHINGTON, IOWA**

Item No.	Description	Unit	Estimated Quantities		Bid No. 1		Bid No. 2		Bid No. 3		
			Quantity	Price	Quantity	Price	Quantity	Price	Quantity	Price	
1	2101-0850002 Clear + Grubb	Unit	700	\$ 15.00	\$ 10,500.00	\$ 10.00	\$ 7,000.00	\$ 10.00	\$ 7,000.00	\$ 10.00	\$ 7,000.00
2	2102-2710070 Excavation, CL 10, Rdwy + Borrow	CY	10,400	\$ 3.85	\$ 40,040.00	\$ 6.50	\$ 67,600.00	\$ 6.50	\$ 67,600.00	\$ 6.50	\$ 67,600.00
3	2102-2710070 Excavation, CL 10, Rdwy + Borrow	CY	30,870	\$ 2.00	\$ 61,740.00	\$ 2.85	\$ 87,979.50	\$ 2.85	\$ 87,979.50	\$ 2.85	\$ 87,979.50
4	2105-8425015 Topsoil, Strip, Salvage + Spread	CY	1,830	\$ 7.40	\$ 13,542.00	\$ 5.50	\$ 10,065.00	\$ 5.50	\$ 10,065.00	\$ 5.50	\$ 10,065.00
5	2105-8425015 Topsoil, Strip, Salvage + Spread	CY	9,550	\$ 3.30	\$ 31,515.00	\$ 3.25	\$ 31,037.50	\$ 3.25	\$ 31,037.50	\$ 3.25	\$ 31,037.50
6	2115-0100000 Modified Subbase	CY	2,186	\$ 38.00	\$ 83,068.00	\$ 33.05	\$ 72,247.30	\$ 33.05	\$ 72,247.30	\$ 33.05	\$ 72,247.30
7	2121-7425020 Granular Shld, Type B	Ton	1,162	\$ 20.50	\$ 23,821.00	\$ 19.50	\$ 22,659.00	\$ 19.50	\$ 22,659.00	\$ 19.50	\$ 22,659.00
8	2122-5500080 Paved Shld, HMA, 8"	SY	2,464	\$ 36.65	\$ 90,305.60	\$ 41.65	\$ 102,625.60	\$ 41.65	\$ 102,625.60	\$ 41.65	\$ 102,625.60
9	2213-2713300 Excavation, CL 13, Widen	CY	1,280	\$ 10.70	\$ 13,696.00	\$ 8.00	\$ 10,240.00	\$ 8.00	\$ 10,240.00	\$ 8.00	\$ 10,240.00
10	2213-7100400 Relocation Of Mail Box	Ea.	2	\$ 350.00	\$ 700.00	\$ 125.00	\$ 250.00	\$ 125.00	\$ 250.00	\$ 125.00	\$ 250.00
11	2301-1033080 Std/S-F PCC Pav't, CL C CL 3, 8"	SY	4,934	\$ 44.00	\$ 217,096.00	\$ 47.00	\$ 231,898.00	\$ 47.00	\$ 231,898.00	\$ 47.00	\$ 231,898.00
12	2301-1033095 Std/S-F PCC Pav't, CL C CL 3, 9.5"	SY	2,490	\$ 53.10	\$ 132,219.00	\$ 54.00	\$ 134,460.00	\$ 54.00	\$ 134,460.00	\$ 54.00	\$ 134,460.00
13	2312-8260051 Granular Surf On Rd, CL A CR Stone	Ton	69	\$ 22.35	\$ 1,542.15	\$ 20.35	\$ 1,404.15	\$ 20.35	\$ 1,404.15	\$ 20.35	\$ 1,404.15
14	2416-0100012 Apron, Conc, 12"	Ea.	2	\$ 1,445.00	\$ 2,890.00	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00
15	2416-0100015 Apron, Conc, 15"	Ea.	3	\$ 1,535.00	\$ 4,605.00	\$ 1,100.00	\$ 3,300.00	\$ 1,100.00	\$ 3,300.00	\$ 1,100.00	\$ 3,300.00
16	2416-0100024 Apron, Conc, 24"	Ea.	3	\$ 1,755.00	\$ 5,265.00	\$ 1,250.00	\$ 3,750.00	\$ 1,250.00	\$ 3,750.00	\$ 1,250.00	\$ 3,750.00
