



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, OCTOBER 4, 2016

Call to Order

**Oath of Office - New Councilor- Steven Gault.

Pledge of Allegiance

Roll call

Agenda for the Regular Session to be held at 6:00 P.M., Tuesday, October 4, 2016 to be approved as proposed or amended.

Consent:

1. Council Minutes 09-20-2016
2. Ahlers & Cooney, P.C., Professional Services, \$724.17
3. Veenstra & Kimm, Engineering Services, ACH Foam Detention Pond, \$514.00
4. Veenstra & Kimm, Engineering Services, Business Park Rise Improvements-Design Services, \$2,849.40
5. Veenstra & Kimm, Engineering Services, Business Park Rise Improvements-General Services, \$1,688.55
6. Washington County Auditor, Special Election Costs, \$674.04
7. IMWCA, Premium Installment #5, \$9,673.00
8. L.L. Pelling Co., 2016 Seal Coat Project, \$83,603.05
9. Kevin Olson, Professional Services, \$1,362.84
10. Bolton & Menk, Airport Parking Apron Project, \$5,931.00
11. Smokin Joe's Tobacco and Liquor Outlet #9, 304 W. Madison St., Class E Liquor License (LE), Class B Wine Permit, Class C Beer Permit (carryout beer), Sunday Sales (**renewal**)
12. Department Reports.

Consent - Other:

1. DeLong Construction, Business Park Water Main Project, \$3,000.94
2. DeLong Construction, Sitler Drive & S. Ave. H Projects, \$156,136.00

Claims and Financial Reports:

Claims as Presented.

SPECIAL PRESENTATION

Domestic Abuse Awareness Month Presentation

Marion Avenue Baptist Church Request.

Chamber of Commerce Request – Octoberfest.

Washington Music Boosters Haunted Walk 2016 Request.

Washington Free Public Library Annual Report to Council.

Nuisance Abatement Update.

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

NEW BUSINESS

Discussion and Consideration a Utility Bill Forgiveness Request – Parkside Estates.

Discussion and Consideration of Materials Bids for W. 3rd Street Storm Sewer Project.

CONSIDERATION OF HEARINGS, ORDINANCES & RESOLUTIONS

Public Hearing on proposal to Vacate and Offer for Sale a Platted Portion of the 1500 Block of E. Madison Street.

Discussion and Consideration of First Reading of an Ordinance Vacating a Platted Street – 1500 Block of E. Madison Street. (possible adoption of ordinance)

Discussion and Consideration of a Resolution Selling an Interest in Real Property – 1500 Block of E. Madison Street.

Discussion and Consideration of second reading of an Ordinance Amending Chapter 155 to Adopt 2015 International Codes.

Discussion and Consideration of a Resolution Approving and Authorizing a Form of Interim Loan and Disbursement Agreement - \$507,000 Planning and Design Loan.

Discussion and Consideration of a Resolution Approving the Final Plat and Dedication – Washington Business Park- Phase I..

Discussion and Consideration of a Resolution Adopting Protective Covenants for Washington Business Park.

Discussion and Consideration of a Resolution Setting a Public Hearing on a Purchase Agreement with Washington Economic Development Group (WEDG) – Business Park Lot Sales.

Discussion and Consideration of First Reading of an Ordinance Amending Chapter 69 – S. Iowa Ave/Sitler Drive - No Parking Zones.

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

DEPARTMENTAL REPORT

Police Department
City Administrator
City Attorney

MAYOR & COUNCILPERSONS

Sandra Johnson, Mayor
Brendan DeLong
Steven Gault
Kerry Janecek
Jaron Rosien
Kathryn Salazar
Millie Youngquist

ADJOURNMENT

Illa Earnest, City Clerk

Council Minutes 09-20-2016

The Council of the City of Washington, Iowa, met in Regular Session in the council chambers, 120 E. Main Street, at 6:00 P.M., Tuesday, September 20, 2016. Mayor Johnson in the chair. On roll call present: DeLong, Janecek, Rosien, Salazar, Youngquist. Absent: none. Vacant: one.

Motion by Salazar, seconded by Rosien, that the agenda for the Regular Session to be held at 6:00 P.M., Tuesday, September 20, 2016 be approved as proposed. Motion carried.

Consent:

1. Council Minutes 09-06-2016
2. Cahoy Pump, Well #7 Pump Replacement, \$47,890.91
3. Fox Engineering, Elevated Water Storage Tank, \$2,315.00
4. Fox Engineering, WWTP Improvements, \$22,762.80
5. Fox Engineering, Sanitary Sewer Collection System Evaluation, \$5,750.00
6. Fox Engineering, Well Pump #7 Replacement & Electrical Modifications, \$2,801.25
7. Coldspring, New Columbariums, \$11,872.12
8. Snyder & Associates, Washington Airport GIS, \$653.40
9. Bolton & Menk, Airport Parking Apron, \$39,835.00
10. A & R Land Services, Professional Services, Pay App #7, \$634.28
11. Department Reports.

Consent - Other:

Motion by Rosien, seconded by Janecek, to approve the consent agenda. Motion carried.

Motion by Salazar, seconded by Janecek, to approve payment of all claims. Motion carried.

Finance Officer Kelsey Brown gave the financial reports for August.

Motion by Salazar, seconded by Youngquist, to approve the financial reports as presented. Motion carried.

Denise Button, Washington resident, came before council to thank the parks department for the music in Central Park that she and others enjoy and to comment on a couple of problem areas near her home.

There was discussion on the bids received for the Joint City/County Recycling Center but no action on the contract. A joint meeting with the council and the county supervisors will be scheduled by City Administrator Brent Hinson and Washington County Auditor Dan Widmer.

There was discussion of possible S. Iowa Avenue and Sitler Drive parking changes for safety reasons by the opening of the S. Iowa Avenue and Sitler Drive intersection.

Councilor Rosien left at this time.

Mayor Johnson announced that now is the time for the public hearing on proposals for Demolition of House and Garage at 521 N. Ave. D.

No written or oral objections were received.

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

Bids received for demolition of house and garage at 521 N. Ave. D:

DeLong Construction	\$4,000.00
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Motion by Youngquist, seconded by Janecek, to approve the Resolution Awarding Contract for Demolition of the House and Garage at 521 N. Ave. D to DeLong Construction in the amount of \$4,000. Roll call on motion: Ayes: Janecek, Salazar, Youngquist. Nays: none. Absent: Rosien. Vacant: one. DeLong abstained with conflict. Motion carried. **(Resolution No. 2016-088)**

Motion by Youngquist, seconded by Salazar, to approve the Resolution Authorizing Park Board Application to the Riverboat Foundation for Grant Funds. Roll call on motion: Ayes: DeLong, Janecek, Salazar, Youngquist. Nays: none. Absent: Rosien. Vacant: one. Motion carried. **(Resolution No. 2016-089)**

Motion by DeLong, seconded by Janecek, to approve the First Reading of an Ordinance Amending Chapter 155 to Adopt 2015 International Codes. Roll call on motion: Ayes: DeLong, Janecek, Salazar, Youngquist. Nays: none. Absent: Rosien. Vacant: one. Motion carried.

Motion by Salazar, seconded by Youngquist, to approve the Resolution Approving Electrical Facilities Extension Agreement with Interstate Power & Light/Alliant Energy for the Washington Business Park. Roll call on motion: Ayes: DeLong, Janecek, Salazar, Youngquist. Nays: none. Absent: Rosien. Vacant: one. Motion carried. **(Resolution No. 2016-090)**

Motion by DeLong, seconded by Janecek, to approve the Resolution Setting a Public Hearing for October 4, 2016, at 6:00 P.M. on the proposal to Vacate and Offer for Sale a Platted Portion of the 1500 Block of East Madison Street. Roll call on motion: Ayes: DeLong, Janecek, Salazar, Youngquist. Nays: none. Absent: Rosien. Vacant: one. Motion carried. **(Resolution No. 2016-091)**

Work session discussion was on Washington Business Park lot sales, covenant items, and possible agreement with Washington Economic Development Group.

Motion by DeLong, seconded by Youngquist, that the Regular Session held at 6:00 P.M., Tuesday, September 20, 2016 be adjourned. Motion carried.

Illa Earnest, City Clerk

Sandra Johnson, Mayor



AHLERS & COONEY, P.C.
100 COURT AVENUE, SUITE 600
DES MOINES, IOWA 50309-2231
515-243-7611

FEDERAL ID 42-1323559

September 22, 2016

CITY OF WASHINGTON, IOWA
CITY CLERK
224 W. MAIN STREET
P.O. BOX 516
WASHINGTON, IA 52353

Invoice #: 717999
Client #: 11307
Matter #: 54
Billing Attorney: RMC

INVOICE SUMMARY

RE: YMCA

For professional services rendered and costs advanced through September 19, 2016:

Total Professional Services	\$ 700.00
Total Expenses	<u>\$ 24.17</u>
TOTAL THIS INVOICE	\$ 724.17



VEENSTRA & KIMM, INC.

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

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

STATEMENT OF PROFESSIONAL SERVICES

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

September 23, 2016
Project No: 24616-013
Invoice No: 4

Project Manager Leland Belding III

Engineering services for ACH Foam Detention Pond:

Professional Services from August 21, 2016 to September 17, 2016

Professional Personnel

	Hours	Rate	Amount	
Engineer III-A	2.00	119.00	238.00	
Engineer X	4.00	69.00	276.00	
Totals	6.00		514.00	
Total Labor				514.00
		Total this Invoice		\$514.00



VEENSTRA & KIMM, INC.

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

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

STATEMENT OF PROFESSIONAL SERVICES

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

September 23, 2016
 Project No: 24644
 Invoice No: 17

Project Manager Leland Belding III

Engineering services for Industrial Park Rise Improvements - Design Services:

Professional Services from August 21, 2016 to September 17, 2016

Professional Personnel

	Hours	Rate	Amount	
Clerical III	1.00	43.00	43.00	
Engineer III-A	22.00	119.00	2,618.00	
Technician III	2.00	69.00	138.00	
Totals	25.00		2,799.00	
Total Labor				2,799.00

Reimbursable Expenses

Travel			48.60	
Total Reimbursables			48.60	48.60

Unit Billing

Duplication			.10	
Duplication-8.5 X11 Color			1.70	
Total Units			1.80	1.80

Billing Limits

	Current	Prior	To-Date	
Total Billings	2,849.40	176,860.97	179,710.37	
Limit			190,000.00	
Remaining			10,289.63	
			Total this Invoice	\$2,849.40

Billings to Date

	Current	Prior	Total
Labor	2,799.00	172,701.00	175,500.00
Expense	48.60	913.09	961.69
Unit	1.80	3,246.88	3,248.68
Totals	2,849.40	176,860.97	179,710.37



VEENSTRA & KIMM, INC.

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

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

STATEMENT OF PROFESSIONAL SERVICES

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

September 23, 2016
 Project No: 24645
 Invoice No: 8

Project Manager Leland Belding III

Engineering services for Industrial Park Rise Improvements - General Services:

Professional Services from August 21, 2016 to September 17, 2016

Professional Personnel

	Hours	Rate	Amount	
Clerical III	2.00	43.00	86.00	
Engineer III-A	13.00	119.00	1,547.00	
Totals	15.00		1,633.00	
Total Labor				1,633.00

Reimbursable Expenses

Travel			48.60	
Total Reimbursables			48.60	48.60

Unit Billing

Duplication			1.00	
Duplication-8.5 X11 Color			5.95	
Total Units			6.95	6.95

Billing Limits

	Current	Prior	To-Date	
Total Billings	1,688.55	21,767.96	23,456.51	
Limit			36,000.00	
Remaining			12,543.49	
		Total this Invoice		\$1,688.55

Billings to Date

	Current	Prior	Total
Labor	1,633.00	20,930.50	22,563.50
Expense	48.60	634.21	682.81
Unit	6.95	203.25	210.20
Totals	1,688.55	21,767.96	23,456.51

INVOICE

Illa Earnest
Washington City Clerk
PO Box 516
Washington, IA 52353

Remit to:

WASHINGTON COUNTY AUDITOR
PO BOX 889
WASHINGTON, IOWA 52353

Date: September 21, 2016

DESCRIPTION	AMOUNT	BALANCE
Special City Election Costs – September 20, 2016		
Washington Evening Journal - publications	\$ 130.14	
Auditor - printing ballots & registers/supplies/postage/mileage	149.78	
Election officials – wages/mileage	394.12	
	—————	
TOTAL	\$ 674.04	
City of Washington - BALANCE DUE		\$ 674.04
sm		

INVOICE

INV62838

IMWCA
IOWA MUNICIPALITIES WORKERS' COMPENSATION ASSOCIATION
 500 SW 7TH STREET, SUITE 101
 DES MOINES, IA 50309-4506
 PHONE: 515-244-2708

DATE

10/1/2016

PAGE:

1

Mbr No: 0706 Member Name:
 Washington, City of

Washington, City of
 215 E Washington

Washington IA 52353

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

PURCHASE ORDER NO.	CUSTOMER ID	SALES ID	SHIPPING METHOD	PAYMENT TERMS	REQ'D SHIP DATE	MASTER NUMBER
	WASHI001	AG0075				
QUANTITY	ITEM NUMBER	DESCRIPTION	UOM	DISCOUNT	UNIT PRICE	EXTENDED PRICE
1.00	INSTALL4	Installment 5 of 8 - Work Comp Prem 16-17			9,673.00	\$9,673.00

This invoice is due by November 1, 2016.

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

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

Thank You

Subtotal	\$9,673.00
Bond Credit	\$0.00
Misc	\$0.00
Total	\$9,673.00



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

INVOICE

Invoice # :	17577
Date :	8/8/2016
Customer # :	100224
Cust Job :	1886.16.1Washington
Cust PO :	0000001674
Total Due:	83,603.05

Contract : 1886.16 Washington, City of

To: Washington, City of
 PO Box 516
 Washington, IA 52353

▲ PLEASE RETURN TOP PORTION OF INVOICE WITH PAYMENT ▲

Contract Item	Quantity	Unit Price	U/M	Amount
10 Mobilization, Performace/Maintenance Bond & Traffic Control	1.00	12,750.00	LS.	12,750.00
11 Binder Bitumen, MC-3000	15,341.96	2.50	GAL	38,354.90
12 Cover Aggregate	691.45	47.00	TON	32,498.15

Contract terms prevail if contract and terms are present. Otherwise, payment is due on receipt of invoice. 1 3/4% Service Fee will be charged on all past due accounts (21% per annum). Any expenses incurred to collect past due accounts, including attorney fees, will be reimbursed by owner.

Total Due This Invoice:		<u>83,603.05</u>
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Kevin D. Olson
Attorney-at-Law
1400 5th Street, P.O. Box 5127
Coralville, Iowa 52241

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

September 29, 2016

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

SEPTEMBER, 2016 INVOICE

For legal services rendered to the City of Washington, Iowa

TOTAL HOURS	13.5 hours (reg)
TOTAL MILEAGE	264 miles
Hourly Rate	\$90/hour- Reg
Mileage Rate	\$0.56 per mile
TOTAL FOR THIS INVOICE	\$1,362.84



Real People. Real Solutions.

Please Remit To: Bolton & Menk, Inc.
 1960 Premier Drive | Mankato, MN 56001-5900
 507-625-4171 | 507-625-4177 (fax)
 www.Bolton-Menk.com

To Ensure Proper Credit, Provide Invoice Numbers with Payment



* 2 0 1 6 *



* 0 1 9 4 4 1 6 *



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City of Washington
 1625 South Airport Road
 Washington, IA 52353

August 31, 2016
 Project No: T51.109617
 Invoice No: 0194416

Washington Airport/Construct Apron

Design and Construct Aircraft Parking Apron

Grant Administration (003)

Fee

Total Fee	3,900.00		
Percent Complete	95.00	Total Earned	3,705.00
		Previous Fee Billing	3,354.00
		Current Fee Billing	351.00
		Total Fee	351.00
		Total this Task	\$351.00

Construction Phase (004)

Description: Assist with Grant Application, Grant Administration, and Construction Observation

Professional Services

	Hours	Amount	
Project Manager	36.00	5,580.00	
Totals	36.00	5,580.00	
Total Labor			5,580.00
		Total this Task	\$5,580.00
		Total this Invoice	\$5,931.00

301-6-6030-6791
 JE-2-6-2080 _____ Initials *AGT*
 EXP. RAM P
 Vender # _____ Date Rec. 9-30-16
 Due Date _____ Inv # _____

Applicant License Application (LE0002026)

Name of Applicant: <u>The Outlet, Inc</u>		
Name of Business (DBA): <u>Smokin Joe's Tobacco and Liquor Outlet # 9</u>		
Address of Premises: <u>304 W. Madison</u>		
City <u>Washington</u>	County: <u>Washington</u>	Zip: <u>52353</u>
Business (319) <u>653-3429</u>		
Mailing <u>1916 Sturdevant</u>		
City <u>Davenport</u>	State <u>IA</u>	Zip: <u>52804</u>

Contact Person

Name <u>Deb Schnyder</u>		
Phone: (319) <u>560-3457</u>	Email	<u>deb@cigoutinc.com</u>

Classification Class E Liquor License (LE)

Term:12 months

Effective Date: 11/01/2015

Expiration Date: 10/31/2016

Privileges:

- Class B Wine Permit
- Class C Beer Permit (Carryout Beer)
- Class E Liquor License (LE)
- Sunday Sales

Status of Business

BusinessType: <u>Privately Held Corporation</u>		
Corporate ID Number: <u>205210</u>	Federal Employer ID	<u>391886784</u>

Ownership

Joseph DePaepe

First Name: Joseph **Last Name:** DePaepe
City: Henderson **State:** Nevada **Zip:** 89052
Position: President
% of Ownership: 100.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Old Republic Insurance Company</u>		
Policy Effective Date: <u>11/01/2015</u>	Policy Expiration	<u>01/01/1900</u>
Bond Effective <u>2</u>	Dram Cancel Date:	
Outdoor Service Effective	Outdoor Service Expiration	

Council Report for Oct. 4th, 2016

Water Dept.

The high flows at the water plant have finally subsided. The M&C Dept was able to located a large leak on the 400 block of E. Harrison St. on Tuesday, the 13th. Once it was repaired, our distribution flow dropped by 300,000 gallons a day. Thanks to JJ and his crew for finding and fixing the leak.

With the leak fixed, the new water tower went into service on September 21st. So far everything has worked out very well and we have experienced no issues with the transition.

The old tower was demolished on September 28th. The crew came around 6:00 am and had everything torn down and cleaned up by 5:00 pm. I have not been given a date yet as to when the excavating crew will be here to dig up the foundations and remove the lead contaminated dirt. However, they will definitely be here before the ground freezes.

We have had some issues with EDR 3 over the last few weeks; the PLC has crashed twice. We had to replace the entire rack along with one of the input cards. We did the same repair on EDR 2 the month prior. These are 24-year-old units and the PLC is essentially the computer that runs them so it's not unexpected for us to have these kinds of issues.

Traffic/Street Lighting

We've replaced a few bulbs at the intersection of 2nd and Main along with a street light at Timber Ridge.

I informed Joe Marie about a downtown cobra-head light that needs repaired.

Chad McCleary, Supt.