17	2435-0130148 Manhole, San SWR, SW-301, 48"	Ea.	6	\$ 3,015.00	\$ 18,090.00	\$ 3,600.00	\$ 21,600.00	\$ 3,600.00	\$ 21,600.00	\$ 3,600.00	\$ 21,600.00
18	2435-0130400 Manhole, San SWR, SW-304	Ea.	1	\$ 32,185.00	\$ 32,185.00	\$ 17,250.00	\$ 17,250.00	\$ 17,250.00	\$ 17,250.00	\$ 17,250.00	\$ 17,250.00
19	2435-0250800 Intake, SW-508	Ea.	11	\$ 4,100.00	\$ 45,100.00	\$ 3,900.00	\$ 42,900.00	\$ 3,900.00	\$ 42,900.00	\$ 3,900.00	\$ 42,900.00
20	2502-8212034 Subdrain, Longitudinal, (Shld) 4"	LF	4,124	\$ 6.34	\$ 26,146.16	\$ 5.50	\$ 22,682.00	\$ 5.50	\$ 22,682.00	\$ 5.50	\$ 22,682.00
21	2502-8221303 Subdrain Outlet, DR-303	Ea.	11	\$ 250.00	\$ 2,750.00	\$ 200.00	\$ 2,200.00	\$ 200.00	\$ 2,200.00	\$ 200.00	\$ 2,200.00
22	2502-8221304 Subdrain Outlet, DR-304	Ea.	12	\$ 185.00	\$ 2,220.00	\$ 225.00	\$ 2,700.00	\$ 225.00	\$ 2,700.00	\$ 225.00	\$ 2,700.00
23	2503-0114212 Storm SWR G-Main, Trenched, RCP 2000d, 12'	LF	92	\$ 32.75	\$ 3,013.00	\$ 30.25	\$ 2,783.00	\$ 30.25	\$ 2,783.00	\$ 30.25	\$ 2,783.00
24	2503-0114215 Storm SWR G-Main, Trenched, RCP 2000d, 15'	LF	951	\$ 35.50	\$ 33,760.50	\$ 32.25	\$ 30,669.75	\$ 32.25	\$ 30,669.75	\$ 32.25	\$ 30,669.75
25	2503-0114218 Storm SWR G-Main, Trenched, RCP 2000d, 18'	LF	133	\$ 41.00	\$ 5,453.00	\$ 34.00	\$ 4,522.00	\$ 34.00	\$ 4,522.00	\$ 34.00	\$ 4,522.00
26	2503-0114224 Storm SWR G-Main, Trenched, RCP 2000d, 24'	LF	313	\$ 51.60	\$ 16,150.80	\$ 43.75	\$ 13,693.75	\$ 43.75	\$ 13,693.75	\$ 43.75	\$ 13,693.75
27	2503-0200036 Rmv Storm SWR Pipe LE 36"	LF	273	\$ 9.85	\$ 2,689.05	\$ 15.00	\$ 4,095.00	\$ 15.00	\$ 4,095.00	\$ 15.00	\$ 4,095.00
28	2504-0114015 San SWR G-Main, Trenched, PVC, 15"	LF	1,238	\$ 35.50	\$ 43,949.00	\$ 43.50	\$ 53,853.00	\$ 43.50	\$ 53,853.00	\$ 43.50	\$ 53,853.00
29	2507-3250005 Engineer Fabric	SY	300	\$ 2.35	\$ 705.00	\$ 1.75	\$ 525.00	\$ 1.75	\$ 525.00	\$ 1.75	\$ 525.00
30	2507-8029000 Erosion Stone	Ton	210	\$ 30.00	\$ 6,300.00	\$ 26.00	\$ 5,460.00	\$ 26.00	\$ 5,460.00	\$ 26.00	\$ 5,460.00
31	2519-4200040 Rmv/Reinstall Fence, Field	LF	1,622	\$ 5.00	\$ 8,110.00	\$ 13.00	\$ 21,086.00	\$ 11.50	\$ 18,653.00	\$ 11.50	\$ 18,653.00
32	2526-8285000 Construction Survey	LS	1	\$ 10,250.00	\$ 10,250.00	\$ 10,250.00	\$ 10,250.00	\$ 10,250.00	\$ 10,250.00	\$ 10,250.00	\$ 10,250.00