**WWTP report
October 4, 2016
Council meeting**

- **After hour alarm and dog call outs –**
17th dog call, Safety Center reported a dog to be picked up Van Buren & S 13th, 2:34 p.m. Parker
18th WWTP & Lexington lift station, generators running, 5:03 p.m. Fred
22nd WWTP, elevated TSS alarm, 4:00 a.m. Fred
22nd dog call, Safety Center reported dog to be picked up at Stairway to the Stars, 10:00 p.m. Parker
28th dog call, Public reported a dog to be picked in the 1200 Blk W Main, 7:00 p.m. Parker
- **Dept Head meetings –** I attended the meetings on the 20th & 27th.
- **Saturday mornings –** We will be open on Saturday mornings from 7:00 a.m. to 10:00 a.m. on the following dates: October 22nd & 29th /November 5th, 12th, & 19th so Washington residents can bring out their yard waste and tree trimmings.
- **Parker –** Parker has finished being vaccinated with the pre-rabies vaccine in case he gets bitten by a rabid animal. He received the second shot on September 22nd and the third on the 29th. Parker will also be attending the thirty (30) hour basic waste water training class in Ankeny at DMACC on October 3, 4, 10, and 11th. Parker plans to take his State of Iowa grade I waste water exam sometime after completing the thirty (30) hour class.
- **Treated bio-solids sample –** We collected a bio-solids sample for IDNR 503 regs. The sample was sent to Test America for analysis on the 20th. This testing is required before the bio-solids can be land applied this fall. We also are required to collect seven (7) fecal coliform samples over a two (2) week period. These samples are taken to University Hygienic Lab (UHL) at the Oakdale Campus since they have an eight (8) hour holding time and require analysis within that time frame.
- **Big live dog trap –** Jason and Parker set up the big live trap at 831 East Madison to catch a pitbull that was loose and couldn't be caught. The dog was caught and transported to the pound on September 23rd.
- **Iowa Pump Works (IPW) –** IPW was in town on the 29th to install the repaired East EQ pump and remove the second pump to be taken back to their shop for repair estimates. They also removed the north pump at the Underpass lift station. This pump is very old. During the pump service agreement work IPW determined it needed to be replaced soon since parts are obsolete. We had a pump from the old WWTP that will be used as a replacement. IPW took the used pump back to their shop to make sure it was good to go. It checked out fine.

**Fred E. Doggett
9/30/2016 10:36 AM**

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



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

*Park Board Members:
Kevin Caldwell
Donald Pfeiffer
Larry Bartlett*

*Parks Superintendent:
Nick Pacha*

September City Council Update – Parks Department

- We tore off and re-shingled the roof on the small garden shed near the cabin and painted the exterior.
- We have several maintenance items completed at the pool. We are nearly complete with re-grouting of tiles in the swim lanes. We have winterized the portions of the pool we are able to do and will assist ACCO is blowing out the rest of the lines for winterization in the next couple weeks.
- The fountain will be drained the first week of October, we are going to leave it running for homecoming festivities taking place on Friday.
- Assisted with several events at Central Park including car shows, craft fair, concert, and farmers markets.
- Fertilized grass at Central Park and soccer fields. The soccer fields look much better.
- Re seeding the grass in front of the bandstand at Central park has gone well. The grass is up and growing well. We will need to keep the snow fence up this fall and winter and remove it in the spring.
- Attended two Parks Board meetings and Department head meetings.
- We are busy keeping up with mowing, trimming and spraying at all our locations.
- We removed a tree at the water plant to make it easier for deliveries.
- Submitted a grant for Central park fountain light upgrades to the WCRF.
- We were successful in receiving a grant for Disc golf course improvements from the Washington area betterment foundation.

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

Maintenance and Construction Report

9/10/16-9/23/16

STREETS: M/C Personnel poured 3 yards of concrete in 4 locations of sidewalk repair due to previous excavations. Personnel trimmed trees and chipped them around town, making visibility conditions better at intersections and keeping the height above the curb and sidewalks as in the ordinance.

WATER DISTRIBUTION: M/C Personnel repaired the 8th and 9th water main breaks this year. They were located at North 8th Ave-East 10th St (4 inch CIP) & South Iowa-Sitler (6 inch CIP). Crews repaired a leaking water box at 415 West Jefferson St. Personnel disconnected the water service at 521 North Ave D for demo purposes.

SEWER COLLECTION: M/C Personnel repaired a sewer main in front of the Halcyon House that was damaged from boring the new 8 inch water service. Personnel also jetted the same sewer main and flushed it as well using 6,000 gallons of water. Personnel continued to flush the terminal manholes and trouble spots using an additional 14,000 gallons of water. Personnel capped the sewer service at 521 North Ave D for demo purposes. Personnel plugged a cross connection between the sanitary and storm sewers at South 13th Ave-East Harrison St.

STORM SEWER COLLECTION: M/C Personnel N/A

MECHANIC/SHOP: M/C Personnel installed spare leaf box in #111, PD 79 (water pump), 301 (rear brakes/wheel seals), serviced PD 96 loaded street sweeper for Trans Iowa to repair.

OTHER: M/C Personnel responded to 62 One Call Locates. Crews hauled more than a dozen loads of concrete south of town. The brush pile and bags at the WWTP were ground and hauled away to a farm south of town.

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

**DELONG CONSTRUCTION, INC.
WASHINGTON INDUSTRIAL PARK WATERMAIN
QUANTITIES COMPLETE AS OF 9/20/16 - FINAL**

								JTD Qty complete	Previous Qty	Qty this period	JTD Extension
1	MOBILIZATION	1	LS	\$	18,500.00	1	1	1	0	0	18,500.00
2	CONSTRUCTION STAKING	1	LS	\$	6,500.00	1	1	1	0	0	6,500.00
3	TRAFFIC CONTROL	1	LS	\$	3,540.00	1	1	1	0	0	3,540.00
4	EROSION CONTROL	1	LS	\$	10,000.00	1	1	1	0	0	10,000.00
5	STABILIZING MATERIAL	100	CY	\$	47.00	100	100	100	0	0	4,700.00
6	CLEARING AND GRUBBING	20	UNIT	\$	135.00	20	20	20	0	0	2,700.00
7	SEEDING	1	LS	\$	12,375.00	1	0.75	0.75	0.25	0.25	12,375.00
8	GRANULAR SURFACE	145	TON	\$	20.00	145	145	145	0	0	2,900.00
	RIPRAP	0	TON	\$	50.00	0	0	0	0	0	-
	SIGN REMOVAL & REINSTALL	1	EA	\$	375.00	0	0	0	0	0	-
10	12" GATE VALVE WITH BOX	5	EA	\$	2,370.00	6	6	6	0	0	14,220.00
11	HYDRANT ASSEMBLY	5	EA	\$	4,445.00	6	6	6	0	0	26,670.00
12	WATER SERVICE CONNECTION	2	EA	\$	1,500.00	2	2	2	0	0	3,000.00
13	12" PVC WATER MAIN OPEN CUT IN PLACE	3,400	LF	\$	33.00	3440	3440	3440	0	0	113,520.00
14	12" DIP WATER MAIN AUGERED IN 20" CASING	140	LF	\$	390.00	100	100	100	0	0	39,000.00
15	12" DIP RJ WATER MAIN	102	LF	\$	70.00	142	142	142	0	0	9,940.00
16	CONNECTION TO EXITING SYSTEM	1	EA	\$	1,750.00	1	1	1	0	0	1,750.00
17	18" CMP STORM SEWER PIPE IN PLACE	26	LF	\$	22.00	80	80	80	0	0	1,760.00
	40" RCP STORM SEWER PIPE IN PLACE	0	LF	\$	115.00	0	0	0	0	0	-
18	REMOVE CMP STORM & DRIVE, REGRADE DITCH STA 36	1	LS	\$	2,200.00	1	1	1	0	0	2,200.00
19	6" GATE VALVE, PIPE, PLUG @ FUTURE FAIR CONNECTION	1	LS	\$	1,750.00	1	1	1	0	0	1,750.00
20	ADDTL CLEARING STA 23-26 ON BELL PROPERTY	1	LS	\$	2,500.00	1	1	1	0	0	2,500.00
21	6" PCC DRIVEWAY REMOVE & REPLACE AT MARIES BORE PITS	48	SY	\$	50.00	48	48	48	0	0	2,400.00
	STOCKPILED MATERIALS	1	LS	\$	13,120.00	1	1	1	0	0	13,120.00
	12" PVC CREEK BORE		LS	\$	1.00	0	0	0	0	0	-
			LF	\$	67.00	100	100	100	0	0	6,700.00

VALUE OF COMPLETED WORK: \$ 299,745.00
LESS 3% RETAINAGE: \$ 8,992.35
LESS PREVIOUS PAYMENTS: \$ 287,751.71
DUE: \$ 3,000.94

CITY OF WASHINGTON, IOWA

CLAIMS REPORT FOR OCTOBER 4, 2016

POLICE	ARNOLD MOTOR SUPPLY	SUPPLIES	134.57
	CLERK OF COURT	CITY INFRACTION- FILING FE	85.00
	COBB OIL CO, INC.	FUEL	1,653.17
	COMPUTER RESOURCE SPECIALIST	INTERNET FIX	90.00
	GALLS LLC	SHIRT/UNIFORM	193.70
	JOHN DEERE FINANCIAL	DOG FOOD	24.99
	MARCO TECHNOLOGIES LLC.	COPIER SERVICE	99.51
	QUILL	BATTERIES, BANDS	66.45
	VISA	VIRUS PROT, SUPP, BATONS	722.00
		TOTAL	3,069.39
FIRE	COBB OIL CO, INC.	COBB OIL CO, INC.	71.14
	HIWAY SERVICE CENTER	PARTS	56.07
	KIRKWOOD COMMUNITY COLL	CONT. EDUCATION-DELONG	50.00
	MIDWEST BREATHING AIR SYSTEMS	TESTS	647.35
	WASH CO HOSPITAL	TESTING	85.00
	WINDSTREAM IOWA COMMUNICATIONS	SERVICE	173.48
		TOTAL	1,083.04
DEVELOP SERV	CLERK OF COURT	CONTEMPT CITIATIONS - JASP	100.00
	COBB OIL CO, INC.	COBB OIL CO, INC.	62.62
	HEDGE ABOVE	ABATE GRASS	189.00
	HIWAY SERVICE CENTER	OIL	5.52
	IAMU - IA ASSOC MUNICIPAL UTILITIES	CLASS REG- KEITH HENKEL	99.00
		TOTAL	456.14
LIBRARY	ALL AMERICAN PEST CONTROL	PEST CONTROL	44.00
	EBERT SUPPLY CO.	JANITORIAL SUPPLIES	128.82
	FAREWAY STORES	OFFICE SUPPLIES	5.47
	GALE/CENGAGE LEARNING	WESTERNS	36.34
	HARRIS, JENISA	MILEAGE REIMB	77.33
	KALONA NEWS	SUBSCRIPTION	124.00
	RECORDED BOOKS LLC	AUDIO BOOKS	174.57
	STANTON, DEBBIE	REIMBURSEMENT	154.37
	VISA	POSTAGE, SUPP, SUBSCRIPTIO	714.22
	WDCDC INC	WINDOW WASHING	30.00
		TOTAL	1,489.12
	PARKS	COBB OIL CO, INC.	FUEL
JOHN DEERE FINANCIAL		SUPPLIES	470.29
STOUTNER PROPERTY MAINTENANCE		STRAW FOR CENTRAL PARK	80.00
WAL-MART		STORAGE, COPY PAPER, INK	32.79
WASH CO HOSPITAL		TESTING	85.00
WASHINGTON AG SUPPLY		SOCCER FIELD FERTILIZER	525.00
WASHINGTON RENTAL		CHAIN SHARPEN	5.00
		TOTAL	1,686.46
POOL	ACCO	FILTER CLEANING/REPAIR	2,155.38
		TOTAL	2,155.38
CEMETERY	ALLIANT ENERGY	ALLIANT ENERGY	24.61

BIG COUNTRY SEEDS	HERBICIDE	175.00
GREINER DISCOUNT TIRES	TIRES-KUBOTA & SCAG MOWER	331.80
	TOTAL	531.41

FINAN ADMIN

ALL AMERICAN PEST CONTROL	PEST CONTROL	44.00
BERRY	WINDSTREAM DIRECTORY	23.20
BROWN, KELSEY	MILEAGE, PARKING- HR CONFE	57.68
CDW GOVERNMENT	COUNCIL MEMBER-SURFACE	900.16
CINTAS CORP LOC. 342	RUG & TOWEL SERVICE	138.68
CUSTOM IMPRESSIONS INC	SIGN	15.00
FAREWAY STORES	SUPPLIES	37.64
IOWA ASSN. OF MUNICIPAL UTILITIES	SASSO BILLING 07/16-06/17	4,137.40
J & S ELECTRONIC BUSINESS SYSTEMS, INC	COPIES	597.45
OFFICE EXPRESS	TONER	315.00
PATTERSON, MARY	CONFERENCE EXPENSES	55.00
VISA	MAYORS COMPUTER	886.41
WAL-MART	STORAGE, COPY PAPER, INK	16.85
WASHINGTON EVENING JOURNAL	LEGAL & DISPLAY ADVERTISIN	887.39
	TOTAL	8,111.86

AIRPORT

AERO RENTAL	EQUIPMENT RENTAL	220.00
BAKER PAPER CO.	SUPPLIES	145.60
JAMIESON, JEAN	CLEANING	196.00
KCII	ADVERTISING	73.60
MIDWEST LIQUID SYSTEMS	FUEL SYSTEM	1,069.26
ROE, MIKE	MILEAGE- IPAA BOARD MTG	130.14
VETTER'S INC-CULLIGAN WATER	AIRPORT WATER	53.45
	TOTAL	1,888.05

ROAD USE

ARNOLD MOTOR SUPPLY	SUPPLIES	148.68
BARRON MOTOR SUPPLY	SUPPLIES	165.59
CENTRAL IOWA DISTRIBUTING	SUPPLIES	140.00
COBB OIL CO, INC.	supplies	408.88
GIERKE ROBINSON CO., INC	SUPPLIES	517.41
GREINER DISCOUNT TIRES	TIRES	138.45
HELMUTH REPAIR, INC	SUPPLIES	194.36
HIWAY SERVICE CENTER	PARTS	44.97
HY-VEE	MEETING	50.60
IA DEPT OF TRANSPORTATION	BLADES FOR GRADER	567.73
IDEAL READY MIX	1300 BLOCK N 3RD/ E 3RD	3,953.00
IOWA PRISON INDUSTRIES	SIGNS	6,780.55
L L PELLING CO	ALLEY CHIP AND SEAL	6,859.20
LAWSON PRODUCTS INC	PARTS AND SUPPLIES	74.56
PIP PRINTING	TIME SHEETS PRINTING	299.28
TIFCO INDUSTRIES	PARTS	42.65
WASH CO HOSPITAL	TESTING	41.00
	TOTAL	20,426.91
		20,426.91

STREET LIGHTING

MARIE ELECTRIC INC.	SERVICE	25.00
	TOTAL	25.00

CAPITAL PROJ

RAY-MAN INC.	FLOOD GATE-RUNWAY PROJECT	1,400.00
TOWNSEND CRANE SERVICE LLC	CRANE SERVICE-COLUMBARIUM	1,080.00
UTILITY EQUIPMENT CO	SUPPLIES	728.77
	TOTAL	3,208.77

DOG PARK	WASHINGTON EVENING JOURNAL	LEGAL & DISPLAY ADVERTISIN	156.91
		TOTAL	156.91
LIBRARY GIFT	FAREWAY STORES	TAB PROGRAM	11.78
	VISA	POSTAGE, SUPP, SUBSCRIPTIO	86.34
		TOTAL	98.12
WATER PLANT	CARROLL, SUSAN	MILEAGE REIMBURSMET	14.04
	COBB OIL CO, INC.	COBB OIL CO, INC.	46.21
	POSTMASTER	BULK MAILING WATER BILLS 0	795.23
	STATE HYGIENIC LAB	TESTS	624.00
	STREFF, ROSE	MILEAGE REIMBURSMET	2.48
	USA BLUEBOOK	PUMP	1,256.99
	WATER SOLUTIONS UNLIMITED	CHEMICALS	6,091.05
	WINDSTREAM IOWA COMMUNICATIONS	SERVICE	41.85
		TOTAL	8,871.85
WATER DIST	ALLIANT ENERGY	ALLIANT ENERGY	42.91
	COBB OIL CO, INC.	COBB OIL CO, INC.	683.55
	CUSTOM IMPRESSIONS INC	SAFETY SHIRTS	29.69
	HIWAY SERVICE CENTER	PARTS	74.12
	IOWA ONE CALL	SERVICE	141.60
	MIDWEST WHEEL	MAINT PARTS	150.60
	UTILITY EQUIPMENT CO	SUPPLIES	1,231.47
	WAL-MART	STORAGE, COPY PAPER, INK	62.94
		TOTAL	2,416.88
WATER CAP PROJECTS	IA DEPT OF NATURAL RESOURCES	CONST PERMIT- WELL #6	672.00
		TOTAL	672.00
SEWER PLANT	ALLIANT ENERGY	SERVICE	15,749.48
	ATCO INTERNATIONAL	SAFETY GLOVES	135.93
	COBB OIL CO, INC.	COBB OIL CO, INC.	84.97
	FAREWAY STORES	SUPPLIES	37.99
	JOHN DEERE FINANCIAL	SUPPLIES/BLADE FOR MOWER	89.82
	NORTHERN SAFETY CO., INC.	SAFETY EQUIPMENT	273.09
	SIGN DESIGN	SAFETY SHIRTS	218.75
	STUTZMAN INC.	UNDERPASS DISCHARGE HOSE	115.00
	TESTAMERICA LABORATORIES INC	TESTING FEES	1,701.00
	TURNER, PARKER	REIMB FOR TESTING FEE	30.00
	UNITED LABORATORIES	LIFT STATION DEGREASER	563.40
	USA BLUEBOOK	LAB SUPP, GAS FOR CALIBRAT	498.18
		TOTAL	19,497.61
SEWER COLLECT	ARNOLD MOTOR SUPPLY	SUPPLIES	24.13
	COBB OIL CO, INC.	COBB OIL CO, INC.	319.36
	GREINER DISCOUNT TIRES	TIRE REPAIR	17.00
	HIWAY SERVICE CENTER	PARTS	93.73
	LAWSON PRODUCTS INC	PARTS AND SUPP	181.22
	MID-IOWA SOLID WASTE EQUIPMENT	TRACTOR REPAIR	3,553.81
	MOSE LEVY CO INC	IRON AND SUPPLIES	67.60
	TRANS IOWA EQUIPMENT	LEAFBOX GASKET	391.08
	WASHINGTON EVENING JOURNAL	LEGAL & DISPLAY ADVERTISIN	22.25

TOTAL 4,670.18

SANITIATION

DE BOEF GRINDING
LUKE WASTE MANAGEMENT
WASH CO HUMANE SOCIETY

GRIND CITY BRUSH PILE 3,175.00
REFUSE AND RECYCLING PICKU 28,529.50
SEPTEMBER COLLECTIONS 405.17
TOTAL 32,109.67

TOTAL 112,624.75

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

CLAIMS REPORT 10/04/2016

POLICE

MCACFEE INSTITUTE - CERTIFIED CYBER INTELLIGENCE INVESTIGATOR TRAINING
 BEST BUY - SURFACE PEN
 AMAZON - COMPUTER STYLUS
 UPTOWN AUTO WASH - CAR WASH
 GALLS - EXPANDABLE BATONS
 UPTOWN AUTO WASH CAR WASH
 UPTOWN AUTO WASH - CAR WASH

400.00
 59.99
 50.18
 8.00
 190.83
 8.00
 5.00

LIBRARY/LIBRARY GIFT

WALMART -- SUMMER READING
 ENDICIA FEES - POSTAGE FEE
 GAN*USETODAYCIRC - NEWSPAPER RENEWAL
 AMZ*BULB-AMERICA - PROJECTOR BULB
 USPS POSTAGE - POSTAGE
 AMAZON - NEW YOURKER SUBSCRIPTION
 PAYPAL*NEUPHILWKND - WOMANKIND MAGAZINE RENEWAL

86.34
 9.95
 294.24
 53.67
 200.00
 6.36
 150.00

722.00

800.56

FINAN ADMIN

DELL SALES AND SERVICE - MAYOR'S COMPUTER

886.41

886.41

-

-

-

-

-

-

-



Marion Ave. Baptist church request - Oct. 16



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

September 30, 2016

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

Dear Council Members,

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

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

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

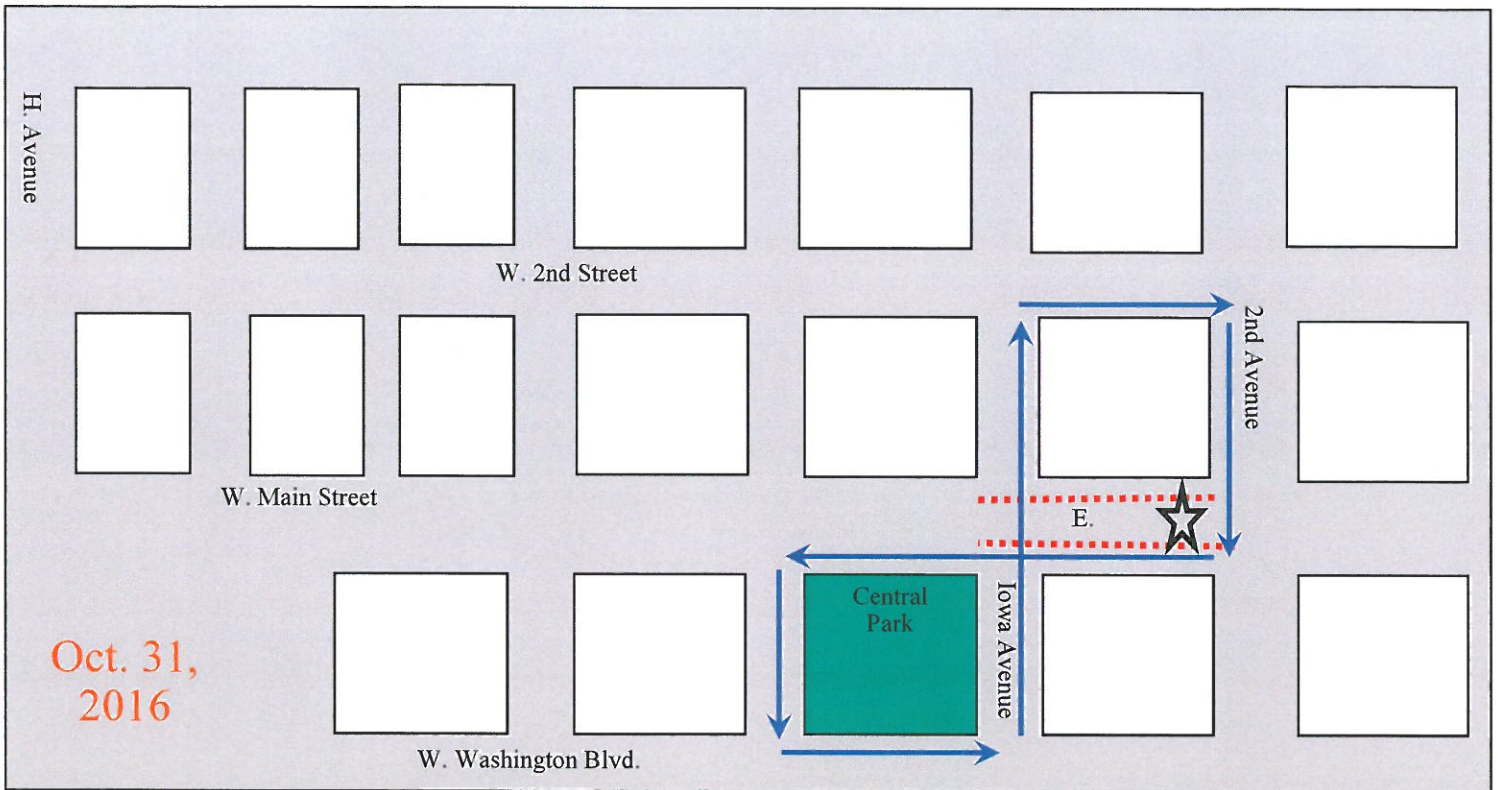
In order for this year's Halloween to be a success, we ask for your help. The Washington Chamber of Commerce requests that you allow us to block parking and drive thru traffic on E Main Street from 3-8:30 p.m. in front of the YMCA so children & families can have safe access to the pony rides & hayrides.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

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




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

Sincerely,

Jaime Carpenter
Assistant Director
Washington Chamber of Commerce



Oct. 31,
2016

-  Reserved Parking 3-8:30
-  Short Hay Ride Route
-  Load/ Unload

Two tractors will take short routes from in front of the YMCA, around the Square then looping around to park back in front of the YMCA.

The hay ride will be run by the Antique Tractor Club and will start after the traditional Trick-or-Treat Around the Square.

Trick-or-Treat Around the Square: 5pm

Pony rides, bounce houses, games, meal at the YMCA: 5:30-7:30pm.

Two tractors providing hayrack rides: 6:00-7:30pm.

Address questions to:

Jaime Carpenter
Assistant Director
Chamber of Commerce
319-653-3272
info@washingtioniowa.org



September 29, 2016

Chris Hanson

502 W Main St

Washington, IA 52353

To Whom it May Concern,

On behalf of the Washington Music Boosters I am writing to request that we be added to the Washington City Council meeting agenda the week of October 3rd to request permission to hold another Haunted Walk along the Kewash Trail, in Centennial Park & Hayes Timber. Last year's walk was very successful and netted over \$5,000 in profit that was split between the Music Boosters and the Mills Seed Building. The money raised by the Music Boosters goes directly to help reduce the cost for each student that is going on the band trip to Disney next spring.

This year the Music Boosters have already received permission from Steve Anderson from the county and Nick Pacha was presenting the request to the city park board for their permission. The Music Boosters will provide proof of event liability coverage to the city and county prior to the event.

The dates of the event are as follows:

Thursday, October 20th – Soft opening for invited guests only – 7pm start.

Friday, October 21st – Walk will open beginning at 9pm – 11:30pm. The reason for the late start is that the Demons have their final home game that evening. Many of the "actors" are members of the marching band and parents who help with the band during the game. We will be selling discounted tickets during the game for that evening only in hopes that we get a big turnout after the game.

Saturday, October 22nd – 7pm – 10pm

Friday, October 28th – 7pm – 10pm (this night might be cancelled if Demons make playoffs & band performs)

Saturday, October 29th – 7pm – 11:30 pm (will close earlier if need be)

Sunday, October 30th – 7pm – 9pm

Thank you in advance for your consideration. The Music Boosters hopes you will show your support for our band students by approving this incredible fundraiser for another year.

Best regards,

Chris Hanson

OB #	ADDRESS	Ward	Complainant	Nuisance/Complaint/Concern	Complaint Date	Warning Date	Method of Warning	Clean up deadline	Pics	Action/Results	City Official	Status
1	415 E. Van Buren St.	3	citizen	weeds in sidewalk, street and all over yard	6-Sep	12-Sep	door hanger	15-Sep			SED	CLOSED
2	620 S. Iowa Ave.	4	citizen	tall grass, weeds around trailer in backyard	6-Sep						SED	CLOSED
3	715 E. Van Buren St.	3	citizen	trip hazard in sidewalk by corner	6-Sep					homeowner will get it repaired.	SED	CLOSED
4	119 S. B. Ave.	1	citizen	car frame hanging over sidewalk	6-Sep	*	spoke w/owner			car frame moved	SED	CLOSED
5	321 S. Iowa Ave.	4	citizen	junk in parking lot from sidewalk project	6-Sep	6-Sep	emailed Kim			recheck on 9/19/16-9/12/16-junk removed	SED	CLOSED
6	515 N. Marion Ave.	1	citizen	trash by curb for 2 weeks	7-Sep						SED	CLOSED
7	415 S. 9th Ave.	3	citizen	weeds, siding falling off, exposed wiring	7-Sep	12-Sep	door hanger			grass/weeds cut. Wires are telephone-no threat	SED	CLOSED
9	521 N Ave B	1	city	grass	6-Sep	*	door hanger			City mowed for bank	D8	CLOSED
10	320 W. 6th St	1	city	grass	6-Sep		door hanger				D8	CLOSED
11	829 S. Ave B	4	city	grass	6-Sep	*	door hanger				D8	CLOSED
12	502 S. 2nd Ave	4	city	2 tvs in front yard	8-Sep	*	door hanger			call realtor in fairfield. 9/23/16-grass mowed	D8	CLOSED
13	1120 E. Washington St.	2	citizen	weeds abundant	9-Sep		door hanger			junk off curb	D8	CLOSED
14	727 W. 3rd St.	1	citizen	junk car/store trash in the back	12-Sep							
15	715 N. Marion Ave.	1	citizen	weeds in garden, behind garage. Garage in bad shape	13-Sep							
16	West 3rd-400 block	1	citizen	junk on curb	13-Sep							
17	N. D Ave. 500 block	1	citizen	junk on curb	13-Sep							
18	302 S. 2nd Ave.	4	city	tall grass	16-Sep	16-Sep	door hanger	19-Sep	*	Hedge above will abate 9/21/16	SED	ABATED
19	621 W. 2nd St.		citizen	junk car, junk, trash tall weeds	7-Sep	23-Sep	Step 1 letter	3-Oct	*	informal letter 9/29-owner called. Get done this weekend.	SED	OPEN
20	634 W. 2nd St.		city	trailer parked in yard, junk in driveway	22-Sep	23-Sep	Step 1 letter	3-Oct	*	informal letter-9/29-Jon called and said he would clean up	SED	OPEN
21	310 N. D Ave.		citizen	junk, tires	22-Sep	23-Sep	Step 1 letter	3-Oct	*	informal letter	SED	OPEN
22	514 N. D Ave.		citizen	trailer full of trash	20-Sep	23-Sep	email to landlord	3-Oct	*	9/23/16-Randy responded	SED	OPEN
23	1402 N. Iowa Ave.		citizen	junk vehicles, weeds, volunteer tree by street	11-Sep	23-Sep	Step 1 letter	3-Oct	*	informal letter	SED	OPEN
24	325 E. Madison St.		citizen	garage door broke	22-Sep	23-Sep	Step 1 letter	3-Oct	*	informal letter	SED	OPEN
25	428 S. 6th Ave.		city	junk cars, junk, tall weeds/grass, trash	22-Sep	23-Sep	Step 1 letter	3-Oct	*	informal letter	SED	OPEN
26	414 S. 7th Ave.		city	bare lot. junk, vehicles, etc. not residential use	22-Sep	23-Sep	Step 1 letter	3-Oct	*	semi-informal letter	SED	OPEN
27	1303 E. 3rd St.		citizen	tall grass	15-Sep	*	Step 1 letter	17-Oct	*	informal letter grass cut	SED	OPEN
28	702 N 4th Ave	2	city	tall grass	26-Sep		hanger				SED	CLOSED
29	308 N Ave C	1	city	trash indoor furniture at curb	27-Sep	27-Sep	hanger			left message 9-27 no reply left message 9-28 no reply	MH	OPEN
30	603 N Ave D	1	city	tall grass	28-Sep	28-Sep	phone call			USDA Rural Development 315-986-5800 Ext 4	MH	OPEN

*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

September 30, 2016

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

From: Brent Hinson 
City Administrator

Re: Parkside Estates Request

As the Council is aware, we have been discussing with Parkside Estates a very high water bill they received for some time now. Looking back, it is still hard to believe this has been in process for over 3 months. It is necessary to get a conclusion to this issue, and it is my understanding that representatives from Parkside Estates will be present at the meeting. They claim that no leaks occurred on their property, so we have not been able to come to any form of agreement, and I thus cannot offer any staff recommendation for forgiveness of any portion of the bill. Their normal bill is around \$3,000, and July 1, they received a bill for \$22,000.

I have attached narrative from Chad and Kyle related to their dealings with this situation, and we will have all of the appropriate staff members present to assist you in decision-making.

CITY OF WASHINGTON

215 E. Washington St.
Washington, Iowa 52353

Presorted
First Class Mail
US Postage Paid
Washington, IA
Permit No. 85

TEMP-RETURN
SERVICE
REQUESTED

FROM	TO	BILLING DATE	PREV BALANCE	
05/15/16	06/18/16	06 /29/16	0.00	
READINGS		EST USED	* CODE	AMOUNT
PREVIOUS	PRESENT			
2301	2561	260000	WA	9,507.00
SEWER		260000	SR	9,494.00
SEWER		1	SR	420.00
TAX			TX	665.49
*				

ACTIVE

ACCOUNT NUMBER	DUE DATE
7-09400-05	07/15/2016
TAX	AMOUNT DUE AFTER DUE DATE
665.49	22,028.59
PENALTY	AMOUNT DUE NOW
1,942.10	20,086.49

High bill

LOCATION: 1200 HWY 1 & 92

PLEASE RETURN BOTTOM STUB WITH PAYMENT
SEE REVERSE SIDE FOR CODE EXPLANATION

ACCOUNT NUMBER	7-09400-05
DUE DATE	07/15/2016
AMOUNT DUE AFTER DUE DATE	22,028.59
AMOUNT DUE NOW	20,086.49



LOYAL LLC
P O BOX 2833
PEACH TREE CITY GA 30269

CITY OF WASHINGTON

215 E. Washington St.
Washington, Iowa 52353

Presorted
First Class Mail
US Postage Paid
Washington, IA
Permit No. 85

TEMP-RETURN
SERVICE
REQUESTED

FROM	TO	BILLING DATE	PREV BALANCE	
05/18/16	06/18/16	06 /29/16	88.40	
READINGS		EST USED	* CODE	AMOUNT
PREVIOUS	PRESENT			
PAST DUE				88.40
2210	2226	16000	WA	601.00
SEWER		16000	SR	612.40
SEWER		1	SR	420.00
TAX			TX	42.07
*				

ACTIVE

ACCOUNT NUMBER	DUE DATE
7-09250-05	07/15/2016
TAX	AMOUNT DUE AFTER DUE DATE
42.07	1,927.21
PENALTY	AMOUNT DUE NOW
163.34	1,763.87

LOCATION: 1200 HWY 1 & 92

PLEASE RETURN BOTTOM STUB WITH PAYMENT
SEE REVERSE SIDE FOR CODE EXPLANATION

ACCOUNT NUMBER	7-09250-05
DUE DATE	07/15/2016
AMOUNT DUE AFTER DUE DATE	1,927.21
AMOUNT DUE NOW	1,763.87



LOYAL LLC
P O BOX 2833
PEACH TREE CITY GA 30269



Account Number

Typical bill

Transaction #

Transaction | Bill-Recap | Bill-Meter | Bill-Non-Meter

Type

Revenue Code Amount

Date

Description

G/L Posting Date

Receipt #

Reference

Balance Forward

Amount

Adjustment Code

Packet

R/C	Description	Amount
100	WATER	535.52
190	WATER TAX	37.49
200	SEWER	967.03

Unapplied Total

Account Number

Transaction #

Transaction | Bill-Recap | Bill-Meter | Bill-Non-Meter

Type

Revenue Code Amount

Date

Description

G/L Posting Date

Receipt #

Reference

Balance Forward

Amount

Adjustment Code

Packet

R/C	Description	Amount
100	WATER	173.60
190	WATER TAX	12.15
200	SEWER	606.15

Unapplied Total

I spoke with Mark from Parkside Estates on June 23rd, 2016 regarding the amount of the water bill. He was insistent that there were no leaks of any kind that would be the cause of a \$22,000 water bill. He acknowledged that the water meter had been read since he received the bill and that the meter reading appeared to be back to normal compared to previous usage.

We spoke about his park manager, Butch, telling Asst. Water Supt. Kyle Wellington about how there were several trailers leaking water from broken meters this last spring. Mark claimed that that was from two years ago. That struck me as odd considering that he did not own the park at that point and why would Butch be telling Kyle about something that happened two years ago.

Mark continued to push me for answers as to why the water bill was so high. I explained to him that there was no way for me to know where the water went. All I could confirm was that the meter reading was correct therefore the water did indeed flow through the meter. He insisted that something must be wrong with the meter. I explained to him why that was not possible. I also pointed out that the meter was reading normal then there was a high reading but then it was back to reading normal. There is no way that the meter could randomly malfunction and then heal itself like that. Plus, if the meter malfunctioned, it wouldn't work at all. There is no way for a water meter to randomly speed up.

In the end, there was not much I could say to please Mark. I explained to him that my family owns several trailer parks themselves and some of them are on municipal water sources so I definitely understood his frustration and could empathize more than most. That being said, I explained to him that I did not have the authority to do anything with regards to reducing his water bill. I further explained that Parkside Estates has had many issues over the years with water leaks and maintenance problems. As far as I was able to gather, he planned to appeal to the City Administrator.

Chad McCleary, Water Supt.

Brent Hinson

From: Chad McCleary
Sent: Tuesday, August 02, 2016 10:50 AM
To: Brent Hinson
Subject: Fwd: Trailor park convo with Butch
Attachments: Parkside Estates.docx

Here is what Kyle sent me. I attached my report.

Chad

----- Forwarded message -----

From: kyle wellington <kylewellington@hotmail.com>
Date: Fri, Jul 8, 2016 at 1:35 PM
Subject: Trailor park convo with Butch
To: "cmccleary@washingtoniowa.net" <cmccleary@washingtoniowa.net>, kyle wellington <kylewellington@hotmail.com>

On June 16th, 2016 I spoke with the manager of Park Side Estates, Jim(Butch) via phone call. Jim told me to call him Butch. Butch wanted to know if we, the City could provide the trailer park with water meters. I told him they would be responsible for ordering meters for personal use. He wanted meters to replace the existing meters for individual trailers. Butch informed me the reason he needed meters was due to meters being broken at multiple properties and water was just leaking all over the ground. I suggested he shut the water off to the properties that were leaking and fix the problem. Next I gave Butch the number to two different water meter distributors(Municipal Supply and Neptune) Sam Olaby with Municipal Supply confirmed he received the phone call and met with Butch the following week.