Project: Construct Industrial Park RISE Improvements for the following unit and lump sum prices:

Bid No. 1 Bid No. 2 Bid No. 3
 DeLong Construction, Inc. Cornerstone Excavating, Inc. J&L Construction, LLC
 P.O. Box 488 1320 W. Main St., P.O. Box 928 1971 Lexington Blvd
 Washington, IA 52353 Washington, IA 52353 Washington, IA 52353

*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

February 11, 2016

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

From: Brent Hinson
City Administrator

Re: Resolution Fixing Date for Hearing on \$4,160,000 G.O. Bonds

Attached are proceedings related to: 1) Refunding (refinancing) of the City's 2008 and 2009 General Obligation bond issues; and 2) Issuance of \$450,000 in new debt for the 2016 Street Program and Business Park construction.

The 2008 and 2009 G.O. bonds are being refinanced due to the combination of the fact we have paid the principal down far enough, and the fact that interest rates are low enough compared to the rates at the time of the issuances to save us a significant amount of interest. In the case of the 2008 G.O. bonds, this is what is known as a "current refunding". This is because the "call date", the date at which the bonds can be refunded without penalty, is June 1, 2016. This is a fairly straightforward procedure, but the savings are not huge since there are only 2 years left to pay on those bonds. In the case of the 2009 G.O. bonds, we will be doing an "advance refunding", since the call date is not until June 1, 2017. However, it makes sense to do this refunding now because the savings on the refinancing are very significant, and it is likely that interest rates will rise by this time next year.

An interesting wrinkle in the refunding activity we have learned about in the past couple of months is that the refunding comes at a convenient time because we plan to sell off portions of the land acquired using the 2009 bond funds (this land was purchased for the WWTF, but will be sold off as part of the Business Park, as well as additional possible future sale of the farmhouse and the floodplain farmland). Purchasing property to sell is not allowed using tax-exempt financing. Therefore, with the refunding we will split the 2009 bonds into a tax-exempt bond (\$1,815,000) and a taxable bond (\$635,000). This will lose us a little bit in savings from the refunding (taxable financing projected rate of 3.03% versus tax-exempt of 2.44%), but will put us in the appropriate legal position to do what

we hope to do with the land. We can thank our bond counsel, Ahlers & Cooney, for their excellent advice in helping keep us in legal compliance.

The end effect of all of these things is that with your approval, we will actually be doing 3 bond issues on a single day, not to exceed \$4,160,000, under a single Official Statement. If you add up the numbers listed in the 3 issues, you actually get \$3,920,000, but Ahlers recommends that we publish for the higher amount, even though we intend to issue the lower amount. This is because once the hearing notice is published, we are locked into whatever amount we publish for as a maximum. The total amount of interest savings from the 3 refundings is expected to be \$201,035.89.

The Council is asked to take action to set the hearing on these bond proceedings for March 1. We would then take bids on the bonds on March 15.

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$4,160,000 GENERAL OBLIGATION BONDS OF THE CITY OF WASHINGTON, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$4,160,000 GENERAL OBLIGATION BONDS OF THE CITY OF WASHINGTON, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Washington, State of Iowa, should issue General Obligation Bonds, to the amount of not to exceed \$4,160,000, as authorized by Section 384.25, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose projects as hereinafter described; and

WHEREAS, before the Bonds may be issued, it is necessary to comply with the provisions of the Code, and to publish a notice of the proposal to issue such bonds and of the time and place of the meeting at which the Council proposes to take action for the issuance of the Bonds and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this Council meet in the Council Chambers, 120 E. Main Street, Washington, Iowa, at 6 o'clock P.M., on the 1st day of March, 2016, for the purpose of taking action on the matter of the issuance of not to exceed \$4,160,000 General Obligation Bonds, for essential corporate purposes, the proceeds of which bonds will be used to provide funds to pay the costs of:

a) the opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds; the construction, reconstruction, and repairing of any street improvements; the acquisition, installation, and repair of sidewalks, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices; and the acquisition of any real estate needed for any of the foregoing purposes; and

b) the settlement, adjustment, renewing, or extension of any part or all of the legal indebtedness of a city, whether evidenced by bonds, warrants, or judgments, or the funding or refunding of the same, whether or not such indebtedness was created for a purpose for which general obligation bonds might have been issued in the original instance.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Division III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Bonds.

Section 4. The notice of the proposed action to issue bonds shall be in substantially the following form:

(To be published on or before: February 25, 2016)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF WASHINGTON, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$4,160,000 GENERAL OBLIGATION BONDS OF
THE CITY (FOR ESSENTIAL CORPORATE PURPOSES),
AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Washington, State of Iowa, will hold a public hearing on the 1st day of March, 2016, at 6 o'clock P.M., in the Council Chambers, 120 E. Main Street, Washington, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$4,160,000 General Obligation Bonds, for essential corporate purposes, to provide funds to pay the costs of:

- a) the opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds; the construction, reconstruction, and repairing of any street improvements; the acquisition, installation, and repair of sidewalks, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices; and the acquisition of any real estate needed for any of the foregoing purposes; and
- b) the settlement, adjustment, renewing, or extension of any part or all of the legal indebtedness of a city, whether evidenced by bonds, warrants, or judgments, or the funding or refunding of the same, whether or not such indebtedness was created for a purpose for which general obligation bonds might have been issued in the original instance.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

This notice is given by order of the City Council of the City of Washington, State of Iowa, as provided by Section 384.25 of the Code of Iowa.

Dated this _____ day of _____, 2016.

City Clerk, City of Washington, State of Iowa

(End of Notice)

PASSED AND APPROVED this 16th day of February, 2016.

Mayor

ATTEST:

City Clerk

SUMMARY OF REFUNDING RESULTS

City of Washington, Iowa
Proposed Taxable General Obligation Refunding Bonds, Series 2016B
 Partial Advance Refunding of G.O. Series 2009
 Assumes Escrow Pays Principal & Interest Through 06/01/2017
 Includes 06/01/2017 Non-Callable Maturity

\$635,000

Dated Date	04/19/2016
Delivery Date	04/19/2016
Arbitrage yield	2.862619%
Escrow yield	0.449984%
Value of Negative Arbitrage	15,850.43
Bond Par Amount	635,000.00
True Interest Cost	3.035318%
Net Interest Cost	3.031634%
Average Coupon	2.881194%
Average Life	7.644
Par amount of refunded bonds	585,000.00
Average coupon of refunded bonds	4.360171%
Average life of refunded bonds	7.818
PV of prior debt to 04/19/2016 @ 2.862619%	643,793.63
Net PV Savings	<u>12,515.81</u>
Percentage savings of refunded bonds	2.139455%
Percentage savings of refunding bonds	1.970994%

SUMMARY OF REFUNDING RESULTS

City of Washington, Iowa
 Proposed General Obligation Bonds, Series 2016C
 Includes Current Refunding of G.O. Series 2008
 Assumes City Makes Principal & Interest Payment on 06/01/2016 for Series 2008

*\$1,470,000 / Refunding
 \$985,000*

Dated Date	04/19/2016
Delivery Date	04/19/2016
Arbitrage yield	1.429200%
Escrow yield	0.000000%
Value of Negative Arbitrage	
Bond Par Amount	985,000.00
True Interest Cost	1.335013%
Net Interest Cost	1.335684%
Average Coupon	1.335684%
Average Life	1.624
Par amount of refunded bonds	985,000.00
Average coupon of refunded bonds	3.966603%
Average life of refunded bonds	1.629
PV of prior debt to 04/19/2016 @ 1.429200%	1,020,544.65
Net PV Savings	<u>37,028.12</u>
Percentage savings of refunded bonds	3.759200%
Percentage savings of refunding bonds	3.759200%

SUMMARY OF REFUNDING RESULTS

City of Washington, Iowa
 Proposed General Obligation Refunding Bonds, Series 2016A **\$1,815,000**
 Partial Crossover Refunding of G.O. Series 2009
 Assumes City Pays Principal & Interest Through 06/01/2017
Tax-Exempt Refunding

Dated Date	04/19/2016
Delivery Date	04/19/2016
Arbitrage yield	2.266435%
Escrow yield	0.450099%
Value of Negative Arbitrage	34,961.46
Bond Par Amount	1,815,000.00
True Interest Cost	2.435874%
Net Interest Cost	2.432345%
Average Coupon	2.280640%
Average Life	7.910
Par amount of refunded bonds	1,730,000.00
Average coupon of refunded bonds	4.433429%
Average life of refunded bonds	8.192
PV of prior debt to 04/19/2016 @ 2.266435%	1,922,539.16
Net PV Savings	<u>151,491.96</u>
Percentage savings of refunded bonds	8.756761%
Percentage savings of refunding bonds	8.346664%