Kyle Wellington

Assistant Water superintendent

City of washington

--

Chad McCleary
City of Washington, IA
Water Dept.
319-653-1531

*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

September 30, 2016

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

From: Brent Hinson
City Administrator

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

Re: West 3rd Storm Sewer Project

We budgeted the West 3rd Storm Sewer project as an in-house project in this fiscal year. Because we have run into some delays to the Country Club Road project due to the need to work out some additional details on the sewer, we would like to proceed with the West 3rd project. Hopefully this project can be knocked out quickly, and then by that time we will be able to turn our attention to the Country Club Road project.

The purpose of the West 3rd project is to provide additional capacity to the storm sewer in the area between Avenue C and St. James Church in order to relieve the flash flooding we experience at the intersection of 3rd and Marion near Fareway in major storms.

The storm sewer project should be relatively straightforward, and is well below budget. However, we would like the Council to consider the possibility of an additional sidewalk component to the project while we are working in the area. I have attached some photos to assist your consideration of adding these improvements, but here are the 3 options we have identified for sidewalk:

- Option 1: Construct approximately 95' of new sidewalk to connect the sidewalk along the south side of West 3rd to the St. James parking lot. Currently the sidewalk terminates in the middle of the lot of the house at 525 West 3rd Street. As this is a significant collector street and a walking path to the St. James School, it seems strange that the sidewalk terminates like this.
- Option 2: Construct Option 1 plus replace an additional 160' of sidewalk in poor condition that is only around 30" wide.

- Option 3: Construct Option 2 plus replace an additional 140' of sidewalk in relatively poor condition back to Avenue D.

JJ is working on cost estimates for the sidewalk options, and will have this by meeting time. I would recommend doing at least Option 1 due to its benefits for sidewalk connectivity. Options 2 and 3 would probably make things significantly more complicated and the project somewhat more time consuming, but may be justifiable if you want to ensure decent sidewalk on that block. We haven't usually torn up much more sidewalk on our projects than is strictly needed for a specific excavation, except for replacing ADA ramps.

In any event, we would like your permission at a minimum to proceed with the storm sewer improvements. We have made contact with St. James already, and would plan to schedule a meeting with affected property owners as soon as possible to discuss the project and answer any questions. Ideally, we might be able to get things done within a couple weeks of breaking ground.

West 3rd Storm Sewer Project 2016



West 3rd Storm Sewer Project 2016



West 3rd St storm line extension

700 ft SDR 35-15 inch	\$5,880
15 yards paving \$130/cu yd (rebar)	\$1,950
Saw rental	\$225
Total	\$8,055
Looking for approval of	\$9,000

This would cover any hidden expenses with buried utilities that may cause issues.

There will be no structures installed, we will begin at the St James parking lot and continue east upstream to the intake in front of 415 West 3rd St. The overflow of storm water will have an outlet to the west instead of dead heading at the intake at 415 West 3rd St. This storm water now has to flow back to the east to C Ave and go north to West 5th St.

Illa Earnest

From: JJ Bell [jjbell@washingtioniowa.net]
Sent: Thursday, September 29, 2016 12:09 PM
To: Brent Hinson; Illa Earnest
Subject: Re: 14834_CQ_14834_3113648530.pdf

\$225 a day to rent saw. So total figured if I'm not missing anything would be \$8,105. I would like to round up to \$9,000 in case there are any bumps along the way.

On Sep 29, 2016 11:55 AM, "JJ Bell" <jjbell@washingtioniowa.net> wrote:

I have some figures for concrete as well. It comes to 15 yards of replacement, with only 2 driveways and 2 sidewalks with 1 set of steps. Of course this includes a stretch of St James parking lot. I went with \$130/cu yd, this should cover the concrete and rebar, taking \$1,950 and rounding up to \$2,000 should be enough. With \$2,000 + \$5880 comes to \$7,880. We will rent a walk behind saw that normally runs \$500, but I'll double check on that.

On Thu, Sep 29, 2016 at 10:19 AM, JJ Bell <jjbell@washingtioniowa.net> wrote:

Sorry this didn't open in the other email I sent.

Illa if this plus the concrete pricing once I get it could be put on next Tuesday's Council agenda, that'd be great.

--

JJ Bell
Superintendent
M/C Department
215 E. Washington Street
Washington, IA 52353
cell: [319-653-1538](tel:319-653-1538)
jjbell@washingtioniowa.net



Utility Equipment Company

3739 STATE ST
BETTENDORF, IA 52722
PHONE: 563-355-5376

QUOTATION

Bid Date: 09/30/2016 05:00 PM
Quote: 6297
Quote By: ADAM LAVER
Page: 1

JJ
CITY OF WASHINGTON
MUNICIPAL WATER DEPT
PO BOX 516
WASHINGTON, IA 52353

Project: CITY OF WASHINGTON, IA SEWER TRUNK
Location: WASHINGTON, IA
Engineer:
Engineer Phone:

LINE#	BID ITEM#	QTY	UNIT	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1		700	FT	15" X 14' GSKT'D SDR 35 PVC SEWER PIPE	8.40	5,880.00

TERMS AND CONDITIONS

Prices quoted herein are firm for orders placed within 15 days and shipped within 30 days, except as specifically mentioned herein. Pricing is subject to the manufacturer's terms of escalation and stock availability. UECO warranties up to the level of the manufacturer's warranty. Sales tax is not included. All quotes are subject to our acceptance. Our quotations are a service and not a guaranteed bill of material. Quantities, sizes and specifications are not guaranteed and should be carefully checked. Field verify all existing mains prior to ordering tapping sleeves, line stop fittings, and valve insertions. Terms are net 30 days. Any non-stock items could incur possible freight charges. Special order material is non-returnable.



SCHIMBERG CO.

1106 Shaver Road NE
Cedar Rapids, IA 52402
Ph: 319-365-9421 FAX: 319-365-9867
www.schimberg.com

PRICE QUOTATION

Quote Date	09/29/16
Quote Number	7542249-00
Quote Expiration Date	09/29/16
Writer	Scott McMurrin
Salesperson	SCOTT MCMURRIN
Total Weight	9644.60000
Freight Terms	FFA
Placed By	JJ

Bill To:	WASHINGTON CITY HALL 215 E WASHINGTON ST WASHINGTON, IA 52353-2024
----------	--

Ship To:	CITY OF WASHINGTON 215 E WASHINGTON ST WASHINGTON, IA 52353-2024
----------	--

PHONE:(319) 653-6584
EMAIL:smcmurrin@schimberg.com

Terms	Req Ship Date	Ship Point	Ship Via
NET 30 DAYS	09/29/16	SCHIMBERG CEDAR RAPIDS	S CO TRUCK

Line #	NS	Part Number And Description	Quantity Ordered	Qty U/M	Net Price	Ext. Price
1		80501011500 PIPE SDR35 PVC GSK SM 15X14' 200 FT AVAIL IN OUR STOCK IF RELEASED ASAP I CAN GET BETTER PRICE BUT NOT SURE HOW SOON YOU NEED MATERIAL WILL HAVE TO BE ORDERED AND MUST CONFIRM LOCATION OF PIPE	700.0	FT	8.83505	6184.54

1 Lines Total Quote Total 6,184.54

SALESPERSON CONTACT INFORMATION
Scott McMurrin
smcmurrin@schimberg.com

If "NS" is indicated in the "NS" column or any part number beginning with an "N" or "W" is non-stock material and subject to manufacturers restock & return freight charges.

--- The prices quoted are subject to inventory availability and changes in raw material costs. ---
--- Jobs with multiple shipments or a duration of more than 30 days must be authorized in advance. ---

AFFIDAVIT OF PUBLICATION

STATE OF IOWA }
Washington County } SS.

Mathew W. Bryant being first duly sworn on oath deposes and says that he is Publisher of the The Washington Evening Journal, and that he has knowledge of the facts herein alleged, and is the publisher of The Washington Evening Journal, a weekly newspaper published in the city of Washington, Washington County, Iowa, and that the Notice, a copy of which is hereto attached, was published for ___ consecutive weeks, in said The Washington Evening Journal ___ time ___ each week, the 1st insertion occurring the 26 day of Sept, 2016, the 2nd insertion the ___ day of _____, 2016, the 3rd insertion the ___ day of _____, 2016, and the 4th insertion the ___ day of _____, 2016.

Signed and dated this 26 day of Sept. A.D. 2016.

Mathew W Bryant

Printer's Legal Fee \$ 10.84

Subscribed and sworn to by Mathew W. Bryant

Before me this 26 day of Sept, 2016.

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

The City Council of the City of Washington, Iowa, will hold a public hearing on the proposal to vacate and offer for sale a platted portion of the 1500 Block of E. Madison Street at 6:00 p.m. on Tuesday, October 4, 2016 in the City Council Chambers, Former Library, 120 East Main Street in Washington.

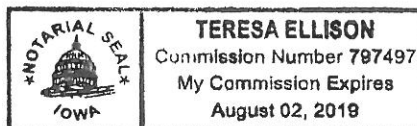
Any and all persons are invited to make comments in person or via written communication prior to or at said public hearing. More information on this proposal may be obtained by contacting the City Clerk.

/s/ Illa Earnest

by Direction of the City Council
Published in the Washington Evening Journal, September 26, 2016.

Teresa Ellison

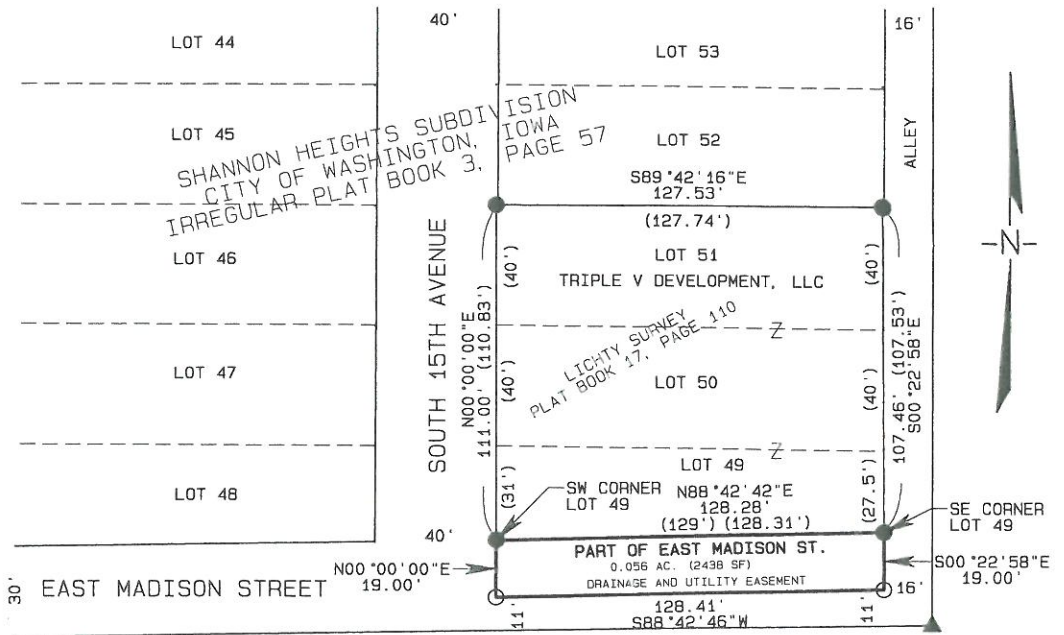
Notary Public



**PLAT OF SURVEY FOR
THE CITY OF WASHINGTON**
Requested by Brent Hinson
SEPTEMBER 12, 2016

Washington County Iowa
Jo Greiner - Recorder
Instrument #2016-3618
09/23/2016 @ 02:20 PM # Pages: 1
PLA PLAT & SURVEY
Total Fees: \$7.00

Book: 27 Page: 0281



REASON FOR SURVEY:

THE PROPOSED VACATION OF PART OF EAST MADISON STREET IS TO FACILITATE THE DEVELOPER OF THE ADJOINING LOTS TO MEET THE CITY'S ZONING REQUIREMENTS FOR MINIMUM FRONTAGE DISTANCE AND SIDEYARD DISTANCES IN ORDER TO BUILD TWO NEW RESIDENCES.

THIS AREA OF EAST MADISON STREET IS AN OPEN DRAINAGE DITCH DRAINING TO THE EAST WHERE IT ENTERS A STORM SEWER PIPE NEAR THE SOUTHEAST CORNER OF THE SUBDIVISION. THIS AREA WILL NEVER BE USED AS A STREET.

THE CITY IS RETAINING A DRAINAGE AND UTILITY EASEMENT ON THIS PROPOSED AREA IN ORDER TO PRESERVE THE CURRENT USE AND PREVENT THE DEVELOPER FROM BUILDING ON THIS AREA.

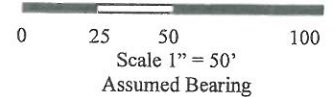
LEGEND

- FOUND YELLOW CAPPED 5/8" REBAR #13287
- ▲ FOUND YELLOW CAPPED 5/8" REBAR #11430
- SET RED CAPPED 5/8" REBAR #8144
- () RECORDED DIMENSION

DESCRIPTION:

A part of East Madison Street in Shannon Heights Subdivision, in the City of Washington, in Washington County, Iowa and more particularly described as follows:

Beginning at the southwest corner of Lot 49 in the said Shannon Heights Subdivision, thence N88°42'42"E 128.28 feet to the southeast corner of said Lot 49, thence S00°22'58"E 19.00 feet, thence S88°42'46"W 128.41 feet, thence N00°00'00"E 19.00 feet to the point of beginning and containing 0.056 Acre and being subject to all easements and restrictions of record including the City of Washington drainage and utility easement. All corners are monumented as shown on the September 12, 2016 plat of survey for the City of Washington.



If this seal is not red colored, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies and all information should be disregarded unless verified by the licensee.
Sheets covered by this seal: 1

[Signature] Date 9/22/16
The above City Official has approved this Plat of Survey for the City of Washington.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed [Signature] Date September 13, 2016
ROBERT J. BAUER Iowa License No. 8144
My license renewal date is December 31, 2017.

**BAUER ENGINEERING &
LAND SURVEYING, LLC**
906 E. JEFFERSON ST.
WASHINGTON, IA 52353
HOME (319) 653-2326
CELL (319) 653-1706
JOB 160903.1

*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

September 30, 2016

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

From: Brent Hinson
City Administrator

Re: Vacating of Portion of 1500 Block East Madison for New Housing

As discussed at the last meeting, the City has been approached by Triple V Development related to the possibility of vacating a portion of a small stub of the platted by undeveloped East Madison Street in order to develop 2 single-family homes. Triple V would grant back a drainage easement, and would cover all legal and administrative costs.

Following the public hearing, I encourage you to consider suspending the rules and fully adopting the ordinance vacating the street, so that you can proceed directly to the resolution disposing of the property at this meeting.

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

ORDINANCE NO. _____

AN ORDINANCE VACATING A PORTION OF THE 1500 BLOCK OF E. MADISON STREET RIGHT-OF-WAY.

WHEREAS, the City Council of the City of Washington has heretofore deemed it advisable to vacate a portion of the 1500 block of E. Madison Street right-of-way to be used in the building of a single family residence in the City; and

WHEREAS, the excess right-of-way is of no use to the City, and should be returned to the tax rolls.

NOW, THEREFORE, BE IT ORDAINED, as follows:

1. Vacation. That portion of the 1500 block of E. Madison Street right-of-way that is hereby shown on that certain Plat of Survey recorded in Book 27 at 0281, Records of the Washington County Recorder, is hereby vacated.
2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.
3. Effective Date. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this _____ day of _____, 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 _____, 2015.

City Clerk

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

RESOLUTION NO. 2016-_____

RESOLUTION APPROVING THE DISPOSAL OF CERTAIN EXCESS E. MADISON STREET
RIGHT-OF-WAY.

WHEREAS, the City Council, via Resolution dated September 20, 2016, stated an intent to dispose of an interest in real property, being a portion of the 1500 block of E. Madison Street, which is legally described on that certain Plat of Survey recorded in Book 2016 at page 3618, Plat Records of the Washington County Recorder (the "Parcel"); and

WHEREAS, a public hearing following published notice of the same has been held as required by law; and

WHEREAS, an ordinance has been passed which vacates the portion of E. Madison Street included in the Parcel.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Washington, Washington County, Iowa, that the disposal of the Parcel for the building of a house is hereby approved. Further, the Mayor and City Clerk are hereby directed to execute any and all documentation necessary to accomplish said conveyance.

Passed and approved this 4th day of October, 2016.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

Prepared: Kevin D. Olson, Washington City Attorney, PO Box 5127, Coralville, Iowa 52241 (319)248-1700
Return to: Washington City Clerk, City of Washington, 215 E. Washington Street, Washington, Iowa 52353
Send Tax Statements to: Triple V Development, LLC, 1430 Ridgeview Court, Washington, Iowa 52353

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, the **City of Washington, Iowa**, a municipal corporation, does hereby quit claim to the **Triple V Development, LLC**, an Iowa limited liability company, the following described real estate in Washington County, Iowa:

A portion of certain E. Madison Street right-of-way in the City of Washington, Washington County, Iowa, and legally described on that certain Plat of Survey recorded in Book 2016 at Page 3618, Plat Records of Washington County Recorder's Office, subject to the retention of a drainage easement through this parcel by the Grantor.

Exemption: The consideration is less than \$500.00.

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

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

Dated: _____, 2016.

By: _____
Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

STATE OF IOWA, COUNTY OF WASHINGTON) ss:

This instrument was acknowledged before me on this _____ day of _____, 2016, by Sandra Johnson and Illa Earnest, as the Mayor and City Clerk of the City of Washington, Iowa, respectively.

Notary Public

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 155.01, 155.03, 155.04 and 155.05 OF THE MUNICIPAL CODE OF THE CITY OF WASHINGTON, IOWA, REGARDING ADOPTION OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION, INTERNATIONAL MECHANICAL CODE, 2015 EDITION WITH STATE AMENDMENTS, UNIFORM PLUMBING CODE, 2015 EDITION WITH STATE AMENDMENTS AND INTERNATIONAL FIRE CODE, 2015 EDITION.

BE IT ORDAINED by the City Council of the City of Washington, Iowa;

Section 1. Section 155.01 is hereby amended by deleting the words "2009 Edition" and substituting the words "2015 Edition" and changing the first sentence of the body of the code section to read as follows: "This code is adopted by reference and shall apply to all covered properties within the City."

Section 2. Section 155.03 is hereby amended by deleting the first paragraph and substituting the words "**155.03-ADOPTION OF INTERNATIONAL MECHANICAL CODE 2015 Edition with State of Iowa Amendments**". The International Mechanical Code, 2015 Edition with State of Iowa Amendments, is hereby adopted by reference and shall apply to all properties within the City. The fee for a permit issued under the International Mechanical Code adopted in this chapter shall be set by resolution of the City Council."

Section 3. Section 155.04 is hereby amended by deleting the first paragraph and substituting the words "**155.04 ADOPTION OF UNIFORM PLUMBING CODE, 2015 Edition with State of Iowa Amendments**". The Uniform Plumbing Code, 2015 Edition with State of Iowa Amendments, is hereby adopted by reference and shall apply to all properties within the City, except as to those provisions governing the replacement of water heaters in one and two family dwellings. The fee for a permit issued under the Uniform Plumbing code adopted in this chapter shall be set by resolution of the City Council."