Interest Savings from all 3 bond refundings

\$635,000 Taxable (2009 Refunding)	\$12,515.81
\$1,815,000 Tax-Exempt (2009 Refunding)	\$151,491.96
\$1,470,000 Tax-Exempt (\$985,000 2008 Refunding/ \$485,000 Street Program + Business Park)	\$37,028.12
	<hr/>
<u>Total Savings</u>	<u>\$201,035.89</u>

City of Washington, Iowa

2016 Bond Issuances Schedule of Events

<u>Date</u>	<u>Action</u>
February 11	<ul style="list-style-type: none"> • Receive bids on Business Park development
February 16	<ul style="list-style-type: none"> • Set public hearing for new money bonds and all refunding bonds – current, tax-exempt crossover, taxable advance <ul style="list-style-type: none"> ○ Not-to-exceed \$4,160,000
March 1	<ul style="list-style-type: none"> • Hold public hearing for refunding and new money bonds • Approve \$74,307 pre-levy
March 8	<ul style="list-style-type: none"> • Approve FY 2016-17 Budget • Set sale date • Approve POS & electronic bidding
March 15	<ul style="list-style-type: none"> • Take bids on refunding and new money bonds
April 5	<ul style="list-style-type: none"> • Authorize final documents
April 19	<ul style="list-style-type: none"> • Delivery of funds
May 2	<ul style="list-style-type: none"> • Send <u>Series 2008</u> notice of redemption to investors (30 calendar days prior to redemption)
May 3	<ul style="list-style-type: none"> • Post <u>Series 2009</u> notice of defeasance to EMMA (10 business days after closing)
June 1	<ul style="list-style-type: none"> • Redeem <u>Series 2008</u> Notes
June 15	<ul style="list-style-type: none"> • Post <u>Series 2008</u> notice of call to EMMA (10 business days after redemption)
May 2, 2017	<ul style="list-style-type: none"> • Send <u>Series 2009</u> notice of redemption to investors (30 calendar days prior to redemption)
June 1, 2017	<ul style="list-style-type: none"> • Redeem <u>Series 2009</u> Notes
June 15, 2017	<ul style="list-style-type: none"> • Post <u>Series 2009</u> notice of call to EMMA (10 business days after redemption)

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

February 12, 2016

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

From: Brent Hinson
City Administrator

Re: Various Nuisance Code Changes

As discussed at the last meeting, we have a number of code changes that have been identified as needed by Merle or through our nuisance review committee processes. These changes are generally clarifications or of a relatively minor nature.

The changes suggested include the following:

- 1) Nuisance Abatement (Chapter 50): Correct code reference, since the previous Chapter 50.05 was changed in a previous code revision.
- 2) Grass & Weeds (Chapter 52): Include volunteer trees as a nuisance. These are a common problem with nuisance properties.
- 3) Solid Waste (Chapter 105): Add definitions to better define and regulate dumpsters and portable storage units. Again, these are a very common nuisance issue.
- 4) Sidewalks (Chapter 136): Add language per Kevin to better shield the City from liability in sidewalk slip/fall cases based on recent court decisions.
- 5) Building Numbering (Chapter 150): Change references from "City Engineer" to "Zoning Administrator", and increase building numbering size from 2 ½ inches to a more standard 4 inches.
- 6) Trees (Chapter 151): Add mulberry trees to the list of prohibited tree plantings.

We have also added two items that were recommended by the Planning & Zoning Commission related to mobile homes:

- 1) 165.03. Prohibits replacing a mobile home with another mobile home, except in an approved mobile home park.
- 2) 165.22. Deletes a provision allowing one mobile home to be replaced with another mobile home, wherever that mobile home may be located.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE
CITY OF WASHINGTON, IOWA, BY AMENDING
CHAPTERS 50, 52, 105, 136, 150, 151 & 165

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

SECTION 1. **Update Reference.** Section 50.02, Paragraph 10 “Weeds, Brush”, is hereby amended by deleting the reference to Section 50.05, and updating that reference to Section 52.02.

SECTION 2. **Delete Section.** Section 52.01, “Weeds and Grass Control”, is hereby repealed.

SECTION 3. **Add Section.** A new Section 52.01, “Weeds and Grass Control”, is adopted as follows:

“52.01 WEEDS AND GRASS CONTROL. The maximum height of grass and/or weeds (such as jimson, burdock, ragweed, thistle, cocklebur or other plants of like kind) shall be eight (8) inches in developed residential, commercial and industrial zoned districts, twelve (12) inches in unplatted districts other than agricultural districts. The provisions of this chapter apply to all noxious weeds (as defined by the State of Iowa Department of Agriculture) and all grass, weeds, non-ornamental brush, vines, volunteer trees as defined in Section 151.15, and other dense and rank growth upon public or private property. The property owner and occupant are jointly and severally responsible for mowing the abutting space between the lot line and the curb line or edge of the traveled portion of the street right-of-way and one-half of any alley abutting the property.”

SECTION 4. **Delete Paragraph.** Paragraph 52.02(1), is hereby repealed.

SECTION 5. **Add Paragraph.** A new Paragraph 52.02(1), is adopted as follows:

“1. All grass, weeds, non-ornamental brush, vines, volunteer trees or other rank growth in excess of eight (8) inches exists on public or private property to the centerline of streets and alleys.”

SECTION 6. **Add Definitions and Renumber.** The following definitions are added to Section 105.02, and the existing definitions renumbered to maintain alphabetical order:

“4. “Container” means a dumpster, portable storage unit, roll-on/roll-off box, compactor, refuse bin, heavy-duty waterproof plastic bag, garbage can, molded polyethylene barrel, roll cart, or other receptacle used to store commercial or residential waste.

7. “Dumpster” means a large container designed to receive, transport, and dump solid waste.

13. “Portable Storage Unit” means a container designed or used for the storage of personal property on a temporary basis, not to exceed 30 days, which is set on the ground and is without wheels.”

SECTION 7. **Delete Section.** Section 105.12(2), “Storage of Containers”, is hereby repealed.

SECTION 8. **Add Section.** A new Section 105.12(2), “Storage of Containers”, is adopted as follows:

“2. Storage of Containers. Residential dumpsters or portable storage units shall be stored upon the residential premises only. Commercial dumpsters or portable storage units shall be stored upon private property, unless the container owner has been granted written permission from the City to use public property for such purposes. The storage site shall be well drained; fully accessible to collection equipment, public health personnel and fire inspection personnel. All owners of residential and commercial premises shall be responsible for proper storage of all yard and solid waste to prevent materials from leaving the premises except at collection.

When a commercial dumpster or portable storage unit is permitted on the public right-of-way adjacent to a private property, it shall be marked with a minimum of two (2) pieces of reflective tape at least two inches (2”) in width and eighteen inches (18”) in length to be located at the top corners of the front and rear of the container.”

SECTION 9. **Add Section.** A new Section 105.12(5), is adopted as follows:

“5. Identification of Dumpsters. Dumpsters shall bear the name and phone number of the owner of the container. This identification shall be permanently affixed to two (2) sides of the dumpster with letters no less than two inches (2”) in height, in a contrasting color to that of the dumpster.”

SECTION 10. **Delete Section.** Section 136.04, “Responsibility for Maintenance”, is hereby repealed.

SECTION 11. **Add Section.** A new Section 136.04, is adopted as follows:

“**136.04 RESPONSIBILITY FOR MAINTENANCE.** It is the responsibility of the abutting property owners to maintain in a safe and hazard-free condition any sidewalk

outside the lot and property lines and inside the curb lines or traveled portion of the public street. The abutting property owner may be liable for damages caused by failure to properly maintain the sidewalk.”

SECTION 12. **Delete Sections.** Section 150.02, “Owner Requirements”, and Section 150.03, “Building Numbering Map”, are hereby repealed.

SECTION 13. **Add Section.** A new Section 150.02 is adopted as follows:

“150.02 OWNER REQUIREMENTS. Every owner shall comply with the following numbering requirements:

1. Obtain Building Number. The owner shall obtain the assigned number to the principal building from the zoning administrator.

(Code of Iowa, Sec. 364.12[3d])

2. Display Building Number. The owner shall place or cause to be installed and maintained on the principal building the assigned number in a conspicuous place to the street in figures not less than four inches (4”) in height and of a contrasting color with their background.

(Code of Iowa, Sec. 364.12[3d])

3. Failure to Comply. If an owner refuses to number a building as herein provided, or fails to do so for a period of twenty (20) days after being notified in writing by the City to do so, the City may proceed to place the assigned number on the principal building and assess the costs against the property for collection in the same manner as a property tax.