Section 4. Section 155.05 is hereby amended by deleting the words "2009 Edition" and substituting the words "2015 Edition", and changing the first sentence of the body of the code section to read as follows: "This code is adopted by reference and shall apply to all covered properties within the City." .

SECTION 5. **Repealer.** All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION . **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: 09-20-2016

Approved on Second Reading: _____

Approved on Third & Final Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2016.

Illa Earnest, City Clerk

Council Member _____ introduced the following Resolution entitled "A RESOLUTION APPROVING AND AUTHORIZING A FORM OF INTERIM LOAN AND DISBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF WASHINGTON AND THE IOWA FINANCE AUTHORITY, AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SECURING THE PAYMENT OF \$507,000 WATER REVENUE CAPITAL LOAN NOTES ANTICIPATION PROJECT NOTE, SERIES 2016, OF THE CITY OF WASHINGTON, IOWA, UNDER THE PROVISIONS OF THE CODE OF IOWA, AND PROVIDING FOR A METHOD OF PAYMENT OF SAID NOTE", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was:

AYES: _____

NAYS: _____

Whereupon the Mayor declared the following Resolution duly adopted:

Resolution No. _____

A RESOLUTION APPROVING AND AUTHORIZING A FORM OF INTERIM LOAN AND DISBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF WASHINGTON AND THE IOWA FINANCE AUTHORITY, AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SECURING THE PAYMENT OF \$507,000 WATER REVENUE CAPITAL LOAN NOTES ANTICIPATION PROJECT NOTE, SERIES 2016, OF THE CITY OF WASHINGTON, IOWA, UNDER THE PROVISIONS OF THE CODE OF IOWA, AND PROVIDING FOR A METHOD OF PAYMENT OF SAID NOTE

WHEREAS, Issuer proposes to issue its Water Revenue Capital Loan Notes Anticipation Project Note, Series 2016, to the extent of \$507,000, for the purpose of defraying the costs of the Project hereinafter described; and, it is deemed necessary and advisable and in the best interests of the City that a form of Interim Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority be approved and authorized; and

WHEREAS, the notice of intention of Issuer to take action for the issuance of not to exceed \$507,000 Water Revenue Capital Loan Notes has heretofore been duly published and no objections to such proposed action have been filed.

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

Section 1. Definitions. The following terms shall have the following meanings in this Resolution unless the text expressly or by necessary implication requires otherwise:

◆ "Additional Project Notes" shall mean any project notes or other obligations issued on a parity with the Note in accordance with the provisions of Section 11 hereof;

◆ "Agreement" shall mean an Interim Loan and Disbursement Agreement dated as of the Closing between and among the City and the Original Purchaser, relating to the Interim Loan made to the City under the Program;

◆ "City Clerk" shall mean the City Clerk or such other officer of the successor Governing Body as shall be charged with substantially the same duties and responsibilities;

◆ "Closing" shall mean the date of delivery of the Note to the Original Purchaser and the funding of the Interim Loan;

◆ "Corporate Seal" shall mean the official seal of Issuer adopted by the Governing Body;

◆ "Fiscal Year" shall mean the twelve months' period beginning on July 1 of each year and ending on the last day of June of the following year, or any other consecutive twelve-month period adopted by the Governing Body or by law as the official accounting period of the System; provided, that the requirements of a fiscal year as expressed in this Resolution shall exclude any payment of principal or interest falling due on the first day of the fiscal year and include any payment of principal or interest falling due on the first day of the succeeding fiscal year;

◆ "Governing Body" shall mean the Council of the City, or its successor in function with respect to the operation and control of the System;

◆ "Interim Loan" shall mean the principal amount allocated by the Original Purchaser and loaned to the City under the Program, equal in amount to the principal amount of the Note;

◆ "Issuer" and "City" shall mean the City of Washington, Iowa;

◆ "Note" shall mean \$507,000 Water Revenue Capital Loan Notes Anticipation Project Note, Series 2016, authorized to be issued by this Resolution;

◆ "Original Purchaser" shall mean the Iowa Finance Authority, as the purchaser of the Note from Issuer at the time of its original issuance;

◆ "Paying Agent" shall be the Finance Director, or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein as Issuer's agent to provide for the payment of principal of and interest on the Notes as the same shall become due;

◆ "Permitted Investments" shall mean:

- direct obligations of (including obligations issued or held in book entry form on the books of) the Department of the Treasury of the United States of America;

- cash (insured at all times by the Federal Deposit Insurance Corporation or otherwise collateralized with obligations described in the above paragraph);

- obligations of any of the following federal agencies which obligations represent full faith and credit of the United States of America, including:

- Export - Import Bank
- Farm Credit System Financial Assistance Corporation
- USDA - Rural Development
- General Services Administration
- U.S. Maritime Administration
- Small Business Administration
- Government National Mortgage Association (GNMA)
- U.S. Department of Housing & Urban Development (PHA's)
- Federal Housing Administration

- repurchase agreements whose underlying collateral consists of the investments set out above if the Issuer takes delivery of the collateral either directly or through an authorized custodian. Repurchase agreements do not include reverse repurchase agreements;

- senior debt obligations rated "AAA" by Standard & Poor's Corporation (S&P) or "Aaa" by Moody's Investors Service Inc. (Moody's) issued by the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation;

- U.S. dollar denominated deposit accounts, federal funds and banker's acceptances with domestic commercial banks which have a rating on their short-term certificates of deposit on the date of purchase of "A-1" or "A-1+" by S&P or "P-1" by Moody's and maturing no more than 360 days after the date

of purchase (ratings on holding companies are not considered as the rating of the bank);

- commercial paper which is rated at the time of purchase in the single highest classification, "A-1+" by S&P or "P-1" by Moody's and which matures not more than 270 days after the date of purchase;

- investments in a money market fund rated "AAAm" or "AAAm-G" or better by S&P;

- pre-refunded Municipal Obligations, defined as any bonds or other obligations of any state of the United States of America or of any agency, instrumentality or local governmental unit of any such state which are not callable at the option of the obligor prior to maturity or as to which irrevocable instructions have been given by the obligor to call on the date specified in the notice; and (a) which are rated, based on an irrevocable escrow account or fund (the "escrow"), in the highest rating category of S&P or Moody's or any successors thereto; or (b)(i) which are fully secured as to principal and interest and redemption premium, if any, by an escrow consisting only of cash or direct obligations of the Department of the Treasury of the United States of America, which escrow may be applied only to the payment of such principal of and interest and redemption premium, if any, on such bonds or other obligations on the maturity date or dates thereof or the specified redemption date or dates pursuant to such irrevocable instructions, as appropriate; and (ii) which escrow is sufficient, as verified by a nationally recognized independent certified public accountant, to pay principal of and interest and redemption premium, if any, on the bonds or other obligations described in this paragraph on the maturity date or dates specified in the irrevocable instructions referred to above, as appropriate;

- tax exempt bonds as defined and permitted by section 148 of the Internal Revenue Code and applicable regulations and only if rated within the two highest classifications as established by at least one of the standard rating services approved by the superintendent of banking by rule adopted pursuant to chapter 17A Code of Iowa;

- an investment contract rated within the two highest classifications as established by at least one of the standard rating services approved by the superintendent of banking by rule adopted pursuant to chapter 17A Code of Iowa; and

- Iowa Public Agency Investment Trust.

- ◆ "Program" shall mean the Iowa Drinking Water State Revolving Fund Program undertaken by the Original Purchaser;

◆ "Project" shall mean the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping of the System;

◆ "Project Costs" shall mean all engineering fees, archeological surveys, environmental studies, and fees related to a project plan preparation and submission, and other expenses incidental thereto, and also including the costs of issuance of the Note.

◆ "Project Fund" shall mean the Project Fund established by Section 6 of this Resolution.

◆ "Registrar" shall be the Finance Director, or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein with respect to maintaining a register of the owners of the Note. Unless otherwise specified, the Registrar shall also act as Transfer Agent for the Note;

◆ "System" shall mean the municipal water utility of the Issuer and all properties of every nature hereinafter owned by the Issuer comprising part of or used as a part of the System, including all water treatment facilities, storage facilities, pumping stations and all related property and improvements and extensions made by Issuer while the Note remains outstanding; all real and personal property; and all appurtenances, contracts, leases, franchises and other intangibles;

◆ "Treasurer" shall mean the Finance Director or such other officer as shall succeed to the same duties and responsibilities with respect to the recording and payment of the Note issued hereunder.

Section 2. Authority. The Agreement and the Note authorized by this Resolution shall be issued pursuant to Section 76.13 of the Code of Iowa, and in compliance with all applicable provisions of the Constitution and laws of the State of Iowa. The Agreement shall be substantially in the form attached to this Resolution and is authorized to be executed and issued on behalf of the Issuer by the Mayor and attested by the City Clerk.

Section 3. Note Details, Execution, Redemption and Registration.

a. Note Details. The Note shall be designated a Water Revenue Capital Loan Notes Anticipation Project Note, be dated the date of delivery, in the denomination of \$1,000 or multiples thereof, and shall at the request of the Original Purchaser be initially issued as a single Note in the denomination of \$507,000 and numbered R-1. The Note shall not bear interest (0%), and shall mature three years from issuance. The City Council hereby finds and determines that it is necessary and advisable to issue said Note pursuant to Section 76.13 of the Code of Iowa, as authorized by the Agreement and this Resolution.

b. Execution. The Note shall be executed by the manual or facsimile signature of the Mayor and attested by the manual or facsimile signature of the Clerk, and impressed or imprinted with the seal of the City and shall be fully registered as to

both principal and interest as provided in this Resolution; principal, interest and premium, if any, shall be payable at the office of the Paying Agent by mailing of a check, wire transfer or automated clearing house system transfer to the registered owner of the Note.

- c. Redemption. The Note may be called for redemption by the Issuer and paid before maturity on any date, from any funds regardless of source, in whole or from time to time in part, in order of maturity and within an annual maturity by lot.

Notice of redemption shall be given by U.S. mail to the Original Purchaser (or any other registered owner of the Note). The terms of redemption shall be par, plus accrued interest to date of call. Failure to give such notice by mail to any registered owner or any defect therein shall not affect the validity of any proceedings for the redemption of the Note. The Note is also subject to mandatory redemption to the extent not fully drawn upon.

- d. Registration. The Note may be registered as to principal and interest on the books of the Note Registrar in the name of the holder and such registration noted on the Note after which no transfer shall be valid until the making of an entry upon the books kept for the registration and transfer of ownership of the Note, and in no other way. The Finance Director is hereby appointed as Note Registrar under the terms of this Resolution. Registrar shall maintain the books of the Issuer for the registration of ownership of the Note for the payment of principal of and interest on the Note as provided in this Resolution. The Note shall be negotiable as provided in Article 8 of the Uniform Commercial Code subject to the provisions for registration and transfer contained in the Note and in this Resolution.

The ownership of any Note may be transferred only upon the Registration Books kept for the registration and transfer of the Note and only upon surrender thereof at the office of the Registrar together with an assignment duly executed by the holder or his duly authorized attorney in fact in such form as shall be satisfactory to the Registrar, along with the address and social security number or federal employer identification number of such transferee (or, if registration is to be made in the name of multiple individuals, of all such transferees). In the event that the address of the registered owner of a Note (other than a registered owner which is the nominee of the broker or dealer in question) is that of a broker or dealer, there must be disclosed on the Registration Books the information pertaining to the registered owner required above. Upon the transfer of any such Note, a new fully registered Note, of any denomination or denominations permitted by this Resolution in aggregate principal amount equal to the unmatured and unredeemed principal amount of such transferred fully registered Note, and bearing interest at the same rate and maturing on the same date or dates shall be delivered by the Registrar.

In all cases of the transfer of the Note, the Registrar shall register, at the earliest practicable time, on the Registration Books, the Note, in accordance with the provisions of this Resolution.

As to any Note, the person in whose name the ownership of the same shall be registered on the Registration Books of the Registrar shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such Note and the premium, if any, and interest thereon shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note, including the interest thereon, to the extent of the sum or sums so paid.

A Note which has been redeemed shall not be reissued but shall be cancelled by the Registrar. A Note which is cancelled by the Registrar shall be destroyed and a Certificate of the destruction thereof shall be furnished promptly to the Issuer; provided that if the Issuer shall so direct, the Registrar shall forward the cancelled Note to the Issuer.

In the event any payment check representing payment of principal of or interest on the Note is returned to the Paying Agent or if any note is not presented for payment of principal at the maturity or redemption date, if funds sufficient to pay such principal of or interest on Note shall have been made available to the Paying Agent for the benefit of the owner thereof, all liability of the Issuer to the owner thereof for such interest or payment of such Note shall forthwith cease, terminate and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the owner of such Note who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Resolution or on, or with respect to, such interest or Note. The Paying Agent's obligation to hold such funds shall continue for a period equal to two years and six months following the date on which such interest or principal became due, whether at maturity, or at the date fixed for redemption thereof, or otherwise, at which time the Paying Agent shall surrender any remaining funds so held to the Issuer, whereupon any claim under this Resolution by the Owners of such interest or Notes of whatever nature shall be made upon the Issuer.

Section 4. Form of Note. The form of Note shall be substantially as follows:

REGISTERED
No. R-1

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF IOWA
COUNTY OF WASHINGTON
CITY OF WASHINGTON, IOWA
WATER REVENUE CAPITAL LOAN NOTES
ANTICIPATION PROJECT NOTE
SERIES 2016

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Dated Date</u>
0.00%	_____, 2019	_____, 2016

The City of Washington, Iowa, a municipal corporation organized and existing under and by virtue of the Constitution and laws of the State of Iowa (the "Issuer"), for value received, promises to pay from the source and as hereinafter provided, to

IOWA FINANCE AUTHORITY

or registered assigns, the principal sum of (principal amount written out) in lawful money of the United States of America, at maturity on _____, 2019, without interest (0%). Payment of this Note shall at all times conform to the rules of the Iowa Drinking Water State Revolving Fund Program. Issuer pledges the Project Fund to which there has been appropriated the anticipated receipts of certain funds held or to be received by the Issuer as well as the proceeds of certain Capital Loan Notes to be issued.

This Note is payable solely from said Project Fund.

This Note is issued pursuant to an Interim Loan and Disbursement Agreement and the Resolution, duly adopted and under and in substantial compliance with the Constitution and statutes of the state of Iowa, including specifically Section 76.13 of the Code of Iowa, as amended, for the purpose of defraying part of the cost of acquiring the Project. For a complete statement of the revenues and funds from which, and the conditions, under which this Note is payable, a statement of conditions under which additional notes of equal standing may hereafter be issued, and the general covenants and provisions pursuant to which this Note is issued, reference is made to the above described Resolution and Interim Loan and Disbursement Agreement. This Note is not payable in any manner by taxation and under no circumstances shall the City be in any manner liable by reason of the failure of said Project Fund to be sufficient for the payment hereof.

The Note may be called for redemption by the Issuer and paid before maturity on any date, from any funds regardless of source, in whole or from time to time in part, in order of maturity and within an annual maturity by lot.

Notice of redemption shall be given by ordinary mail to the Original Purchaser (or any other registered owner of the Note). The terms of redemption shall be par, plus accrued interest to date of call. Failure to give such notice by mail to any registered owner or any defect therein shall not affect the validity of any proceedings for the redemption of the Note. The Note is also subject to mandatory redemption to the extent not fully drawn upon.

If selection by lot within a maturity is required, the Registrar shall designate the Notes to be redeemed by random selection of the names of the registered owners of the entire annual maturity until the total amount of Notes to be called has been reached.

The Note may be registered as to principal and interest on the books of the Finance Director in the name of the holder after which no transfer shall be valid until the making of an entry upon the books kept for the registration and transfer of ownership of the Note, and in no other way. Registrar shall maintain the books of the Issuer for the registration of ownership of the Note for the payment of principal of and interest on the Note as provided in the Resolution.

Ownership of this Note may be transferred only by transfer upon the books kept for such purpose by the Finance Director, City of Washington, Iowa, the Registrar. Such transfer on the books shall occur only upon presentation and surrender of this Note at the office of the Registrar, together with an assignment duly executed by the owner hereof or his duly authorized attorney in the form as shall be satisfactory to the Registrar. Issuer reserves the right to substitute the Registrar and Paying Agent but shall, however, promptly give notice to registered Noteholders of such change. All Notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code and subject to the provisions for registration and transfer contained in the Resolution.

And it is hereby represented and certified that all acts, conditions and things requisite, according to the laws and Constitution of the State of Iowa, to exist, to be had, to be done, or to be performed precedent to the lawful issue of this Note, have been existent, had, done and performed as required by law.

IN TESTIMONY WHEREOF, said City by its City Council has caused this Note to be signed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk, with the seal of said City impressed hereon, and authenticated by the manual or facsimile signature of an authorized representative of the Registrar, the Finance Director of the City of Washington, Iowa, all as of the _____ day of _____, 2016.

Date of authentication: _____

CITY OF WASHINGTON, STATE OF IOWA

This is one of the Notes described in the within mentioned Resolution, as registered by the Finance Director

By: _____
Mayor

FINANCE DIRECTOR

ATTEST:

By: _____
Registrar

By: _____
City Clerk

(SEAL)

Registrar and Transfer Agent: Finance Director
Paying Agent: Finance Director

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ (Social Security or Tax Identification No. _____) the within Note and does hereby irrevocably constitute and appoint _____ attorney in fact to transfer the said Note on the books kept for registration of the within Note, with full power of substitution in the premises.

Dated: _____

(Person(s) executing this Assignment sign(s) here)

SIGNATURE)
GUARANTEED) _____

IMPORTANT - READ CAREFULLY

The signature(s) to this Power must correspond with the name(s) as written upon the face of the Certificate(s) or Note(s) in every particular without alteration or enlargement or any change whatever. Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signature to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.

INFORMATION REQUIRED FOR REGISTRATION OF TRANSFER

Name of Transferee(s) _____
 Address of Transferee(s) _____
 Social Security or Tax Identification _____
 Number of Transferee(s) _____
 Transferee is a(n):
 Individual* _____ Corporation _____
 Partnership _____ Trust _____

*If the Note is to be registered in the names of multiple individual owners, the names of all such owners and one address and social security number must be provided.

The following abbreviations, when used in the inscription on the face of this Note, shall be construed as though written out in full according to applicable laws or regulations:

- TEN COM - as tenants in common
- TEN ENT - as tenants by the entireties
- JT TEN - as joint tenants with rights of survivorship and not as tenants in common
- IA UNIF TRANS MIN ACT - Custodian
 (Cust) (Minor)
 Under Iowa Uniform Transfers to Minors Act.....
 (State)

(End of Note)

Section 5. Security for Note. The Note shall be payable solely from the Project Fund. To pay the principal on the Note when it becomes due, there is hereby created a pledge of the receipts anticipated in said Project Fund to continue until the payment in full of the principal on the Note.

Section 6. Establishment of Project Fund. The Issuer hereby creates and establishes a Project Fund, into which Project Fund are hereby appropriated the following:

Proceeds of not to exceed \$507,000 Water Revenue Capital Loan Notes, additional action on the issuance of which previously has been taken and approved by the City Council.

The funds so appropriated shall include in addition thereto all funds of the Issuer, including proceeds realized on the reinvestment of proceeds of the Note, from which the Issuer is or may become obligated to pay under contracts for the construction of the Project to the extent that proceeds of the Note are applied to the payment thereof.

Section 7. Application of Project Fund. The proceeds of the sale of the Note shall be deposited in the Project Fund for application to payment of Project Costs and the costs of issuance of the Note or to pay the principal of the Note when due and for no other purpose.

Disbursements for the payment of Project Costs shall be made by the Finance Director upon receipt of vouchers approved by the Governing Body.

After completion of the Project, any moneys remaining in the Project Fund shall be held for the retirement of Note. When the Note is paid or payment is provided for, remaining moneys in the Project Fund may be withdrawn and used for any lawful purpose.

Section 8. Investments. Moneys in the Project Fund shall at all times be invested, to the extent practicable in Permitted Investments maturing at such times and in such amounts as will make cash available for the purposes of such Project Fund as needed.

Section 9. Covenants with Noteholders. Issuer covenants and agrees, so long as any Notes herein authorized remain unpaid, that it:

- a. Will proceed to complete with all practicable dispatch the construction and acquisition of the Project;
- b. Will not make or cause or permit to be made any application of the proceeds of the Note or of any moneys held in the Project Fund, except in accordance with the provisions of this Resolution;
- c. Will from time to time increase the amount of the appropriations to the Project Fund, to the extent necessary to assure that the expected receipts thereafter forthcoming, together with the funds appropriated and held in trust for the purpose, will be sufficient to pay when due the Note as to both principal and interest.
- d. Will obtain the collection of funds and the proceeds of the sale of water revenue capital loan notes anticipated to be received in the Project Fund and, if not paid from other sources, apply the same to the payment of the Note and interest thereon; and
- e. For the prompt and full performance of the terms and provisions of this Resolution and contract with the noteholders, the Issuer pledges its full faith and diligence and the exercise of its lawful powers.

Section 10. Contract Between Issuer and Purchaser. This Resolution constitutes a contract between the Issuer and the purchaser of the Note.

Section 11. Additional Notes. The Issuer may issue Additional Project Notes of equal standing and parity of lien with the Note for the purpose of paying Project Costs to the extent that funds appropriated to the Project Fund are adequate to pay all notes so issued and interest thereon.

The holder or holders of the Notes shall have all other rights and remedies given by law for the payment and enforcement of the Notes and the security therefor.

Section 12. Severability Clause. If any section, paragraph, clause or provision of this Resolution be held invalid, such invalidity shall not affect any of the remaining provisions hereof, and this Resolution shall become effective immediately upon its passage and approval.

Section 13. Repeal of Conflicting Resolutions or Ordinances. All ordinances and resolutions and parts of ordinances and resolutions in conflict herewith are hereby repealed.

Section 14. Paragraph Headings. The paragraph headings in this Resolution are furnished for convenience of reference only and shall not be considered to be a part of this Resolution.

Section 15. Rule of Construction. This Resolution and the terms and conditions of the Notes authorized hereby shall be construed whenever possible so as not to conflict with the terms and conditions of the Interim Loan and Disbursement Agreement. In the event such construction is not possible, or in the event of any conflict or inconsistency between the terms hereof and those of the Interim Loan and Disbursement Agreement, the terms of the Interim Loan and Disbursement Agreement shall prevail and be given effect to the extent necessary to resolve any such conflict or inconsistency.

PASSED AND APPROVED this 4th day of October, 2016.

Mayor

ATTEST:

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

September 30, 2016

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

From: Brent Hinson
City Administrator

Re: Business Park Final Plat Approval and Lot Sales

Attached are the necessary documents to proceed with finalization of the Washington Business Park, Phase 1 subdivision and to allow for the commencement of lot sales.

In the packet are the following documents:

- 1) Resolution approving final plat. There should not be any major surprises here. This resolution also includes the dedication document, which officially designates the streets described in the final plat as city streets. The only changes from previous discussion are:
 - a. V&K changed the lot numbering, so the lot numbers are all different as follows:

Old Number	Lot Size*	Lot Price**	New Number
2	2.92 acres	\$90,000	10
3	2.35 acres	\$75,000	9
4	2.58 acres	\$85,000	8
5	3.15 acres	\$100,000	1
6	0.90 acres	\$30,000	2
7	0.79 acres	\$25,000	3
8	0.74 acres	\$25,000	4
9	1.12 acres	\$35,000	5
10	0.93 acres	\$30,000	6
11	5.29 acres	\$130,000	7

* Lot sizes for Lot 6, 7 and 8 (under new system) changed, with 7&8 being due to shifting the ROW for South Avenue K a bit to the east to compensate, and Lot 6 only being different by 0.01 acres.

** All the lot prices are the same as previously presented, except that since Lot 7 (under new system) is priced \$10,000 higher, since 0.39 acres was added to it, and Lot 8 is priced \$5,000 higher, since 0.13 acres was added to it.

- b. We have enlarged the easement area for the welcome sign (see new Lot 10). We wanted to make sure there was some flexibility for grading and landscaping around the proposed sign.
- 2) Resolution adopting covenants.
 - 3) Resolution setting hearing to dispose of property through purchase agreement with WEDG (hearing to take place October 18)

I look forward to discussion at the meeting. It is exciting to have things at this point.

Prepared by: Kevin D. Olson, Washington City Attorney 1400 5th Street, Coralville, Iowa 52241 (319) 351-2277
Return to: Washington City Clerk, 215 E. Washington Street, Washington, Iowa 52353

RESOLUTION NO. _____

RESOLUTION APPROVING THE FINAL PLAT OF THE WASHINGTON BUSINESS PARK
SUBDIVISION, PHASE ONE, WASHINGTON, IOWA.

WHEREAS, the City, as developer, did file with the City Clerk of Washington, a final plat for the Washington Business Park Subdivision, Phase One, Washington, Iowa; and

WHEREAS, the legal description for said Subdivision is as set forth in Exhibit "A" attached hereto and incorporated by this reference; and

WHEREAS, said property has been dedicated with the free consent and in accordance with the desires of the owner; and

WHEREAS, the aforementioned plat and subdivision is found to conform with Chapter 354 of the State Code of Iowa, Chapter 166 of the Washington Code of Ordinances, and all other ordinances and statutory requirements; and

WHEREAS, said final platting of the aforementioned subdivision has been examined by the Washington Planning and Zoning Commission; and

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

WHEREAS, after due deliberation, said Commission has recommended that the final platting of the proposed subdivision, be accepted and approved.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Washington, Iowa, that the final platting of the Washington Business Park Subdivision Part One, Washington, Iowa, be and the same is hereby approved.

BE IT FURTHER RESOLVED that the City Clerk of the City of Washington, Iowa, is hereby authorized and directed to certify a copy of this Resolution to the County Recorder of Washington County, Iowa, along with all other required ancillary documents.

* * * * *

Passed and approved this 4th day of October, 2016.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

EXHIBIT "A"

Legal Description

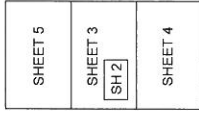
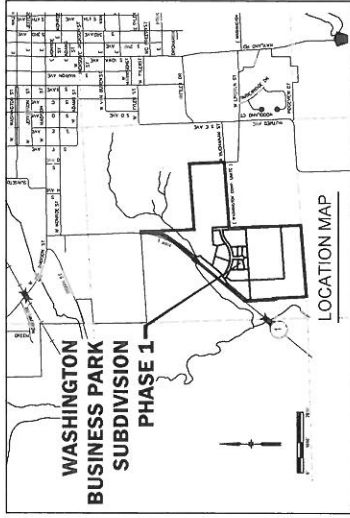
LEGAL DESCRIPTION: ALL THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, LYING SOUTH AND EAST OF THE PUBLIC HIGHWAY, NOW RUNNING THROUGH THE SAME IN A SOUTHWESTERLY TO A NORTHEASTERLY DIRECTION, AS SAID HIGHWAY IS NOW LOCATED; EXCEPT A TRACT DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH ALONG THE SECTION LINE 491.5 FEET TO THE CENTER OF THE PUBLIC HIGHWAY, THENCE NORTHEASTERLY ALONG THE CENTER OF SAID PUBLIC HIGHWAY 644 FEET, THENCE SOUTHWESTERLY 796 FEET TO A POINT ON SECTION LINE, 555 FEET EAST OF SAID SOUTHWEST CORNER, THENCE WEST 555 FEET TO THE PLACE OF BEGINNING; ALSO, THE WEST 32 ACRES OF THE NORTH 52 ACRES OF THE SOUTHEAST QUARTER OF SECTION 19; ALL IN TOWNSHIP 75 NORTH, OF RANGE 7 WEST OF THE 5TH P.M., IN WASHINGTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 19; THENCE S85°50'08" W, 1,777.74 FEET ALONG THE SOUTH LINE OF SAID SECTION 19; THENCE N02°58'06" W, 796.00 FEET; THENCE S56°54'12" W, 38.15 FEET; THENCE N02°58'06" W, 750.64 FEET TO THE CENTERLINE OF IOWA HIGHWAY ONE; THENCE N40°02'08" E, 2,303.51 FEET ALONG SAID CENTERLINE; THENCE NORTHEASTERLY 704.43 FEET ALONG A 955.00 FOOT RADIUS, CONCAVE NORTHWESTERLY, WHOSE 688.57 FEET CHORD BEARS N18°54'15"E; THENCE N02°13'38"W, 156.97 FEET; THENCE N82°06'57"E, 32.85 FEET TO THE EAST LINE OF THE NW1/4 OF SAID SECTION 19; THENCE TO THE CENTERLINE OF SAID SECTION 19; THENCE S86°01'38"E, 1,641.30 FEET ALONG THE NORTH LINE OF THE SE $\frac{1}{4}$ OF SAID SECTION 19; THENCE S02°17'58"E, 863.98 FEET; THENCE S86°01'38"W, 1,642.79 FEET TO THE EAST LINE OF THE SW $\frac{1}{4}$ OF SAID SECTION 19; THENCE S02°12'02"E, 1,783.99 FEET ALONG THE EAST LINE OF THE SW $\frac{1}{4}$ OF SAID SECTION 19, TO THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 19 AND THE POINT OF BEGINNING. SAID PARCEL CONTAINS APPROXIMATELY 137.66 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY PREPARED BY: ANDREW J. SMITH, VEENSTRA AND KIMM INC., 2800 FOURTH STREET SW, SUITE 9 - MASON CITY, IA 50401 - (641) 421-8008

FINAL PLAT

WASHINGTON BUSINESS PARK SUBDIVISION



SHEET INDEX

LEGAL DESCRIPTION:

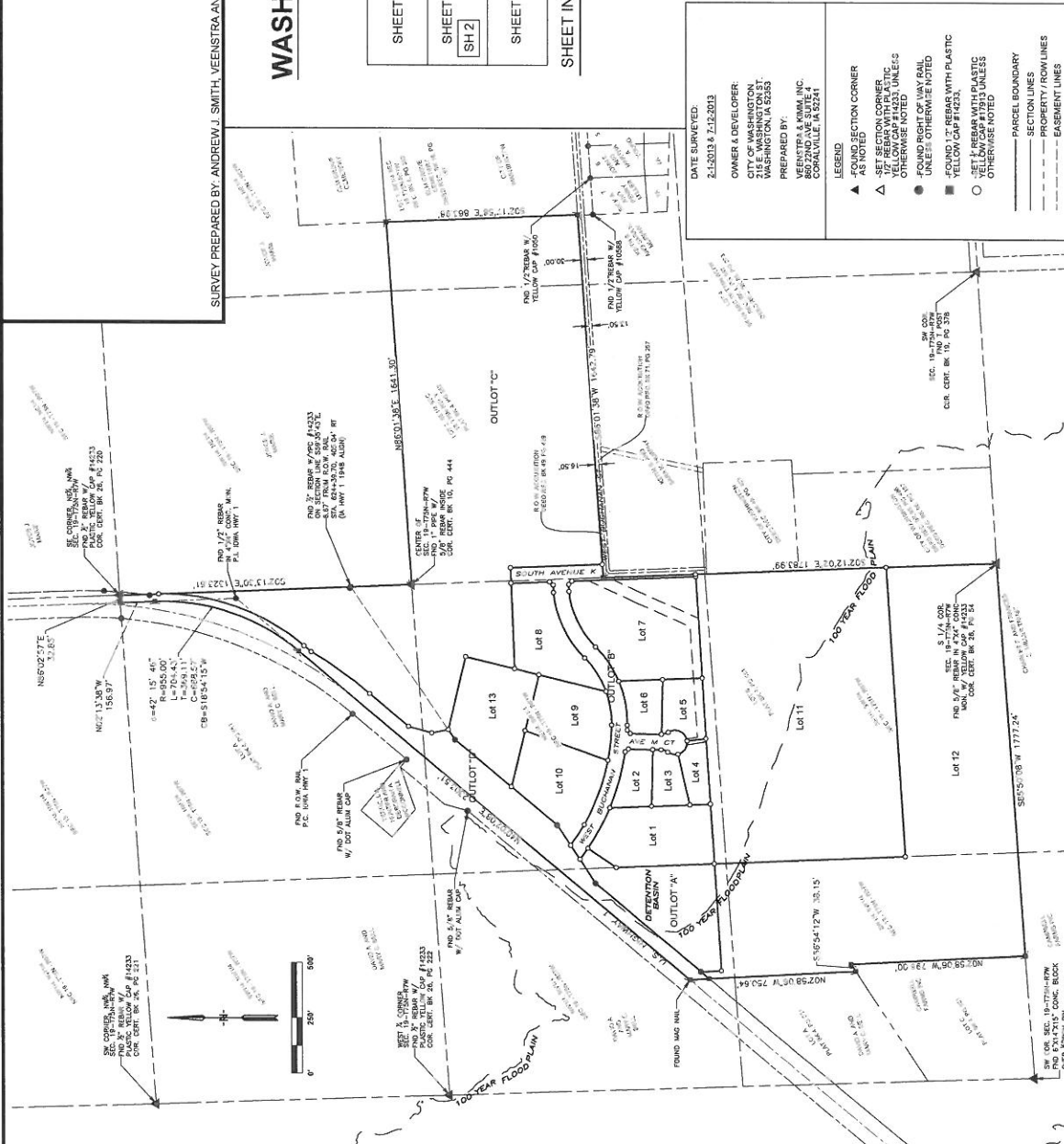
ALL THAT PART OF THE SOUTHWEST QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 19 LYING SOUTH AND EAST OF THE PUBLIC HIGHWAY NOW RUNNING THROUGH THE SAME IN A SOUTHWESTERLY TO NORTHEASTLY DIRECTION, AS SAID HIGHWAY IS NOW LOCATED EXCEPT A TRACT DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 AND RUNNING THENCE NORTH ALONG THE SECTION 19-14 EAST LINE OF SAID SECTION 19 A DISTANCE OF 131.43 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 19; THENCE SOUTH 75° 00' 00" WEST 756 FEET TO A POINT ON SECTION LINE 355 FEET EAST OF SAID SOUTHWEST CORNER; THENCE WEST 558 FEET TO THE PLACE OF BEGINNING.

ALSO, THE WEST 3/4 ACRES OF THE NORTH 5/4 ACRES OF THE SOUTHEAST QUARTER OF SECTION 19, ALL IN TOWNSHIP 75 NORTH, RANGE 7 WEST OF THE 5TH P.M., IN WASHINGTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S 1/4 CORNER OF SAID SECTION 19; THENCE S89°50'00"W, 1777.74 FEET ALONG THE SOUTH LINE OF SAID SECTION 19 TO A POINT ON THE CENTERLINE OF IOWA HIGHWAY ONE; THENCE N40°02'00"E, 2303.51 FEET ALONG SAID CENTERLINE; THENCE NORTHEASTERLY, 704.43 FEET ALONG A 985.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 888.57 FOOT CHORD BEARS N18°54'19"E, THENCE N02°13'38"W, 158.97 FEET; THENCE N89°02'57"E, 32.85 FEET TO THE EAST LINE OF THE PUBLIC HIGHWAY 644 FEET; THENCE S89°02'57"E, 164.30 FEET ALONG THE NORTH LINE OF THE S/4 OF SAID SECTION 19; THENCE S02°12'02"E, 173.09 FEET ALONG THE EAST LINE OF THE SW 1/4 OF SAID SECTION 19; THENCE S89°01'39"W, 1642.79 FEET TO THE EAST LINE OF THE SW 1/4 OF SAID SECTION 19; THENCE S02°12'02"E, 173.09 FEET ALONG THE EAST LINE OF THE SW 1/4 OF SAID SECTION 19; TO THE S 1/4 CORNER OF SAID SECTION 19; THENCE WEST 558 FEET TO THE PLACE OF BEGINNING. SAID PARCEL CONTAINS 137.68 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signed: **Greg W. Beedle, L.S.**
Iowa License No. 17913
Date: 09-23-2016
My license renewal date is December 31, 2017
Drawings covered by this seal:
1-4



DWG. NO. 1 OF 5

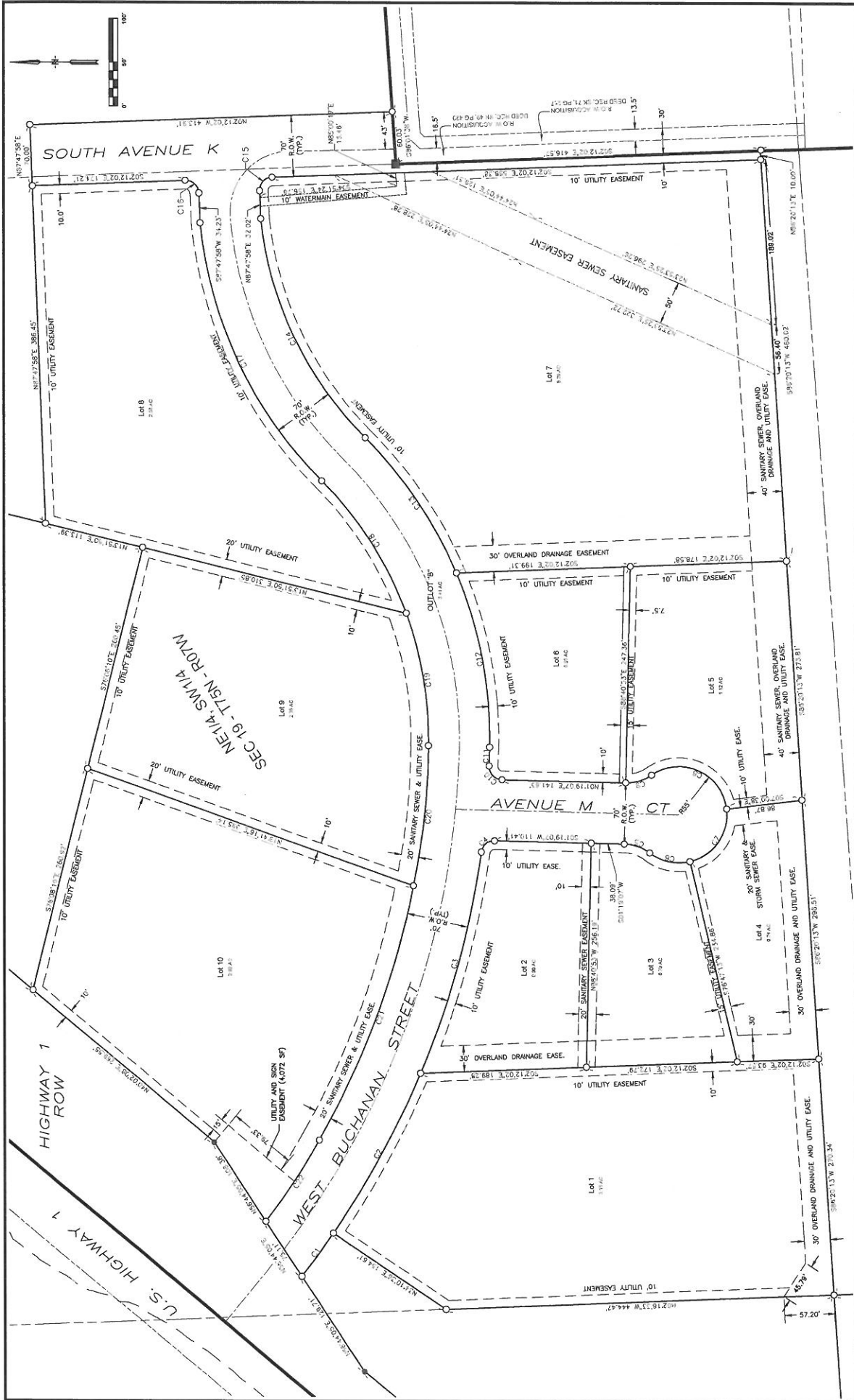
FINAL PLAT - OVERALL BOUNDARY

BUSINESS PARK SUBDIVISION
CITY OF WASHINGTON

VEENSTRA & KIMM, INC.
860 22nd Avenue • Suite 4 • Coralville, Iowa 52241-1565
319-466-1000 • 319-466-1000(FAX) • 888-241-8001(IWATS)



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	DESIGNED BY
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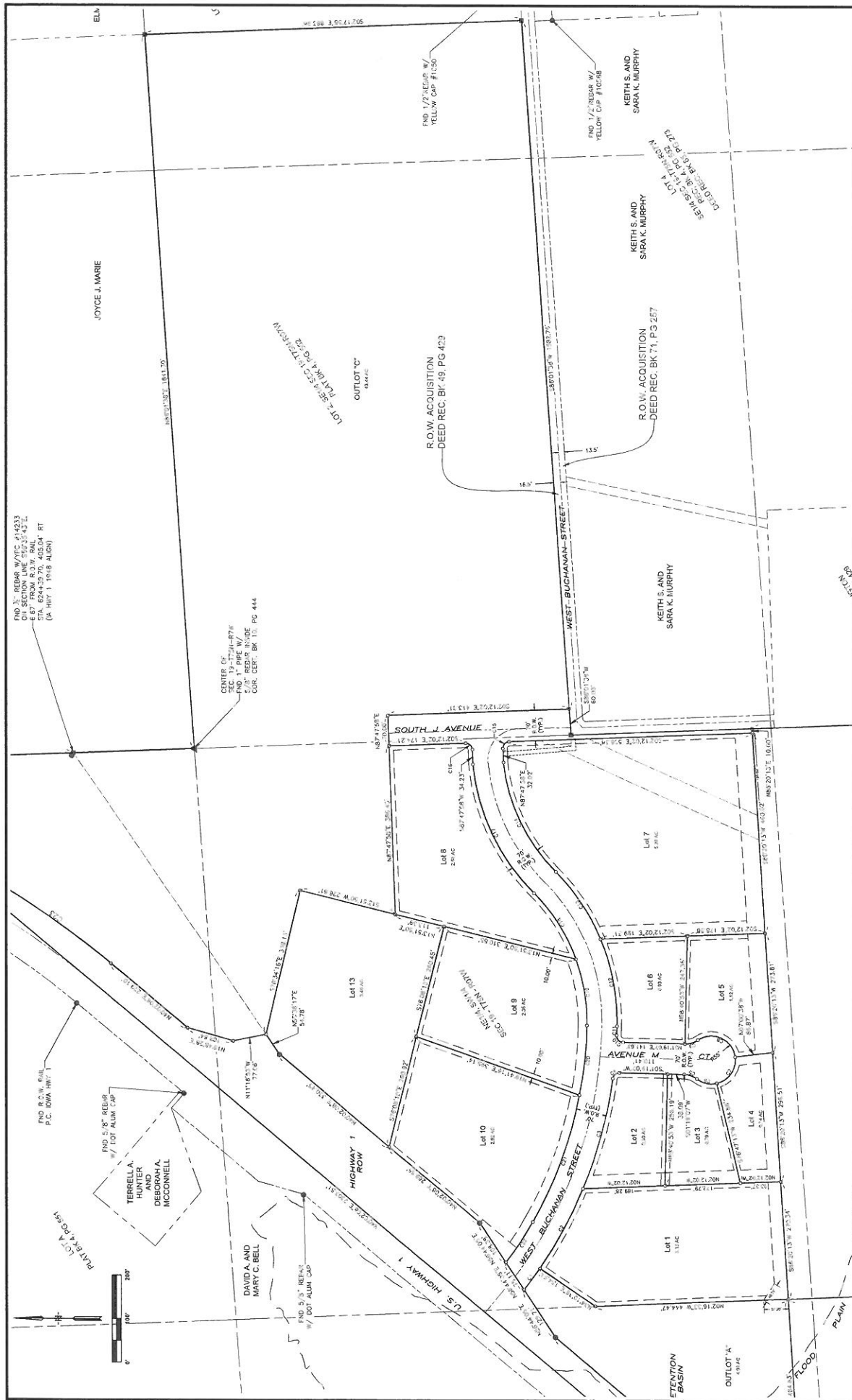
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VEENSTRA & KIMM, INC.
 860 22nd Avenue • Suite 4 • Coralville, Iowa 52241-1565
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CITY OF WASHINGTON
 BUSINESS PARK SUBDIVISION
 FINAL PLAT

DWG. NO. 2 OF 5
 PROJECT 2444

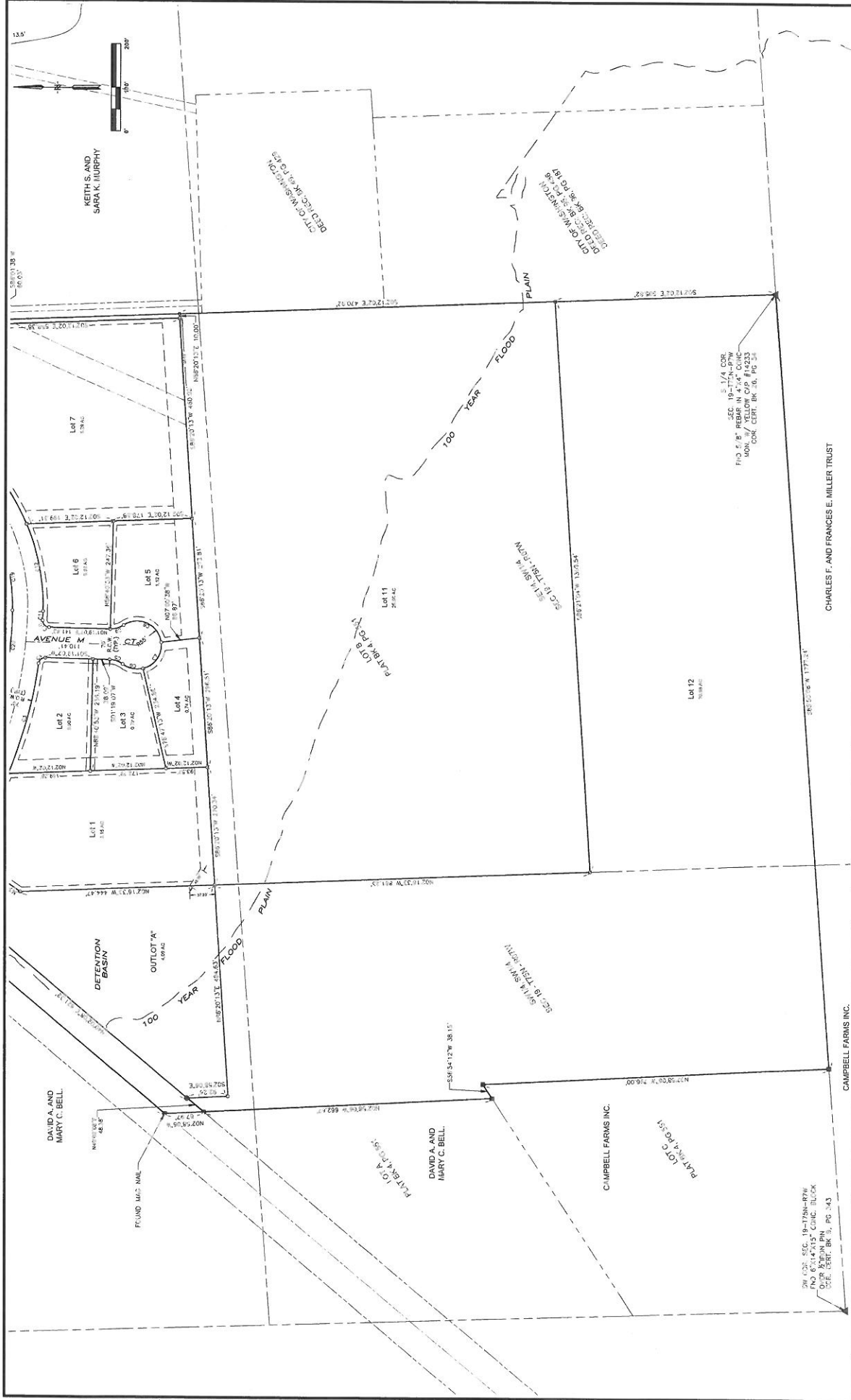
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X-REFS: Aerial & 2664 County Hwy 1 & 2664 Grading & M S&M Sewer & Storm Sewer Plans 3-14-15 Final Plat
 FILE PATH: Z:\WASHINGTON 2664 INDUSTRIAL PARK RISE IMPROVEMENTS\ORAN\SPRINAL PLATS\SHEETS 3-14-15 FINAL PLAT
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VEENSTRA & KIMM, INC. 860 22nd Avenue 319-466-1000 • 319-466-1008(FAX) • 2886-241-8001(WATS)	W&K BUSINESS PARK SUBDIVISION CITY OF WASHINGTON	DWG. NO. 3 OF 5 PROJECT FINAL PLAT
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<p>CAMPBELL FARMS INC.</p> <p>DAVID A. AND MARY C. BELL</p> <p>CAMPBELL FARMS INC.</p>													
<p>860 2nd Avenue • Suite 4 • Corvallis, Iowa 52241-1865</p> <p>319-466-1000 • 319-466-1008(FAX) • 888-241-9001(WATS)</p>													
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<p>PROJECT 3424</p>													

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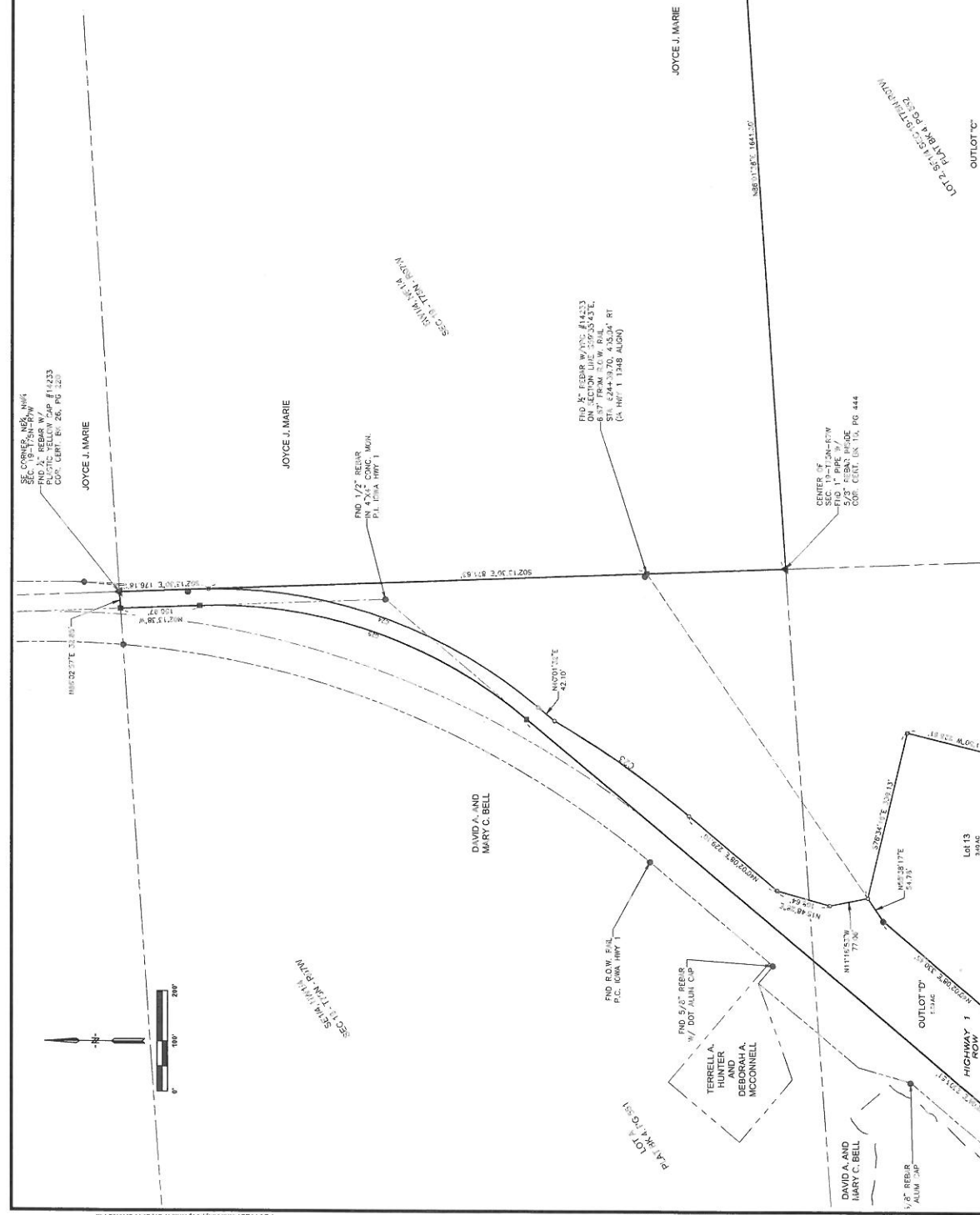
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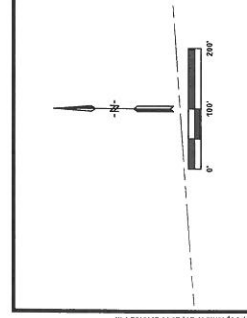
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CURVE TABLE

CURVE	ARC LENGTH	DELTA	PI POINTS	CORNER BEARING	CHORD DISTANCE
C1	91.21	3.2435	1074.87	533.5721 E	41.207
C2	296.72	11.3845	1056.67	847.2913 E	298.336
C3	373.19	14.4769	1033.37	874.3975 E	262.336
C4	31.61	43.1317	15.509	548.2012 E	13.949
C5	31.37	36.9702	20.592	519.1738 N	30.366
C6	48.44	17.8254	15.000	510.0117 N	41.511
C7	69.44	63.1951	14.609	557.0642 E	73.467
C8	113.31	111.8117	85.597	148.1344 E	64.107
C9	21.87	91.1951	15.000	585.5420 W	11.440
C10	21.87	91.1951	15.000	585.5420 W	11.440
C11	21.42	111.846	16.083	588.0215 W	11.440
C12	264.32	24.9845	155.000	507.1115 E	228.848
C13	187.22	22.3705	485.000	585.6522 E	168.100
C14	284.51	29.9716	418.000	584.3201 E	277.009
C15	23.52	36.7005	15.000	277.1222 E	21.311
C16	33.52	34.0000	15.509	842.2790 W	21.311
C17	335.06	39.1712	494.000	584.6215 W	328.266
C18	182.64	21.5917	418.000	577.9220 W	173.251
C19	154.68	21.1628	418.000	592.3742 E	151.571
C20	161.18	11.3845	591.889	583.3287 W	166.831
C21	311.62	18.3462	358.887	598.4222 E	316.236
C22	111.59	9.1742	367.732	582.4122 W	111.440
C23	712.59	41.1132	983.571	582.2188 E	667.148
C24	354.42	42.1946	915.509	588.1412 E	348.537



DATE: _____ SCALE: AS SHOWN
 CHECKED: _____ DATE: 08-22-2016
 APPROVED: _____ ISSUED FOR: CONSTRUCTION
 REVISIONS: _____

VEENSTRA & KIMM, INC.

660 22nd Avenue • Suite 4 • Conokville, Iowa 52241-1565
 319-466-1000 • 319-466-1006 FAX • 888-241-8001 (TWA75)

BUSINESS PARK SUBDIVISION
CITY OF WASHINGTON

FINAL PLAT

DWG. NO. 2444
 5 OF 5
 PROJECT 2444

Prepared by and return to: Kevin D. Olson, Coralville City Attorney, P.O. Box 5127, Coralville, Iowa 52241 (319)248-1700

CONSENT OF OWNER AND DEDICATION
WASHINGTON BUSINESS PARK SUBDIVISION – PHASE ONE,
WASHINGTON, IOWA

The undersigned, **the City of Washington, Iowa**, as owners of the Washington Business Park Subdivision, Phase One, Washington, Iowa, said subdivision being legally described as follows:

See Exhibit “A” attached hereto.

acknowledges that the Subdivision as it appears on the plat of Washington Business Park Subdivision, Phase One, Washington, Iowa, and its related documents, is with the free consent and in accordance with its desires and does hereby dedicate all public streets and walkways to the public as provided in Chapter 409A of the Code of Iowa (2015).

Dated this ____ day of _____, 2016.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

STATE OF IOWA, COUNTY OF WASHINGTON, ss:

On this ____ day of _____, 2016, before me a Notary Public in and for said County, personally appeared Sandra Johnson and Illa Earnest, to me personally known, who being duly sworn that they are the Mayor and City Clerk, respectively of the City of Washington, Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Notary Public

EXHIBIT "A"

Legal Description

LEGAL DESCRIPTION: ALL THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, LYING SOUTH AND EAST OF THE PUBLIC HIGHWAY, NOW RUNNING THROUGH THE SAME IN A SOUTHWESTERLY TO A NORTHEASTERLY DIRECTION, AS SAID HIGHWAY IS NOW LOCATED; EXCEPT A TRACT DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH ALONG THE SECTION LINE 491.5 FEET TO THE CENTER OF THE PUBLIC HIGHWAY, THENCE NORTHEASTERLY ALONG THE CENTER OF SAID PUBLIC HIGHWAY 644 FEET, THENCE SOUTHWESTERLY 796 FEET TO A POINT ON SECTION LINE, 555 FEET EAST OF SAID SOUTHWEST CORNER, THENCE WEST 555 FEET TO THE PLACE OF BEGINNING; ALSO, THE WEST 32 ACRES OF THE NORTH 52 ACRES OF THE SOUTHEAST QUARTER OF SECTION 19; ALL IN TOWNSHIP 75 NORTH, OF RANGE 7 WEST OF THE 5TH P.M., IN WASHINGTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ¼ CORNER OF SAID SECTION 19; THENCE S85°50'08" W, 1,777.74 FEET ALONG THE SOUTH LINE OF SAID SECTION 19; THENCE N02°58'06" W, 796.00 FEET; THENCE S56°54'12" W, 38.15 FEET; THENCE N02°58'06" W, 750.64 FEET TO THE CENTERLINE OF IOWA HIGHWAY ONE; THENCE N40°02'08" E, 2,303.51 FEET ALONG SAID CENTERLINE; THENCE NORTHEASTERLY 704.43 FEET ALONG A 955.00 FOOT RADIUS, CONCAVE NORTHWESTERLY, WHOSE 688.57 FEET CHORD BEARS N18°54'15"E; THENCE N02°13'38"W, 156.97 FEET; THENCE N82°06'57"E, 32.85 FEET TO THE EAST LINE OF THE NW¼ OF SAID SECTION 19; THENCE TO THE CENTERLINE OF SAID SECTION 19; THENCE S86°01'38"E, 1,641.30 FEET ALONG THE NORTH LINE OF THE SE ¼ OF SAID SECTION 19; THENCE S02°17'58"E, 863.98 FEET; THENCE S86°01'38"W, 1,642.79 FEET TO THE EAST LINE OF THE SW ¼ OF SAID SECTION 19; THENCE S02°12'02"E, 1,783.99 FEET ALONG THE EAST LINE OF THE SW ¼ OF SAID SECTION 19, TO THE SOUTH ¼ CORNER OF SAID SECTION 19 AND THE POINT OF BEGINNING. SAID PARCEL CONTAINS APPROXIMATELY 137.66 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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

RESOLUTION NO. 2016-_____

RESOLUTION ADOPTING PROTECTIVE COVENANTS FOR THE WASHINGTON BUSINESS PARK SUBDIVISION, PHASE ONE, WASHINGTON, IOWA.

WHEREAS, the City of Washington has developed the Washington Business Park Subdivision, Phase One (the "Property") in order to create jobs and expand the City's tax base; and

WHEREAS, the City Council has heretofore deemed it necessary and desirable to create Protective Covenants to ensure certain minimum standards be followed by the future owners of the Property; and

WHEREAS, to that end, the City Attorney has drafted a proposed set of Restrictive Covenants that requires approval by the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Washington, Washington County, Iowa that the aforementioned Protective Covenants are hereby approved. The City Clerk is hereby directed to execute said Protective Covenants on behalf of the City and cause a copy to be recorded in the Office of the Washington County Recorder.

Passed and approved this 4th day of October, 2016.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

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

PROTECTIVE COVENANTS AND RESTRICTIONS

The undersigned, the City of Washington, Iowa, being the owner of the following premises in the City of Washington, Washington County, Iowa, to wit:

Lots 2-11, Washington Business Park Subdivision, Phase One, Washington, Iowa;

(the "Property")

for the mutual benefit of those persons who may purchase any of the Property now owned by the undersigned, hereby imposes the following covenants and restrictions on said Property as covenants running with the land, and with such force and effect as if contained in each subsequent conveyance of land.

A. Permitted Uses. The use of the Property shall be limited to the Permitted Principal Uses in the I-1 Light Industrial District and I-2 General Industrial District zoning districts of the Washington Code of Ordinances, excepting therefrom the following uses:

1. Adult establishments pursuant to Chapter 132 of the Washington Code of Ordinances.
2. Auto salvage and wrecking operations, industrial metal and waste salvage operations, and junk yards.
3. Mini-storage projects, that being rentals of storage of personal belongings which are not used as part of a business or trade.
4. Personal storage facilities, that being occupation of any property of the Property for storage of the owner's personal belongings.

B. Residential Use prohibited. No portion of any of the Property shall be used for residential lots and there shall be no building or trailer located on any of the Property for residential purposes.

C. Accessory Uses. The Accessory uses incidental to the Permitted Uses in the Washington Zoning Ordinance are allowable.

D. Parking Areas, Driveways and Loading Zones. All parking, storage and driveway/drive aisles shall be constructed of asphalt or Portland concrete.

E. Signs. All signs shall be monument-style signs, no pole signs are allowed.

F. No subdivision allowed. No lot purchased in said subdivision shall be further subdivided by any owner of record.

G. Repurchase Authorized. If the owner of any lot in this subdivision purchased its portion of the Property from the City of Washington, and no permanent structure has been constructed has been constructed within two (2) years from the date of recording of the deed for the conveyance of the portion of the Property, the City of Washington may repurchase said portion of Property by providing sixty (60) days' written notice to the owner at the address listed in the records of the Washington County Auditor or its intention to repurchase. Said repurchase price shall be the same price for which the portion of Property was sold to the owner.

H. Tax Exempt Properties; payment in lieu of taxes. No portion of the Property shall be occupied by a tax exempt use unless the owner/tenant on any portion of the Property has entered into an agreement for payment in lieu of taxes.

I. Effective Period. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years at which times said covenants shall cease unless these covenants are extended by a 75% vote of the owners of the Property.

I. Default. If the parties hereto or any of them or their heirs or assigns shall violate, or attempt to violate any of the covenants set out herein during the time the covenants are still in effect, it shall be lawful for any other person or persons owning any other area in said Property to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate said covenants or restrictions and either prevent them from doing so or recover damages for said violation.

Dated this ____ day of _____, 2016.

CITY OF WASHINGTON:

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

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

RESOLUTION NO. 2016-_____

RESOLUTION OF INTENT TO DISPOSE OF AN INTEREST IN REAL PROPERTY, THAT BEING LOTS 1-10, WASHINGTON BUSINESS PARK SUBDIVISION, PHASE ONE.

WHEREAS, the City of Washington has developed the Washington Business Park Subdivision, Phase One (the "Property") in order to create jobs and expand the City's tax base; and

WHEREAS, the City Council has heretofore deemed it necessary and desirable that the Washington Economic Development Group ("WEDG") market the Property on behalf of the City; and

WHEREAS, to that end, the City Attorney has drafted a proposed Purchase Agreement whereby WEDG will purchase the Property from the City and then sell the Property to end users that meet certain criteria; and

WHEREAS, prior to the disposal of any real property, the City is required to hold a public hearing pursuant to Section 364.7 of the Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Washington, Washington County, Iowa that a public hearing on the proposal to dispose of the City's interest in the Washington Business Park Subdivision, Phase One, is hereby set for 6:00 p.m. on October 18, 2016 at the Council Chambers, 120 E. Main Street, Washington, Iowa. Further, the City Clerk is hereby directed to publish notice of said hearing in accordance with applicable law.

Passed and approved this 4th day of October, 2016.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PROPOSAL TO DISPOSE OF AN INTEREST IN REAL PROPERTY BEING A PURCHASE AGREEMENT WITH THE WASHINGTON ECONOMIC DEVELOPMENT GROUP REGARDING THE SALE OF LOTS AT THE WASHINGTON BUSINESS PARK.

YOU ARE HEREBY NOTIFIED that a public hearing will be held by the City Council of the City of Washington in the Council Chambers, at 120 E. Main Street, at 6:00 o'clock P.M., on Tuesday, October 18, 2016. Said public hearing shall be to consider the intent and proposal of disposing of the City's interest in the Washington Business Park to the Washington Economic Development Group to market the property on behalf of the City. The property is legally described as:

Lots 2-11, Washington Business Park Subdivision, Phase One, Washington, Iowa (the "Property").

BE FURTHER ADVISED that the City Council did by Resolution on October 4th, 2016, indicate an intent to dispose of said Property to the Washington Economic Development Group, subject to public hearing on said proposal, in accordance with applicable State law and local Ordinances. All interested persons are invited to attend and be heard on the proposal to dispose of the City's interest in the aforementioned Property. Further information on this matter may be obtained by contacting the Washington City Clerk.

/s/Illa Earnest, City Clerk,
by Direction of the City Council

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

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT entered into by and between the City of Washington, Iowa, 215 E. Washington Street, Washington, Iowa 52353 (hereafter the "Seller"); and Washington Economic Development Group, 205 W. Main Street, Washington, Iowa 52353 (hereinafter the "Buyer").

1. **REAL ESTATE DESCRIPTION.** The Seller agrees to sell and the Buyer agrees to purchase the following described properties in the City of Washington, Washington County, Iowa:

Lots 1-10, Washington Business Park, Phase I, according to the plat thereof recorded in Book ____ at page ____, Records of the Washington County Recorder.

These parcels shall hereafter be collectively referred to as the "Property."

2. **PURCHASE PRICE.** The purchase price of each lot of the Property shall be as follows:

Lot 1: \$100,000
Lot 2: \$30,000
Lot 3: \$25,000
Lot 4: \$25,000
Lot 5: \$35,000
Lot 6: \$30,000
Lot 7: \$130,000
Lot 8: \$85,000
Lot 9: \$75,000
Lot 10: \$90,000

3. **DATE OF POSSESSION/CLOSING.** The Buyer have the right to market and sell the Property for a period of ten (10) years from the date of this Agreement. The Seller shall give possession of the Property, or any portion thereof, on the same date that the Buyer closes on the Property, or any portion thereof, with a permitted user of the Property.

4. **LIMITATIONS ON SALE.** Buyer expressly agrees and understands that the City has invested in the City's Business Park for the purpose of expanding the tax base and creating jobs. Therefore, Buyer expressly agrees that it shall not sell or attempt to sell any portion of the Property to any business that is tax exempt unless first obtaining the necessary further approvals of the City, said approval only to be given in its sole discretion. Because of the impacts upon neighboring properties, the Buyer is also prohibiting from selling any portion of the Property for an adult entertainment establishment.

4. **REAL ESTATE TAXES.** Seller shall pay any unpaid real estate taxes payable in prior years and any and all real estate taxes and utilities that accrue during the term of this Agreement.

5. **RISK OF LOSS AND INSURANCE.** Seller shall bear the risk of loss or damage to the Property prior to the date of possession. Buyer may, at his sole cost and expense, maintain insurance on the Property, but is not obliged to do so. The Seller shall maintain liability insurance only on the Property during the term of this Agreement.

6. **USE OF PURCHASE PRICE.** At the time of closing, the Buyer shall pay, without setoff, all the remaining monies due to the Seller after deducting the payments referenced in Paragraph 15 below.

7. **ABSTRACT AND TITLE.** Seller shall promptly obtain an abstract of title to the Property continued through the date of acceptance of an Offer produced by the Buyer to sell any portion of the Property to a permitted user, and deliver it to Buyer for examination. It shall show merchantable title in Seller in conformity with this Agreement, Iowa law and title standards of the Iowa State Bar Association. Seller shall make every reasonable effort to perfect title. If the closing is delayed by Seller's inability to provide marketable title, this Agreement shall remain in full force and effect unless rescinded by Buyer after giving ten days written notice to Seller. The abstract shall become property of Buyer when the purchase price is paid in full. Seller shall pay the costs of any additional abstracting work due to any act or omission of Seller.

8. **DEED.** Upon payment of the purchase price, Seller shall convey the Property to Buyer by Quit Claim Deed, free and clear of all liens, restrictions, and encumbrances.

9. **TIME IS OF THE ESSENCE.** Time is of the essence in this contract.

10. **REMEDIES OF THE PARTIES.**

- a. If Buyer fails to perform this contract, Seller may forfeit it as provided in the Iowa Code, and all payments made shall be forfeited, at Seller's option, upon thirty days written notice of intention to accelerate the entire balance because of such failure (during which thirty days such failure is not corrected) Seller may declare the entire balance immediately due and payable. Thereafter, this contract may be foreclosed in equity and the Court may appoint a receiver.

- b. If Seller fails to timely perform this contract, Buyer shall have the right to have all payments made returned to them.
- c. Seller and Buyer also are entitled to utilize any and all other remedies or actions at law or in equity available to them and shall be entitled to obtain a judgment for costs and attorneys fees as permitted by law.

11. **CONTRACT BINDING ON SUCCESSORS IN INTEREST.** This contract shall apply to and bind the successors in interest of the parties.

12. **ASSIGNMENT.** Either party may assign this Purchase Agreement by giving written notice of said assignment to the other party.

13. **CONSTRUCTION.** Words and phrased shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

14. **CERTIFICATION.** Seller and Buyer each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order of the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify, and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to a breach of the foregoing certification.

15. **CREDITS FROM PURCHASE PRICE ALLOWABLE.** The Buyer shall be allowed to deduct from the Purchase Price listed in Paragraph 2 above, or another price approved by the Washington City Council, the costs to include, but not be limited to, the costs of any real estate commissions, recording fees, transfer taxes and 6% of the final purchase price as payment for marketing the Property on behalf of the City.

16. **TIME OF ACCEPTANCE.** The Seller shall have until 5:00 p.m. on November 30, 2016 to accept this Offer by the City or this Agreement shall become null and void.

Seller:
City of Washington, Iowa

Buyer:
Washington Economic Development Group

By: _____
Sandra Johnson, Mayor

Edward Raber, Executive Director

Date: _____

Date: _____

STATE OF IOWA, COUNTY OF WASHINGTON, ss:

This instrument was acknowledged before me on this _____ day of _____, 2016, by Sandra Johnson and Illa Earnest, as Mayor and City Clerk respectively of the City of Washington.

Notary public

STATE OF IOWA, COUNTY OF WASHINGTON, ss:

This instrument was acknowledged before me on this _____ day of _____, 2016, by Edward Raber as Executive Director of the Washington Economic Development Group.

Notary Public

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF WASHINGTON, IOWA, BY AMENDING CHAPTER 69.08 "NO PARKING ZONES"- SOUTH IOWA AVENUE AT SITLER DRIVE

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

SECTION 1. **New Paragraph.** Section 69.08, "No Parking Zones", Paragraph 87 "South Iowa Avenue, on the east side, from a point 51.37 feet north to a point 91.31 feet south of the centerline of Sitler Drive; and on the west side from a point 174.67 feet north to a point 171.33 feet south of the centerline of Sitler Drive."

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

SECTION 3. **Effective Date.** This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this _____ day of _____, 2016.

Sandra Johnson, Mayor

Attest:

Illa Earnest, City Clerk

Approved on First Reading: _____
Approved on Second Reading: _____
Approved on Third & Final Reading: _____

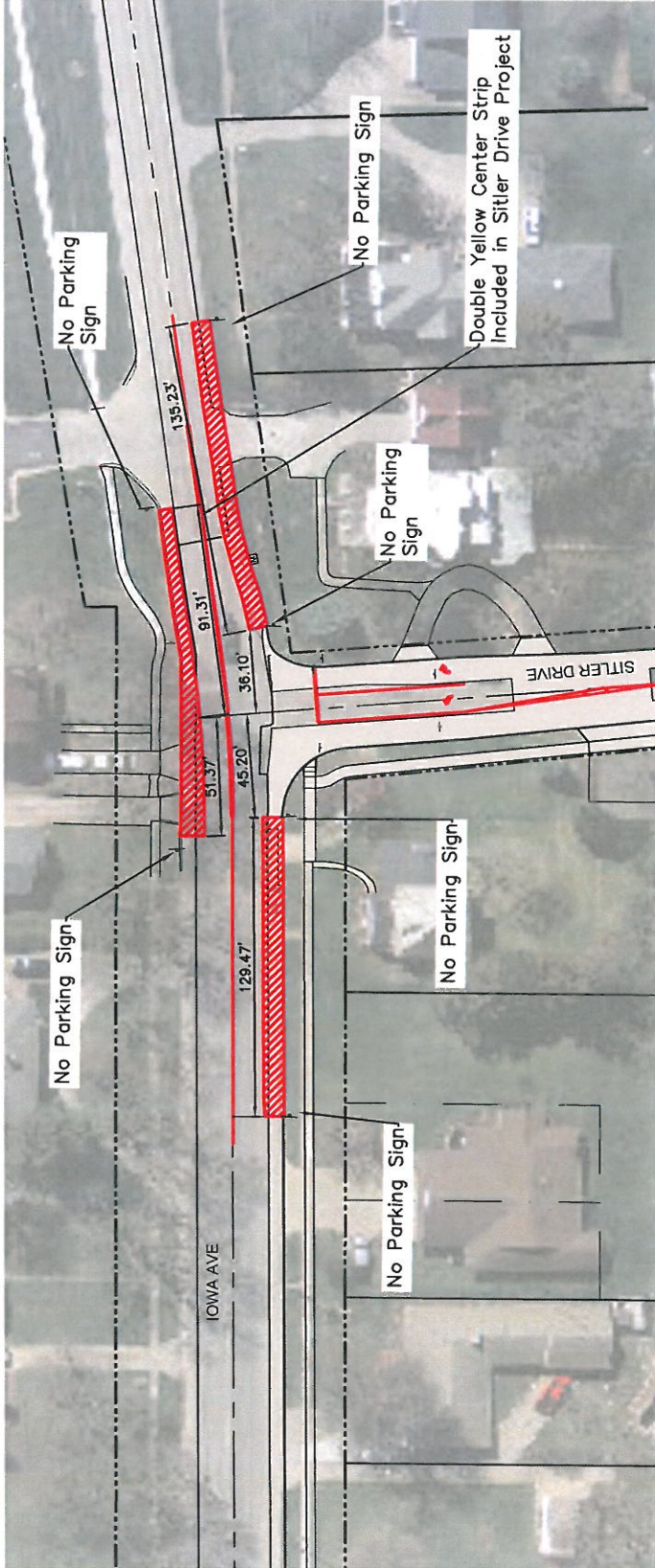
I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2016.

City Clerk



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS
 1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282
 www.mmsconsultants.net

Date	Revision



NO PARKING EXHIBIT

**SITLER DRIVE AND
 SOUTH H AVENUE
 2016 PAVING PROJECT**

WASHINGTON
 WASHINGTON COUNTY
 IOWA
MMS CONSULTANTS, INC.

Date:	09-16-16
Designed by:	PVA
Field Book No.:	
Drawn by:	JDM
Scale:	1"=50'
Checked by:	PVA
Sheet No.:	1
Project No.:	IC 5955002
of:	1

RESOLUTION NO. _____

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

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

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

The property of Steven and Rebecca Rebling located at 739 S 8th Ave. for the amount of \$95.00. Legal description (35 Woodlawn SD). Parcel Number (11-20-203-019).

The property of Wynona Woods located at 1218 N. 2nd Ave for the amount of \$100.00. Legal description (07 38 Highland Park Add) Parcel Number (11-08-388-002)

The property of Minnie Stoner located at 828 S Ave B for the amount of \$245.70. Legal description (07 Adams Add). Parcel Number (11-20-107-005)

The property of Barbara Lamar located at 1212 E. 2nd St. for the amount of \$105.00. Legal description (11 04 Smouses Add Lot 12 & E 10ft

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 4th day of October, 2016.

Sandra Johnson, Mayor

Attest:

Illa Earnest, City Clerk