(Code of Iowa, Sec. 364.12[3h])”

SECTION 14. **Add Section.** A new Section 150.03 is adopted as follows:

“150.03 BUILDING NUMBERING MAP. The zoning administrator shall be responsible for preparing and maintaining a building numbering map.”

SECTION 15. **Add Item.** The following item is added to the list of prohibited trees listed in Section 151.12, “Prohibited Trees”:

“Mulberry”

SECTION 16. **Add Section.** A new Section 151.15 is adopted as follows:

“151.15 VOLUNTEER TREES. Volunteer trees are trees that have not been intentionally planted on a property or on a street right-of-way, and are typically, but are

not limited to, the nuisance types of trees identified in Section 151.12 of this Code of Ordinances. Volunteer trees include trees that produce many seeds and have a high germination rate, and are by definition a nuisance.”

SECTION 17. **Add Paragraph.** A new Paragraph 165.03(2D) is hereby added as follows:

“D. Any mobile home removed from any district, except in an approved mobile home park, shall not be replaced with another mobile home.”

SECTION 18. **Delete Section.** Section 165.22(2), “Trailers and Mobile Homes”, is hereby repealed.

SECTION 19. **Add Section.** A new Section 165.22(2) is adopted as follows:

”2. Trailers and Mobile Homes.

A. The parking of a trailer or mobile home in any district, except in an approved mobile home park, for forty-eight (48) hours or longer is prohibited, except for small utility trailers and except that a camping, utility or boat trailer, with or without boat, may be stored in rear yard, provided that no living quarters shall be maintained or any business conducted in connection therewith while such trailer is parked or stored. “

SECTION 20. **Repealer.** All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 21. **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 _____, 2016.

Sandra Johnson, 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 _____, 2016.

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, Sidewalk snow and ice removal was performed at the following listed property owners:

The property of Donna J. Stocker at 328 E. Main St. for the amount of \$130.00. Legal description (19 NE WASH FRAC). Parcel Number (11-17-407-00).

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 16th day of February , 2016.

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

February 12, 2016

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: 415 West Madison Property

In 2013, the City was left to deal with 3 methamphetamine-contaminated properties following the bust of a meth ring in the area. One of these properties was 415 West Madison. The house on the site was demolished, and in April 2014, the City filed a lien against the property for these costs, with the total current amount being \$19,673.08. The intent of filing the lien is that we would either be paid by a person trying to acquire the property, or we would get title to the property eventually. It has not worked out quite this cleanly.

Subsequently, the property owner has not paid the taxes on the property, and the tax sale certificate on the property was purchased by W.A. Westphal. Dr. Westphal is now deceased, and the attorney for the estate, Jim Lloyd, has indicated that the estate is open to assigning the tax certificate to the City for \$954, which is the amount paid by Dr. Westphal originally, plus interest that accrues at 24% per annum. If we choose to accept the assignment of the tax sale certificate, we will be in position to acquire the property within 120 days. If we accept assignment, we can turn around and resell the property for residential development, and can recoup at least a portion of our past expense. If we choose not to do this, it might take quite some time for the City to be paid for its lien or to gain possession of the property.

RESOLUTION NO. _____

RESOLUTION ACCEPTING THE ASSIGNMENT OF A TAX SALE CERTIFICATE FOR
415 W. MADISON STREET.

WHEREAS, the City of Washington previously demolished the residence located at 415 W. Madison Street (the "Property") because the house was a Dangerous Building and a threat to public health and safety; and

WHEREAS, the City of Washington placed a lien on the Property to ensure that the City Recouped its costs for demolition and other nuisance abatement at the residence on the site in a principal amount of \$19,673.08; and

WHEREAS, the Estate of W.A. Westphal currently holds a tax sale certificate for the Property from June, 2014 and has agreed to assign said tax sale certificate to the City for the sum of \$954.00; and

WHEREAS, in order to protect the City's assessments and to eventually take title to the Property, it would be in the best interests of the City to accept said Assignment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Washington, Iowa, that the City hereby accepts the assignment of said tax sale certificate and hereby orders the City Administration to issue a payment of \$954.00 to the Estate of W.A. Westphal for consideration of the assignment to the City.

Passed and approved this 16th day of February, 2016.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk