



AGENDA OF THE REGULAR SESSION OF THE
COUNCIL OF THE CITY OF WASHINGTON, IA
TO BE HELD AT THE
BARTHALOW FARMHOUSE
2550 HWY 1
AT 4:45 P.M. TUESDAY, October 3, 2023
and
COUNCIL CHAMBERS
215 E. WASHINGTON STREET
AT 6:00 P.M., TUESDAY, October 03, 2023

To attend the meeting via Zoom go to:

<https://us02web.zoom.us/j/5077385758?pwd=aG9oTys4TDMydWlUeVFkTU1OekNUZz09>

Meeting ID: 507 738 5758

Passcode: 539036

Call to Order

Pledge of Allegiance

Roll call

Agenda for the Regular Session to be held at 6:00 P.M., Tuesday, October 3rd, 2023 to be approved as proposed or amended.

Consent:

1. Council Minutes September 19, 2023
2. Bolton & Menk, Washington Airport/Fuel System Repair, \$1,261.00
3. Bolton & Menk, Washington Airport/Install Solar Panels, \$1,034.00
4. Ahlers Cooney, Washington Hotel Group, \$467.50
5. Iowa Pump Works, Wastewater, Repair to pump, \$14,603.38
6. Veenstra & Kimm, Inc. Wellness Park Phase II master plan, \$14,400.00
7. Veenstra & Kimm, Inc., Dog Park Storm Sewer, \$3,148.00
8. Asphalt Repair Service, Kewash trail, \$11,810.00
9. Eagle Point Solar, Airport Solar Panel Project, Pay App #1, \$78,072.15
10. Eagle Point Solar, Airport Solar Panel Project, Pay App #2, \$28,389.88
11. FEH Design, Library Makerspace project, \$13,797.28
12. Garden & Associates, Business Park Phase 2, surveyor, \$124.00
13. Garden & Associates, Buchanan Street Project, \$3,015.50
14. Garden & Associates, East Adams Street Project, \$1,690.00
15. DCJ Concrete, S 12th Street Sidewalks, \$1,457.00
16. Panda Palace Chinese Restaurant, 1000 W Main Street, Special Class C Retail

- Alcohol License, **(renewal)**
17. DNP Holding, LLC DBA: Washington Liquor & Tobacco Outlet, 304 West Madison Street, Class E Retail Alcohol License, **(renewal)**
 18. The Tippy Traveler's LLC, 121 West Washington Street, Special Class C Retail Alcohol License **(5 Day and Outdoor Service)**
 19. Department Reports

SPECIAL EVENT REQUESTS

- St. James Color Dash – October 6, 2023
- JT Sips – Choctoberfest – October 19, 2023
- JT Sips – Shop Hop Event – October 14, 2023

SPECIAL PRESENTATION

- **Mayoral Appointments:**
 - **Historic Preservation Commission** – 3-year term to end 6/30/2026:
 - Connie Laron (*appointment*)
 - **Park and Recreation Board** – 4-year term to end 06/30/2027:
 - Charles Halvorson (*reappointment*)
- Nuisance Report

PRESENTATION FROM THE PUBLIC – Please limit comments to 3 Minutes

CLAIMS & FINANCIALS

- Claims for October 3, 2023
- July 2023 Month End Financial Report
- August 2023 Month End Financial Report

NEW BUSINESS

1. Public Hearing on the Proposal to enter into a Development Agreement with Washington Hotel Group, LLC
2. Discussion and Consideration of a Resolution Approving and Authorizing Execution of a Development Agreement by and between the City of Washington Hotel Group, LLC
3. Discussion and Consideration of a Tail Gate event near the Pickle Ball Court on October 6th and 20th
4. Discussion and Consideration of a Resolution Authorizing Levy, Assessment, and Collection of Costs to the Washington County Treasurer
5. Discussion and Consideration of a Resolution of Support and Financial Commitment for the Main Street Program in Washington, Iowa
6. Discussion and Consideration of Quotes for Water Main Pipe for the 250th Street Water Main Extension
7. Discussion and Consideration of Biosolids Land Application Bid
8. Discussion and Consideration of Change Order No. 2 Water Main Improvement Project (Cornerstone Excavating, Inc. \$20,498.68 deduct)

9. Discussion and Consideration of Pay App. No. 4 Water Main Improvement Project
(Cornerstone Excavating, Inc. \$329,157.76)

10. Discussion and Consideration of a Major Site Plan for Swaffer Welding at 1130 West
Buchanan Street

OLD BUSINESS

1. Discussion and Consideration of a Resolution Approving the Quote for the Barthalow
Roof Project

DEPARTMENTAL REPORTS

Police Department

City Attorney

City Administrator

MAYOR & COUNCILPERSONS

Millie Youngquist, Mayor Pro Tem

Illa Earnest

Bethany Glinsmann

Elaine Moore

Ivan Rangel

Fran Stigers

ADJOURNMENT

CITY OF WASHINGTON
Council Minutes 9-19-2023

The Council of the City of Washington, Iowa, met Regular Session in the Council Chambers, 215 East Washington Street on Tuesday, September 19, 2023, at 4:00 p.m. Motion by Moore, second by Earnest to call the meeting to order.

On roll call present: Earnest, Glinsmann, Moore, Rangel, and Youngquist. Absent: Stigers. Also, present, Cemetery Sexton Zach Wibstad, Finance Director Kelsey Brown and City Administrator Deanna McCusker.

The Cemetery Sexton gave the group a tour of the buildings and the Columbarium at Elm Grove Cemetery and also the building at Woodlawn Cemetery. Sexton Wibstad also told the group all the updates he has made in the cemetery and all the buildings. The tour concluded at 5:11 p.m. with a motion by Moore and a second by Rangel. Motion carried.

At 6:00 p.m. the Council of the City of Washington, Iowa, met in Regular Session in the Council Chambers, 215 East Washington Street with Mayor Pro Tem in the chair.

On roll call present: Earnest, Glinsmann, Moore, Rangel, Stigers and Youngquist. Absent: none.

Motion by Moore, second by Glinsmann, that the agenda for the Regular Session to be held at 6:00 p.m., Tuesday, September 19, 2023, be approved. Motion carried.

Consent:

1. Council minutes September 5, 2023
2. Council minutes September 12, 2023
3. Boland Recreation, Wellness Park Playground Miracle Recreation Equipment, \$82,080.00
4. Bolton & Menk, Washington Runway, \$282.00
5. Bolton & Menk, Airport – Install Solar Panels, \$4,000.00
6. Wesley Retirement Services, Inc., Halcyon House, 1015 S. Iowa Avenue, Class C Retail Alcohol License, outdoor service (**renewal**)
7. DNP LLC (Corner Stop), 100 E. Madison St., Class E Retail Alcohol License (**amendment**)
8. Department Reports

Motion by Moore, second by Rangel, to approve consent items 1-5 & 7-8 and pullout item 6 for separate consideration. Motion carried.

Motion by Moore, second by Rangel, to approve consent item 6 pending approval of the fire inspection. Motion carried.

Sam Shields, Pastor and Tony Whittle, Associate Pastor of City Point Church presented to the City Council their idea for purchasing 5 acres of the Bell Property to construct a new church. They have looked at other buildings and land for sale, but would like to research this area. They

are looking at constructing a 20-30,000 sq. ft. building. They want a permanent location. They thanked City Council for what they do.

Samantha Meyer with Main Street Washington, presented a special event request for SNOW, November 20, 2023. Motion by Glinsmann, second by Earnest, to approve the Main Street Washington special event request for SNOW. Motion carried.

Council reviewed a special event request from Relay for Life, June 29, 2024. Motion by Moore, second by Stigers, to approve Relay for Life special event request. Motion carried.

Presentation from the Public: None.

The claims were presented by Finance Director, Kelsey Brown. Motion by Stigers, second by Moore to approve claims for September 19, 2023. Motion carried.

The June 2023 Year End Financials were presented by Finance Director, Kelsey Brown. Motion by Stigers, second by Glinsmann. Motion carried.

The Public Hearing on Annexation -250th Street was opened by Mayor Pro Tem Youngquist at 6:17p.m. Gayle Pope, 2203 250th Street addressed City Council. Motion by Moore, second by Earnest to close the public hearing at 6:20 p.m. Roll Call: Ayes: Earnest, Glinsmann, Moore, Rangel, Stigers and Youngquist. Nays: none. Motion carried.

Motion by Earnest, second by Moore to approve a Resolution Approving Voluntary Annexation of Certain Properties. Roll Call: Ayes: Glinsmann, Moore, Rangel, Stigers, Youngquist and Earnst. Nays: none. Motion carried. **(Resolution 2023-083)**

Motion by Moore, second by Rangel to approve Resolution Fixing Date for a Public Hearing on the Proposal to Enter into a Development Agreement with Washington Hotel Group, LLC, and Providing for Publication of Notice Thereof. Roll Call: Ayes: Rangel, Stigers, Youngquist, Earnest, Glinsmann and Moore. Nays: none. Motion carried. **(Resolution 2023-084)**

Motion by Earnest, second by Glinsmann to approve Resolution Naming City Personnel Authorized to Access Financial Accounts and Conduct Banking Activities on Behalf of the City of Washington, Iowa. Roll Call: Ayes: Stigers, Youngquist, Earnest, Glinsmann, Moore and Rangel. Nays: none. Motion carried. **(Resolution 2023-085)**

Motion by Moore, second by Glinsmann to approve the Nutrient Reduction Feasibility Study. Roll Call: Ayes: Youngquist, Earnest, Glinsmann, Moore, Rangel and Stigers. Nays: none. Motion carried. **(Resolution 2023-086)**

Motion by Glinsmann, second by Stigers to approve the Paving Agreement with W3 Construction, Inc. Roll Call: Ayes: Earnest, Glinsmann, Moore, Rangel, Stigers and Youngquist. Nays: none. Motion carried. **(Resolution 2023-087)**

Motion by Moore, second by Stigers to approve an Agreement Between Keith S. & Sara K. Murphy and the City of Washington, Iowa. Roll Call: Ayes: Glinsmann, Moore, Rangel, Stigers, Youngquist and Earnest. Nays: none. Motion carried. **(Resolution 2023-088)**

Motion by Moore, second by Stigers to approve an Iowa Department of Natural Resources Project Grant Agreement. Roll Call: Ayes: Moore, Rangel, Stigers, Youngquist, Earnest and Glinsmann. Nays: none. Motion carried. **(Resolution 2023-089)**

Motion by Moore, second by Glinsmann to approve a Washington Housing Rehabilitation Contract for 116 N. 7th Ave. Motion carried.

Motion by Stigers, second by Moore to approve a Washington Housing Rehabilitation Program Forgivable Loan for 116 N 7th Ave. Motion carried.

Motion by Stigers, second by Moore to approve a Construction Agreement for the City of Washington Housing Rehabilitation Program for 116 N. 7th Ave. Motion carried.

Motion by Moore, second by Earnest to untable the Resolution Approving Voluntary Severance of Property (Sara and Keith Murphy). Roll Call: Ayes: Earnest, Glinsmann, Moore, Rangel, Stigers and Youngquist. Nays: none. Motion carried.

Motion by Glinsmann, second by Stigers to approve the Resolution Approving Voluntary Severance of Property (Sara and Keith Murphy). Roll Call: Ayes: Earnest, Glinsmann, Moore, Rangel, Stigers and Youngquist. Nays: none. Motion carried.

Department reports were presented.

Motion by Stigers, second by Moore that the Regular Session held at 6:00 p.m., Tuesday, September 19, 2023, is adjourned at 6:55 p.m. Motion passed unanimously.

Deanna McCusker, City Administrator



Real People. Real Solutions.

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

Payment by Credit Card Available Online at www.Bolton-Menk.com
 To Ensure Proper Credit, Provide Invoice Numbers with Payment

City of Washington
 Washington Airport Commission
 Kevin Erpelding, Chairman
 215 East Washington
 Washington, IA 52353

August 31, 2023
 Project No: OT5.125319
 Invoice No: 0320177
 Client Account: WASHINGT_CI_IA

Washington Airport/Fuel System Repair

Refurbish and Link 2 Existing 10K Gallon Tanks

Design and Construction (001)

Fee

Total Fee	48,500.00		
Percent Complete	95.00	Total Earned	46,075.00
		Previous Fee Billing	44,814.00
		Current Fee Billing	1,261.00
		Total Fee	1,261.00
		Total this Task	\$1,261.00
		Total this Invoice	\$1,261.00

Bolton & Menk, Inc. is an equal opportunity employer and federal contractor or subcontractor. Consequently, the parties agree that, as applicable, they will abide by the requirements of 41 CFR 60-1.4(a), 41 CFR 60-300.5(a) and 41 CFR 60-741.5(a) and that these laws are incorporated herein by reference. These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. These regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. The parties also agree that, as applicable, they will abide by the requirements of Executive Order 13496 (29 CFR Part 471, Appendix A to Subpart A), relating to the notice of employee rights under federal labor laws.



Real People. Real Solutions.

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

Payment by Credit Card Available Online at www.Bolton-Menk.com
 To Ensure Proper Credit, Provide Invoice Numbers with Payment

City of Washington
 Washington Airport Commission
 Kevin Erpelding, Chairman
 215 East Washington
 Washington, IA 52353

August 31, 2023
 Project No: OT5.128743
 Invoice No: 0320178
 Client Account: WASHINGT_CI_IA

Washington/Airport-Install Solar Panels

WO #7

Construction Engineering (002)
Professional Services

	Hours	Amount	
Project Manager	5.50	1,034.00	
Totals	5.50	1,034.00	
Total Labor			1,034.00
			Total this Task \$1,034.00
			Total this Invoice \$1,034.00

Bolton & Menk, Inc. is an equal opportunity employer and federal contractor or subcontractor. Consequently, the parties agree that, as applicable, they will abide by the requirements of 41 CFR 60-1.4(a), 41 CFR 60-300.5(a) and 41 CFR 60-741.5(a) and that these laws are incorporated herein by reference. These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. These regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. The parties also agree that, as applicable, they will abide by the requirements of Executive Order 13496 (29 CFR Part 471, Appendix A to Subpart A), relating to the notice of employee rights under federal labor laws.



September 20, 2023

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

Invoice #: 852024
Client #: 11307
Matter #: 65
Billing Attorney: JHS

INVOICE SUMMARY
PLEASE RETURN THIS PAGE WITH YOUR PAYMENT

RE: WASHINGTON HOTEL GROUP, LLC

For professional services rendered and costs advanced through September 15, 2023:

Professional Services	\$ 467.50
Expenses	<u> \$.00</u>
CURRENT INVOICE DUE	\$ 467.50

Check Remit To:
AHLERS & COONEY, P.C.
100 COURT AVENUE, SUITE 600
DES MOINES, IA 50309-2231
515-243-7611

Include Invoice # on Payment

Wire/ACH Transfer Remit To:
BANKERS TRUST
ABA: 073000642
A/C: 031291
accounting@ahlerslaw.com

Invoice #: 852024
 WASHINGTON HOTEL GROUP, LLC

September 20, 2023

PROFESSIONAL SERVICES

DATE	ATTY	HOURS	DESCRIPTION OF SERVICES RENDERED
8/25/23	JHS	.20	SEND FOLLOW UP EMAIL TO CITY STAFF
8/25/23	JHS	.10	RECEIVE AND RESPOND TO FOLLOW UP EMAIL FROM CITY ADMINISTRATOR
8/25/23	JHS	.20	REVIEW AND REVISE FIRST SET OF ADOPTION PROCEEDINGS FOR SEPTEMBER 5TH COUNCIL MEETING
8/25/23	MP	.10	REVISING FIRST SET OF PROCEEDINGS
8/28/23	MP	.10	SENDING FIRST SET OF PROCEEDINGS
9/11/23	JHS	.20	RECEIVE AND RESPOND TO EMAIL FROM CITY ADMINISTRATOR REGARDING CHANGE TO AGREEMENT TERMS
9/12/23	JHS	.10	REVIEW DATE UPDATES IN PROCEEDINGS
9/12/23	MP	.20	REVISING FIRST AND SECOND SETS OF PROCEEDINGS, SENDING FIRST SET OF PROCEEDINGS
9/14/23	JHS	.50	REVIEW REVISIONS IN DRAFT AGREEMENT; SEND FOLLOW UP QUESTIONS AND COMMENTS TO CITY ADMINISTRATOR
9/14/23	JHS	.20	PREPARE REVISED EXECUTION VERSION OF AGREEMENT
9/14/23	JHS	.10	RECEIVE AND RESPOND TO FOLLOW UP EMAIL FROM CITY ADMINISTRATOR
9/14/23	MP	.10	SEND FOLLOW UP EMAIL TO CITY ADMINISTRATOR REGARDING STATUS OF TRANSCRIPT DOCUMENTS

TOTAL FEES **\$ 467.50**

SUMMARY OF PROFESSIONAL SERVICES

NAME	HOURS	RATE	TOTAL
JENNA H. SABROSKE	1.60	250.00	400.00
PEARSON, MELISSA	.50	135.00	67.50
TOTALS	2.10		\$ 467.50

TOTAL THIS INVOICE **\$ 467.50**



Iowa Pump Works, Inc.
825 SW Ordinance Rd
Ankeny, IA 50023

E-MAILED
9-18-23
TM

Invoice
#INV022255
09/18/2023

Bill To

Washington IA WWTP, City of
PO Box 516
Washington IA 52353
United States

Ship To

Washington IA
WWTP, City of
1065 W Buchanan St
Washington IA
52353
United States

TOTAL

\$14,603.38

Due Date: 10/18/2023

Details

Shop repair of FLOWSERVE 8MSX15AW SER # 11M00288 MOTOR MODEL# M25-6-230/460 25 BHP 1160RPM 3PH 230/460V

Sales Rep	PO #	Terms	Shipping Method
Michael Hoffmann	4/13/23	Net 30	

QTY	Item	Comment	Rate	Amount
1	15139 FLOWSERVE MECHANICAL SEAL PRIMARY		\$960.80	\$960.80
1	15140 FLOWSERVE MECHANICAL SEAL SECONDARY		\$1,090.00	\$1,090.00
1	15141 FLOWSERVE O-RING KIT		\$1,708.69	\$1,708.69
1	15132 FLOWSERVE BOARD, TERMINAL		\$1,259.25	\$1,259.25
2	15134 FLOWSERVE BUSHING GLAND CABLE		\$247.49	\$494.98
1	15137 FLOWSERVE KEY, IMPELLER		\$245.69	\$245.69
1	15143 FLOWSERVE RING, RETAINING		\$41.40	\$41.40
1	24836 FLOWSERVE SENSOR, MOISTURE		\$378.50	\$378.50
1	12886 BEARING 6209ZZ SHIELDED		\$54.69	\$54.69
2	24748 BEARING JM718110 TAPERED ROLLER BEARING		\$119.50	\$239.00
2	12950 BEARING JM718149 TAPERED ROLLER BEARING		\$228.20	\$456.40
1	23411 OUTSIDE SERVICES	Wash/Bake Stator	\$575.00	\$575.00

Thank you for your business.
Toll Free: 855-228-6383 | Email: info@iowapumpworks.com | Website: <http://www.iowapumpworks.com>



INV022255



Invoice
 #INV022255
 09/18/2023

Iowa Pump Works, Inc.
 825 SW Ordance Rd
 Ankeny, IA 50023

QTY	Item	Comment	Rate	Amount
1	23412 MACHINE WORK	Spray/Polish Shaft	\$975.00	\$975.00
1	22433 MISC SHOP SUPPLIES		\$70.00	\$70.00
1	22545 OIL/ENVIRONMENTAL CHARGE		\$110.00	\$110.00
18	22566 SHOP LABOR - STD		\$160.00	\$2,880.00
1	INSTALL SERVICES	INSTALLATION OF REBUILT PUMP		\$2,910.10
1	23288 SHIPPING & HANDLING		\$153.88	\$153.88

Subtotal	\$14,603.38
Tax	\$0.00
Amount Paid	\$0.00
Amount Due	\$14,603.38

PLEASE REMIT TO:
 Iowa Pump Works
 PO Box 945
 Ankeny, IA 50021

Online payment accepted at <http://www.iowapumpworks.com> - PAY NOW
 3% charge for credit card and \$2.25 charge for e-Check

PAST DUE INVOICES ARE SUBJECT TO 1.5% PER MONTH FINANCE CHARGE

DM

610-6-8915- 6350 Initials JW
 EXP. Wast EG pump Repair
 Vendor # _____ Date Rec. _____
 Due Date _____ Inv # _____

Thank you for your business.
 Toll Free: 855-228-6383 | Email: info@iowapumpworks.com | Website: <http://www.iowapumpworks.com>



INV022255



STATEMENT OF PROFESSIONAL SERVICES

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

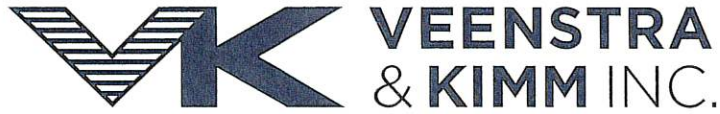
September 22, 2023
 Project No: 24657
 Invoice No: 1

Project Manager Leland Belding III

Engineering services for Wellness Park Improvements Phase II Master Plan:
Professional Services from August 20, 2023 to September 16, 2023

Fee			
Total Fee	48,000.00		
Percent Complete	30.00	Total Earned	14,400.00
		Previous Fee Billing	0.00
		Current Fee Billing	14,400.00
		Total Fee	14,400.00
		Total this Invoice	\$14,400.00

Billings to Date			
	Current	Prior	Total
Fee	14,400.00	0.00	14,400.00
Totals	14,400.00	0.00	14,400.00



STATEMENT OF PROFESSIONAL SERVICES

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

September 22, 2023
Project No: 24654
Invoice No: 7

Project Manager Leland Belding III

Engineering services for Dog Park Storm Sewer:

Professional Services from August 20, 2023 to September 16, 2023

Professional Personnel

	Hours	Rate	Amount	
Engineer II-A	10.00	179.00	1,790.00	
Engineer X	14.00	97.00	1,358.00	
Totals	24.00		3,148.00	
Total Labor				3,148.00
		Total this Invoice		\$3,148.00



P.O. Box 725 • North Liberty, IA 52317
 Phone: (319) 337-4951
 mark@asphaltrepairic.com • www.asphaltrepairic.com

Invoice

Invoice Number:	2023419
Date:	9/8/2023
Company:	City of Washington
Address:	915 W Main Street
State/Province:	Washington, Iowa
Zip/Postal code:	52353
Phone:	319-321-4886
Fax:	
Contact Name:	Nick Pacha

Description	Quantity	Unit Price	Amount
City of Washington Walking Trail			\$ 11,810.00
Terms are: Due upon completion			
Sub-total			\$ 11,810.00
Tax			
Grand Total			\$ 11,810.00

*311-6-7500-6798
 VP
 9/25/23*

Comments:

Thank you, Have a great Day!

Thank You.
We appreciate your business.

Contractor's Application for Payment

Owner: <u>Washington Airport Commission</u>	Owner's Project No.: _____
Engineer: <u>Bolton & Menk, Inc.</u>	Engineer's Project No.: <u>OT5.128743</u>
Contractor: <u>Eagle Point Solar</u>	Other Project No.: _____
Project: <u>Install Solar Power Panels</u>	
Contract: _____	
Application No.: <u>01</u>	Application Date: <u>7/27/2023</u>
Application Period: From _____ to _____	

1. Original Contract Price	\$	124,517.00
2. Net change by Change Orders	\$	-
3. Current Contract Price (Line 1 + Line 2)	\$	124,517.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	82,181.22
5. Retainage		
a. <u>5%</u> X \$ <u>82,181.22</u> Work Completed	\$	4,109.07
b. <u>5%</u> X \$ <u>-</u> Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	4,109.07
6. Amount eligible to date (Line 4 - Line 5.c)	\$	78,072.15
7. Less previous payments (Line 6 from prior application)		
8. Amount due this application	\$	78,072.15

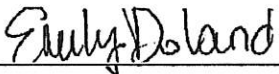
Contractor's Certification

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

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

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

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

Contractor: <u>Eagle Point Solar</u>	
Signature: <u></u>	Date: <u>7/27/2023</u>
Name: <u>Emily Doland</u>	Title: <u>Controller</u>

<p>Recommended by Engineer</p> <p>By: <u></u></p> <p>Name: <u>Carl L. Byers, P.E.</u></p> <p>Title: <u>Aviation Project Manager</u></p> <p>Date: <u>9/8/2023</u></p>	<p>Approved by Owner</p> <p>By: <u></u></p> <p>Name: <u>Kevin Epling</u></p> <p>Title: <u>Airport Commission Co Chair</u></p> <p>Date: <u>9/21/23</u></p>
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Progress Estimate - Unit Price Work

Owner: Washington Airport Commission
 Engineer: Bolton & Menk, Inc.
 Contractor: Eagle Point Solar
 Project: Install Solar Power Panels
 Contract:

Contractor's Application for Payment

Owner's Project No.:
 Engineer's Project No.: 075-128743
 Other Project No.:

Application No.: 01			Application Period: From		to		Application Dates: 07/27/23							
A	B	C	D	E		F	F1	F2	G	H	I	J	K	L
				Contract Information										
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)	Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (I / F) (%)	Balance to Finish (F - I) (\$)	
1	20 KwDC Solar Array Installation Location 1 (Hangar G)	1.00	LS	59,450.00	59,450.00	0.90		0.90	53,645.22		53,645.22	90%	5,804.78	
2	20 KwDC Solar Array Installation Location 2 (Hangar A)	1.00	LS	57,072.00	57,072.00	0.50		0.50	28,536.00		28,536.00	50%	28,536.00	
3	Relocate Terminal Power to Meter C	1.00	LS	7,995.00	7,995.00								7,995.00	
Original Contract Totals						\$	124,517.00	\$	82,181.22	\$	82,181.22	66%	\$ 42,335.78	
Change Orders														
Change Order Totals						\$	-	\$	-	\$	-		\$	
Project Totals						\$	124,517.00	\$	82,181.22	\$	82,181.22	66%	\$ 42,335.78	

Contractor's Application for Payment

Owner: <u>Washington Airport Commission</u>	Owner's Project No.: _____
Engineer: <u>Bolton & Menk, Inc.</u>	Engineer's Project No.: <u>0T5.128743</u>
Contractor: <u>Eagle Point Solar</u>	Other Project No.: _____
Project: <u>Install Solar Power Panels</u>	
Contract: _____	
Application No.: <u>002</u>	Application Date: <u>09/19/2023</u>
Application Period: From <u>07/23/2023</u> to <u>09/19/2023</u>	

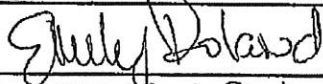
1. Original Contract Price	\$	124,517.00
2. Net change by Change Orders	\$	-
3. Current Contract Price (Line 1 + Line 2)	\$	124,517.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	112,065.30
5. Retainage		
a. <u>5%</u> X \$ <u>112,065.30</u> Work Completed	\$	5,603.27
b. <u>5%</u> X \$ <u>-</u> Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	5,603.27
6. Amount eligible to date (Line 4 - Line 5.c)	\$	106,462.03
7. Less previous payments (Line 6 from prior application)		78,072.15
8. Amount due this application	\$	28,389.88

Contractor's Certification

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

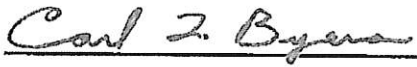
- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment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

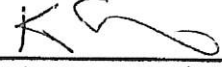
Contractor: Eagle Point Solar

Signature:  Date: 09/19/2023
 Name: Emily Doland Title: Controller

Recommended by Engineer

Approved by Owner

By: 
 Name: Carl L. Byers, P.E.
 Title: Aviation Project Manager
 Date: 9/20/2023

By: 
 Name: Kevin Espelting
 Title: Airport Commission Chair
 Date: 9/21/23

Progress Estimate - Unit Price Work

Owner: Washington Airport Commission
 Engineer: Bolton & Meek, Inc.
 Contractor: Eagle Point Solar
 Project: Install Solar Power Panels
 Contract:

Contractor's Application for Payment

Owner's Project No.:
 Engineer's Project No.: 075.128743
 Other Project No.:

Application No.:		02		Application Period:		From 07/23/23 to 09/19/23		Application Date:		09/19/23			
A Bid Item No.	B Description	C Contract Information		D Item Quantity	E Unit Price (\$)	F Value of Bid Item (C X E) (\$)	G Work Completed		H Value of Work Completed to Date (E X G) (\$)	I Materials Currently Stored (not in G) (\$)	J Work Completed and Materials Stored to Date (H + I) (\$)	K % of Value of Item (J / F) (%)	L Balance to Finish (F - J) (\$)
		F1 Quantity Previous Estimate	F2 Value Previous Estimate				G1 Estimated Quantity Incorporated in the Work	G2 Work Completed					
1	20 kWDC Solar Array Installation Location 1 (Hangar G),	1.00	LS	59,450.00	59,450.00	59,450.00	0.90	53,645.22	53,645.22		53,645.22	90%	5,804.78
2	20 kWDC Solar Array Installation Location 2 (Hangar A),	1.00	LS	57,072.00	57,072.00	57,072.00	0.88	50,425.08	50,425.08		50,425.08	88%	6,646.92
3	Relocate Terminal Power to Meter C	1.00	LS	7,995.00	7,995.00	7,995.00	1.00	7,995.00	7,995.00		7,995.00	100%	-
Original Contract Totals						\$ 124,517.00		\$ 112,065.30	\$ 112,065.30		\$ 112,065.30	90%	\$ 12,451.70
Change Orders													
Original Contract and Change Orders						\$ 124,517.00		\$ 112,065.30	\$ 112,065.30		\$ 112,065.30	90%	\$ 12,451.70



FEH DESIGN
ARCHITECTURE / ENGINEERING / INTERIORS

604 EAST GRAND AVENUE
DES MOINES, IOWA 50309
P 515 288 2000

FEHDESIGN.COM

Washington Public Library
Cary Ann Siegfried
115 W. Washington St.
Washington, IA 52352

Invoice number 113762
Date 08/31/2023

Project **2023202 Washington Public Library
Makerspace**

Invoice Summary

Description	Amount Not to Exceed	Prior Billed	Remaining	Current Billed
Professional Services	69,500.00	51,669.67	4,033.05	13,797.28
Total	69,500.00	51,669.67	4,033.05	13,797.28

PROFESSIONAL SERVICES

Professional Fees

	Hours	Rate	Billed Amount
Project Architect 3	73.00	110.00	8,030.00
Interior Design Principal	17.00	125.00	2,125.00
Intern	8.00	50.00	400.00

Reimbursable Expenses

	Billed Amount
Printing Expenses	1,977.28
Consultant	
Engineering Consultant	
KCL Engineering LLC	1,265.00

Invoice total **13,797.28**

570
001-6-4010 6490
Initials AS
EXP. makerspace design
Vender# _____
Date Rec. 8/31/23
Due Date 9/30/23
Inv# 113762



GARDEN & ASSOCIATES, LTD.

1701 3rd Avenue East, Suite 1 • P.O. Box 451 • Oskaloosa, IA 52577

Phone: 641.672.2526 • Fax: 641.672.2091

INVOICE

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

September 25, 2023
Invoice No: 46036

Project 7020406 Washington Business Park Subdivision - Phase 2

Client ID# 20040

Professional Services for the Period: August 18, 2023 to September 21, 2023

Professional Services

	Hours	Rate	Amount
Surveyor 1	1.00	124.00	124.00
Totals	1.00		124.00
Total Professional Services			124.00
Total Project Invoice Amount			\$124.00

GARDEN & ASSOCIATES, LTD.

JACK POPE, PE

ENGINEERS AND SURVEYORS

OSKALOOSA, IOWA

CRESTON, IOWA



GARDEN & ASSOCIATES, LTD.

1701 3rd Avenue East, Suite 1 • P.O. Box 451 • Oskaloosa, IA 52577

Phone: 641.672.2526 • Fax: 641.672.2091

INVOICE

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

September 25, 2023
Invoice No: 46035

Project 5020201 Washington - Buchanan Street Paving Project.
Client ID# 20040

Professional Services for the Period: August 18, 2023 to September 21, 2023

Professional Services

	Hours	Rate	Amount	
Principal Engineer	15.50	160.00	2,480.00	
Technician #1	4.50	119.00	535.50	
Totals	20.00		3,015.50	
Total Professional Services				3,015.50
		Total Project Invoice Amount		\$3,015.50

GARDEN & ASSOCIATES, LTD.

JACK POPE, PE



GARDEN & ASSOCIATES, LTD.

1701 3rd Avenue East, Suite 1 • P.O. Box 451 • Oskaloosa, IA 52577

Phone: 641.672.2526 • Fax: 641.672.2091

INVOICE

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

September 25, 2023
Invoice No: 46034

Project 5019061 Washington - Reconstruction of Adams Street.
Client ID# 20040

Professional Services for the Period: August 18, 2023 to September 21, 2023

Professional Services

	Hours	Rate	Amount
Principal Engineer	10.00	169.00	1,690.00
Totals	10.00		1,690.00
Total Professional Services			1,690.00
Total Project Invoice Amount			\$1,690.00

GARDEN & ASSOCIATES, LTD.

JACK POPE, PE

DCJ Concrete & General Construction

**320 West Van Buren
Washington, IA 52523
319-460-0408**



**PREPARED FOR: City of Washington
215 East Washington Washington,
Iowa 52353**

Prepared date: September 27th, 2023

		PRICE	TOTAL
South 12th street 53ft x 5ft sidewalk Tear out and replace	1	\$1,457.00	\$1,457.00

**Make check payable to:
DCJ Concrete**

**Total due:
\$1,457.00**



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Panda Palace LLC	Panda Palace Chinese Restaurant	(319) 653-6888		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
100 W Main St		Washington	Washington	52353
MAILING ADDRESS	CITY	STATE	ZIP	
100 W Main St	washington	Iowa	52353	

Contact Person

NAME	PHONE	EMAIL
(IVAN)Hua Mei	(626) 905-7280	shuaige19@yahoo.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
BW0096040	Special Class C Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Nov 15, 2023	Nov 14, 2024	

SUB-PERMITS

Special Class C Retail Alcohol License

PRIVILEGES

THE CITY OF WASHINGTON
"Cleanest City in Iowa"



Jaron P. Rosien, Mayor
Deanna McCusker, City Administrator
Kevin Olson, City Attorney

P.O. Box 516
215 E. Washington St.
Washington, IA 52353
319-653-6584
Fax Only 319-653-5273

NOTIFICATION FORM –
LIQUOR/BEER/CIGARETTE/DANCE
LICENSE RENEWALS

Business Name: **Panda Palace LLC**

Business Address: **100 W Main Street**

App # : **App-187996**

Type of License: New: Renewal: **X** Special Five-Day: Amendment:

Permanent Premise Transfer:

Beer/Wine Permit:

Liquor License: **Special Class C Retail Alcohol License**

Automatic Renewal:

Cigarette License:

Dance Permit:

Sunday Sales: **Sunday sales are now an inherent privilege included in your license type with no additional fee. You are no longer required to choose Sunday Sales as a separate privilege.*

Living Quarters:

Outdoor Service Area:

Catering Privilege:

Date of Council Meeting: **October 3, 2023**

Police: DCI background check and/or local background check: Yes: No:

Police Chief sign off _____ . Date **9-22-2023**

Fire: fire inspection done: Yes: No:

Fire Chief sign off _____ . Date _____ .



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
D & P HOLDING, LLC	Washington Liquor and Tobacco Outlet	(563) 639-6260		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
304 West Madison Street		Washington	Washington	52353
MAILING ADDRESS	CITY	STATE	ZIP	
304 West Madison Street	Washington	Iowa	52353	

Contact Person

NAME	PHONE	EMAIL
Durga Gajurel	(563) 639-6260	dk.durgaus@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LE0003802	Class E Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Nov 1, 2023	Oct 31, 2024	

SUB-PERMITS

Class E Retail Alcohol License

PRIVILEGES

THE CITY OF WASHINGTON

"Cleanest City in Iowa"



Jaron P. Rosien, Mayor
Deanna McCusker, City Administrator
Kevin Olson, City Attorney

P.O. Box 516
215 E. Washington St.
Washington, IA 52353
319-653-6584
Fax Only 319-653-5273

NOTIFICATION FORM -
LIQUOR/BEER/CIGARETTE/DANCE
LICENSE RENEWALS

Business Name: **D & P Holding, DBA Washington Liquor & Tobacco Outlet**

Business Address: **304 W. Madison Street**

App # : **App-189075**

Type of License: New: Renewal: **X** Special Five-Day: Amendment:

Permanent Premise Transfer:

Beer/Wine Permit:

Liquor License: **Class E Retail Alcohol License**

Automatic Renewal:

Cigarette License:

Dance Permit:

Sunday Sales: **Sunday sales are now an inherent privilege included in your license type with no additional fee. You are no longer required to choose Sunday Sales as a separate privilege.*

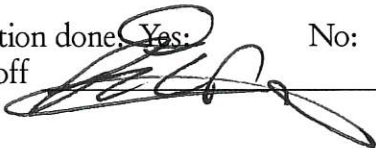
Living Quarters:

Outdoor Service Area: **X**

Catering Privilege:

Date of Council Meeting: **October 3, 2023**

Police: DCI background check and/or local background check: Yes: No:
Police Chief sign off _____ . Date _____ .

Fire: fire inspection done Yes No:
Fire Chief sign off  _____ . Date 09/27/23



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
THE TIPSY TRAVELER'S LLC	the tipsy travelers	(319) 201-0470		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
121 West Washington Street		Washington	Washington	52353
MAILING ADDRESS	CITY	STATE	ZIP	
1919 Dogwood Avenue	Keota	Iowa	52248	

Contact Person

NAME	PHONE	EMAIL
Megan Libe	(319) 201-0470	tipsytravelrs@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Special Class C Retail Alcohol License	5 Day	Submitted to Local Authority
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS	
Oct 13, 2023	Oct 17, 2023		
SUB-PERMITS			
Special Class C Retail Alcohol License			

*Millie Youngquist, Mayor Pro Tem
Deanna McCusker, City Administrator
Kelsey Brown, Finance Director
Kevin Olson, City Attorney*



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

City Administrator Report
October 3, 2023

Project Updates:

West Buchanan Street Project: Working through some reports to the DOT for the project. Will hopefully accept the project in October.

East Adams: Seeding was done last week.

Water Main: F Ave to Casey's the water main is in and been bacteria and pressure tested. They are currently digging near Car Doctor. On Monday they will work on D Ave to E Ave and then continue to C Ave. They will start connecting services to the new main from C Ave to Casey's after all the bacteria and pressure testing comes back ok. This is all that was included in Phase 1. When this is all done we will assess the weather and timing to see if we continue into Phase 2. If timing and weather conditions do not allow to continue, Phase 2 will be done in the spring.

This week:

Phone call with Jon from Ahlers & Jason from PFM

Hotel/Motel Meeting

Department Head one on ones

Great Places survey meeting

Meeting to review a request for water

Nuisance Meeting

Prepared for City Council meeting

Planning & Zoning meeting

Held interview for maintenance operator

Reviewing TIF and bonding for Bell land and for the City Point possible purchase

Finished up anything from the council meeting

Next week:

Development Services meeting

Council meeting

Meeting with McDonald's on their proposed plans

Council one on one

Department Head one on one

City Manager lunch

Handled any incoming liquor license requests and forwarded the notification form to police and fire. Handled a food truck permit. Answered a phone call about a reference for a food truck. Presented Jay Quigley with a plaque with Mayor Pro Tem for his 42 years of service. Met on S. 12th to discuss seeding. From our discussion sidewalks were addressed and those have been replaced. The invoice has been forwarded to Garden and Associates since either they or Vicker Drilling should reimburse the city. Received Murphy agreement and easement. They are at the courthouse getting recorded.

MAINTENANCE & CONSTRUCTION DEPT. REPORT

9-2-23/9-15-23

STREETS: Personnel sawed numerous locations for concrete replacement. Personnel poured 12 yards of concrete at Orchard Dr to finish that area. Personnel repaired a stop that was struck located at South Ave E-Sitler Dr (west bound). The street sweeper made its normal round through town. Personnel set up and took down barricades for the Lincoln school bikeathon.

WATER DISTRIBUTION: Personnel repaired the 17th, 18th & 19th water main breaks of the year, first one was located at 510 West Jefferson St, 4 inch CIP, replaced a 5 ft section with PVC and two repair sleeves. The other two were located at 915 West 8th St (repair sleeve with a corp for service line) & 500 block of North 6th Ave (installed an 8 ft piece of 4 inch PVC, plus an 8 ft piece of sewer line that was struck). Personnel shut down the water main for Cornerstone on West Madison St for a couple tie ins.

SEWER COLLECTION: Personnel N/A

STORM SEWER COLLECTION: Personnel unplugged intakes with the rainfall.

MECHANIC/SHOP: Personnel serviced 403 (crankshaft sensor), PD 009, PD 232 (installed new radar), 305 (replaced spark plugs, air filter and coil boot/wires), 103 (replaced wire for airbag), Street sweeper (installed 11 new paddles for easier pick up) and installed quick connect on new mower.

OTHER: Personnel continued with the yard waste routes. Personnel responded to 59 One Call Locates. Spoil was hauled away from the shop. Material such as 1 inch road stone and 1 inch ballast was hauled back to the material storage shed. Personnel set up barricades and cones/signs for the Lincoln school annual Bikethon.

*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.

Here is a summary of the updates and activities from the Water Treatment Department for September, 2023.

Water Plant Operations: We had high flows in September from the drought, main breaks, construction and the WWTP used a significant amount of water this month. September was our highest usage month of the year, just ahead of July and August. Frank Millard serviced all the back-flow devices in the city. I have been setting this up the past 3 years for the city and will continue to do so in the future. We greased all of our pumps and motors. We have had a lot of service orders from people moving. I submitted our August MOR to the DNR. We read water meters, book 7, our monthly extra meter list, all unread meters, and re-reads. We changed 16 water meters in September. We collected our routine monthly bacteria samples and the results were absent. We collected and delivered our last 3 lead and copper samples. Bulk chemicals were filled. We recorded our monthly well levels. We changed bag filters and RO 1 filters. We have been taking calls, texts, emails, and on-site inspections for lead service line inventory. We had 1 apartment on the shut off list. We have watered trees at the plant as needed.

Street/Traffic Lights: We had Franzen electric change out 2 LED lights that were not working. A overhead red light at Madsion and S ave B and a green light at Washington and S 2nd ave. We need to order some more LED lights, sound signals, and push buttons to have on hand. We are going to have a local electrician fix or replace all the sound signals that are currently not working. A handful are not working and this is something that needs to be addressed. We have 2 down town cobra street lights that need repaired. Franzen Electric is going to fix these next week.

Operators: Will and I both split up weekend duties evenly. We both try to carry the on-call phone evenly.

Meetings attended: Weekly staff meetings, 1 on 1 with Deanna, met with some sales reps, and met with Deanna, Kelsey, JJ, and Marshal about Bazooka pond metering.

If you have any questions or concerns, please do not hesitate to contact myself or Will.

Thanks, stay safe!

Kyle Wellington

Water Treatment Superintendent

**WWTP report
October 3rd, 2023
Council meeting**

- **After hour alarm and dog call outs –**
 - 9-18-23 Dog call to the WWTP @ 5:30p.m. Parker
 - 9-22-23 Dog call to the Police Dept. @ 4:30 p.m. Parker
 - 9-22-23 Dog call to 500 block of W 5th @ 9:00 p.m.
 - 9-24-23 Dog call to the State Bank @ 10:00 p.m. Parker

- **Dept Head meetings** –September 19th,26th with a one on one on the 22nd

- **Hydrogen Sulfide Gas-** We continue to have meetings and conference calls with IRE, NELCO,Fox eng., and City staff to resolve the issue. We did get four more hydrogen sulfide monitors for a total of seven. We have the monitors spread through the sewer system from IRE to the WWTP. We get readings from the monitors once a week, share and go over the information with everyone.

- **WWTP Interviews-**We did 3 interviews on the 18th and offered to One with a start date of October 9th

- **SBR basin #1-** We took #1 out of service for diffuser and decanter maintenance.

- **2023 Biosolids-** We have been doing some extra testing on the sludge in preparation for land application this fall.

- **Mowing-** Mowing and trimming continues at the WWTP and Liftstations.

**Jason Whisler
9/29/2023 10:30 A.M.**



SPECIAL EVENTS APPLICATION & HOLD HARMLESS AGREEMENT

PLEASE RETURN TO: Washington City Hall, 215 E. Washington
ATTN: City Administrator Deanna McCusker 319-653-6584
dmccusker@washingtioniowa.gov

****Requires advance City Council approval- Council meets 1st & 3rd Tuesdays at 6 PM;
Completed applications are due the Thursday previous to the meeting****

1. **APPLICANT INFORMATION**

Name/Event: St James Color Dash

Coordinator: Kim Farrell / Amanda Altenhofen

Contact Number: 319-653-3631 319-461-4535

Email Address: _____

2. **EVENT INFORMATION**

Event Description: Color run for students at St. James School. Public also able to attend.

Days/Dates of Event: Oct 6 @ 11:00 am

Time(s) of Event: (Include Set Up/Tear Down Time) 10-12

Event Location: St. James School

Will event require an alcohol license or require modification of an existing license? Yes No

3. **REQUEST INFORMATION (Check All Applicable Items)**

If you are requesting the closing of a city street, a lane must be maintained for emergency vehicles at all times.

Temporarily close a street for a special event (specify street, times, and indicate on map:)

Description: _____

Method of Notification for businesses/downtown residents (if applicable):

Other Requests

_____ Temporarily park in a "No Parking" area location: _____

_____ Use of City Park (specify park : _____
Electrical Needs: _____

Walk/Run (attach map of route and indicate streets to be closed)

_____ Fireworks (specify location :)

_____ Use of gators/UTV/ATV on City streets

_____ Parade (attach map of route and indicate streets to be closed)

_____ Tent(s) to be used – over 400 sq ft or canopies over 1,000 sq ft

_____ Other (please specify :)

4. ITEMS REQUESTED FROM THE CITY OF WASHINGTON

Street barricades

_____ Emergency "No Parking" Signs

Traffic cones

_____ Picnic Tables

_____ Yield signs for crosswalks

_____ Garbage/Recycling Barrels

_____ Street Sweeping following (parades)

_____ Other (please specify :)

5. SOUND SYSTEMS Please indicate if the following will be used (verify availability with Parks Dept):

_____ Amplified Sound/Speaker System

_____ Recorded/Live Music

_____ Public Address System

_____ If so: BMI/ASCAP License obtained?

6. SANITATION Applicant is responsible for the clean-up of the event area immediately following the event, including trash removal from the site unless special arrangements are made (event trash may be hauled to Parks Shop dumpster at Sunset Park).

Will additional restrooms be brought to the site? _____ Yes No If yes, how many? _____
(General guideline of 1 restroom/100 people)

Will handwashing/hand sanitizer stations be provided? _____ Yes No If yes, how many?)

Contact Person: _____

Phone: _____

7. INSURANCE

For **events** requiring an **alcohol license**, the minimum amount of coverage in the general liability insurance policy shall be \$2,000,000 general aggregate, \$1,000,000 personal injury and \$1,000,000 each occurrence. The minimum limits for the liquor liability policy shall be \$500,000. For all other **events** held on **public property**, the minimum amount of coverage for the general liability insurance policy will be \$500,000. Proof of proper insurance coverage must be submitted prior to City Council consideration of the application. City Council may require certificate of insurance with City listed as "additional insured" if deemed necessary.

_____ Certificate of Insurance provided and accepted _____ Certificate of Insurance not required

8. AGREEMENT

In consideration of the City of Washington, Iowa, granting permission for the activity described above, the undersigned indemnifies and holds harmless the City of Washington, Iowa, its employees, representatives and agents against all claims, liabilities, losses or damage for personal injury and/or property damage or any other damage whatsoever on account of the activity described above and/or deviation from normal City regulations in the area. The undersigned further agrees to indemnify and hold harmless the City of Washington, Iowa, its employees, representatives and agents against any loss, injury, death or damage to person or property and against all claims, demands, fines, suits, actions, proceedings, orders, decrees and judgments of any kind or nature and from and against any and all costs and expenses including reasonable attorney fees which at any time may be suffered or sustained by the undersigned or by any person who may, at any time, be using or occupying or visiting the premises of the undersigned or the above-referenced public property or be in, on or about the same, when such loss, injury, death or damage shall be caused by or in any way result from or rising out of any act, omission or negligence of any of the undersigned or any occupant, visitor, or user of any portion of the premises or shall result from or be caused by any other matters or things whether the same kind, as, or of a different kind that the matters or things above set forth. The undersigned hereby waives all claims against the city for damages to the building or improvements that are now adjacent to said public property or hereafter built or placed on the premises adjacent to said property or in, on or about the premises and for injuries to persons or property in or about the premises, from any cause arising at any time during the activity described above. The undersigned further agrees to comply with all the codes, rules, regulations, terms and conditions established by the City of Washington, Iowa.

THE UNDERSIGNED HAS READ AND FULLY UNDERSTANDS THIS DOCUMENT, INCLUDING THE FACT IT IS RELEASING AND WAIVING CERTAIN POTENTIAL RIGHTS, AND VOLUNTARILY AND FREELY AGREES TO THE TERMS AND CONDITIONS AS SET FORTH HEREIN.


Applicant/Sponsor Signature

9-13-23
Date

DEPARTMENT APPROVALS

Indicate Date Contacted
9/18/23
talked to 9/15/23
Lm 9/15/23
Lm 9/15/23
Lm 9/15/23

The applicant is responsible for coordinating with all applicable departments in advance of City Council consideration.

City Administrator
Deanna McCusker (Liquor Licenses) 319-653-6584 dmccusker@washingtioniowa.gov
Comments/Restrictions:

Police Chief Jim Lester 319-458-0264 jlester@washingtioniowa.gov
Comments/Restrictions:

Fire Chief Brendan DeLong 319-653-6584 x181 bdelong@washingtioniowa.gov
Comments/Restrictions:

Streets JJ Bell 319-653-1538 jjbell@washingtioniowa.gov
Comments/Restrictions:

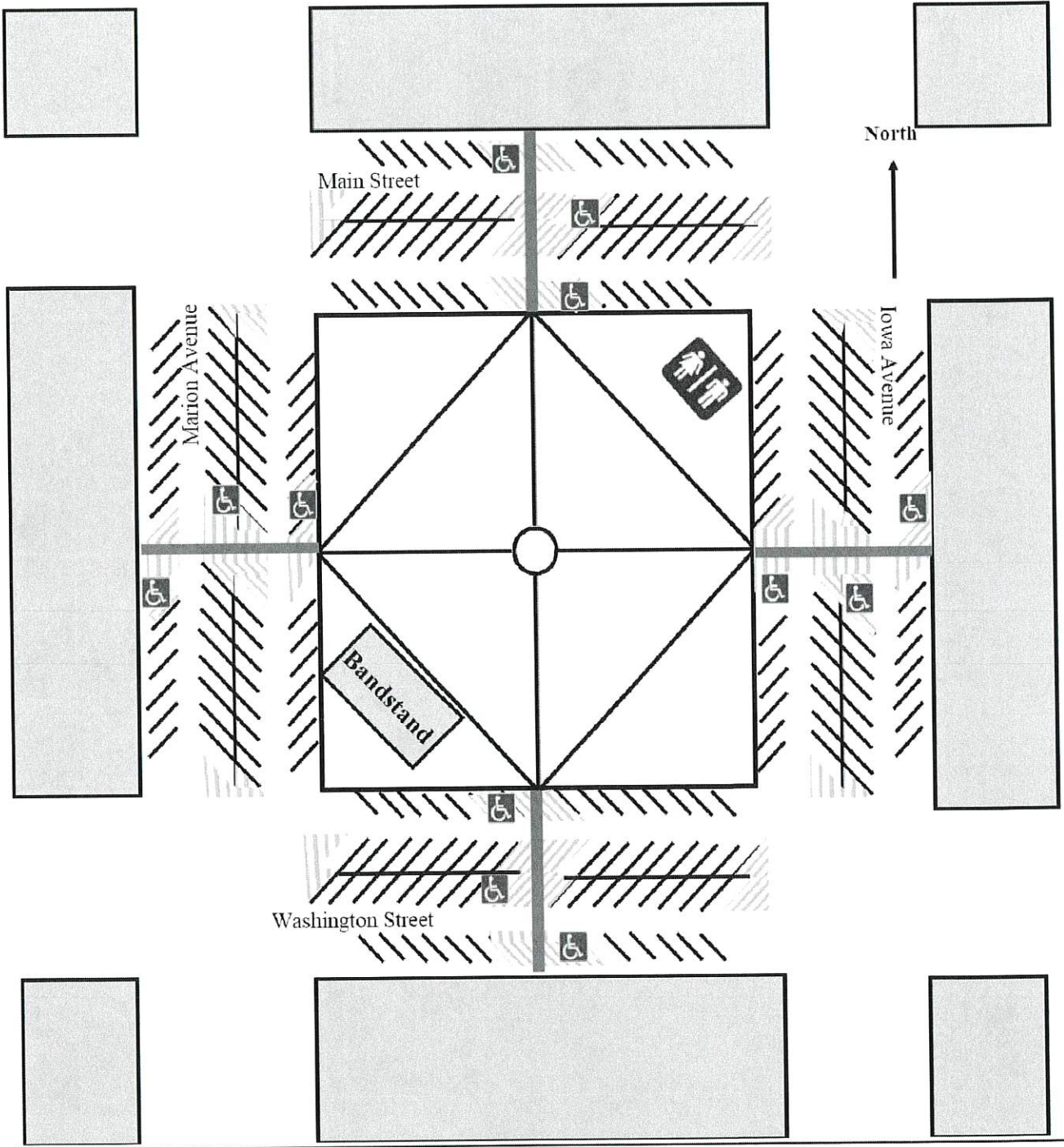
Parks Nick Pacha 319-321-4886 npacha@washingtioniowa.gov
Comments/Restrictions:

County Environmental Health (if serving food):
Jason Taylor 319-461-2876 jtaylor@co.washington.ia.us
Comments/Restrictions:

CITY COUNCIL APPROVAL

City Clerk or Administrator Signature _____ Date of Action _____ Approved: _____ Denied: _____
CONDITIONS IMPOSED: _____

Downtown Map (If Area Outside Downtown, Please Attach a Map):



Certificate of Coverage

Date: 9/27/2023

Certificate Holder
 Diocese of Davenport
 780 W. Central Park Avenue
 Davenport, IA 52804

This Certificate is issued as a matter of information only and confers no rights upon the holder of this certificate. This certificate does not amend, extend or alter the coverage afforded below.

Company Affording Coverage
 THE CATHOLIC MUTUAL RELIEF
 SOCIETY OF AMERICA
 10843 OLD MILL RD
 OMAHA, NE 68154

Covered Location
 ST JAMES
 602 W. 2ND ST
 WASHINGTON, IA 52353-1933

Coverages

This is to certify that the coverages listed below have been issued to the certificate holder named above for the certificate indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the coverage afforded described herein is subject to all the terms, exclusions and conditions of such coverage. Limits shown may have been reduced by paid claims.

Type of Coverage	Certificate Number	Coverage Effective Date	Coverage Expiration Date	Limits	
Property				Real & Personal Property	
D. General Liability <input checked="" type="checkbox"/> Occurrence <input type="checkbox"/> Claims Made	9165	7/1/2023	7/1/2024	Each Occurrence	500,000
				General Aggregate	
				Products-Comp/OP Agg	
				Personal & Adv Injury	
				Fire Damage (Any one fire)	
				Med Exp (Any one person)	
Excess Liability				Each Occurrence	
				Annual Aggregate	
Other				Each Occurrence	
				Claims Made	
				Annual Aggregate	
				Limit/Coverage	

Description of Operations/Locations/Vehicles/Special Items (the following language supersedes any other language in this endorsement or the Certificate in conflict with this language)
 Coverage only extends for claims arising out of St. James' color run on Friday, October 6, 2023.

Holder of Certificate	Cancellation
Additional Protected Person(s) City of Washington	Should any of the above described coverages be cancelled before the expiration date thereof, the issuing company will endeavor to mail <u>30</u> days written notice to the holder of certificate named to the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.
	Authorized Representative
0850000863	

ENDORSEMENT

(TO BE ATTACHED TO CERTIFICATE)

Effective Date of Endorsement: 10/6/2023

Cancellation Date of Endorsement: 10/7/2023

Certificate Holder: Diocese of Davenport
780 W. Central Park Avenue
Davenport, IA 52804

Location: ST JAMES
602 W. 2ND ST
WASHINGTON, IA 52353-1933

Certificate No. 9165 of The Catholic Mutual Relief Society of America is amended as follows:

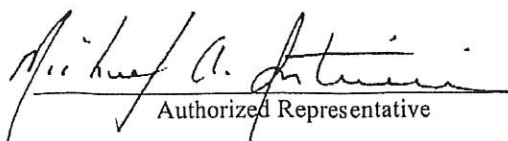
SECTION II - ADDITIONAL PROTECTED PERSON(S)

It is understood and agreed that Section II - Liability (only with respect to Coverage D - General Liability), is amended to include as an Additional Protected Person(s) members of the organizations shown in the schedule, but only with respect to their liability for the **Protected Person(s)** activities or activities they perform on behalf of the **Protected Person(s)**.

It is further understood and agreed that coverage extended under this endorsement is limited to and applies only with respect to liability assumed by contract or agreement; and this extension of coverage shall not enlarge the scope of coverage provided under this certificate or increase the limit of liability thereunder. Unless otherwise agreed by contract or agreement, coverage extended under this endorsement to the **Additional Protected Person(s)** will not precede the effective date of this certificate of coverage endorsement or extend beyond the cancellation date.

Schedule - ADDITIONAL PROTECTED PERSON(S)
City of Washington

Remarks (the following language supersedes any other language in this endorsement or the Certificate in conflict with this language):
Coverage only extends for claims arising out of St. James' color run on Friday, October 6, 2023.


Authorized Representative



SPECIAL EVENTS APPLICATION & HOLD HARMLESS AGREEMENT

PLEASE RETURN TO: Washington City Hall, 215 East Washington; ATTN: City Clerk
Contact info: Sally Hart, 319-653-6584 ext 131; sallyhart@washingtioniowa.gov

****Requires advance City Council approval- Council meets 1st & 3rd Tuesdays at 6 PM;
Completed applications are due the Thursday previous to the meeting****

1. APPLICANT INFORMATION

Name/Event: JT's Sips

Coordinator: Julie Klett & Tina Conwell

Contact Number: 319-541-0411

Email Address: jtssips@gmail.com

2. EVENT INFORMATION

Event Description: Choctoberfest - Set up outside Purposefully You

Days/Dates of Event: 10/19/23

Time(s) of Event: (Include Set Up/Tear Down Time) 3pm - 9pm

Event Location: Outside of Purposefully You

Will event require an alcohol license or require modification of an existing license? Yes No

3. REQUEST INFORMATION (Check All Applicable Items)

If you are requesting the closing of a city street, a lane must be maintained for emergency vehicles at all times.

Temporarily close a street for a special event (specify street, times, and indicate on map:)

Description: _____

Method of Notification for businesses/downtown residents (if applicable):

8. AGREEMENT

In consideration of the City of Washington, Iowa, granting permission for the activity described above, the undersigned indemnifies and holds harmless the City of Washington, Iowa, its employees, representatives and agents against all claims, liabilities, losses or damage for personal injury and/or property damage or any other damage whatsoever on account of the activity described above and/or deviation from normal City regulations in the area. The undersigned further agrees to indemnify and hold harmless the City of Washington, Iowa, its employees, representatives and agents against any loss, injury, death or damage to person or property and against all claims, demands, fines, suits, actions, proceedings, orders, decrees and judgments of any kind or nature and from and against any and all costs and expenses including reasonable attorney fees which at any time may be suffered or sustained by the undersigned or by any person who may, at any time, be using or occupying or visiting the premises of the undersigned or the above-referenced public property or be in, on or about the same, when such loss, injury, death or damage shall be caused by or in any way result from or rising out of any act, omission or negligence of any of the undersigned or any occupant, visitor, or user of any portion of the premises or shall result from or be caused by any other matters or things whether the same kind, as, or of a different kind that the matters or things above set forth. The undersigned hereby waives all claims against the city for damages to the building or improvements that are now adjacent to said public property or hereafter built or placed on the premises adjacent to said property or in, on or about the premises and for injuries to persons or property in or about the premises, from any cause arising at any time during the activity described above. The undersigned further agrees to comply with all the codes, rules, regulations, terms and conditions established by the City of Washington, Iowa.

THE UNDERSIGNED HAS READ AND FULLY UNDERSTANDS THIS DOCUMENT, INCLUDING THE FACT IT IS RELEASING AND WAIVING CERTAIN POTENTIAL RIGHTS, AND VOLUNTARILY AND FREELY AGREES TO THE TERMS AND CONDITIONS AS SET FORTH HEREIN.

Jules Klout
Applicant/Sponsor Signature

9/23/23
Date

DEPARTMENT APPROVALS

<u>Indicate Date Contacted</u>	The applicant is responsible for coordinating with all applicable departments in advance of City Council consideration.			
<u>9/1/23</u>	City Clerk (Liquor Licenses)	Sally Y. Hart	319-653-6584 ext 131	sallyhart@washingtونيowa.gov
	Comments/Restrictions:			
<u>9/1/23</u>	Police Chief	Jim Lester	319-458-0264	jlester@washingtونيowa.gov
	Comments/Restrictions:			
<u>9/1/23</u>	Fire Chief	Brendan DeLong	319-461-3796	bdelong@washingtونيowa.gov
	Comments/Restrictions:			
<u>9/1/23</u>	Streets	JJ Bell	319-653-1538	jjbell@washingtونيowa.gov
	Comments/Restrictions:			
<u>9/1/23</u>	Parks	Nick Pacha	319-321-4886	npacha@washingtونيowa.gov
	Comments/Restrictions:			
<u>9/1/23</u>	County Environmental Health (if serving food): Jason Taylor; 319-461-2876; jtaylor@co.washington.ia.us			
	Comments/Restrictions:			
<i>I will send a reminder email closer to time.</i>				

CITY COUNCIL APPROVAL

City Clerk Signature _____ Date of Action _____ Approved: _____ Denied: _____

CONDITIONS IMPOSED: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/24/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Associated Insurance Services	CONTACT NAME: Barbara Wood	FAX (A/C, No):	
	PHONE (A/C, No, Ext): 319.461.8808	E-MAIL ADDRESS: barbara@fhmutual.com	
INSURED Julie Keltt/JT's Sips 3349 Wayland Road, Wayland, IA 52654	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Grinell Mutual		
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			0001049908	02/25/23	02/25/2024	EACH OCCURRENCE	\$ 1,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						MED EXP (Any one person)	\$ 5,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N/A				PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
							COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
							EACH OCCURRENCE	\$
							AGGREGATE	\$
							PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Mobile coffee/drink truck

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



SPECIAL EVENTS APPLICATION & HOLD HARMLESS AGREEMENT

PLEASE RETURN TO: Washington City Hall, 215 East Washington; ATTN: City Clerk
Contact info: Sally Hart, 319-653-6584 ext 131; sallyhart@washingtioniowa.gov

****Requires advance City Council approval- Council meets 1st & 3rd Tuesdays at 6 PM;
Completed applications are due the Thursday previous to the meeting****

1. APPLICANT INFORMATION

Name/Event: JT's Sips

Coordinator: Julie Klett & Tina Conwell

Contact Number: 319-541-0411

Email Address: jts@sips@gmail.com

2. EVENT INFORMATION

Event Description: Set-up outside Purposefully You for Shop Hop Event

Days/Dates of Event: 10/14/23

Time(s) of Event: (Include Set Up/Tear Down Time) 8^{am} - 4^{pm}

Event Location: Purposefully You (out front of)

Will event require an alcohol license or require modification of an existing license? Yes No

3. REQUEST INFORMATION (Check All Applicable Items)

If you are requesting the closing of a city street, a lane must be maintained for emergency vehicles at all times.

Temporarily close a street for a special event (specify street, times, and indicate on map:)
Description: _____

Method of Notification for businesses/downtown residents (if applicable):



Monthly Case Report

9/1/2023 - 09/30/2023

Case #	Case Date	Parcel Address	Description	Method of Warning	Clean up Deadline	Assigned To	Main Status
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Group: Closed

23491	9/21/2023	402 S IOWA AVE	Vehicle behind house with brush	Letter	10/9/2023	Anna Duwa	Closed
23490	9/20/2023	421 S B AVE	Tall grass and weeds	Hanger	9/22/2023	Anna Duwa	Closed
23488	9/20/2023	719 E MAIN ST	Old mattresses on porch	Letter	9/27/2023	Anna Duwa	Closed
23487	9/15/2023	319 S C AVE	Tall grass and weeds	Hanger	9/22/2023	Anna Duwa	Closed
23485	9/13/2023	402 E MADISON ST	Tall grass and weeds	Hanger	9/27/2023	Anna Duwa	Closed
23484	9/13/2023	515 S 9TH AVE	Tall grass and weeds	Letter	9/26/2023	Anna Duwa	Closed
23483	9/11/2023	712 S 2ND AVE	Fridge on curb	Hanger	9/18/2023	Anna Duwa	Closed
23482	9/11/2023	603 N D AVE	Dumpster in driveway	Hanger	9/18/2023	Anna Duwa	Closed
23480	9/8/2023	403 W MADISON ST	Grass and weeds	Hanger	9/11/2023	Anna Duwa	Closed
23479	9/1/2023	1505 N 2ND AVE	Grass and weeds	Hanger	9/12/2023	Anna Duwa	Closed
23478	9/1/2023	1024 N 5TH AVE	Grass and weeds	Hanger	9/5/2023	Anna Duwa	Closed
23477	9/1/2023	210 S IOWA AVE	Weeds in alley	Letter	9/12/2023	Jeff Duwa	Closed

Group Total: 12

Group: Open

23507	9/28/2023	1212 E 2ND ST	Junk, trash, and other rubbish on porch & yard	Notice of Violation	10/18/2023	Jeff Duwa	Open
23506	9/27/2023	415 S 6TH	Tall grass	Letter	10/4/2023	Anna Duwa	Open

		AVE	and weeds				
23505	9/27/2023	412 S 4TH AVE	Tall grass and weeds	Phone Call	10/2/2023	Anna Duwa	Open
23504	9/27/2023	400 W 3RD ST	Tall grass and weeds	Letter	10/6/2023	Anna Duwa	Open
23503	9/27/2023	516 W 3RD ST	Tall grass and weeds	Letter	10/6/2023	Anna Duwa	Open
23502	9/27/2023	628 W MAIN ST	Vines & trees growing up and around electric pole			Anna Duwa	Open
23501	9/25/2023	401 E 15TH ST	Grass getting tall	Phone Call	9/29/2023	Anna Duwa	Open
23500	9/25/2023	1512 N 2ND AVE	Junk in driveway, Tall grass	Emergency Abatement	10/2/2023	Anna Duwa	Open
23499	9/25/2023	213 E 3RD ST	Furniture in front yard	Hanger	10/2/2023	Anna Duwa	Open
23498	9/25/2023	102 W 13th St	Junk in yard	Letter	10/16/2023	Jeff Duwa	Open
23497	9/25/2023	421 S 3RD AVE	Dumpster	Letter	10/9/2023	Anna Duwa	Open
23496	9/21/2023	722 S 3RD AVE	Tall grass and weeds	Letter	9/29/2023	Anna Duwa	Open
23495	9/21/2023	320 W JEFFERSON ST	Tree limbs hanging over road	Letter	10/20/2023	Anna Duwa	Open
23494	9/21/2023	504 W WASHINGTON BLVD	Tree limbs hanging over road	Letter	10/20/2023	Anna Duwa	Open
23493	9/21/2023	1104 E 2ND ST	Tall grass and weeds	Letter	9/29/2023	Anna Duwa	Open
23492	9/21/2023	958 S IOWA AVE	Tall grass and weeds	Letter	10/4/2023	Anna Duwa	Open
23489	9/20/2023	503 W 5th St	Trash in back yard & side yard	Email	10/2/2023	Anna Duwa	Open
23486	9/15/2023	307 N D AVE	Tall grass and weeds	Notice of Violation	10/2/2023	Anna Duwa	Open
23481	9/11/2023	696 PERDOCK CT	Raccoons living in attic, coming out of roof			Jeff Duwa	Open

Group Total: 19

Total Records: 31

9/29/2023

CITY OF WASHINGTON, IOWA
CLAIMS REPORT
OCTOBER 3, 2023

POLICE	911 CUSTOM	FLASHLIGHTS	192.98	
	ALLIANT ENERGY	ALLIANT ENERGY	884.47	
	ARNOLD MOTOR SUPPLY	PARTS	261.25	
	FRAISE, DEVIN	MILEAGE REIMBURSEMENT	238.42	
	GALLS LLC	NAME TAG - NEW HIRE	8.90	
	IOWA LAW ENFORCMT ACADEMY	ILEA TRAINING - FRAISE	7,100.00	
	LAW ENFORCEMENT SYSTEMS	CASE MANAGEMENT FILES	232.00	
	MARCO, INC.	COPIER PRINTER LEASE	442.31	
	POLICE LEGAL SCIENCES	TRAINING ADD-ONS	240.00	
	VISA-TCM BANK, N.A.	FUEL FOR ILEA/SUPPLIES	596.34	
	WASH CO TREASURER	VEHICLE REGISTRATION STOPS	30.00	
		TOTAL	10,226.67	
	FIRE	ALL AMERICAN PEST CONTROL	PEST CONROL	32.50
		ALLIANT ENERGY	ALLIANT ENERGY	1,990.07
VISA-TCM BANK, N.A.		OFFICE SUPPLIES	36.36	
		TOTAL	2,058.93	
DEVELOPMENT SERV	FARRIER, KELLY	MOWING ABATEMENT	415.00	
		TOTAL	415.00	
LIBRARY	ACE-N-MORE	JANITORIAL SUPPLIES	12.99	
	ALL AMERICAN PEST CONTROL	PEST CONTROL	40.00	
	AMAZON CAPITAL SERVICES	LIBRARY MATERIALS	140.99	
	BAKER & TAYLOR	LIBRARY MATERIALS	1,336.59	
	CAPITAL ONE	PRINTER & SUPPLIES	275.00	
	CARSON PLUMBING & HEATING SRVS INC	PLUMBING REPAIR	37.03	
	CENGAGE LEARNING INC/GALE	LIBRARY MATERIALS	47.98	
	CENTRAL IOWA DISTRIBUTING	JANITORIAL SUPPLIES	62.00	
	CINTAS CORP LOC. 342	MAT SERVICE	84.57	
	CLARION- PLAINSMAN	SUBSCRIPTION	46.00	
	DEMCO INC	BOOK PROCESSING SUPPLIES	122.46	
	HEACOCK, DAKOTTA	WRITERS WORKSHOP	50.00	
	IA DEPT OF CULTURAL AFFAIRS	SUBSCRIPTION	24.95	
	KCII	PROGRAM PROMOTION	106.08	
	KCTC	INTERNET	409.19	
	SANTIAGO, LISA	PRESENTATION FOR LIBRARY	40.00	
	STAPLES BUSINESS ADVANTAGE	TONER AND SUPPLIES	874.38	
	THE NEWS	SUBSCRIPTION	50.00	
	VALENTINE, TAMMY	HOMEBOUNG SUPPLIES	7.86	
	VISA-TCM BANK, N.A.	SUBSCRIP, POSTAGE, TRAININ	999.83	
	WASHINGTON LUMBER	BUILDING MAINTENANCE	247.11	
	WMPF GROUP LLC	PROGRAM PROMOTION	50.00	
		TOTAL	5,065.01	
	PARKS	ALLIANT ENERGY	ALLIANT ENERGY	1,261.82
		WASH CO EXTENSION OFFICE	SPRAY CLASS	45.00
		COBB OIL CO., INC-BP ONE TRIP	FUEL	60.52
		O'REILLY AUTOMOTIVE INC	BATTERY	76.39
		VISA-TCM BANK, N.A.	PARK EQUIP UNLOADING, BELT	405.39
		STOUT COMPANIES	SEED	320.20
CINTAS FIRST AID & SAFETY		FIRST AID SUPPLIES	84.31	
		TOTAL	2,253.63	
POOL		SHERWIN-WILLIAMS	PAINT	95.19
	WASHINGTON LUMBER	POOL PAINT	17.97	
		TOTAL	113.16	
CEMETERY	ALLIANT ENERGY	ALLIANT ENERGY	235.12	
	ARNOLD MOTOR SUPPLY	PARTS/WELDER	1,587.62	
	CASH-N-CARRY CHEMICALS LLC	WEED KILLER	962.50	

		TOTAL	1,849.94
SIDEWALK REPAIR & REPLACE	HAMMES, MIKE	SIDEWALK REPLACEMENT PROGR	704.00
		TOTAL	704.00
TREE REMOVAL & REP	GREINER, TRENT	BARTHOLOW FARM TREE REMOVA	1,200.00
		TOTAL	1,200.00
K-9 PROGRAM	VISA-TCM BANK, N.A.	SUPPLIES	35.30
		TOTAL	35.30
LIBRARY GIFT	OVERDRIVE, INC.	DIGITAL MATERIALS	277.73
		TOTAL	277.73
WATER PLANT	ALLIANT ENERGY	ALLIANT ENERGY	502.21
	CONKLIN, DANA	MILEAGE REIMBURSEMENT	26.86
	ION ENVIRONMENTAL SOLUTIONS	LAB SERVICES	140.00
	POSTMASTER	BULK MAILING - WATER BILLS	1,163.52
	TYLER TECHNOLOGIES	UTILITY BILLING ONLINE	1,450.00
		TOTAL	3,282.59
WATER DISTRIBUTION	ALLIANT ENERGY	ALLIANT ENERGY	50.30
	ARNOLD MOTOR SUPPLY	PARTS	764.45
	CAPITAL ONE	PRINTER & SUPPLIES	139.00
	USA BLUEBOOK	WATER FLAGS	130.40
		TOTAL	1,084.15
SEWER PLANT	ALL AMERICAN PEST CONTROL	PEST CONTROL	35.00
	ALLIANT ENERGY	ALLIANT ENERGY	15,341.71
	IGRAPHIX, INC	H2S METER SHIPPING	17.23
	LOGAN CONTRACTORS SUPPLY, INC.	PUMP REPAIR	2,949.93
	VISA-TCM BANK, N.A.	CONFERENCE AND FUEL	191.47
		TOTAL	18,535.34
SEWER COLLECTION	ARNOLD MOTOR SUPPLY	PARTS	417.83
	EASTERN IOWA TIRE - BURLINGTON	BACKHOE TIRES	614.98
	THOMPSON TRUCK AND TRAILER INC.	DIESEL EXHAUSE FLUID	179.88
	WASH CO PUBLIC HEALTH	HEP B SHOT	80.00
		TOTAL	1,292.69
SANITATION	JOHNSON COUNTY REFUSE INC	REFUSE AND RECYCLING	48,178.20
	WASH CO HUMANE SOCIETY	SEPTEMBER COLLECTIONS	341.00
		TOTAL	48,519.20
		TOTAL	254,089.20

CITY OF WASHINGTON, IOWA
MONTH TO DATE TREASURERS REPORT
JULY 31, 2023

FUND	7/1/2023	M-T-D	REVENUES NOT	M-T-D	EXPENSES NOT	7/31/2023
	BEGINNING					REVENUES
	CASH BALANCE					BALANCE
001-GENERAL FUND	1,065,425.77	84,027.53	-	554,276.27	-	595,177.03
002-AIRPORT FUND	369,888.93	83,109.19	-	47,370.78	-	405,627.34
010-CHAMBER REIMBURSEMENT	10,088.48	10,660.04	-	13,650.05	-	7,098.47
011-MAIN STREET REIMBURSEMENT	-	-	-	4,158.61	-	(4,158.61)
012-WEDG REIMBURSEMENT	3,086.13	8,953.10	-	8,035.03	-	4,004.20
050-DOWNTOWN INCENTIVE GRANT	231,473.15	-	-	-	-	231,473.15
110-ROAD USE	687,333.66	83,173.52	-	167,378.21	-	603,128.97
112-EMPLOYEE BENEFITS	-	5,061.38	-	5,061.38	-	-
113-LIABILITY INSURANCE	-	-	-	-	-	-
114-EMERGENCY LEVY	-	408.28	-	408.28	-	-
121-LOCAL OPTION SALES TAX	-	103,559.23	-	103,559.23	-	-
122-LOST DEBT SERVICE	-	77,669.42	-	-	-	77,669.42
123-LOST DEBT SERVICE RESERVE	79,170.00	-	-	-	-	79,170.00
124-HOTEL/MOTEL TAX	147,401.86	-	-	1,533.38	-	145,868.48
125-UNIF COMM UR-NE IND	-	4,523.28	-	-	-	4,523.28
126-SE RES UR	-	-	-	-	-	-
127-UNIF COMM UR - BRIARWOOD	-	-	-	-	-	-
128-URBAN RENEWAL AREA #3B/D	-	-	-	-	-	-
129-SC RES UR	-	-	-	-	-	-
130-URBAN RENEWAL AREA #3D	-	-	-	-	-	-
131-URBAN RENEWAL AREA #4	-	-	-	-	-	-
132-UNIF COMM UR - EBD	-	-	-	-	-	-
133-UNIF COMM UR-IRE	-	-	-	-	-	-
134-DOWNTOWN COMM UR	-	1,228.97	-	-	-	1,228.97
145-HOUSING REHABILITATION	54,710.32	-	-	102.00	-	54,608.32
146-LMI TIF SET-ASIDE	150,745.64	-	-	-	-	150,745.64
200-DEBT SERVICE	16,506.81	5,909.90	-	-	-	22,416.71
300-CAPITAL EQUIPMENT	445,916.32	-	-	67,392.24	-	378,524.08
301-CAPITAL PROJECTS FUND	1,474,256.29	15,364.74	-	72,802.67	-	1,416,818.36
303-WWTP CAPITAL PROJ FUND	-	-	-	-	-	-
305-RIVERBOAT FOUND CAP PROJ	588,609.77	-	-	-	-	588,609.77
308-INDUSTRIAL DEVELOPMENT	469,288.85	9,199.64	-	5,090.38	-	473,398.11
309-MUNICIPAL BUILDING	-	-	-	-	-	-
310-WELLNESS PARK	119,024.95	-	-	-	-	119,024.95
311-SIDEWALK REPAIR & REPLACE	131,806.86	-	-	6,336.00	-	125,470.86
312-TREE REMOVAL & REPLACE	20,198.59	-	-	-	-	20,198.59
315-RESIDENTIAL DEVELOPMENT	525,931.88	151.04	-	-	-	526,082.92
317-ARPA CAPITAL PROJECTS	876,257.81	2,695.28	-	-	-	878,953.09
325-BUILDING & FACILITY MAINT	87,560.83	-	-	-	-	87,560.83
510-MUNICIPAL BAND	8,051.96	-	-	-	-	8,051.96
520-DOG PARK	4,178.88	-	-	-	-	4,178.88
530-TREE COMMITTEE	14,584.57	-	-	-	-	14,584.57
535-NEIGHBORHOOD PRIDE	-	-	-	-	-	-
540-POLICE FORFEITURE	3,631.25	-	-	-	-	3,631.25
541-K-9 PROGRAM	1,726.70	-	-	-	-	1,726.70
545-SAFETY FUND	5,102.33	-	-	-	-	5,102.33
550-PARK GIFT	99,369.21	609.42	-	-	-	99,978.63
570-LIBRARY GIFT	316,691.26	160,463.64	-	27,235.40	-	449,919.50
580-CEMETERY GIFT	2,023.00	-	-	-	-	2,023.00
590-CABLE COMMISSION	-	-	-	-	-	-
600-WATER UTILITY	511,522.13	182,704.82	-	199,003.80	-	495,223.15
601-WATER DEPOSIT FUND	32,295.00	1,500.00	-	750.00	-	33,045.00
602-WATER SINKING	-	-	-	-	-	-
603-WATER CAPITAL PROJECTS	-	127,942.58	-	127,942.58	-	-
610-SANITARY SEWER	478,609.98	198,245.04	-	165,581.38	-	511,273.64
612-SEWER SINKING	-	-	-	-	-	-
613-SEWER CAPITAL PROJECTS	-	-	-	-	-	-
670-SANITATION	122,798.78	55,593.76	-	50,196.60	-	128,195.94
910-LIBRARY TRUST	-	-	-	-	-	-
950-SELF INSURANCE	545,813.94	465.14	-	6,814.58	-	539,464.50
951-UNEMPLOYMENT SELF INS	77,725.61	35.93	-	1,625.00	-	76,136.54
TOTAL BALANCE	9,778,807.50	1,223,254.87	-	1,636,303.85	-	9,365,758.52

Cash in Bank - Pooled Cash

		<u>Interest Rate</u>
Wash St. Bank - Operating Account	3,031,731.31 (1)	0.20%
Wash St. Bank - Airport Fuel Account	-	
Cash in Drawer	350.00	N/A
Investment in IPAIF	578,313.11	0.20%
Wash St - Farm Mgmt Acct	202,880.42	
Wash St Bank - CD 1/14/2019	526,236.28	0.65%
Wash St Bank - CD 08/30/2018	270,364.31	0.65%
Wash St Bank - ISC Account	4,755,883.09	4.25%
TOTAL CASH IN BANK	9,365,758.52	

(1) Washington State Bank	3,371,410.07
Outstanding Deposits & Checks/Wages payable	(339,678.76)
	<u>3,031,731.31</u>

CITY OF WASHINGTON, IOWA
YEAR TO DATE TREASURERS REPORT
JULY 31, 2023

FUND	7/1/2023	M-T-D	REVENUES NOT	M-T-D	EXPENSES NOT	7/31/2023
	BEGINNING					REVENUES
	CASH BALANCE					BALANCE
001-GENERAL FUND	1,065,425.77	84,027.53	-	554,276.27	-	595,177.03
002-AIRPORT FUND	369,888.93	83,109.19	-	47,370.78	-	405,627.34
010-CHAMBER REIMBURSEMENT	10,088.48	10,660.04	-	13,650.05	-	7,098.47
011-MAIN STREET REIMBURSEMENT	-	-	-	4,158.61	-	(4,158.61)
012-WEDG REIMBURSEMENT	3,086.13	8,953.10	-	8,035.03	-	4,004.20
050-DOWNTOWN INCENTIVE GRANT	231,473.15	-	-	-	-	231,473.15
110-ROAD USE	687,333.66	83,173.52	-	167,378.21	-	603,128.97
112-EMPLOYEE BENEFITS	-	5,061.38	-	5,061.38	-	-
113-LIABILITY INSURANCE	-	-	-	-	-	-
114-EMERGENCY LEVY	-	408.28	-	408.28	-	-
121-LOCAL OPTION SALES TAX	-	103,559.23	-	103,559.23	-	-
122-LOST DEBT SERVICE	-	77,669.42	-	-	-	77,669.42
123-LOST DEBT SERVICE RESERVE	79,170.00	-	-	-	-	79,170.00
124-HOTEL/MOTEL TAX	147,401.86	-	-	1,533.38	-	145,868.48
125-UNIF COMM UR-NE IND	-	4,523.28	-	-	-	4,523.28
126-SE RES UR	-	-	-	-	-	-
127-UNIF COMM UR - BRIARWOOD	-	-	-	-	-	-
128-URBAN RENEWAL AREA #3B/D	-	-	-	-	-	-
129-SC RES UR	-	-	-	-	-	-
130-URBAN RENEWAL AREA #3D	-	-	-	-	-	-
131-URBAN RENEWAL AREA #4	-	-	-	-	-	-
132-UNIF COMM UR - EBD	-	-	-	-	-	-
133-UNIF COMM UR-IRE	-	-	-	-	-	-
134-DOWNTOWN COMM UR	-	1,228.97	-	-	-	1,228.97
145-HOUSING REHABILITATION	54,710.32	-	-	102.00	-	54,608.32
146-LMI TIF SET-ASIDE	150,745.64	-	-	-	-	150,745.64
200-DEBT SERVICE	16,506.81	5,909.90	-	-	-	22,416.71
300-CAPITAL EQUIPMENT	445,916.32	-	-	67,392.24	-	378,524.08
301-CAPITAL PROJECTS FUND	1,474,256.29	15,364.74	-	72,802.67	-	1,416,818.36
303-WWTP CAPITAL PROJ FUND	-	-	-	-	-	-
305-RIVERBOAT FOUND CAP PROJ	588,609.77	-	-	-	-	588,609.77
308-INDUSTRIAL DEVELOPMENT	469,288.85	9,199.64	-	5,090.38	-	473,398.11
309-MUNICIPAL BUILDING	-	-	-	-	-	-
310-WELLNESS PARK	119,024.95	-	-	-	-	119,024.95
311-SIDEWALK REPAIR & REPLACE	131,806.86	-	-	6,336.00	-	125,470.86
312-TREE REMOVAL & REPLACE	20,198.59	-	-	-	-	20,198.59
315-RESIDENTIAL DEVELOPMENT	525,931.88	151.04	-	-	-	526,082.92
317-ARPA CAPITAL PROJECTS	876,257.81	2,695.28	-	-	-	878,953.09
325-BUILDING & FACILITY MAINT	87,560.83	-	-	-	-	87,560.83
510-MUNICIPAL BAND	8,051.96	-	-	-	-	8,051.96
520-DOG PARK	4,178.88	-	-	-	-	4,178.88
530-TREE COMMITTEE	14,584.57	-	-	-	-	14,584.57
535-NEIGHBORHOOD PRIDE	-	-	-	-	-	-
540-POLICE FORFEITURE	3,631.25	-	-	-	-	3,631.25
541-K-9 PROGRAM	1,726.70	-	-	-	-	1,726.70
545-SAFETY FUND	5,102.33	-	-	-	-	5,102.33
550-PARK GIFT	99,369.21	609.42	-	-	-	99,978.63
570-LIBRARY GIFT	316,691.26	160,463.64	-	27,235.40	-	449,919.50
580-CEMETERY GIFT	2,023.00	-	-	-	-	2,023.00
590-CABLE COMMISSION	-	-	-	-	-	-
600-WATER UTILITY	511,522.13	182,704.82	-	199,003.80	-	495,223.15
601-WATER DEPOSIT FUND	32,295.00	1,500.00	-	750.00	-	33,045.00
602-WATER SINKING	-	-	-	-	-	-
603-WATER CAPITAL PROJECTS	-	127,942.58	-	127,942.58	-	-
610-SANITARY SEWER	478,609.98	198,245.04	-	165,581.38	-	511,273.64
612-SEWER SINKING	-	-	-	-	-	-
613-SEWER CAPITAL PROJECTS	-	-	-	-	-	-
670-SANITATION	122,798.78	55,593.76	-	50,196.60	-	128,195.94
910-LIBRARY TRUST	-	-	-	-	-	-
950-SELF INSURANCE	545,813.94	465.14	-	6,814.58	-	539,464.50
951-UNEMPLOYMENT SELF INS	77,725.61	35.93	-	1,625.00	-	76,136.54
TOTAL BALANCE	9,778,807.50	1,223,254.87	-	1,636,303.85	-	9,365,758.52

Cash in Bank - Pooled Cash

Wash St. Bank - Operating Account	3,031,731.31	(1)	<u>Interest Rate</u>	0.20%
Wash St. Bank - Airport Fuel Account	-			
Cash in Drawer	350.00			N/A
Investment in IPAIT	578,313.11			0.20%
Wash St - Farm Mgmt Acct	202,880.42			
Wash St Bank - CD 1/14/2019	526,236.28			0.65%
Wash St Bank - CD 08/30/2018	270,364.31			0.65%
Wash St Bank - ISC Account	4,755,883.09			4.25%
TOTAL CASH IN BANK	9,365,758.52			

(1) Washington State Bank	3,371,410.07
Outstanding Deposits & Checks/Wages payable	(339,678.76)
	<u>3,031,731.31</u>

CITY OF WASHINGTON, IOWA
MONTH TO DATE TREASURERS REPORT
AUGUST 31, 2023

FUND	8/1/2023		REVENUES NOT YET RECEIVED	8/31/2023		
	BEGINNING CASH BALANCE	M-T-D REVENUES		M-T-D EXPENDITURES	EXPENSES NOT YET EXPENDED	ENDING CASH BALANCE
001-GENERAL FUND	595,177.03	88,755.79	-	371,595.52	-	312,337.30
002-AIRPORT FUND	405,627.34	47,070.68	-	70,102.25	-	382,595.77
010-CHAMBER REIMBURSEMENT	7,098.47	10,660.04	-	12,199.46	-	5,559.05
011-MAIN STREET REIMBURSEMENT	(4,158.61)	9,454.70	-	4,142.49	-	1,153.60
012-WEDG REIMBURSEMENT	4,004.20	8,953.10	-	7,705.35	-	5,251.95
050-DOWNTOWN INCENTIVE GRANT	231,473.15	-	-	-	-	231,473.15
110-ROAD USE	603,128.97	82,557.02	-	64,588.10	-	621,097.89
112-EMPLOYEE BENEFITS	-	8,489.24	-	8,489.24	-	-
113-LIABILITY INSURANCE	-	-	-	-	-	-
114-EMERGENCY LEVY	-	640.05	-	640.05	-	-
121-LOCAL OPTION SALES TAX	-	127,588.32	-	127,588.32	-	-
122-LOST DEBT SERVICE	77,669.42	95,691.24	-	-	-	173,360.66
123-LOST DEBT SERVICE RESERVE	79,170.00	-	-	-	-	79,170.00
124-HOTEL/MOTEL TAX	145,868.48	21,331.08	-	15,143.58	-	152,055.98
125-UNIF COMM UR-NE IND	4,523.28	-	-	-	-	4,523.28
126-SE RES UR	-	-	-	-	-	-
127-UNIF COMM UR - BRIARWOOD	-	-	-	-	-	-
128-URBAN RENEWAL AREA #3B/D	-	-	-	-	-	-
129-SC RES UR	-	-	-	-	-	-
130-URBAN RENEWAL AREA #3D	-	-	-	-	-	-
131-URBAN RENEWAL AREA #4	-	-	-	-	-	-
132-UNIF COMM UR - EBD	-	-	-	-	-	-
133-UNIF COMM UR-IRE	-	-	-	-	-	-
134-DOWNTOWN COMM UR	1,228.97	-	-	-	-	1,228.97
145-HOUSING REHABILITATION	54,608.32	-	-	-	-	54,608.32
146-LMI TIF SET-ASIDE	150,745.64	-	-	-	-	150,745.64
200-DEBT SERVICE	22,416.71	8,648.24	-	-	-	31,064.95
300-CAPITAL EQUIPMENT	378,524.08	194,275.47	-	-	-	572,799.55
301-CAPITAL PROJECTS FUND	1,416,818.36	53,607.80	-	175,615.01	-	1,294,811.15
303-WWTP CAPITAL PROJ FUND	-	-	-	-	-	-
305-RIVERBOAT FOUND CAP PROJ	588,609.77	-	-	-	-	588,609.77
308-INDUSTRIAL DEVELOPMENT	473,398.11	10,245.76	-	7,000.44	-	476,643.43
309-MUNICIPAL BUILDING	-	-	-	-	-	-
310-WELLNESS PARK	119,024.95	15,500.00	-	125.00	-	134,399.95
311-SIDEWALK REPAIR & REPLACE	125,470.86	-	-	4,328.00	-	121,142.86
312-TREE REMOVAL & REPLACE	20,198.59	-	-	-	-	20,198.59
315-RESIDENTIAL DEVELOPMENT	526,082.92	149.69	-	-	-	526,232.61
317-ARPA CAPITAL PROJECTS	878,953.09	2,829.58	-	-	-	881,782.67
325-BUILDING & FACILITY MAINT	87,560.83	-	-	-	-	87,560.83
510-MUNICIPAL BAND	8,051.96	-	-	-	-	8,051.96
520-DOG PARK	4,178.88	-	-	-	-	4,178.88
530-TREE COMMITTEE	14,584.57	-	-	-	-	14,584.57
535-NEIGHBORHOOD PRIDE	-	-	-	-	-	-
540-POLICE FORFEITURE	3,631.25	-	-	-	-	3,631.25
541-K-9 PROGRAM	1,726.70	50.00	-	85.29	-	1,691.41
545-SAFETY FUND	5,102.33	1,000.00	-	-	-	6,102.33
550-PARK GIFT	99,978.63	113.36	-	-	-	100,091.99
570-LIBRARY GIFT	449,919.50	18,617.06	-	5,588.95	-	462,947.61
580-CEMETERY GIFT	2,023.00	-	-	-	-	2,023.00
590-CABLE COMMISSION	-	-	-	-	-	-
600-WATER UTILITY	495,223.15	197,344.35	-	97,667.46	-	594,900.04
601-WATER DEPOSIT FUND	33,045.00	1,350.00	-	1,800.00	-	32,595.00
602-WATER SINKING	-	-	-	-	-	-
603-WATER CAPITAL PROJECTS	-	7,590.55	-	7,590.55	-	-
610-SANITARY SEWER	511,273.64	216,337.07	-	107,712.22	-	619,898.49
612-SEWER SINKING	-	-	-	-	-	-
613-SEWER CAPITAL PROJECTS	-	-	-	-	-	-
670-SANITATION	128,195.94	57,739.85	-	52,829.88	-	133,105.91
910-LIBRARY TRUST	-	-	-	-	-	-
950-SELF INSURANCE	539,464.50	780.16	-	6,263.92	-	533,980.74
951-UNEMPLOYMENT SELF INS	76,136.54	60.28	-	-	-	76,196.82
TOTAL BALANCE	9,365,758.52	1,287,430.48	-	1,148,801.08	-	9,504,387.92

Cash in Bank - Pooled Cash

Wash St. Bank - Operating Account	3,155,310.23 (1)	Interest Rate 0.20%
Wash St. Bank - Airport Fuel Account	-	
Cash in Drawer	350.00	N/A
Investment in IPAIT	580,783.50	0.20%
Wash St - Farm Mgmt Acct	197,391.99	
Wash St Bank - CD 1/14/2019	526,973.73	0.65%
Wash St Bank - CD 08/30/2018	270,498.75	0.65%
Wash St Bank - ISC Account	4,773,079.72	4.25%
TOTAL CASH IN BANK	9,504,387.92	

(1) Washington State Bank	3,224,630.66
Outstanding Deposits & Checks/Wages payable	(69,320.43)
	3,155,310.23

CITY OF WASHINGTON, IOWA
YEAR TO DATE TREASURERS REPORT
AUGUST 31, 2023

FUND	7/1/2023	Y-T-D	REVENUES NOT	Y-T-D	EXPENSES NOT	8/31/2023
	BEGINNING					
	CASH BALANCE					BALANCE
001-GENERAL FUND	1,065,425.77	172,783.32	-	925,871.79	-	312,337.30
002-AIRPORT FUND	369,888.93	130,179.87	-	117,473.03	-	382,595.77
010-CHAMBER REIMBURSEMENT	10,088.48	21,320.08	-	25,849.51	-	5,559.05
011-MAIN STREET REIMBURSEMENT	-	9,454.70	-	8,301.10	-	1,153.60
012-WEDG REIMBURSEMENT	3,086.13	17,906.20	-	15,740.38	-	5,251.95
050-DOWNTOWN INCENTIVE GRANT	231,473.15	-	-	-	-	231,473.15
110-ROAD USE	687,333.66	165,730.54	-	231,966.31	-	621,097.89
112-EMPLOYEE BENEFITS	-	13,550.62	-	13,550.62	-	-
113-LIABILITY INSURANCE	-	-	-	-	-	-
114-EMERGENCY LEVY	-	1,048.33	-	1,048.33	-	-
121-LOCAL OPTION SALES TAX	-	231,147.55	-	231,147.55	-	-
122-LOST DEBT SERVICE	-	173,360.66	-	-	-	173,360.66
123-LOST DEBT SERVICE RESERVE	79,170.00	-	-	-	-	79,170.00
124-HOTEL/MOTEL TAX	147,401.86	21,331.08	-	16,676.96	-	152,055.98
125-UNIF COMM UR-NE IND	-	4,523.28	-	-	-	4,523.28
126-SE RES UR	-	-	-	-	-	-
127-UNIF COMM UR - BRIARWOOD	-	-	-	-	-	-
128-URBAN RENEWAL AREA #3B/D	-	-	-	-	-	-
129-SC RES UR	-	-	-	-	-	-
130-URBAN RENEWAL AREA #3D	-	-	-	-	-	-
131-URBAN RENEWAL AREA #4	-	-	-	-	-	-
132-UNIF COMM UR - EBD	-	-	-	-	-	-
133-UNIF COMM UR-IRE	-	-	-	-	-	-
134-DOWNTOWN COMM UR	-	1,228.97	-	-	-	1,228.97
145-HOUSING REHABILITATION	54,710.32	-	-	102.00	-	54,608.32
146-LMI TIF SET-ASIDE	150,745.64	-	-	-	-	150,745.64
200-DEBT SERVICE	16,506.81	14,558.14	-	-	-	31,064.95
300-CAPITAL EQUIPMENT	445,916.32	194,275.47	-	67,392.24	-	572,799.55
301-CAPITAL PROJECTS FUND	1,474,256.29	68,972.54	-	248,417.68	-	1,294,811.15
303-WWTP CAPITAL PROJ FUND	-	-	-	-	-	-
305-RIVERBOAT FOUND CAP PROJ	588,609.77	-	-	-	-	588,609.77
308-INDUSTRIAL DEVELOPMENT	469,288.85	19,445.40	-	12,090.82	-	476,643.43
309-MUNICIPAL BUILDING	-	-	-	-	-	-
310-WELLNESS PARK	119,024.95	15,500.00	-	125.00	-	134,399.95
311-SIDEWALK REPAIR & REPLACE	131,806.86	-	-	10,664.00	-	121,142.86
312-TREE REMOVAL & REPLACE	20,198.59	-	-	-	-	20,198.59
315-RESIDENTIAL DEVELOPMENT	525,931.88	300.73	-	-	-	526,232.61
317-ARPA CAPITAL PROJECTS	876,257.81	5,524.86	-	-	-	881,782.67
325-BUILDING & FACILITY MAINT	87,560.83	-	-	-	-	87,560.83
510-MUNICIPAL BAND	8,051.96	-	-	-	-	8,051.96
520-DOG PARK	4,178.88	-	-	-	-	4,178.88
530-TREE COMMITTEE	14,584.57	-	-	-	-	14,584.57
535-NEIGHBORHOOD PRIDE	-	-	-	-	-	-
540-POLICE FORFEITURE	3,631.25	-	-	-	-	3,631.25
541-K-9 PROGRAM	1,726.70	50.00	-	85.29	-	1,691.41
545-SAFETY FUND	5,102.33	1,000.00	-	-	-	6,102.33
550-PARK GIFT	99,369.21	722.78	-	-	-	100,091.99
570-LIBRARY GIFT	316,691.26	179,080.70	-	32,824.35	-	462,947.61
580-CEMETERY GIFT	2,023.00	-	-	-	-	2,023.00
590-CABLE COMMISSION	-	-	-	-	-	-
600-WATER UTILITY	511,522.13	380,049.17	-	296,671.26	-	594,900.04
601-WATER DEPOSIT FUND	32,295.00	2,850.00	-	2,550.00	-	32,595.00
602-WATER SINKING	-	-	-	-	-	-
603-WATER CAPITAL PROJECTS	-	135,533.13	-	135,533.13	-	-
610-SANITARY SEWER	478,609.98	414,582.11	-	273,293.60	-	619,898.49
612-SEWER SINKING	-	-	-	-	-	-
613-SEWER CAPITAL PROJECTS	-	-	-	-	-	-
670-SANITATION	122,798.78	113,333.61	-	103,026.48	-	133,105.91
910-LIBRARY TRUST	-	-	-	-	-	-
950-SELF INSURANCE	545,813.94	1,245.30	-	13,078.50	-	533,980.74
951-UNEMPLOYMENT SELF INS	77,725.61	96.21	-	1,625.00	-	76,196.82
TOTAL BALANCE	9,778,807.50	2,510,685.35	-	2,785,104.93	-	9,504,387.92

Cash in Bank - Pooled Cash

		Interest Rate
Wash St. Bank - Operating Account	3,155,310.23 (1)	0.20%
Wash St. Bank - Airport Fuel Account	-	
Cash in Drawer	350.00	N/A
Investment in IPAIT	580,783.50	0.20%
Wash St - Farm Mgmt Acct	197,391.99	
Wash St Bank - CD 1/14/2019	526,973.73	0.65%
Wash St Bank - CD 08/30/2018	270,498.75	0.65%
Wash St Bank - ISC Account	4,773,079.72	4.25%
TOTAL CASH IN BANK	9,504,387.92	

(1) Washington State Bank	3,224,630.66
Outstanding Deposits & Checks/Wages payable	(69,320.43)
	3,155,310.23

October 3, 2023

The City Council of the City of Washington in the State of Iowa, met in _____ session, in the Council Chambers, City Hall, 215 East Washington Street, Washington, Iowa, at 6:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the proposal to approve and authorize execution of a Development Agreement by and between the City of Washington and Washington Hotel Group, LLC, and that notice of the proposed action by the Council to enter into said Agreement had been published pursuant to the provisions of Section 362.3, Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any City resident or property owner to the proposed action. The Clerk advised the Mayor and the Council that _____ written objections had been filed. The Mayor then called for oral objections and _____ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF WASHINGTON AND WASHINGTON HOTEL GROUP, LLC", and moved:

- that the Resolution be adopted.
- to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2023, at this place.

Council Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING
EXECUTION OF A DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF WASHINGTON AND
WASHINGTON HOTEL GROUP, LLC

WHEREAS, by Resolution No. 2023-052, adopted June 20, 2023, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Washington East Commercial Urban Renewal Plan (the "Urban Renewal Plan" or "Plan") for the Washington East Commercial Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan is on file in the office of the Recorder of Washington County; and

WHEREAS, it is desirable that properties within the Area be redeveloped as part of the overall redevelopment area covered by said Plan; and

WHEREAS, the City has received a proposal from Washington Hotel Group, LLC (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the City and the Developer, pursuant to which, among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Urban Renewal Area as defined and legally described in the Agreement (the "Development Property") and consisting of the construction of an approximately 30,000 square foot, 54-room hotel that includes a pool, together with all related site improvements, as outlined in the proposed Agreement; and

WHEREAS, the Agreement further proposes that the City will make up to ten (10) consecutive annual payments of Economic Development Grants to Developer consisting of 100% of the Tax Increments collected pursuant to Section 403.19, Code of Iowa, and generated by the construction of the Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$1,800,000, or the amount accrued under the formula outlined in the proposed Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement; and

WHEREAS, one of the obligations of the Developer relates to employment retention and/or creation; and

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

WHEREAS, the Council has determined that the Agreement is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A

and 403, Code of Iowa, taking into account any or all of the factors set forth in Chapter 15A, Code of Iowa, to wit:

- a. Businesses that add diversity to or generate new opportunities for the Iowa economy should be favored over those that do not.
- b. Development policies in the dispensing of the funds should attract, retain, or expand businesses that produce exports or import substitutes, or which generate tourism-related activities.
- c. Development policies in the dispensing or use of the funds should be targeted toward businesses that generate public gains and benefits, which gains and benefits are warranted in comparison to the amount of the funds dispensed.
- d. Development policies in dispensing the funds should not be used to attract a business presently located within the state to relocate to another portion of the state unless the business is considering in good faith to relocate outside the state or unless the relocation is related to an expansion which will generate significant new job creation. Jobs created as a result of other jobs in similar Iowa businesses being displaced shall not be considered direct jobs for the purpose of dispensing funds; and

WHEREAS, pursuant to notice published as required by law, this Council has held a public meeting and hearing upon the proposal to approve and authorize execution of the Agreement and has considered the extent of objections received from residents or property owners as to said proposed Agreement; and, accordingly the following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That the performance by the City of its obligations under the Agreement, including but not limited to making of grants to the Developer in connection with the development of the Development Property under the terms set forth in the Agreement, be and is hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403, Code of Iowa, taking into account the factors set forth therein.

Section 2. That the form and content of the Agreement, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Agreement for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Agreement, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement as executed.

PASSED AND APPROVED this 3rd day of October, 2023.

Mayor

ATTEST:

City Clerk

AGREEMENT FOR PRIVATE DEVELOPMENT

By and Between

THE CITY OF WASHINGTON, IOWA

AND

WASHINGTON HOTEL GROUP, LLC

_____, 2023

AGREEMENT FOR
PRIVATE DEVELOPMENT

THIS AGREEMENT FOR PRIVATE DEVELOPMENT (hereinafter called "Agreement"), is made on or as of the _____ day of _____, 2023 (the "Effective Date"), by and between the CITY OF WASHINGTON, IOWA, a municipality (hereinafter called "City"), established pursuant to the Code of Iowa of the State of Iowa and acting under the authorization of Chapters 15A and 403 of the Code of Iowa, 2023, as amended (hereinafter called "Urban Renewal Act") and WASHINGTON HOTEL GROUP, LLC, an Iowa limited liability company ("Developer").

WITNESSETH:

WHEREAS, in furtherance of the objectives of the Urban Renewal Act, the City has undertaken a program for the development of an economic development area in the City and, in this connection, is engaged in carrying out urban renewal project activities in an area known as the Washington East Commercial Urban Renewal Area (the "Urban Renewal Area"), which is described in the Washington East Commercial Urban Renewal Plan approved for such area by Resolution No. 2023-052 on June 20, 2023 (the "Urban Renewal Plan"); and

WHEREAS, a copy of the foregoing Urban Renewal Plan has been recorded among the land records in the office of the Recorder of Washington County, Iowa; and

WHEREAS, Developer is the owner of certain real property located in the foregoing Urban Renewal Area and as more particularly described in Exhibit A attached hereto and made a part hereof (which property as so described is hereinafter referred to as the "Development Property"); and

WHEREAS, Developer is willing to cause certain improvements to be constructed on the Development Property and Developer will thereafter cause the same to be operated in accordance with this Agreement; and

WHEREAS, the City is willing to provide certain incentives in consideration for Developer's obligations all pursuant to the terms and conditions of this Agreement; and

WHEREAS, the City believes that the development of the Development Property pursuant to this Agreement and the fulfillment generally of this Agreement are in the vital and best interests of the City and in accord with the public purposes and provisions of the applicable State and local laws and requirements under which the foregoing project has been undertaken and is being assisted.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I-A. PRECONDITION

Section 1-A.1. Condition Precedent. The obligations and rights of both parties under this Agreement are contingent upon Developer obtaining an acceptable commitment for financing, sufficient to complete the Minimum Improvements and the Project, on or before December 31, 2023. If this condition is not timely satisfied, then either the City or the Developer may unilaterally terminate this

Agreement by providing written notice to the other party; upon delivery of such notice, this Agreement shall automatically terminate with no further action required by any party, and the parties shall have no further rights or obligations under this Agreement.

ARTICLE I. DEFINITIONS

Section 1.1. Definitions. In addition to other definitions set forth in this Agreement, all capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this Agreement for Private Development and all exhibits and appendices hereto, as the same may be from time to time modified, amended, or supplemented.

Certificate of Completion means a certification in the form of the certificate attached hereto as Exhibit E and hereby made a part of this Agreement.

City means the City of Washington, Iowa, or any successor to its functions.

Code means the Code of Iowa, 2023, as amended.

Construction Plans means the plans, specifications, drawings and related documents reflecting the construction work to be performed by Developer on the Development Property referred to in Article III.

County means the County of Washington, Iowa.

Developer means Washington Hotel Group, LLC, an Iowa limited liability company, and its permitted successors and assigns.

Development Property means that portion of the Washington East Commercial Urban Renewal Area described in Exhibit A.

Economic Development Grants mean the payments from Tax Increment to be made by City to Developer under Article VIII of this Agreement.

Effective Date means the date of this Agreement.

Event of Default means any of the events described in Section 10.1 of this Agreement.

First Mortgage means any mortgage or security agreement in which Developer has granted a mortgage or other security interest in the Development Property, or any portion or parcel thereof, or any improvements constructed thereon, granted to secure any loan made pursuant to either a mortgage commitment obtained by Developer from a commercial lender or other financial institution to fund any portion of the construction costs and initial operating capital requirements of the Minimum Improvements, or all such mortgages as appropriate.

Full-Time Equivalent Employment Unit means the employment of the equivalent of one person for 2,000 hours per year, assuming eight hours per day for a five-day, forty-hour work week for fifty weeks per year.

Indemnified Parties means City and the governing body members, officers, agents, servants, and employees thereof.

Minimum Improvements means the construction of a 54-room hotel on the Development Property, as more particularly described in Exhibits B and B-1 to this Agreement.

Net Proceeds means any proceeds paid by an insurer to Developer under a policy or policies of insurance required to be provided and maintained by Developer pursuant to Article V of this Agreement and remaining after deducting all expenses (including fees and disbursements of counsel) incurred in the collection of such proceeds.

Ordinance means the Ordinance of City under which the taxes levied on the taxable portion of the Development Property shall be divided and a portion paid into the Washington East Commercial Urban Renewal Area Tax Increment Revenue Fund under the provisions of Section 403.19 of the Code.

Project shall mean the construction and operation of the Minimum Improvements, as described in this Agreement.

State means the State of Iowa.

Tax Increments means the property tax revenues on that portion of the assessed value of the Minimum Improvements and Development Property divided and made available to City for deposit in the Washington Hotel Group, LLC TIF Account of the Washington East Commercial Urban Renewal Area Tax Increment Revenue Fund under the provisions of Section 403.19 of the Code and the Ordinance.

Termination Date means the date of termination of this Agreement, as established in Section 11.9 of this Agreement.

Unavoidable Delays means reasonably unforeseeable delays resulting from acts or occurrences outside the reasonable control of the party claiming the delay, including but not limited to storms, floods, fires, explosions, or other casualty losses; unusual weather conditions; strikes, boycotts, lockouts, or other labor disputes; wars, acts of terrorism, riots, or other civil or military disturbances; litigation commenced by third parties; or the acts of any federal, State, or local governmental unit (other than City with respect to City's obligations).

Urban Renewal Area shall mean the area known as the Washington East Commercial Urban Renewal Area.

Urban Renewal Plan means the Washington East Commercial Urban Renewal Plan, approved in respect of the Washington East Commercial Urban Renewal Area, described in the preambles hereof.

Washington East Commercial Urban Renewal Area Tax Increment Revenue Fund means the special fund of City created under the authority of Section 403.19(2) of the Code and the Ordinance, which

fund was created in order to pay the principal of and interest on loans, monies advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds or other obligations issued under the authority of Chapters 15A, 403, or 384 of the Code, incurred by City to finance or refinance in whole or in part projects undertaken pursuant to the Urban Renewal Plan for the Urban Renewal Area.

Washington Hotel Group, LLC TIF Account means a separate account within the Washington East Commercial Urban Renewal Area Tax Increment Revenue Fund of City in which there shall be deposited Tax Increments received by City with respect to the Minimum Improvements and Development Property.

ARTICLE II. REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties of City. City makes the following representations and warranties:

a. The City is a municipal corporation and municipality organized under the provisions of the Constitution and the laws of the State and has the power to enter into this Agreement and carry out its obligations hereunder.

b. The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a breach of, the terms, conditions, or provisions of any contractual restriction, evidence of indebtedness, agreement, or instrument of whatever nature to which City is now a party or by which it is bound, nor do they constitute a default under any of the foregoing, nor do they conflict with or contravene any laws, order, rule or regulation applicable to City.

c. All covenants, stipulations, promises, agreements, and obligations of City contained herein shall be deemed to be the covenants, stipulations, promises, agreements, and obligations of City only, and not of any governing body member, officer, agent, servant, or employee of City in the individual capacity thereof.

Section 2.2. Representations and Warranties of Developer. Developer makes the following representations and warranties:

a. Washington Hotel Group, LLC is an Iowa limited liability company duly organized and validly existing under the laws of the State of Iowa, and duly registered to do business in the State of Iowa, and has all requisite power and authority to own and operate its properties, to carry on its business as now conducted and as presently proposed to be conducted, and to enter into and perform its obligations under this Agreement.

b. This Agreement has been duly and validly authorized, executed, and delivered by Developer and, assuming due authorization, execution, and delivery by City, is in full force and effect and is a valid and legally binding instrument of Developer enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization, or other laws relating to or affecting creditors' rights generally.

c. The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement

are not prevented by, limited by, in conflict with, or result in a violation or breach of, the terms, conditions, or provisions of the governing documents of Developer or of any contractual restriction, evidence of indebtedness, agreement, or instrument of whatever nature to which Developer is now a party or by which it or its property is bound, nor do they constitute a default under any of the foregoing.

d. There are no actions, suits, or proceedings pending or threatened against or affecting the Developer in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the business (present or prospective), financial position, or results of operations of Developer or which in any manner raises any questions affecting the validity of the Agreement or Developer's ability to perform its obligations under this Agreement.

e. Developer shall cause the Minimum Improvements to be constructed in accordance with the terms of this Agreement, the Urban Renewal Plan and all applicable local, State, and federal laws and regulations.

f. Developer shall use its best efforts to obtain, or cause others to obtain, in a timely manner, all required permits, licenses, and approvals, and will meet, in a timely manner, all requirements of all applicable local, State, and federal laws and regulations which must be obtained or met before the Minimum Improvements may be lawfully constructed.

g. To its knowledge, Developer has not received any notice from any local, State, or federal official that the activities of Developer with respect to the Development Property and/or the Minimum Improvements may or will be in violation of any environmental law or regulation (other than those notices, if any, of which City has previously been notified in writing). Developer is not currently aware of any State or federal claim filed or planned to be filed by any party relating to any violation of any local, State, or federal environmental law, regulation, or review procedure applicable to the Development Property and/or Minimum Improvements, and Developer is not currently aware of any violation of any local, State, or federal environmental law, regulation, or review procedure which would give any person a valid claim under any State or federal environmental statute with respect thereto.

h. *Intentionally omitted.*

i. Developer expects that, barring Unavoidable Delays, construction of the Minimum Improvements shall be complete on or before November 1, 2024.

j. It is anticipated that the construction of the Minimum Improvements will require a total investment of approximately \$8,500,000.

k. Developer would not undertake its obligations under this Agreement without the potential for payment by City of the Economic Development Grants being made to Developer pursuant to this Agreement.

ARTICLE III. CONSTRUCTION OF MINIMUM IMPROVEMENTS

Section 3.1. Construction of Minimum Improvements.

a. Developer agrees that it will cause the Minimum Improvements to be constructed in conformance with the terms of this Agreement and all applicable federal, State, and local laws, ordinances, and regulations, including any City permit and/or building requirements. All work with respect to the Minimum Improvements shall be in conformity with any plans approved and/or permits issued by the building official(s) of City, which approvals and permits shall be made according to standard City processes for such plans and permits.

b. Developer agrees that, subject to Unavoidable Delays, the Minimum Improvements shall be completed by the date set forth in Section 2.2(i). Time lost as a result of Unavoidable Delays shall be added to extend this date by a number of days equal to the number of days lost as a result of Unavoidable Delays. For purposes of this Agreement, the Minimum Improvements shall be deemed "complete" or "completed" upon Developer's receipt of a final certificate of occupancy for the Minimum Improvements.

c. Developer agrees that the scope and scale of the Minimum Improvements to be constructed shall not be significantly less than the scope and scale as detailed and outlined in this Agreement, including but not limited to the description and depictions in Exhibit B attached hereto.

d. Developer agrees that it shall permit designated representatives of City, upon at least twenty-four (24) hours' notice to Developer (which does not have to be written), to enter upon the Development Property during the construction of the Minimum Improvements to inspect such construction and the progress thereof.

Section 3.2. Construction Plans. Developer shall cause Construction Plans to be provided for the Minimum Improvements, which shall be subject to approval by City as provided in this Section 3.2. The Construction Plans shall be in conformity with the Urban Renewal Plan, this Agreement, and all applicable State and local laws and regulations. Within thirty (30) days of Developer's provision of the Construction Plans to City, City shall approve the Construction Plans in writing if: (i) the Construction Plans conform to the terms and conditions of this Agreement; (ii) the Construction Plans conform to the terms and conditions of the Urban Renewal Plan; (iii) the Construction Plans conform to all applicable federal, State and local laws, ordinances, rules and regulations, and City permit requirements; (iv) the Construction Plans are adequate for purposes of this Agreement to provide for the construction of the Minimum Improvements; and (v) no Event of Default under the terms of this Agreement has occurred; provided, however, that any such approval of the Construction Plans pursuant to this Section 3.2 shall constitute approval for the purposes of this Agreement only and shall not be deemed to constitute approval or waiver by City with respect to any building, fire, zoning or other ordinances or regulations of City, and shall not be deemed to be sufficient plans to serve as the basis for the issuance of a building permit if the Construction Plans are not as detailed or complete as the plans otherwise required for the issuance of a building permit. The site plans submitted to the building official of City for the Development Property shall be adequate to serve as the Construction Plans, if such site plans are approved by the building official.

Approval of the Construction Plans by City shall not relieve any obligation to comply with the terms and provisions of this Agreement, or the provision of applicable federal, State and local laws, ordinances and regulations, nor shall approval of the Construction Plans by City be deemed to constitute a waiver of any Event of Default.

Approval of Construction Plans hereunder is solely for purposes of this Agreement, and shall not constitute approval for any other City purpose nor subject City to any liability for the Minimum Improvements as constructed.

Section 3.3. Certificate of Completion. Upon written request of Developer, after issuance of a final certificate of occupancy for the Minimum Improvements, the City will furnish Developer with a Certificate of Completion in recordable form, in substantially the form set forth in Exhibit E attached hereto. Such Certificate of Completion shall be a conclusive determination of satisfactory termination of the covenants and conditions of this Agreement with respect to the obligations of Developer to cause construction of the Minimum Improvements.

The Certificate of Completion may be recorded in the proper office for the recordation of deeds and other instruments pertaining to the Development Property at Developer's sole expense. If City shall refuse or fail to provide a Certificate of Completion in accordance with the provisions of this Section 3.3, City shall, within twenty (20) days after written request by Developer provide a written statement indicating in adequate detail in what respects Developer has failed to complete the Minimum Improvements in accordance with the provisions of this Agreement, or is otherwise in default under the terms of this Agreement, and what measures or acts it will be necessary, in the reasonable opinion of City, for Developer to take or perform in order to obtain such Certificate of Completion. If Developer completes City's requested measures or acts it deems necessary within a reasonable time after receiving City's notice, City shall promptly issue a Certificate of Completion to Developer.

ARTICLE IV. PROPERTY TAXES

Section 4.1. Real Property Taxes. Developer or its successors shall pay or cause to be paid, when due, all real property taxes and assessments payable with respect to all and any parts of the Development Property owned by Developer. Until Developer's obligations have been assumed by any other person or legal title to the property is vested in another person, all pursuant to the provisions of this Agreement, Developer shall be solely responsible for all assessments and taxes.

Developer and its successors agree that prior to the Termination Date:

a. They will not seek administrative review or judicial review of the applicability or constitutionality of any tax statute relating to the taxation of real property contained on the Development Property determined by any tax official to be applicable to the Development Property or Minimum Improvements, or raise the inapplicability or constitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings; and

b. They will not seek any tax exemption, deferral, or abatement either presently or prospectively authorized under any State, federal, or local law with respect to taxation of real property contained on the Development Property between the Effective Date and the Termination Date.

ARTICLE V. INSURANCE

Section 5.1. Insurance Requirements.

a. Developer will provide and maintain or cause to be maintained at all times during the process of constructing the Minimum Improvements (and, from time to time at the request of the City, furnish the City with proof of payment of premiums on):

i. Builder's risk insurance, written on the so-called "Builder's Risk-Completed Value Basis," in an amount equal to one hundred percent (100%) of the insurable value of the Minimum Improvements at the date of completion, and with coverage available in non-reporting form on the so-called "all risk" form of policy.

ii. Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations, and contractual liability insurance) with limits against bodily injury and property damage of at least \$1,000,000 for each occurrence. The City shall be named as an additional insured for the City's liability or loss arising out of or in any way associated with the project and arising out of any act, error, or omission of Developer, its directors, officers, shareholders, contractors, and subcontractors or anyone else for whose acts the City may be held responsible (with coverage to the City at least as broad as that which is provided to Developer and not lessened or avoided by endorsement). The policy shall contain a "severability of interests" clause and provide primary insurance over any other insurance maintained by the City.

b. Upon completion of construction of the Minimum Improvements and at all times prior to the Termination Date, Developer shall maintain or cause to be maintained, at its cost and expense (and from time to time at the request of the City shall furnish proof of the payment of premiums on), insurance as follows:

i. Insurance against loss and/or damage to the Minimum Improvements under a policy of policies covering such risks as are ordinarily insured against by similar businesses, including (without limiting the generality of the foregoing) fire, extended coverage, vandalism and malicious mischief, explosion, water damage, demolition cost, debris removal, and collapse in an amount not less than the full insurable replacement value of the Minimum Improvements, but any such policy may have a deductible amount of not more than \$50,000 or self-insurance up to not more than \$1,000,000. No policy of insurance shall be so written that the proceeds thereof will produce less than the minimum coverage required by the preceding sentence, by reason of co-insurance provisions or otherwise, without the prior consent thereto in writing by the City. The term "full insurable replacement value" shall mean the actual replacement cost of the Minimum Improvements (excluding foundation and excavation costs and costs of underground flues, pipes, drains, and other uninsurable items) and equipment, and shall be determined from time to time at the request of the City, but not more frequently than once every three years, by an insurance consultant or insurer selected and paid for by Developer, and approved by the City.

ii. Comprehensive general public liability insurance, including personal injury liability for injuries to persons and/or property, including any injuries resulting from the operation of automobiles or other motorized vehicles on or about the Development Property, in the minimum amount of each occurrence and for each year of \$1,000,000.

iii. Such other insurance, including workers' compensation insurance respecting all employees of Developer on the Development Property, in such amount as is customarily carried

by like organizations engaged in like activities of comparable size and liability exposure; provided that Developer may be self-insured with respect to all or any part of its liability for workers' compensation.

c. All insurance required by this Article V to be provided prior to the Termination Date shall be taken out and maintained in responsible insurance companies selected by Developer which is authorized under the laws of the State to assume the risks covered thereby. Developer will deposit annually with the City copies of policies evidencing all such insurance, or a certificate or certificates or binders of the respective insurers stating that such insurance is in force and effect. Unless otherwise provided in this Article V, each policy shall contain a provision that the insurer shall not cancel or modify it without giving written notice to Developer and the City at least thirty (30) days before the cancellation or modification becomes effective. Not less than fifteen (15) days prior to the expiration of any policy, Developer shall furnish the City evidence satisfactory to the City that the policy has been renewed or replaced by another policy conforming to the provisions of this Article V, or that there is no necessity therefor under the terms hereof. In lieu of separate policies, Developer may maintain a single policy, or blanket or umbrella policies, or a combination thereof, which provide the total coverage required herein, in which event Developer shall deposit with the City a certificate or certificates of the respective insurers as to the amount of coverage in force upon the Minimum Improvements.

d. Developer agrees to notify the City immediately in the case of damage exceeding \$25,000 in amount to, or destruction of, the Minimum Improvements or any portion thereof resulting from fire or other casualty. Net Proceeds of any such insurance shall be paid directly to Developer will forthwith repair, reconstruct, and restore the Minimum Improvements to substantially the same or an improved condition or value as they existed prior to the event causing such damage and, to the extent necessary to accomplish such repair, reconstruction and restoration, Developer will apply the Net Proceeds to any insurance relating to such damage received by Developer to the payment or reimbursement of the costs thereof.

e. Developer shall complete the repair, reconstruction, and restoration of the Minimum Improvements, whether or not the Net Proceeds of insurance received by Developer for such purposes are sufficient.

ARTICLE VI. FURTHER COVENANTS OF DEVELOPER

Section 6.1. Maintenance of Properties. Developer shall maintain, preserve, and keep the Development Property and Minimum Improvements, in good repair and working order, ordinary wear and tear excepted, and from time to time will make all necessary repairs, replacements, renewals, and additions.

Section 6.2. Maintenance of Records. Developer shall keep at all times proper books of record and account in which full, true, and correct entries will be made of all dealings and transactions of or in relation to the business and affairs of Developer relating to this Project in accordance with generally accepted accounting principles, consistently applied throughout the period involved, and Developer will provide reasonable protection against loss or damage to such books of record and account.

Section 6.3. Compliance with Laws. Developer shall comply with all State, federal, and local laws, rules, and regulations relating to the Minimum Improvements, Development Property, and Project.

Section 6.4. Non-Discrimination. In the construction and operation of the Minimum Improvements, Developer shall not discriminate against any applicant, employee, or tenant because of age, color, creed, national origin, race, religion, marital status, sex, physical disability, or familial status. Developer shall ensure that applicants, employees, and tenants are considered and are treated without regard to their age, color, creed, national origin, race, religion, marital status, sex, physical disability, or familial status.

Section 6.5. Available Information. Upon written request from City, Developer shall promptly provide City with copies of information requested by City that are reasonably related to this Agreement so that City can determine Developer's compliance with the Agreement.

Section 6.6. Operation of Minimum Improvements. Following an issuance of a final certificate of occupancy for the Minimum Improvements until the Termination Date, but by no later than November 1, 2024, Developer shall cause the Minimum Improvements to be operated as a hotel which employs at least a Monthly Average of eight (8) Full-Time Equivalent Employees to work at the Development Property. Developer's Annual Certifications shall show that a Monthly Average of at least eight (8) Full-Time Equivalent Employees has been maintained at the Development Property (prorated for the first Annual Certification).

"Monthly Average" means the average number of Full-Time Equivalent Employees employed as of October 1 of each year and as of the first day of each of the preceding eleven (11) months (prorated for the first certification), as shown in Developer's Annual Certification in Section 6.7. Developer shall not receive any Economic Development Grants if the Monthly Average of Full-Time Equivalent Employees employed at the Minimum Improvements does not meet the requirements of this Section 6.6. Developer shall provide information as requested by the City to determine compliance with the foregoing employment obligations.

Section 6.7 Annual Certification. To assist City in monitoring the Agreement and performance of Developer hereunder, a duly authorized officer of Developer shall annually provide to City: (i) proof that all ad valorem taxes on the Development Property and Minimum Improvements have been paid for the prior fiscal year and for the current fiscal year as of the date of certification (if due and payable); (ii) the date of the first full assessment of the Minimum Improvements and the assessed value; (iii) certification of the number of Full-Time Equivalent Employees employed in hotel operations on the Development Property as of October 1 and as of the first day of each of the preceding eleven (11) months; and (iv) certification that such officer has re-examined the terms and provisions of this Agreement and that at the date of such certification, and during the preceding twelve (12) months, Developer is not, and was not, in default in the fulfillment of any of the terms and conditions of this Agreement and that no Event of Default (or event which, with the lapse of time or the giving of notice, or both, would become an Event of Default) is occurring or has occurred as of the date of such certification or during such period, or if such officer is aware of any such default, event or Event of Default, said officer shall disclose in such statement the nature thereof, its period of existence and what action, if any, has been taken or is proposed to be taken with respect thereto.

Such statement, proof and certificate shall be provided not later than October 15 of each year, commencing October 15, 2025 and ending October 15, 2035. Developer shall provide supporting

information for its Annual Certifications upon reasonable written request of City. See Exhibit D for form required for Developer's Annual Certification.

Section 6.8. Developer Completion Guarantee. By signing this Agreement, Developer hereby guarantees to City performance by Developer of all the terms and provisions of this Agreement pertaining to Developer's obligations with respect to the construction of the Minimum Improvements. Without limiting the generality of the foregoing, Developer guarantees that: (a) construction of the Minimum Improvements shall commence and be completed within the time limits set forth herein; (b) the Minimum Improvements shall be constructed and completed in accordance with the Construction Plans; (c) the Minimum Improvements shall be constructed and completed free and clear of any mechanic's liens, materialman's liens and equitable liens; and (d) all costs of constructing the Minimum Improvements shall be paid when due.

ARTICLE VII. PROHIBITION AGAINST ASSIGNMENT AND TRANSFER

Section 7.1. Status of Developer; Transfer of Substantially All Assets; Assignment.

a. As security for the obligations of Developer under this Agreement, Developer represents and agrees that, prior to the Termination Date, it will maintain existence as a company and will not wind up or otherwise dispose of all or substantially all of its assets or transfer, convey, or assign its interests in the Development Property, Minimum Improvements, or this Agreement to any other party unless: (i) the transferee partnership, corporation, limited liability company, or individual assumes in writing all of the obligations of Developer under this Agreement; and (ii) the City consents thereto in writing in advance thereof, which consent shall not be unreasonably withheld.

b. In the event that Developer wishes to assign this Agreement, Developer and the transferee individual or entity shall request that the City consent to an amendment or assignment of this Agreement to accommodate the transfer and to provide for the assumption of all Developer's obligations, as applicable, under this Agreement. Such transfer shall not be effective unless and until the City consents in writing to an amendment or assignment of this Agreement authorizing the transfer, which consent shall be given or withheld in the sole discretion of the City.

Section 7.2. Prohibition Against Use as Non-Taxable or Centrally Assessed Property. During the term of this Agreement, the Developer, and its successors or assigns, agrees that the Development Property cannot be transferred or sold to a non-profit entity or used for a purpose that would exempt the Development Property or Minimum Improvements from property tax liability. Nor can the Development Property or Minimum Improvements be used as centrally assessed property (including but not limited to, Iowa Code §§ 428.24 to 428.29 (Public Utility Plants and Related Personal Property); Chapter 433 (Telegraph and Telephone Company Property); Chapter 434 (Railway Property); Chapter 437 (Electric Transmission Lines); Chapter 437A (Property Used in the Production, Generation, Transmission or Delivery of Electricity or Natural Gas); and Chapter 438 (Pipeline Property)).

ARTICLE VIII. ECONOMIC DEVELOPMENT GRANTS

Section 8.1. Payment of Economic Development Grants.

a. For and in consideration of the obligations being assumed by Developer hereunder, and in furtherance of the goals and objectives of Iowa Code Chapter 403, the City agrees, subject to Developer being and remaining in compliance with the terms of this Agreement at the time of payment, and subject to the terms and conditions of this Article VIII, to make up to ten (10) consecutive annual payments of Economic Development Grants to the Developer under the following terms and conditions.

i. Schedule of Grants. Assuming completion of the Minimum Improvements by November 1, 2024, first full assessment of the Minimum Improvements on January 1, 2025, and the City's debt certification to the County Auditor prior to December 1, 2025, the Economic Development Grants shall commence on June 1, 2027, and end on June 1, 2036, pursuant to Section 403.19 of the Urban Renewal Act under the following formula and schedule:

June 1, 2027	100% of Tax Increments for Fiscal Year 26-27
June 1, 2028	100% of Tax Increments for Fiscal Year 27-28
June 1, 2029	100% of Tax Increments for Fiscal Year 28-29
June 1, 2030	100% of Tax Increments for Fiscal Year 29-30
June 1, 2031	100% of Tax Increments for Fiscal Year 30-31
June 1, 2032	100% of Tax Increments for Fiscal Year 31-32
June 1, 2033	100% of Tax Increments for Fiscal Year 32-33
June 1, 2034	100% of Tax Increments for Fiscal Year 33-34
June 1, 2035	100% of Tax Increments for Fiscal Year 34-35
June 1, 2036	100% of Tax Increments for Fiscal Year 35-36

ii. Maximum Amount of Grants. The aggregate amount of the Economic Development Grants that may be paid to the Developer under Section 8.1(a) of this Agreement shall be equal to the sum of the total amount of the applicable percentages of Tax Increments collected in respect of the assessments imposed on the Minimum Improvements (building value only), but in no event shall the aggregate amount of the Economic Development Grants exceed One Million Eight Hundred Thousand Dollars (\$1,800,000). It is further agreed and understood that in no event shall Developer be entitled to receive more than calculated under the formula set forth in this Section 8.1(a), even if the aggregate amount is less than maximum amount stated herein.

iii. Limitations. The Economic Development Grants are only derived from the increase in assessed value of the Minimum Improvements and Development Property (land and building value) caused by the completion of the Minimum Improvements described in this Agreement and not any expansions or improvements not included within the definition of the Minimum Improvements which, to be eligible for Economic Development Grants, would be the subject of an amendment or new agreement, at the sole discretion of the City Council.

b. Calculation of Grants. Each annual payment shall be equal in amount to the incremental property tax revenues attributable to Development Property that are received by the City from the Washington County Treasurer and that are equal to the above percentages of the Tax Increments collected by the City with respect to the Minimum Improvements (building value only) under the terms of the Ordinance and deposited into the Washington Hotel Group, LLC TIF Account (without regard to any averaging that may otherwise be utilized under Section 403.19 and excluding any interest that may accrue thereon prior to payment to Developer) during the preceding twelve-month period in respect of the

Development Property, but subject to limitation and adjustment as provided in this Article (such payments being referred to collectively as the “Economic Development Grants”).

Section 8.2. Payment Schedule. After the Minimum Improvements are first fully assessed and if in compliance with this Agreement, if the Developer’s Annual Certification is timely filed under Section 6.7, the City shall certify to the County Auditor prior to December 1 of that year its request for the available Tax Increments resulting from the assessments imposed by the County as of January 1 of that year, to be collected by the County and paid to the City as taxes are paid during the following fiscal year and a percentage of which shall thereafter be disbursed to Developer on the following June 1 provided Developer is in compliance with this Agreement at the time of payment. (Example: Assuming completion of the Minimum Improvements in 2024 and first full assessment on January 1, 2025, if Developer timely submits its Annual Certification in October 2025, and the City certifies to the County by December 1, 2025, the first Economic Development Grant would be paid to Developer on June 1, 2027 (for 100% of the Tax Increment for Fiscal Year 2026-2027)).

Section 8.3. Conditions Precedent.

a. Notwithstanding the provisions of Section 8.1 above, the obligation of the City to make an Economic Development Grant in any year shall be subject to and conditioned upon the following:

- i. Developer’s completion of the Minimum Improvements, pursuant to the terms of this Agreement, and issuance of a certificate of occupancy for the Minimum Improvements;
- ii. The Developer being and remaining in compliance with the terms of this Agreement at the time of payment; and
- iii. No Event of Default has occurred and is continuing.

b. In the event that an Event of Default has occurred and has not been cured or cannot reasonably be cured before the payment of the Grant, then the City shall have no obligation to make the Grant payment, in addition to having the remedies set forth in Section 10.2.

c. Under no circumstances shall the failure by Developer to qualify for an Economic Development Grant in any year serve to extend the term of this Agreement beyond the Termination Date or the years during which Economic Development Grants may be awarded to Developer or the total amount thereof, it being the intent of parties hereto to provide Developer with an opportunity to receive Economic Development Grants only if Developer fully complies with the provisions hereof and the Developer becomes entitled thereto, up to the maximum aggregate amounts set forth in Section 8.1(a)(ii).

Section 8.4. Source of Grant Funds Limited.

a. The Economic Development Grants shall be payable from and secured solely and only by amounts of incremental property tax revenues attributable to the Development Property and Minimum Improvements that are received by the City from the Washington County Treasurer and that are deposited and held in the Washington Hotel Group, LLC TIF Account of the Washington East Commercial Urban Renewal Tax Increment Revenue Fund of the City. The City hereby covenants and agrees to maintain the Ordinance covering the Development Property in force during the term hereof and to apply the appropriate

percentage of Tax Increments collected in respect of the Minimum Improvements (building value only), and allocated to the Washington Hotel Group, LLC TIF Account, to pay the Economic Development Grants, as and to the extent set forth in this Article and allowed by law. The Economic Development Grants shall not be payable in any manner by other tax increment revenues or by general taxation or from any other City funds. Any commercial and industrial property tax replacement monies that may be received under Chapter 441.21A of the Code shall not be included in the calculation to determine the amount of Economic Development Grants for which Developer is eligible, and any monies received back under Chapter 426C of the Code relating to the Business Property Tax Credit shall not be included in the calculation to determine the amount of Economic Development Grants for which Developer is eligible.

b. Each Economic Development Grant is subject to annual appropriation by the City Council of the City. The right of non-appropriation reserved to the City in this Section is intended by the parties, and shall be construed at all times, so as to ensure that the City's obligation to make future Economic Development Grants shall not constitute a legal indebtedness of the City within the meaning of any applicable constitutional or statutory debt limitation prior to the adoption of a budget which appropriates funds for the payment of that installment or amount. In the event that any of the provisions of this Agreement are determined by a court of competent jurisdiction to create, or result in the creation of, such a legal indebtedness of the City, the enforcement of the said provision shall be suspended, and the Agreement shall at all times be construed and applied in such a manner as will preserve the foregoing intent of the parties, and no Event of Default by the City shall be deemed to have occurred as a result thereof. If any provision of this Agreement or the application thereof to any circumstance is so suspended, the suspension shall not affect other provisions of this Agreement which can be given effect without the suspended provision. To this end the provisions of this Agreement are severable.

c. Notwithstanding the provisions of Section 8.1 hereof, the City shall have no obligation to make an Economic Development Grant to Developer if at any time during the term hereof the City fails to appropriate funds for payment; the City receives an opinion from its legal counsel to the effect that the use of Tax Increments resulting from the Minimum Improvements to fund an Economic Development Grant to Developer, as contemplated under said Section 8.1, is not authorized or is not an otherwise appropriate urban renewal activity permitted to be undertaken by the City under the Urban Renewal Act or other applicable provisions of the Code, as then constituted or under controlling decision of any Iowa court having jurisdiction over the subject matter hereof; or the City's ability to collect Tax Increment from the Minimum Improvements is precluded or terminated. Upon occurrence of any of the foregoing circumstances, the City shall promptly forward notice of the same to Developer. If the circumstances continue for a period during which two (2) annual Economic Development Grants would otherwise have been paid to Developer under the terms of Section 8.1, the City may terminate this Agreement, without penalty or other liability to the City, by written notice to Developer.

Section 8.5. Use of Other Tax Increments. The City shall be free to use any and all Tax Increments above and beyond the percentages to be given to Developer in this Agreement, or any available Tax Increments resulting from the suspension or termination of the Economic Development Grants, for any purpose for which the Tax Increments may lawfully be used pursuant to the provisions of the Urban Renewal Act (including an allocation of all or any portion thereof to the reduction of any eligible City costs), and the City shall have no obligations to Developer with respect to the use thereof.

Section 8.6. Reduction of First Grant. Developer shall pay to the City an amount equal to the actual costs incurred by the City in connection with the drafting and adoption of this Agreement, including,

but not limited to, publication fees for legal notices, actual costs associated with City Council meetings, and reasonable legal fees of the City. Payment by Developer of such costs shall be deducted from the first Economic Development Grant if not previously paid by Developer to the City.

ARTICLE IX. INDEMNIFICATION

Section 9.1. Release and Indemnification Covenants.

a. Developer releases the Indemnified Parties from, covenants and agrees that the Indemnified Parties shall not be liable for, and agrees to indemnify, defend, and hold harmless the Indemnified Parties against, any loss or damage to property or any injury to or death of any person occurring at or about, or resulting from any defect in, the Development Property or the Minimum Improvements. Provided, however, such release shall not be deemed to include loss or damage that arises directly out of the gross negligence or intentional misconduct of the Indemnified Parties.

b. Except for any willful misrepresentation or any willful or wanton misconduct or any unlawful act of the Indemnified Parties, Developer agrees to protect and defend the Indemnified Parties, now or forever, and further agrees to hold the Indemnified Parties harmless, from any claim, demand, suit, action, or other proceedings whatsoever by any person or entity whatsoever arising or purportedly arising from (i) any violation of any agreement or condition of this Agreement (except with respect to any suit, action, demand or other proceeding brought by Developer against City to enforce its rights under this Agreement), (ii) the acquisition and condition of the Development Property and the construction, installation, ownership, and operation of the Minimum Improvements, or (iii) any hazardous substance or environmental contamination located in or on the Development Property occurring or arising subsequent to Closing.

c. The Indemnified Parties shall not be liable for any damage or injury to the persons or property of Developer or its officers, agents, servants, or employees or any other person who may be about the Minimum Improvements due to any act of negligence of any person, other than any act of negligence on the part of any such Indemnified Party or its officers, agents, servants, or employees.

d. The provisions of this Article IX shall survive the termination of this Agreement.

ARTICLE X. DEFAULT AND REMEDIES

Section 10.1. Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement, any one or more of the following events:

a. Failure by Developer to cause the construction of the Minimum Improvements to be commenced and completed pursuant to the terms, conditions, and limitations of this Agreement;

b. Failure by Developer to substantially observe or perform any covenant, condition, obligation, or agreement on its part to be observed or performed under this Agreement;

c. Transfer of Developer's interest in the Development Property or this Agreement in violation of the provisions of this Agreement;

d. Failure by Developer to pay ad valorem taxes on the Development Property or Minimum Improvements;

e. The holder of any Mortgage on the Development Property, or any improvements thereon, or any portion thereof, commences foreclosure proceedings as a result of any default under the applicable Mortgage documents;

f. Developer shall:

i. file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended, or under any similar federal or state law; or

ii. make an assignment for the benefit of its creditors; or

iii. admit in writing its inability to pay its debts generally as they become due; or

iv. be adjudicated as bankrupt or insolvent; or if a petition or answer proposing the adjudication of Developer as bankrupt or either entity's reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within ninety (90) days after the filing thereof; or a receiver, trustee or liquidator of Developer or the Minimum Improvements, or part thereof, shall be appointed in any proceedings brought against Developer, and shall not be discharged within ninety (90) days after such appointment, or if Developer shall consent to or acquiesce in such appointment; or

g. Any representation or warranty made by Developer in this Agreement, or made by Developer in any written statement or certification furnished by Developer pursuant to this Agreement, shall prove to have been incorrect, incomplete, or misleading in any material respect on or as of the date of the issuance or making thereof.

Section 10.2. Remedies on Default. Whenever any Event of Default referred to in Section 10.1 of this Agreement occurs and is continuing, City, as specified below, may take any one or more of the following actions after the giving of thirty (30) days' written notice (except in the case of an Event of Default under Section 10.1(e) or (f) for which 30 days' written notice is not required) by City to Developer and to the holder of the First Mortgage (but only to the extent City has been informed in writing of the existence of a First Mortgage and been provided with the address of the holder thereof) of the Event of Default, but only if the Event of Default has not been cured within said thirty (30) days , or if the Event of Default cannot reasonably be cured within thirty (30) days and Developer does not provide assurances reasonably satisfactory to City that the Event of Default will be cured as soon as reasonably possible:

a. City may suspend its performance under this Agreement until it receives assurances from Developer, deemed adequate by City, that Developer will cure its default and continue its performance under this Agreement;

b. City may terminate this Agreement;

c. City may take any action, including legal, equitable, or administrative action, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of Developer, as the case may be, under this Agreement; or

d. City shall have no obligation to make payment of the Economic Development Grants to Developer subsequent to an Event of Default and shall be entitled to recover from Developer, and Developer shall repay to City, an amount equal to the full amount of the Economic Development Grants previously made to Developer under Article VIII hereof, and City may take any action, including any legal action it deems necessary, to recover such amount from Developer. City may demand such payment at any time following its determination that Developer is in default under this Agreement.

Section 10.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to City is intended to be exclusive of any other available remedy or remedies, but each and every remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 10.4. No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 10.5. Agreement to Pay Attorneys' Fees and Expenses. Whenever any Event of Default occurs and City shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of Developer herein contained, Developer agrees that it shall, on demand therefor, pay to City the reasonable fees of such attorneys and such other expenses as may be reasonably and appropriately incurred by City in connection therewith.

ARTICLE XI. MISCELLANEOUS

Section 11.1. Conflict of Interest. Developer represents and warrants that, to its best knowledge and belief after due inquiry, no officer or employee of City, or its designees or agents, nor any consultant or member of the governing body of City, and no other public official of City who exercises or has exercised any functions or responsibilities with respect to the Project during his or her tenure, or who is in a position to participate in a decision-making process or gain insider information with regard to the Project, has had or shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work or services to be performed in connection with the Project, or in any activity, or benefit therefrom, which is part of the Project at any time during or after such person's tenure.

Section 11.2. Notices and Demands. A notice, demand or other communication under this Agreement by any party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

- a. In the case of Developer, is addressed or delivered personally to Washington Hotel Group, LLC at 2321 263rd Drive, Washington, IA 52353; and
- b. In the case of City, is addressed to or delivered personally to the City of Washington at City Hall, 215 East Washington Street, Washington, IA 52353, Attn: City Clerk;

or to such other designated individual or officer or to such other address as any party shall have furnished to the other in writing in accordance herewith.

Section 11.3. Memorandum of Agreement. The parties agree to execute and record a Memorandum of Agreement, in substantially the form attached as Exhibit C, to serve as notice to the public of the existence and provisions of this Agreement, and the rights and interests held by City by virtue hereof. City shall pay for the costs of recording.

Section 11.4. Titles of Articles and Sections. Any titles of the several parts, Articles, and Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 11.5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 11.6. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Iowa.

Section 11.7. Entire Agreement. This Agreement and the exhibits hereto reflect the entire agreement between the parties regarding the subject matter hereof, and supersedes and replaces all prior agreements, negotiations or discussions, whether oral or written. This Agreement may not be amended except by a subsequent writing signed by all parties hereto.

Section 11.8. Successors and Assigns. This Agreement is intended to and shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

Section 11.9. Termination Date. This Agreement shall terminate and be of no further force or effect on and after December 31, 2036 (the "Termination Date"), unless the Agreement is terminated earlier by the other terms of this Agreement.

Section 11.10. No Third-Party Beneficiaries. No rights or privileges of either party hereto shall inure to the benefit of any landowner, contractor, subcontractor, material supplier, or any other person or entity, and no such landowner, contractor, subcontractor, material supplier, or any other person or entity shall be deemed to be a third-party beneficiary of any of the provisions contained in this Agreement.

IN WITNESS WHEREOF, City has caused this Agreement to be duly executed in its name and behalf by its Mayor Pro Tem and its seal to be hereunto duly affixed and attested by its City Clerk, and Developer has caused this Agreement to be duly executed in its name and behalf all on or as of the day first above written.

[Remainder of this page intentionally left blank. Signature pages to follow.]

(SEAL)

CITY OF WASHINGTON, IOWA

By: _____
Millie Youngquist, Mayor Pro Tem

ATTEST:

By: _____
Sally Hart, City Clerk

STATE OF IOWA)
) SS
COUNTY OF WASHINGTON)


On this _____ day of _____, 2023, before me a Notary Public in and for said State, personally appeared Millie Youngquist and Sally Hart, to me personally known, who being duly sworn, did say that they are the Mayor Pro Tem and City Clerk, respectively, of the City of Washington, Iowa, a Municipality 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 Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor Pro Tem and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa

[Signature page to Agreement for Private Development – City of Washington, Iowa]

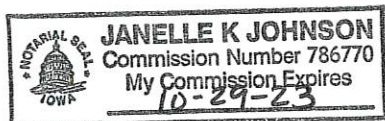
WASHINGTON HOTEL GROUP, LLC,
an Iowa limited liability company

By: 
David Waite, Co-Manager

ATTEST: 
By: Andy Drahota, Co-Manager

STATE OF Iowa)
) SS
COUNTY OF Washington)

On this 22nd day of September, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared David Waite and Andy Drahota, to me personally known, who, being by me duly sworn, did say that they are the Co-Managers of Washington Hotel Group, LLC, and that said instrument was signed on behalf of said limited liability company; and that the said officers as such, acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by them voluntarily executed.



Janelle K. Johnson
Notary Public in and for said state

[Signature page to Agreement for Private Development – Washington Hotel Group, LLC]

EXHIBIT A
DEVELOPMENT PROPERTY

Auditor's Parcel "W" a parcel of land being a part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), as shown in Plat Book 31, Page 0328, in Section Sixteen (16), Township Seventy five (75) North, Range Seven (7) West of the Fifth (5th) P.M, in Washington County, Iowa.

EXHIBIT B
MINIMUM IMPROVEMENTS

The Minimum Improvements shall consist of the construction of an approximately 30,000 square foot, 54-room hotel that includes a pool, and related site improvements, to be constructed by Developer on the Development Property, consistent with approved plats and plans, the Urban Renewal Plan, and the terms of the Agreement, including this Exhibit B and the diagrams in Exhibit B-1.

See Exhibit B-1 for site plans and renderings of the Minimum Improvements. The renderings and plans set forth in Exhibit B-1 are preliminary in nature and subject to change pursuant to the terms of the Agreement.

EXHIBIT B-1 SITE PLANS AND RENDERINGS OF MINIMUM IMPROVEMENTS

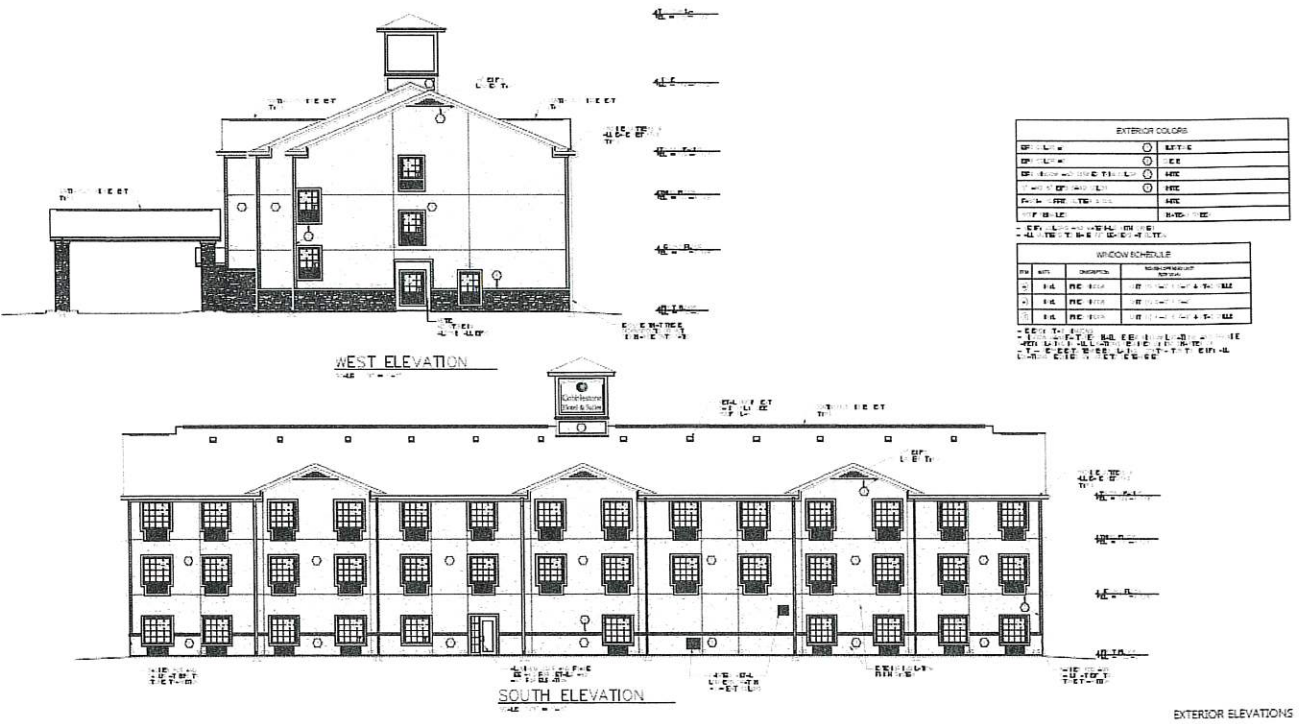
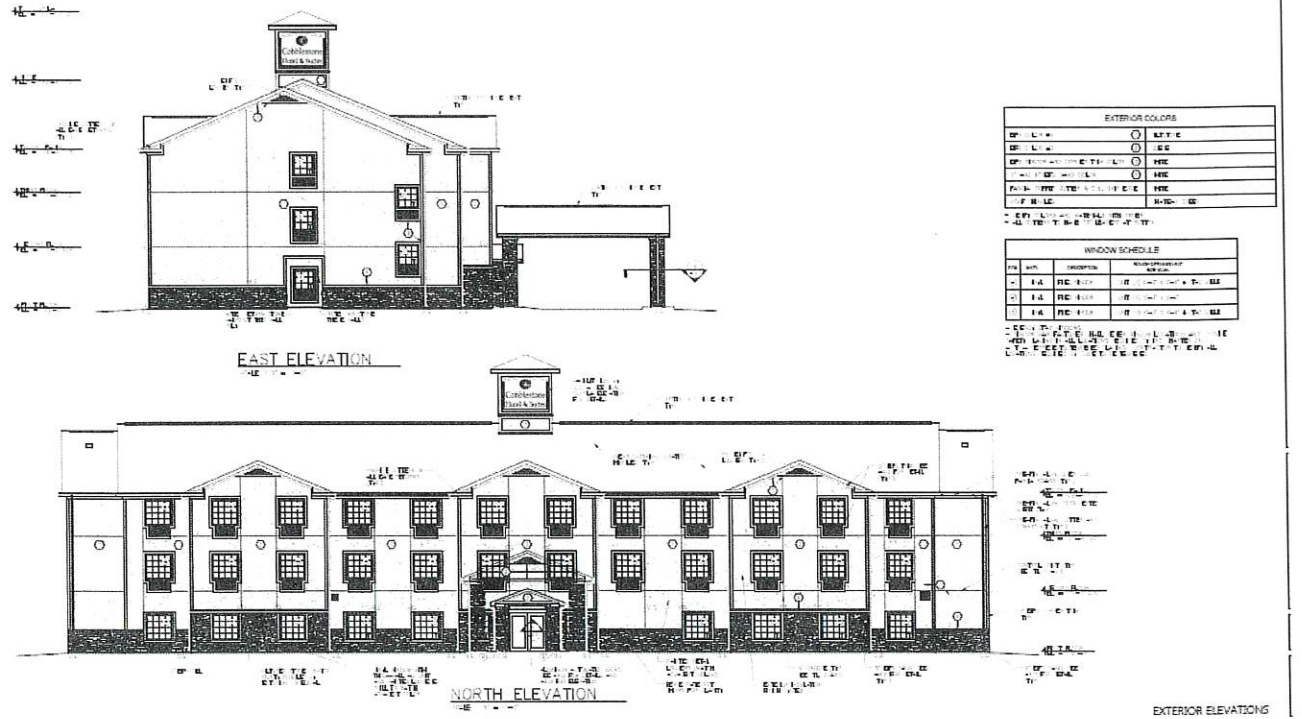


Exhibit B-2

EXHIBIT B-1
SITE PLANS AND RENDERINGS OF MINIMUM IMPROVEMENTS

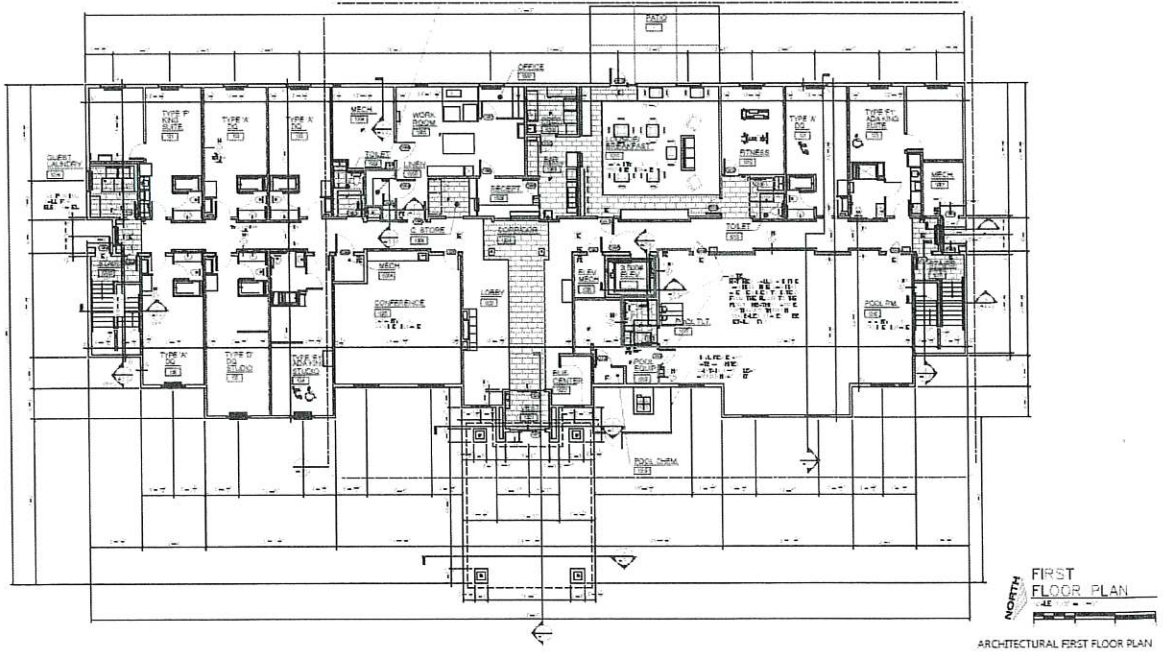


Exhibit B-3

EXHIBIT B-1
SITE PLANS AND RENDERINGS OF MINIMUM IMPROVEMENTS

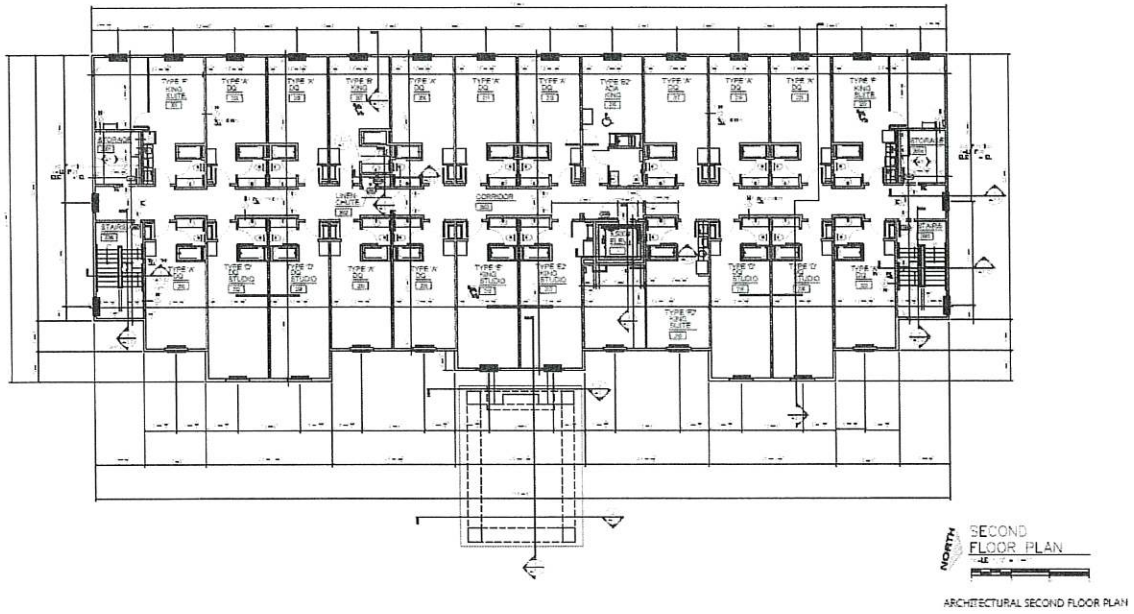
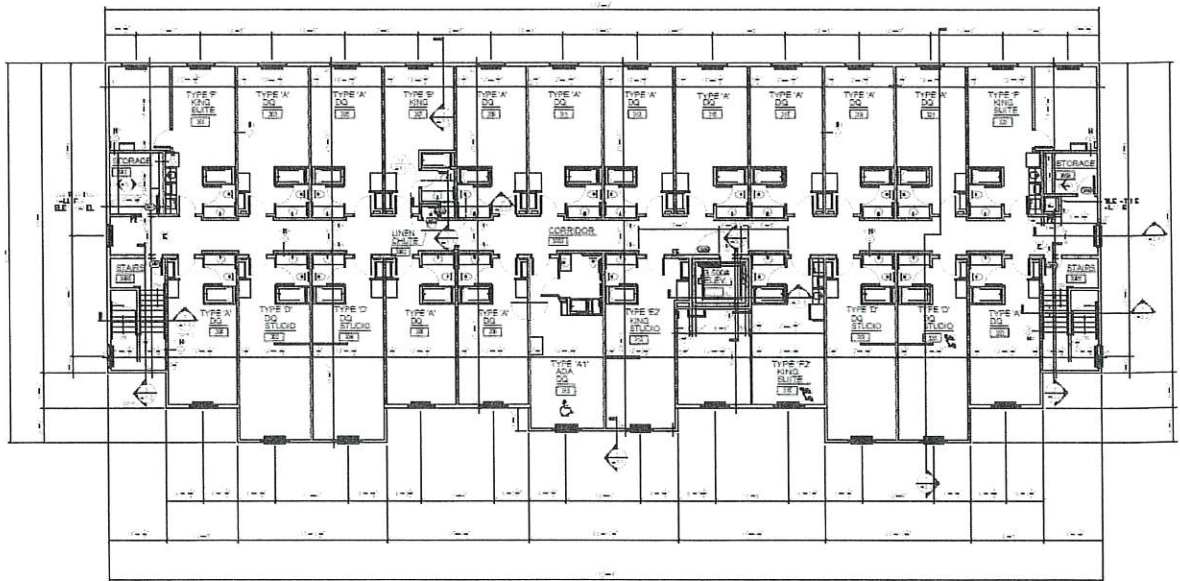


EXHIBIT B-1
SITE PLANS AND RENDERINGS OF MINIMUM IMPROVEMENTS



NORTH
THIRD
FLOOR PLAN

ARCHITECTURAL THIRD FLOOR PLAN

Prepared by: Jenna H.B. Sabroske, Ahlers & Cooney, 100 Court Ave. #600, Des Moines, IA 50309, 515-243-7611
Return to: City of Washington, Iowa, City Hall, 215 East Washington Street, Washington, IA 52353, Attn: City Clerk

EXHIBIT C
MEMORANDUM OF AGREEMENT FOR PRIVATE DEVELOPMENT

WHEREAS, the City of Washington, Iowa ("City") and Washington Hotel Group, LLC, an Iowa limited liability company ("Developer"), did on or about the ____ day of _____, 2023, make, execute, and deliver an Agreement for Private Development (the "Agreement"), wherein and whereby Developer agreed, in accordance with the terms of the Agreement, to develop and maintain certain real property located within the City and as more particularly described as follows:

Auditor's Parcel "W" a parcel of land being a part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), as shown in Plat Book 31, Page 0328, in Section Sixteen (16), Township Seventy five (75) North, Range Seven (7) West of the Fifth (5th) P.M, in Washington County, Iowa.

(the "Development Property"); and

WHEREAS, the term of the Agreement commences on or about the date first set forth above and terminate on December 31, 2036, as set forth in the Agreement; and

WHEREAS, City and Developer desire to record a Memorandum of the Agreement referring to the Development Property and their respective interests therein.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. That the recording of this Memorandum of Agreement for Private Development shall serve as notice to the public that the Agreement contains provisions restricting development and use of the Development Property and the improvements located and operated on such Development Property.

2. That all of the provisions of the Agreement and any subsequent amendments thereto, if any, even though not set forth herein, are by the filing of this Memorandum of Agreement for Private Development made a part hereof by reference, and that anyone making any

Exhibit C-1

Execution Version (9/14/23)

claim against any of said Development Property in any manner whatsoever shall be fully advised as to all of the terms and conditions of the Agreement, and any amendments thereto, as if the same were fully set forth herein.

3. That a copy of the Agreement and any subsequent amendments thereto, if any, shall be maintained on file for public inspection during ordinary business hours in the office of the City Clerk, City Hall, Washington, Iowa.

IN WITNESS WHEREOF, City and Developer have executed this Memorandum of Agreement for Private Development as of the ____ day of _____, 2023.

[Remainder of page intentionally left blank; signature pages to follow]

(SEAL)

CITY OF WASHINGTON, IOWA

By: _____
Millie Youngquist, Mayor Pro Tem

ATTEST:

By: _____
Sally Hart, City Clerk

STATE OF IOWA)
) SS
COUNTY OF WASHINGTON)

On this _____ day of _____, 2023, before me a Notary Public in and for said State, personally appeared Millie Youngquist and Sally Hart, to me personally known, who being duly sworn, did say that they are the Mayor Pro Tem and City Clerk, respectively, of the City of Washington, Iowa, a Municipality 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 Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor Pro Tem and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa

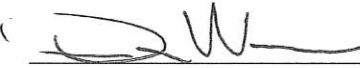


[Signature page to Memorandum of Agreement for Private Development – City of Washington, Iowa]

Exhibit C-3

Execution Version (9/14/23)

WASHINGTON HOTEL GROUP, LLC,
an Iowa limited liability company


By: 
David Waite, Co-Manager

ATTEST:
By: 
Andy Drahota, Co-Manager

STATE OF Iowa)
) SS
COUNTY OF Washington)

On this 22nd day of September, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared David Waite and Andy Drahota, to me personally known, who, being by me duly sworn, did say that they are the Co-Managers of Washington Hotel Group, LLC, and that said instrument was signed on behalf of said limited liability company; and that the said officers as such, acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by them voluntarily executed.




Notary Public in and for said state

[Signature page to Memorandum of Agreement for Private Development – Washington Hotel Group, LLC]

EXHIBIT D
DEVELOPER ANNUAL CERTIFICATION
(due by October 15th as required under terms of Development Agreement)

Developer certifies that, during the time period covered by this Certification, Developer is and was in compliance with the Agreement as follows:

(i) All ad valorem taxes on the Development Property have been paid for the prior fiscal year (and for the current year, if due) and attached to this Annual Certification are proof of payment of said taxes;

(ii) The Minimum Improvements were first fully assessed on _____, 20____, at a full assessment value of \$ _____, and is currently assessed at \$ _____;

(iii) The number of Full-Time Equivalent Employees employed in hotel operations at the Development Property as of October 1, 20__ and as of the first day of each of the preceding eleven (11) months were as follows:

February 1, 20__ : _____	August 1, 20__ : _____
January 1, 20__ : _____	July 1, 20__ : _____
December 1, 20__ : _____	June 1, 20__ : _____
November 1, 20__ : _____	May 1, 20__ : _____
October 1, 20__ : _____	April 1, 20__ : _____
September 1, 20__ : _____	March 1, 20__ : _____

(iv) The undersigned officer of Developer has re-examined the terms and provisions of this Agreement and that at the date of such certification, and during the preceding twelve (12) months, certifies that Developer is not, or was not, in default in the fulfillment of any of the terms and conditions of this Agreement and that no Event of Default (or event which, with the lapse of time or the giving of notice, or both, would become an Event of Default) is occurring or has occurred as of the date of such certification, or if such officer is aware of any such Event of Default, said officer has disclosed the nature thereof, its period of existence and what action, if any, has been taken or is proposed to be taken with respect thereto.

I certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct to the best of my knowledge and belief.

Signed this 22nd day of September, 2023.

WASHINGTON HOTEL GROUP, LLC,
an Iowa limited liability company

By: [Signature]

Print Name: DAVID WAITE Its: _____

STATE OF Iowa, COUNTY OF Washington ss:

This record was acknowledged before me on September 22nd, 2023 by David Waite as the Manager of Washington Hotel Group, LLC.

Janelle K. Johnson
Notary Public in and for said State

Attachments: proof of payment of property taxes



Exhibit D-1

Execution Version (9/14/23)

EXHIBIT E
CERTIFICATE OF COMPLETION

WHEREAS, the City of Washington, Iowa, (“City”) and Washington Hotel Group, LLC, an Iowa limited liability company (“Developer”) did on or about the _____ day of _____, 2023, make, execute and deliver, each to the other, an Agreement for Private Development (the “Agreement”), wherein and whereby Developer agreed, in accordance with the terms of the Agreement, to develop and maintain certain real property located within the City and as more particularly described as follows:

Auditor’s Parcel “W” a parcel of land being a part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), as shown in Plat Book 31, Page 0328, in Section Sixteen (16), Township Seventy five (75) North, Range Seven (7) West of the Fifth (5th) P.M, in Washington County, Iowa.

(the “Development Property”); and

WHEREAS, the Agreement incorporated and contained certain covenants and restrictions with respect to the development of the Development Property, and obligated the Developer to construct certain Minimum Improvements (as defined therein) in accordance with the Agreement; and

WHEREAS, Developer has to the present date performed said covenants and conditions insofar as they relate to the construction of said Minimum Improvements in a manner deemed by the City to be in conformance with the Agreement to permit the execution and recording of this certification.

NOW, THEREFORE, this is to certify that all covenants and conditions of the Agreement with respect to the obligations of Developer, and its successors and assigns, to construct the Minimum Improvements on the Development Property have been completed and performed by Developer and are hereby released absolutely and forever terminated insofar as they apply to the land described herein. The County Recorder of Washington County is hereby authorized to accept for recording and to record the filing of this instrument, to be a conclusive determination of the satisfactory termination of the covenants and conditions of said Agreement with respect to the construction of the Minimum Improvements on the Development Property.

All other provisions of the Agreement shall otherwise remain in full force and effect until termination as provided therein.

[Remainder of page intentionally left blank; signature pages follow]

*Millie Youngquist, Mayor Pro Tem
Kelsey Brown, Finance Director
Kevin Olson, City Attorney
Deanna McCusker, City Administrator*



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

September 29, 2023

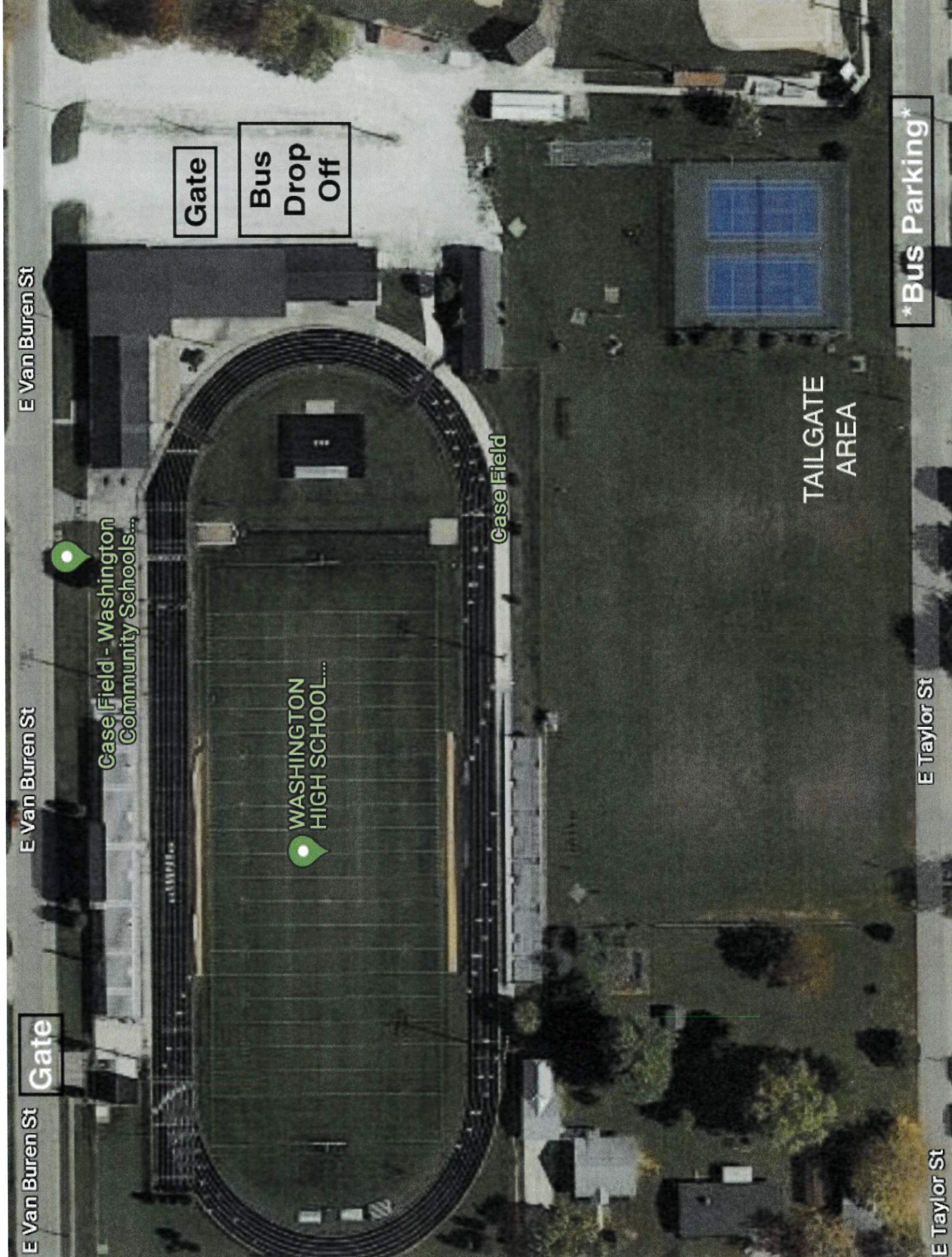
To: Mayor & City Council
Cc: Kelsey Brown, Finance Director

From: Deanna McCusker
City Administrator

Re: Tailgating

They want to hold tailgating on October 6th and October 20th. They have done this in the past. There would be staff and parents to chaperone. They bring food to share. Kids know they are responsible for cleaning up after themselves. They also play bags or throw footballs and sit around with music playing. The time would be from 5-7pm.

Erin Smith from the high school requested permission to hold this. The location is on the map. Nick indicated that they could not use the pickleball courts.



E Van Buren St

E Van Buren St

E Van Buren St

Gate

Bus Drop Off

Case Field - Washington Community Schools...

WASHINGTON HIGH SCHOOL...

Case Field

TAILGATE AREA

Bus Parking

E Taylor St

E Taylor St

RESOLUTION NO. 2023-_____

**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 Coronel, Andre A. at 615 E Tyler St. for the amount of \$268.75. Legal Description (02 S CIRCLE DR SD LOT 3K & FOSS SD). Parcel Number (1120253025).

And

The property of the U. S. Dept of Agriculture at 1512 North 2nd Ave. for the amount of \$246.25. Legal Description (12 02 TINDAL SD). Parcel Number (1108331029).

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 __ day of October 2023.

Millie Youngquist, Mayor Pro Tem

Attest:

Kelsey Brown, Deputy City Clerk



Resolution of Support and Financial Commitment for the Main Street Program in Washington, Iowa.

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

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

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

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Washington, Iowa, meeting in regular session on _____ that the City of Washington hereby agrees to support both financially and philosophically the work of Main Street Washington designates the Main Street Board to supervise the Executive Director and commits to appoint a city official to represent the City on the local Main Street Board.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 20__.

Mayor



*Millie Youngquist, Mayor Pro Tem
Kelsey Brown, Finance Director
Kevin Olson, City Attorney
Deanna McCusker, City Administrator*



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

September 15, 2023

To: Mayor & City Council
Cc: Kelsey Brown, Finance Director

From: Deanna McCusker
City Administrator

Re: Water Main Extension

We are going to extend water main down 250th Street (Old Hwy 92) to provide city water to the properties getting annexed into the city limits. We will only run the main down the ROW and then the property owners will be responsible for connection to the main. JJ requested quotes from Core & Main and Schimberg Co. Core & Main is the low quote at \$14,041.25. We had money budgeted to extend South Ave B water main in this years budget but with discussing with JJ we will move that project to next fiscal year. Therefore, we have the funds in the budget to extend this water main.

The City will be receiving more water service revenue and tax dollars with these 3 properties annexing into the city limits and connecting to our city water system. Before even considering connecting them to our city water system, we had them agree to annexing into the city. It is my understanding that the one property, has been connected to the city sewer for some time without annexing into the city limits. Based on this years taxable valuations and the city tax levy rate, the City can estimate \$4,800 in taxes from these 3 properties.



Bid Proposal for Water Main Quote - City of Washington, Iowa

CITY OF WASHINGTON IA

Job Location: Washington, IA

Bid Date: 07/28/2023 05:00 pm

Core & Main 3046420

Core & Main

2500 SE Enterprise Dr

Grimes, IA 50111

Phone: 515-986-4000

Fax: 515-986-4400

Seq#	Qty	Description	Units	Price	Ext Price
10		WATER MAIN QUOTE			
20	560	6 PVC C900 DR18 PIPE (G) 20' PC235	FT	12.75	7,140.00
40		VERIFY HYDRANT COLOR			
50	1	6'0" WB67 DDP HYD RED	EA	3,650.00	3,650.00
70	1	6 MJ TEE C153 IMP INC. GSKTS, NUTS, AND BOLTS	EA	235.00	235.00
90	3	6 EBAA MEGALUG C900&IPS 2006PV RED	EA	40.00	120.00
110	1	6 MJ RW GATE VLV OL	EA	975.00	975.00
120	1	VALVE BOX ADAPTOR II TYPE A	EA	50.00	50.00
130	1	664-S VALVE BOX WITH LID IMP	EA	175.00	175.00
140	2	6 EBAA MEGALUG C900&IPS 2006PV RED	EA	40.00	80.00
160	3	317-069009-000 6X1CC SADDLE EPOXY W/304SS STRAPS 5.94-6.90 OD	EA	68.75	206.25
170	3	74701B-22 1 CCXCTS PJ BALL CORP STOP EB-2 5133-163 NO LEAD	EA	95.00	285.00
180	3	76100-22 1 CURB STOP COMPCOMP NO LEAD	EA	155.00	465.00
190	3	95E (I) CURB BOX CAST IRON	EA	95.00	285.00
210	300	1X300' CTS PE TUBING 250 PSI PE4710 NSF SDR-9 D2737 BLUE	FT	0.75	225.00
220	200	1X100' CTS PE TUBING 250 PSI PE 4710 NSF SDR-9 D2737 BLUE	FT	0.75	150.00
				Sub Total	14,041.25
				Tax	0.00
				Total	14,041.25

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/TandC/>

PRICE QUOTATION



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

Quote Date	07/28/2023
Quote Number	8307371-00
Quote Expiration Date	08/04/2023
Writer	SCOTT MCMURRIN
Salesperson	SCOTT MCMURRIN
Total Weight	3254.49
Freight Terms	Full Freight Allowed
Placed By	JJ

PHONE: (319) 653-2764
EMAIL: smcmurrin@schimberg.com

Bill To 3298	WASHINGTON WATER/SEWER DEPT PO BOX 516 WASHINGTON, IA 52353 US
------------------------	---

Ship To 1000	WASHINGTON MAINTAINENCE/CONSTR 515 EAST 6TH ST JJ BELL - 319-653-1538 WASHINGTON, IA 52353 US
------------------------	---

Notes

Terms NET 30 DAYS	Req Ship Date 07/28/2023	Ship Point SCHIMBERG CEDAR RAPIDS	Ship Via S CO TRUCK
-----------------------------	------------------------------------	---	-------------------------------

Line #	NS	Part Number And Description	Quantity Ordered	Qty UM	Net Price	Ext Price
1		56002010600 PIPE PVC C900 DR18 WM 6X20'	560.0	FT	14.33	8,024.80
2		53090210000 CLOW MED HYD (HIAWN.L.) (BLK) 5-1/2' BURY, 5-1/4" MVO, 3-WAY 6" MJ SHOE, OL, 1-1/2 PENT N UT RED, NST, ALL NAT'L STD W/STORTZ LESS ACCESS N LIBERTY / HIAWATHA	1	EA	3,860.64	3,860.64
3		53761100600 MJ TEE 6	1	EA	161.20	161.20
4		53874010600 REG C-900 MEGA LUG 6	4	EA	39.33	157.32
5		53816000400 MJ CORBLU B&G PAK W/O GLAND 4	4	EA	21.84	87.36
6		53090480600 MJXMJ GT VL OPEN LEFT CI 6 F6100 R/WCAST IRON BODY SQUARE OPERATING NUT LESS ACCESSORI ES ** PLEASE BE SURE TO TIGHTEN THE FOLLOWER PLATE BOLTS **	1	EA	1,000.31	1,000.31
7	NS	N947 s/b 317 SERVICE SADDLE 317-00066309-000 6X1CC	3	EA	124.00	372.00
8		N52500950000 TYLER VALVE BOX 95E W/LID	1	EA	75.27	75.27
9		94547012100 AY 74701 BQ CTS COMP CORP 1	3	EA	91.18	273.54
10		94561002100 AY 76100 Q CTS CURB STOP 1	3	EA	142.69	428.07
11		82901000100 PIPE HD250 CTS BLUE DR9 1X100	500.0	FT	0.68	340.00

11 Lines Total

Total 14,780.51

Taxes 0.00

Quote Total 14,780.51

SALES PERSON 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.---

Customer Copy

Page 1 of 1



8307371-00

Jaron P. Rosien, Mayor
Deanna McCusker, City Administrator
Kelsey Brown, Finance Director
Sally Hart, City Clerk
Kevin Olson, City Attorney



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

WWTP MEMORANDUM

TO: CITY ADMINISTRATOR, COUNCIL, MAYOR, CITY CLERK, AND
FINANCE DIRECTOR
FROM: JASON WHISLER
SUBJECT: FALL 2023 LAND APPLICATION OF TREATED BIO-SOLIDS
DATE: FRIDAY, SEPTEMBER 29TH 2023

IT'S THAT TIME OF THE YEAR AGAIN WE'LL BE LAND APPLYING OUR TREATED BIO-SOLIDS IN THE NEAR FUTURE. I SENT OUT COST ESTIMATE LETTERS TO THREE (3) AREA MANURE CONTACTORS. I ONLY RECEIVED ONE (1) LETTER BACK FROM PREMIER PUMPING LLC (FORMALLY IOWA GROW INC.). PREMIER PUMPING COST ESTIMATE WAS THREE POINT SEVEN CENTS PER (\$0.037) CENTS PER GALLON. I'M ESTIMATING THERE WILL BE BETWEEN ONE POINT TWO MILLION GALLONS (1,200,000) TO ONE POINT FIVE MILLION GALLONS (1,500,000). THIS PROJECT WILL EXCEED \$7,500.00, SO COUNCIL APPROVAL IS NECESSARY. WE WON'T KNOW THE TOTAL COST UNTIL THE TANK IS EMPTY AND THE NUMBER OF GALLONS ARE TOTALED. THERE IS MONEY AVAILABLE IN ACCOUNT # 610-6-8015-6599 FOR THIS PROJECT. I'LL ASK SALLY TO INCLUDE THIS PROJECT ON THE CONSENT AGENDA FOR THE OCTOBER 3RD, 2023 COUNCIL MEETING.

LET ME KNOW IF YOU HAVE ANY QUESTIONS.

THANKS

JASON WHISLER

CHANGE ORDER NO. 2

Owner:	City of Washington	Owner's Project No.:	
Engineer:	FOX Strand	Engineer's Project No.:	3424-20B
Contractor:	Cornerstone Excavating, Inc.	Contractor's Project No.:	
Project:	2022 Washington Water Main Improvements		
Contract Name:	2022 Washington Water Main Improvements		
Date Issued:	9/26/2022	Effective Date of Change Order:	10/3/2023

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

Item 1: Change in project scope from open trenching to trenchless construction from H Avenue to F Avenue adjacent to W. Madison Street. Cost will include one additional mobilization fee of \$5,000 to accommodate concrete supplier mobilization. No additional cost for removal of pavement area will be incurred by the City of Washington. An approximate deduct of \$58,589.95 per the attached estimated change in quantities.

Item 2 - Removal and replacement of sidewalk and driveway. Add \$13,824.50 per the attached change proposal request.

Item 3 - Add one 12-inch live cut-in valve installation to allow isolation and abandonment of existing water main. Add \$20,137.


Item 4 - Add additional tree and stump removal in Sunset Park. Add \$4,129.77.


Attachments: Change Order No. 2 Estimated Change in Quantities for Directionally Drilling of Water Main and E. Main Street Change Proposal Request.

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>3,668,641.25</u>	Original Contract Times: Substantial Completion: <u>November 24, 2023</u> Ready for final payment: <u>December 29, 2023</u>
Decrease from previously approved Change Orders: \$ <u>570,307.55</u>	[Increase] [Decrease] from previously approved Change Orders No.1 to No. __: Substantial Completion: <u>0 days</u> Ready for final payment: <u>0 days</u>
Contract Price prior to this Change Order: \$ <u>3,098,333.70</u>	Contract Times prior to this Change Order: Substantial Completion: <u>November 24, 2023</u> Ready for final payment: <u>December 29, 2023</u>
Decrease this Change Order: \$ <u>20,498.68</u>	Increase this Change Order: Substantial Completion: <u>6 days</u> Ready for final payment: <u>6 days</u>
Contract Price incorporating this Change Order: \$ <u>3,077,835.02</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>November 30, 2023</u> Ready for final payment: <u>January 4, 2024</u>

Recommended by Engineer (if required)

Accepted by Contractor

By: 
 Title: Project Manager
 Date: September 26, 2023
Authorized by Owner


Owner
9/26/23
Approved by Funding Agency (if applicable)

By: _____
 Title: _____
 Date: _____

2022 WASHINGTON WATER MAIN IMPROVEMENTS (CHANGE ORDER NO. 2)
ENGINEER'S OPINION OF PROBABLE PROJECT COST

Washington, Iowa
 8/31/2023
 3424-20B.600



				COST CHANGE	
ITEM NO.	BID ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
DIVISION 2 - EARTHWORK					
2.01	CLEARING AND GRUBBING, TREE REMOVAL	LS	-1	\$ 3,500.00	\$ (3,500.00)
	<i>Division Subtotal</i>				\$ (3,500.00)
DIVISION 5 - WATER MAIN AND APPURTENANCES					
5.01	WATER MAIN, 8-INCH, CASE 1, TRENCHED DI, NITRILE GASKETS	LF	-1,030	\$ 92.50	\$ (95,275.00)
5.02	WATER MAIN, 8-INCH, CASE 1, TRENCHED DI, NITRILE GASKETS, RESTRAINED JOINT	LF	-100	\$ 127.50	\$ (12,750.00)
5.03	WATER MAIN, 8-INCH, CASE 2, TRENCHLESS DI, NITRILE GASKETS	LF	1,030	\$ 207.00	\$ 213,210.00
	<i>Division Subtotal</i>				\$ 105,185.00
DIVISION 7 - PAVEMENT AND APPURTENANCES					
7.01	SIDEWALK REMOVAL AND DISPOSAL	SY	-236	\$ 11.50	\$ (2,714.00)
7.02	PCC SIDEWALK, 5-INCH	SY	-317	\$ 130.35	\$ (41,320.95)
7.03	PAVEMENT REMOVAL AND DISPOSAL	SY	-486	\$ 15.00	\$ (7,290.00)
7.04	REMOVAL OF CURB AND GUTTER	LF	-310	\$ 15.00	\$ (4,650.00)
7.05	PCC FULL DEPTH PATCH	SY	-476	\$ 175.00	\$ (83,300.00)
7.06	PCC CURB AND GUTTER, 30-INCH	LF	-320	\$ 75.00	\$ (24,000.00)
	<i>Division Subtotal</i>				\$ (163,274.95)
DIVISION 11 - MISCELLANEOUS					
11.01	MISCELLANEOUS REMOVAL	LS	-1	\$ 2,000.00	\$ (2,000.00)
CO2.1	ADDITIONAL MOBILIZATION	LS	1	\$ 5,000.00	\$ 5,000.00
	<i>Division Subtotal</i>				\$ 3,000.00
APPROXIMATE CHANGE IN PROJECT COST					\$ (58,589.95)

Change Request

To: Washington Watermain


Number: CO-2
 Date: 7/10/2023
 Job: Washington Watermain
 Job #: WAS023

Description: Removal and replacement of sidewalk between 1202 and 1204 E Main Street. Readjust grade and install sidewalk between 1204 and N 13th Street

Readjust grade and install sidewalk between 1204 and N 13th Street.

Description	Quantity	Unit	Unit Price	Price
Sidewalk removal	63	SY	\$11.50	\$724.50
Saw cutting	1	LS	\$150.00	\$150.00
Reform and replace sidewalk	63	SY	\$90.00	\$5,670.00
Driveway removal	42	SY	\$15.00	\$630.00
Saw cutting	1.0	LS	\$350.00	\$350.00
Reform and repour	42	SY	\$150.00	\$6,300.00
			Total:	\$13,824.50
Bond Fees				\$0.00
Added Working Days Requested: _____	5			
			Change Order Total:	\$13,824.50

Submitted by: BJ Miller
 Cornerstone Excavating, Inc.



Approved by: _____

Date: _____

WORK CHANGE DIRECTIVE NO. 2

Owner: City of Washington Owner's Project No.:
Engineer: FOX Strand Engineer's Project No.: 3424-20B
Contractor: Cornerstone Excavating, Inc. Contractor's Project No.:
Project: 2022 Washington Water Main Improvements
Contract Name: 2022 Washington Water Main Improvements
Date Issued: 8/14/2023 Effective Date of Work Change Directive: 8/14/2023

Contractor is directed to proceed promptly with the following change(s):

Description: Due to an issue with the existing water line on E. Main Street and the existing 12-inch water main on 14th Avenue, the city staff have determined that a cut-in valve will be necessary on the exiting 12-inch water main to allow isolation and abandonment of the existing water main on E. Main Street within the project area.

Attachments: Change Proposal Request from Cornerstone Excavating, Inc.

Purpose for the Work Change Directive: Valve required to isolate water mains in the project area.

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

- Non-agreement on pricing of proposed change.
Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$20,137.00 increase
Contract Time: 1 day

Basis of estimated change in Contract Price:

- Lump Sum
Unit Price
Cost of the Work
Other

Recommended by Engineer Authorized by Owner
By: [Signature] Title: Project Manager
Date: 8/14/2023 [Signature] Title: City Administrator
Date: 8/14/2023

Contractor's Application for Payment

Owner: <u>City of Washington</u>	Owner's Project No.: _____
Engineer: <u>FOX Strand</u>	Engineer's Project No.: <u>3424-20B</u>
Contractor: <u>Cornerstone Excavating, Inc.</u>	Contractor's Project No.: _____
Project: <u>2022 Washington Water Main Improvements</u>	
Contract: <u>2022 Washington Water Main Improvements</u>	
Application No.: <u>4</u>	Application Date: <u>9/26/2023</u>
Application Period: From <u>9/26/2023</u> to <u>9/26/2023</u>	

1. Original Contract Price	\$ 3,668,641.25
2. Net change by Change Orders	\$ (590,806.23)
3. Current Contract Price (Line 1 + Line 2)	\$ 3,077,835.02
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 866,839.25
5. Retainage	
a. <u>5%</u> X \$ <u>866,839.25</u> Work Completed	\$ 43,341.96
b. <u>0%</u> X \$ <u>-</u> Stored Materials	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 43,341.96
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 823,497.29
7. Less previous payments (Line 6 from prior application)	\$ 494,339.53
8. Amount due this application	\$ 329,157.76
9. Balance to finish, including retainage (Line 3 - Line 6)	\$ 2,254,337.73

Contractor's Certification

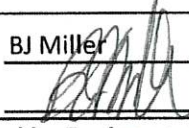
The undersigned Contractor certifies, to the best of its knowledge, the following:


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

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

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

Contractor: BJ Miller

Signature:  _____ **Date:** 9/26/23
6/30/2023

Recommended by Engineer	Approved by Owner
By:  _____	By: _____
Title: <u>Project Manager</u>	Title: _____
Date: <u>9/26/2023</u>	Date: _____
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Washington	Owner's Project No.:	
Engineer:	FOX Strand	Engineer's Project No.:	3424-20B
Contractor:	Cornerstone Excavating, Inc	Contractor's Project No.:	
Project:	2022 Washington Water Main Improvements		
Contract:	2022 Washington Water Main Improvements		

Application No.:		Application Period:		From		to		Application Date:			
4				09/26/23		09/26/23		09/26/23			
A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Item Quantity	Units	Contract Information		Work Completed		Materials Currently Stored (not in G)	Work Completed and Materials Stored to Date (H + I)	% of Value of Item (J / F)	Balance to Finish (F - J)
				Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Original Contract											
Division 1 - General											
1.01	Compaction Testing	1	LS	\$ 7,500.00	7,500.00	0.50	3,750.00	-	3,750.00	50%	3,750.00
1.02	Construction Contingency (Allowance)	1	ALW	\$ 20,000.00	20,000.00	-	-	-	-	0%	20,000.00
1.03	Temporary Mailbox Cluster	1	LS	\$ 975.00	975.00	-	-	-	-	0%	975.00
1.04	Removals, Miscellaneous	1	LS	\$ 14,750.00	14,750.00	0.10	1,475.00	-	1,475.00	10%	13,275.00
1.05	Remove And Replace Signage	1	LS	\$ 9,750.00	9,750.00	0.25	2,437.50	-	2,437.50	25%	7,312.50
Division 2 - Earthwork											
2.01	Topsoil, Strip, Stockpile, Furnish, And Respread	1	LS	\$ 34,550.00	34,550.00	0.10	3,455.00	-	3,455.00	10%	31,095.00
2.02	Unsuitable Soils, Removal And Replacement	50	CY	\$ 50.00	2,500.00	-	-	-	-	0%	2,500.00
2.03	Cleaning And Grubbing, Tree Removal Tree Trimming	1	LS	\$ 34,950.00	34,950.00	0.25	8,737.50	-	8,737.50	25%	26,212.50
Division 3 - Trench and Trenchless Construction											
3.01	Trench Foundation	50	TON	\$ 55.00	2,750.00	-	-	-	-	0%	2,750.00
3.02	Replacement Of Unsuitable Backfill, Trench	50	CY	\$ 50.00	2,500.00	-	-	-	-	0%	2,500.00
Division 4 - Sewers and Drains											
4.01	CCTV 8-inch Sanitary Sewer, Pre Construction Service Locate	2,348	LF	\$ 7.75	18,181.50	0.78	5,254.50	-	5,254.50	29%	12,927.00
4.02	CCTV 10-inch Sanitary Sewer, Pre Construction Service Locate	748	LF	\$ 7.75	5,781.50	-	-	-	-	0%	5,781.50
4.03	CCTV 12-inch Sanitary Sewer, Pre Construction Service Locate	10	LF	\$ 62.80	628.00	-	-	-	-	0%	628.00
4.04	CCTV 4-inch Sanitary Sewer W/Report Post Construction Service Inspection	965	LF	\$ 7.75	7,401.25	-	-	-	-	0%	7,401.25
4.05	CCTV 6-inch Sanitary Sewer W/Report Post Construction Service Inspection	832	LF	\$ 7.75	6,448.00	-	-	-	-	0%	6,448.00
4.06	CCTV Inspection Reversal	5	EA	\$ 555.00	2,775.00	-	-	-	-	0%	2,775.00
4.07	Sanitary Sewer Main Line, Heavy Cleaning	10	HR	\$ 325.00	3,250.00	-	-	-	-	0%	3,250.00
4.08	Sanitary Sewer Main Line, Removal Of Heavy Roots	10	HR	\$ 325.00	3,250.00	-	-	-	-	0%	3,250.00
4.09	Sanitary Sewer Main Line, Removal Of Heavy Scale	10	HR	\$ 325.00	3,250.00	-	-	-	-	0%	3,250.00
4.10	Sanitary Sewer Main Line, Protruding Tap Cut	10	EA	\$ 1,200.00	12,000.00	-	-	-	-	0%	12,000.00
4.11	Sanitary Sewer Debris Cutting Removal	10	HR	\$ 425.00	4,250.00	-	-	-	-	0%	4,250.00
4.12	Remove & Replace Sanitary Service	20	EA	\$ 4,275.00	85,500.00	4.00	17,100.00	-	17,100.00	20%	68,400.00
Division 5 - Water Main and Appurtenances											
5.01	Cap Existing Water Main In Place	19	EA	\$ 2,300.00	43,700.00	5.00	11,500.00	-	11,500.00	26%	32,200.00
5.02	Removal Of Existing Water Main	30	LF	\$ 27.50	825.00	-	-	-	-	0%	825.00
5.03	Remove And Salvage Existing Fire Hydrant	8	EA	\$ 1,750.00	14,000.00	3.00	5,250.00	-	5,250.00	38%	8,750.00
5.04	Water Main, Connect To Existing, E. Main St. And N. 12Th Ave. Connection 1	1	LS	\$ 5,950.00	5,950.00	1.00	5,950.00	-	5,950.00	100%	-
5.05	Water Main, Connect To Existing, E. Main St. And N. 12Th Ave. Connection 2	1	LS	\$ 6,550.00	6,550.00	1.00	6,550.00	-	6,550.00	100%	-
5.06	Water Main, Connect To Existing, E. Main St. And N. 14Th Ave	1	LS	\$ 15,025.00	15,025.00	1.00	15,025.00	-	15,025.00	100%	-
5.07	Water Main, Connect To Existing, E. Main St. And N. 15Th Ave	1	LS	\$ 6,880.00	6,880.00	1.00	6,880.00	-	6,880.00	100%	-
5.08	Water Main, Connect To Existing, W. Madison St. And S. H Ave	1	LS	\$ 8,400.00	8,400.00	-	-	-	-	0%	8,400.00
5.09	Water Main, Connect To Existing, W. Madison St.	1	LS	\$ 3,835.00	3,835.00	-	-	-	-	0%	3,835.00
5.10	Water Main, Connect To Existing, W. Madison St. And S. G Ave.	1	LS	\$ 9,835.00	9,835.00	-	-	-	-	0%	9,835.00
5.11	Water Main, Connect To Existing, W. Madison St. And S. F Ave.	1	LS	\$ 14,750.00	14,750.00	-	-	-	-	0%	14,750.00
5.12	Water Main, Connect To Existing, W. Madison St. And S. D Ave.	1	LS	\$ 8,800.00	8,800.00	-	-	-	-	0%	8,800.00
5.13	Water Main, Connect To Existing, W. Madison St. And S. C Ave.	1	LS	\$ 5,600.00	5,600.00	-	-	-	-	0%	5,600.00
5.14	Tapping Valve Assembly, 4"X4"	2	EA	\$ 4,750.00	9,500.00	-	-	-	-	0%	9,500.00
5.15	Tapping Valve Assembly, 8"X6"	1	EA	\$ 11,750.00	11,750.00	-	-	-	-	0%	11,750.00
5.16	Tapping Valve Assembly, 12"X6"	1	EA	\$ 8,930.00	8,930.00	-	-	-	-	0%	8,930.00

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Washington
 Engineer: FOX Strand
 Contractor: Cornerstone Excavating, Inc.
 Project: 2022 Washington Water Main Improvements
 Contract: 2022 Washington Water Main Improvements

Owner's Project No.:
 Engineer's Project No.: 3424-208
 Contractor's Project No.:

Application No.: 4 Application Period: From 09/26/23 to 09/26/23 Application Date: 09/26/23

A Bid Item No.	B Description	C Contract Information				E Value of Bid Item (C X E)		G Work Completed		I Materials Currently Stored (not in G)	J Work Completed and Materials Stored to Date (H + I)	K % of Value of Item (I / F)	L Balance to Finish (F - J)
		C Item Quantity	D Units	E Unit Price (\$)	F Value of Bid Item (\$)	G Estimated Quantity Incorporated in the Work	H Value of Work Completed to Date (E X G)						
5.17	Tapping Valve Assembly, 12"x8"	4	EA	\$ 11,025.00	44,100.00	2.00	22,050.00	-	22,050.00	-	50%	22,050.00	
5.18	Water Main, 8-Inch, Case 1, Trenched	100	LF	\$ 79.00	7,900.00	-	-	-	-	-	0%	7,900.00	
5.19	Water Main, 8-Inch, Case 1, Trenched, Restrained Joint	232	LF	\$ 90.00	20,880.00	92.00	8,280.00	-	8,280.00	-	40%	12,600.00	
5.20	Water Main, 8-Inch, Case 1, Trenched Di, Nitrite Gaskets	1,150	LF	\$ 92.50	106,375.00	28.00	2,312.50	-	2,312.50	-	2%	104,062.50	
5.21	Water Main, 8-Inch, Case 1, Trenched Di, Nitrite Gaskets, Restrained Joint	245	LF	\$ 127.50	31,237.50	24.00	3,060.00	-	3,060.00	-	10%	28,177.50	
5.22	Water Main, 8-Inch, Case 2, Trenchless Pvc Or Di	100	LF	\$ 170.00	17,000.00	-	-	-	-	-	0%	17,000.00	
5.23	Water Main, 8-Inch, Case 2, Trenchless Di, Nitrite Gaskets	1,160	LF	\$ 207.00	240,120.00	1,220.00	252,540.00	-	252,540.00	-	105%	(12,420.00)	
5.24	Water Main, 8-Inch, Case 3, Trenched Or Trenchless	670	LF	\$ 175.00	117,250.00	708.00	123,550.00	-	123,550.00	-	105%	(6,300.00)	
5.25	Water Main Service, 1-Inch Hardware, Connection To Existing	53	EA	\$ 875.00	46,375.00	13.00	11,375.00	-	11,375.00	-	25%	35,000.00	
5.26	Water Main Service Pipe, Trenched, 1-Inch Copper	208	LF	\$ 49.50	10,296.00	78.00	3,861.00	-	3,861.00	-	38%	6,435.00	
5.27	Water Main Service Pipe Trenchless, 1-Inch Copper	1,957	LF	\$ 56.00	109,592.00	164.00	9,184.00	-	9,184.00	-	8%	100,408.00	
5.28	Temporary Water Main Service (Contingency)	200	LF	\$ 43.00	8,600.00	5.00	215.00	-	215.00	-	3%	8,385.00	
5.29	Water Service Corporation	53	EA	\$ 400.00	21,200.00	12.00	4,800.00	-	4,800.00	-	23%	16,400.00	
5.30	Water Service Curb Stop And Box	53	EA	\$ 515.00	27,295.00	16.00	8,240.00	-	8,240.00	-	30%	19,055.00	
5.31	Water Main Service Pipe, Abandon Existing	53	EA	\$ 325.00	17,225.00	4.00	1,300.00	-	1,300.00	-	8%	15,925.00	
5.32	Fire Hydrant Assembly	10	EA	\$ 8,540.00	85,400.00	2.00	34,160.00	-	34,160.00	-	40%	51,240.00	
5.33	Water Main, 4-Inch Resilient Wedge Gate Valve	1	EA	\$ 1,850.00	1,850.00	2.00	3,700.00	-	3,700.00	-	200%	(1,850.00)	
5.34	Water Main, 6-Inch Resilient Wedge Gate Valve	1	EA	\$ 2,300.00	2,300.00	-	-	-	-	-	0%	2,300.00	
5.35	Water Main, 8-Inch Resilient Wedge Gate Valve	9	EA	\$ 3,005.00	27,045.00	3.00	9,015.00	-	9,015.00	-	33%	18,030.00	
5.36	Water Main, 12-Inch Resilient Wedge Gate Valve	1	EA	\$ 4,995.00	4,995.00	0.10	499.50	-	499.50	-	10%	4,495.50	
5.37	Remove Existing Water Main Valve	14	EA	\$ 625.00	8,750.00	1.00	625.00	-	625.00	-	7%	8,125.00	
5.38	Abandon Existing Water Main Valve In Place	1	EA	\$ 5,200.00	5,200.00	0.10	520.00	-	520.00	-	10%	4,680.00	
5.39	Water Main Testing And Disinfection	1	LS	\$ 12,500.00	12,500.00	0.90	6,250.00	-	6,250.00	-	50%	6,250.00	
5.40	Water Main Disconnections	1	LS	\$ 23,550.00	23,550.00	0.25	5,887.50	-	5,887.50	-	25%	17,662.50	
5.41	Abandon Existing Water Main In Place W/ Grout	10	LF	\$ 225.00	2,250.00	-	-	-	-	-	0%	2,250.00	
Division 6 - Structures for Sanitary and Storm Sewers													
6.01	Remove Existing Storm Sewer Intake	2	EA	\$ 2,500.00	5,000.00	3.00	7,500.00	-	7,500.00	-	150%	(2,500.00)	
6.02	Storm Sewer Intake, Sw-501	2	EA	\$ 7,150.00	14,300.00	3.00	21,450.00	-	21,450.00	-	150%	(7,150.00)	
Division 7 - Pavement and Appurtenances													
7.01	Sidewalk Removal And Disposal	675	SY	\$ 11.50	7,762.50	190.00	1,840.00	-	1,840.00	-	24%	5,922.50	
7.02	PCC Sidewalk, 6-Inch	1,122	SY	\$ 90.00	100,980.00	424.60	38,205.00	-	38,205.00	-	38%	62,775.00	
7.03	Pavement Removal And Disposal	1,513	SY	\$ 15.00	22,695.00	826.00	7,875.00	-	7,875.00	-	35%	14,820.00	
7.04	Removal Of Curb And Gutter	1,045	LF	\$ 15.00	15,675.00	177.00	2,655.00	-	2,655.00	-	17%	13,020.00	
7.05	PCC Full Depth Patch	1,520	SY	\$ 175.00	266,000.00	334.51	58,539.25	-	58,539.25	-	22%	207,460.75	
7.06	PCC Curb And Gutter, 30-Inch	966	LF	\$ 75.00	72,450.00	176.75	13,256.25	-	13,256.25	-	18%	59,193.75	
7.07	PCC Pavement Samples And Testing	1	LS	\$ 9,765.00	9,765.00	0.26	2,441.25	-	2,441.25	-	25%	7,323.75	
7.08	Detectable Warning Panels	332	SF	\$ 75.00	24,900.00	60.00	4,500.00	-	4,500.00	-	18%	20,400.00	
7.09	Ada Survey	21	EA	\$ 350.00	7,350.00	-	-	-	-	-	0%	7,350.00	
7.10	Driveway Pavement Removal And Disposal	449	SY	\$ 15.00	6,735.00	196.00	2,490.00	-	2,490.00	-	37%	4,245.00	
7.11	PCC Commercial Driveway Pavement, 7.5-Inch	191	SY	\$ 175.00	33,425.00	-	-	-	-	-	0%	33,425.00	
7.12	PCC Residential Driveway Pavement, 6-Inch	261	SY	\$ 150.00	39,150.00	166.27	24,940.50	-	24,940.50	-	64%	14,209.50	
7.13	Painted Pavement Markings	1	LS	\$ 9,875.00	9,875.00	-	-	-	-	-	0%	9,875.00	
7.14	Removable Bollard	4	EA	\$ 5,225.00	20,900.00	-	-	-	-	-	0%	20,900.00	
Division 8 - Traffic Control													

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Washington
 Engineer: FOX Strand
 Contractor: Cornerstone Excavating, Inc.
 Project: 2022 Washington Water Main Improvements
 Contract: 2022 Washington Water Main Improvements

Owner's Project No.:
 Engineer's Project No.: 3424-208
 Contractor's Project No.:

Application No.: 4 Application Period: From 09/26/23 to 09/26/23 Application Date: 09/26/23

A	B	C Contract Information				D Work Completed			I	J	K	L
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G)	Materials Currently Stored (not in G)				
Bid Item No.	Description											
8.01	Traffic Control & Staging	1	LS	\$ 15,300.00	15,300.00	0.25	3,825.00		3,825.00	25%	11,475.00	
Division 9 - Site Work												
9.01	Hydraulic Seeding, Fertilizing, And Mulching - Type 1	1.3	AC	\$ 10,250.00	13,325.00	-	-		-	0%	13,325.00	
9.02	Filter Sock	500	LF	\$ 7.00	3,500.00	10.00	70.00		70.00	2%	3,430.00	
9.03	Inlet Protection, Drop-in	14	EA	\$ 185.00	2,590.00	-	-		-	0%	2,590.00	
Division 11 - Miscellaneous												
11.01	Mobilization	1	LS	\$ 198,750.00	198,750.00	0.30	59,625.00		59,625.00	30%	139,125.00	
11.02	Exploratory Digging	1	LS	\$ 34,585.00	34,585.00	0.30	10,375.50		10,375.50	30%	24,209.50	
11.03	Maintenance Of Solid Waste Collection	1	LS	\$ 9,850.00	9,850.00	0.25	2,462.50		2,462.50	25%	7,387.50	
Division 12 - Washington Blvd (REMOVED BY CO NO. 1)												
12.01	Cap Existing Water Main In Place	7	EA	\$ 1,680.00	11,760.00	-	-		-	0%	11,760.00	
12.02	Tapping Valve Assembly, 4"x4"	2	EA	\$ 5,150.00	10,300.00	-	-		-	0%	10,300.00	
12.03	Tapping Valve Assembly, 12"x8"	2	EA	\$ 10,075.00	20,150.00	-	-		-	0%	20,150.00	
12.04	Water Main, 8-Inch, Case 2, Trenchless PVC Or Di	848	LF	\$ 220.00	186,560.00	-	-		-	0%	186,560.00	
12.05	Water Main Service, 1-Inch Hardwars, Connection To Existing	18	EA	\$ 490.00	8,820.00	-	-		-	0%	8,820.00	
12.06	Water Main Service Pipe Trenchless, 1-Inch Copper	869	LF	\$ 80.00	69,520.00	-	-		-	0%	69,520.00	
12.07	Water Main Service Pipe Trenchless, 1-Inch Copper	30	LF	\$ 57.00	1,710.00	-	-		-	0%	1,710.00	
12.08	Water Service Curb Stop & Box	18	EA	\$ 475.00	8,550.00	-	-		-	0%	8,550.00	
12.09	Water Main Service Pipe, Abandon Existing	18	EA	\$ 375.00	6,750.00	-	-		-	0%	6,750.00	
12.10	Fire Hydrant Assembly	1	EA	\$ 8,540.00	8,540.00	-	-		-	0%	8,540.00	
12.11	Water Main, 8-Inch Resilient Wedge Gate Valve	2	EA	\$ 3,600.00	7,200.00	-	-		-	0%	7,200.00	
12.12	Sidewalk Removal And Disposal	114	SY	\$ 14.50	1,653.00	-	-		-	0%	1,653.00	
12.13	PCC Sidewalk, 8-Inch	115	SY	\$ 300.00	34,500.00	-	-		-	0%	34,500.00	
12.14	Pavement Removal And Disposal	184	SY	\$ 14.50	2,668.00	-	-		-	0%	2,668.00	
12.15	Brick Paver Removal And Salvage	25	SY	\$ 325.00	8,125.00	-	-		-	0%	8,125.00	
12.16	Removal Of Curb And Gutter	40	LF	\$ 32.50	1,300.00	-	-		-	0%	1,300.00	
12.17	Driveway Pavement Removal And Disposal	25	SY	\$ 22.00	550.00	-	-		-	0%	550.00	
12.18	PCC Full Depth Patch	126	SY	\$ 175.00	22,050.00	-	-		-	0%	22,050.00	
12.19	PCC Curb And Gutter, 30-Inch	40	LF	\$ 75.00	3,000.00	-	-		-	0%	3,000.00	
12.20	Brick Paver Patch, Restoration Of Existing Pavers	65	SY	\$ 223.00	14,495.00	-	-		-	0%	14,495.00	
12.21	PCC Residential Driveway Pavement, 6-Inch	26	SY	\$ 150.00	3,900.00	-	-		-	0%	3,900.00	
12.22	Hydraulic Seeding, Fertilizing, And Mulching - Type 1	0.50	AC	\$ 8,500.00	4,250.00	-	-		-	0%	4,250.00	
12.23	Compaction Testing	1	LS	\$ 6,225.00	6,225.00	-	-		-	0%	6,225.00	
12.24	Removals, Miscellaneous	1	LS	\$ 10,250.00	10,250.00	-	-		-	0%	10,250.00	
12.25	Remove And Replace Signage	1	LS	\$ 4,585.00	4,585.00	-	-		-	0%	4,585.00	
12.26	Topsoil, Strip, Stockpile, Fumish, And Respread	1	LS	\$ 12,500.00	12,500.00	-	-		-	0%	12,500.00	
12.27	Clearing And Grubbing, Tree Removal, Tree Trimming	1	LS	\$ 7,500.00	7,500.00	-	-		-	0%	7,500.00	
12.28	Water Main, Connect To Existing, W. Washington Blvd And S. F Ave	1	LS	\$ 10,500.00	10,500.00	-	-		-	0%	10,500.00	
12.29	Water Main, Connect To Existing, W. Washington Blvd And S. D Ave	1	LS	\$ 10,500.00	10,500.00	-	-		-	0%	10,500.00	
12.30	Pcc Pavement Samples And Testing	1	LS	\$ 5,500.00	5,500.00	-	-		-	0%	5,500.00	
12.31	Traffic Control & Staging	1	LS	\$ 5,500.00	5,500.00	-	-		-	0%	5,500.00	
12.32	Mobilization	1	LS	\$ 25,500.00	25,500.00	-	-		-	0%	25,500.00	
12.33	Exploratory Digging	1	LS	\$ 7,850.00	7,850.00	-	-		-	0%	7,850.00	
12.34	Water Main Testing And Disinfection	1	LS	\$ 5,500.00	5,500.00	-	-		-	0%	5,500.00	

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Washington	Owner's Project No.:	
Engineer:	FOX Strand	Engineer's Project No.:	3424-208
Contractor:	Cornerstone Excavating, Inc.	Contractor's Project No.:	
Project:	2022 Washington Water Main Improvements		
Contract:	2022 Washington Water Main Improvements		

Application No.:		Application Period:		From	to	Application Date:					
4		From		09/26/23	to	09/26/23	09/26/23				
A Bid Item No.	B Description	C Contract Information				D Work Completed		I Materials Currently Stored (not in G) (\$)	J Work Completed and Materials Stored to Date (H + I) (\$)	K % of Value of Item (I / F) (%)	L Balance to Finish (F - J) (\$)
		E Item Quantity	F Units	G Unit Price (\$)	H Value of Bid Item (C X E) (\$)	I Estimated Quantity Incorporated in the Work	J Value of Work Completed to Date (E X G) (\$)				
12.35	Water Main Disconnections	1	LS	\$ 4,865.00	4,865.00	-	-	-	0%	4,865.00	
12.36	Water Main Casing With Watertight End Seats, Dip, 8-Inch	20	LF	\$ 315.00	6,300.00	-	-	-	0%	6,300.00	
Division 13 - Bike Trail											
13.01	PCC Bike Trail, 6.5-Inch	734	SY	\$ 80.00	58,720.00	-	-	-	0%	58,720.00	
13.02	ADA Survey	4	EA	\$ 350.00	1,400.00	-	-	-	0%	1,400.00	
13.03	Detectable Warning Panels	95	SF	\$ 75.00	7,125.00	-	-	-	0%	7,125.00	
Bid Alternate No. 1											
A1.01	Compaction Testing	1	LS	\$ 7,750.00	7,750.00	-	-	-	0%	7,750.00	
A1.02	Removals, Miscellaneous	1	LS	\$ 10,350.00	10,350.00	-	-	-	0%	10,350.00	
A1.03	Remove And Replace Signage	1	LS	\$ 5,500.00	5,500.00	-	-	-	0%	5,500.00	
A1.04	CCTV 8-Inch Sanitary Sewer, Pre Construction Service Locate	870	LF	\$ 8.25	7,177.50	-	-	-	0%	7,177.50	
A1.05	CCTV 4-Inch Sanitary Sewer W/Report Post Construction Service Inspection	315	LF	\$ 8.25	2,598.75	-	-	-	0%	2,598.75	
A1.06	CCTV 6-Inch Sanitary Sewer W/Report Post Construction Service Inspection	315	LF	\$ 8.25	2,598.75	-	-	-	0%	2,598.75	
A1.07	CCTV Inspection Reversal	3	EA	\$ 540.00	1,620.00	-	-	-	0%	1,620.00	
A1.08	Sanitary Sewer Main Line, Heavy Cleaning	10	HR	\$ 355.00	3,550.00	-	-	-	0%	3,550.00	
A1.09	Sanitary Sewer Main Line, Removal Of/Heavy Roots	10	HR	\$ 325.00	3,250.00	-	-	-	0%	3,250.00	
A1.10	Sanitary Sewer Main Line, Removal Of/Heavy Scale	10	HR	\$ 325.00	3,250.00	-	-	-	0%	3,250.00	
A1.11	Sanitary Sewer Main Line, Protruding Tap Cut	10	EA	\$ 1,200.00	12,000.00	-	-	-	0%	12,000.00	
A1.12	Sanitary Sewer Debris Cutting Removal	10	HR	\$ 425.00	4,250.00	-	-	-	0%	4,250.00	
A1.13	Cap Existing Water Main In Place	2	EA	\$ 1,900.00	3,800.00	-	-	-	0%	3,800.00	
A1.14	Removal Of Existing Water Main	40	LF	\$ 47.50	1,900.00	-	-	-	0%	1,900.00	
A1.15	Removal Of Existing Water Main Valve	3	EA	\$ 2,200.00	6,600.00	-	-	-	0%	6,600.00	
A1.16	Remove And Salvage Existing Fire Hydrant	2	EA	\$ 1,700.00	3,400.00	-	-	-	0%	3,400.00	
A1.17	Water Main, Connect To Existing, W. Madison St. And Hwy 1	1	LS	\$ 4,500.00	4,500.00	-	-	-	0%	4,500.00	
A1.18	Water Main, Connect To Existing, W. Madison St. And S. H Ave.	1	LS	\$ 9,765.00	9,765.00	-	-	-	0%	9,765.00	
A1.19	Tapping Valve Assembly, 12"X8"	1	EA	\$ 10,475.00	10,475.00	-	-	-	0%	10,475.00	
A1.20	Water Main, Installation Case 1, Trenched Di W/ Nitrile Gaskets	30	LF	\$ 84.50	2,535.00	-	-	-	0%	2,535.00	
A1.21	Water Main, Installation Case 2, Trenchless Di W/ Nitrile Gaskets	1,348	LF	\$ 99.25	133,789.00	-	-	-	0%	133,789.00	
A1.22	Water Main, Installation Case 3, Trenchless Or Trenchless Di W/ Nitrile Gaskets	10	LF	\$ 115.00	1,150.00	-	-	-	0%	1,150.00	
A1.23	Water Main Service, 1-Inch Hardware, Connection To Existing	19	EA	\$ 715.00	13,585.00	-	-	-	0%	13,585.00	
A1.24	Water Main Service Pipe, Trenched, 1-Inch Copper	84	LF	\$ 49.50	4,158.00	-	-	-	0%	4,158.00	
A1.25	Water Main Service Pipe Trenchless, 1-Inch Copper	815	LF	\$ 54.50	33,517.50	-	-	-	0%	33,517.50	
A1.26	Temporary Water Main Service, Contingency	100	LF	\$ 43.00	4,300.00	-	-	-	0%	4,300.00	
A1.27	Water Service Corporation	19	EA	\$ 325.00	6,175.00	-	-	-	0%	6,175.00	
A1.28	Water Service Curb Stop And Box	19	EA	\$ 375.00	7,125.00	-	-	-	0%	7,125.00	
A1.29	Water Main Service Pipe, Abandon Existing	19	EA	\$ 325.00	6,175.00	-	-	-	0%	6,175.00	
A1.30	Fire Hydrant Assembly	6	EA	\$ 9,550.00	57,300.00	-	-	-	0%	57,300.00	
A1.31	Water Main, 8-Inch Resilient Wedge Gate Valve	1	EA	\$ 2,950.00	2,950.00	-	-	-	0%	2,950.00	
A1.32	Abandon Existing Water Main Valve In Place	2	EA	\$ 5,150.00	10,300.00	-	-	-	0%	10,300.00	
A1.33	Water Main Testing And Disinfection	1	LS	\$ 7,065.00	7,065.00	-	-	-	0%	7,065.00	
A1.34	Water Main Disconnections	1	LS	\$ 10,700.00	10,700.00	-	-	-	0%	10,700.00	
A1.35	Sidewalk Removal And Disposal	87	SY	\$ 30.00	2,610.00	-	-	-	0%	2,610.00	
A1.36	PCC Sidewalk, 5-Inch	293	SY	\$ 300.00	87,900.00	-	-	-	0%	87,900.00	
A1.37	Pavement Removal And Disposal	53	SY	\$ 30.00	1,590.00	-	-	-	0%	1,590.00	

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Washington	Owner's Project No.:	
Engineer:	FOX Strand	Engineer's Project No.:	3424-208
Contractor:	Cornerstone Excavating, Inc.	Contractor's Project No.:	
Project:	2022 Washington Water Main Improvements		
Contract:	2022 Washington Water Main Improvements		

Application No.:		Application Period:		From		to		Application Date:					
4		From		09/26/23		to		09/26/23					
A	B	C		D	E	F		G	H	I	J	K	L
Bid Item No.	Description	Item	Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)	
							Estimated Quantity Incorporated In the Work	Value of Work Completed to Date (E X G) (\$)					
A1.38	Removal Of Curb And Gutter	81	LF		\$ 27.50	2,227.50			-	-	0%	2,227.50	
A1.39	PCC Full Depth Patch	69	SY		\$ 400.00	27,600.00			-	-	0%	27,600.00	
A1.40	PCC Curb And Gutter, 30-Inch	81	LF		\$ 75.00	6,075.00			-	-	0%	6,075.00	
A1.41	PCC Pavement Samples And Testing	1	LS		\$ 6,500.00	6,500.00			-	-	0%	6,500.00	
A1.42	Detectable Warning Panels	1	SF		\$ 75.00	75.00			-	-	0%	75.00	
A1.43	ADA Survey	1	EA		\$ 350.00	350.00			-	-	0%	350.00	
A1.44	Driveway Pavement Removal And Disposal	168	SY		\$ 30.00	4,740.00			-	-	0%	4,740.00	
A1.45	PCC Commercial Driveway Pavement, 7.5-Inch	136	SY		\$ 175.00	24,150.00			-	-	0%	24,150.00	
A1.46	PCC Residential Driveway Pavement, 6-Inch	3	SY		\$ 1,500.00	4,500.00			-	-	0%	4,500.00	
A1.47	Traffic Control & Staging	1	LS		\$ 11,500.00	11,500.00			-	-	0%	11,500.00	
A1.48	Hydraulic Seeding, Fertilizing, And Mulching - Type 1	0.30	AC		\$ 10,000.00	3,000.00			-	-	0%	3,000.00	
A1.49	Filter Sock	100	LF		\$ 7.00	700.00			-	-	0%	700.00	
A1.50	Intel Protection, Drop-in	5	EA		\$ 185.00	925.00			-	-	0%	925.00	
A1.51	Mobilization	1	LS		\$ 19,850.00	19,850.00			-	-	0%	19,850.00	
A1.52	Exploratory Digging	1	LS		\$ 5,250.00	5,250.00			-	-	0%	5,250.00	
A1.53	Abandon Existing Water Main In Place W/ Grout	1,195	LF		\$ 30.00	35,850.00			-	-	0%	35,850.00	
Original Contract Totals						\$ 3,668,641.25			\$ 866,839.25	\$ -	24%	\$ 2,801,802.00	



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

Memo

To: City Council
From: Jeff Duwa-Building and Zoning Official
Date: 9/29/2023
Re: Major Site Plan for Swaffer Welding

Issue

Review and consider the Major Site Plan for Swaffer Welding, LLC. at 1130 West Buchanan St.

Background

Stephen Swaffer of Swaffer Welding, LLC. has purchased a lot at business park at 1130 W. Buchanan St. The intent is to build a 60'x 150' welding and manufacturing shop. On Thursday, September 28, 2023, the City of Washington's Planning and Zoning Commission met to review and discuss the Major Site Plan for Swaffer Welding.

Recommendation

The City of Washington's Planning and Zoning Commission recommends that the City of Washington's City Council approve Major Site Plan for Swaffer Welding contingent on the minor missing items on the checklist are provided on the final site plan.



City of Washington
 215 East Washington Street
 Washington, IA 52353

SITE PLAN REVIEW CHECKLIST

Project Name Swaffler Building
 Engineer Luke Lerdn (Architekt) - Encite arch. + design.
 Reviewer Gene Halsey Veestra at Kimm
 Reviewed Date 09/22/2023

1. MINOR SITE PLAN.

- A. Any new commercial or multi-family development with a total site area less than 10,000 sq. ft.
- B. Any commercial or multifamily building and/or pavement addition or replacement less than 10,000 sq. ft. in combined impervious surface area and not included on a site that was previously developed under an approved site plan that cumulatively exceeds these areas.
- C. Parking lots under 10,000 sq. ft. in surface area and not included on a site that was previously developed under an approved site plan that cumulatively exceeds these areas.
- D. Structures incidental to publicly owned parks, playgrounds, golf courses and recreation areas. Structures incidental to agricultural uses.

2. MAJOR SITE PLAN

- A. Any new commercial or multifamily development with a total site area more than 10,000 sq. ft. 2.35 acres 102,366 ft²
- B. Any commercial or multifamily building and/or pavement addition or replacement more than 10,000 sq. ft. in combined impervious surface area and not included on a site that was previously developed under an approved site plan that cumulatively exceeds these areas. More than 12482 ft²
- C. Parking lots over 10,000 sq. ft. in surface area and not included on a site that was previously developed under an approved site plan that cumulatively exceeds these areas. 3,288 ft²



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Washington, IA 52353

MINOR SITE PLAN:

1. Date of preparation, North point and scale no smaller than 1"=100'. YES NO
Comments: *No scale*

2. A vicinity map at a scale of 1"=500' or larger, showing the general location of the property, and the adjoining land uses and zoning. YES No
Comments: *Zoning not shown*

3. Legal description and address of the property to be developed. YES No
Comments:

4. Name and address of the record property owner, the applicant, and the person or firm preparing the site plan
Comments: YES No

5. Total number and type of dwelling units proposed, proposed uses for all building; total floor area of each building; estimated number of employees for each proposed use where applicable; and any other information, including peak demand, which may be necessary to determine the number of off-street parking spaces and loading spaces required by the zoning. YES No
Comments: *Total floor Area not shown
Floor area by usage missing*

6. Off-street Parking calculation of required and provided stalls. YES No
Comments: *Cannot calculate without areas by usage*

7. Location and exterior dimensions of all existing and proposed structures or additions including setback distance from property boundary lines and distance between structures, including finished floor elevations, number of floors, and area of each floor. YES No
Comments: *missing elevation*

8. Existing and proposed contours. YES No
Comments:



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9. Property lines and dimensions to the nearest one-tenth of a foot and the total square footage and acre of the site. YES No

Comments:

10. Location, grade and dimension of all existing and proposed paved surfaces including parking and loading areas, entrance and exit drives, pedestrian walkways, and other similar permanent improvements. YES No

Comments:

11. Open space calculations, Lot area minus impervious area. Impervious area include buildings and paved surfaces. YES No

Comments: *Impervious area underestimated
Building footprint and paved areas larger than noted*

12. Location, and type of existing or proposed signs and of any existing or proposed lighting on the property which illuminates any part of any required yard. YES No

Comments: *missing*

13. Location of existing trees six (6) inches or larger in diameter, landslide areas, springs and streams and other bodies of water, any area subject to flooding by a one hundred (100) year storm on site and downstream off site. YES No

Comments: *None shown (no trees)*

14. Location, amount and type of any proposed landscaping. Location of proposed plantings, fences, walls, or other screening as required by the zoning regulations and the design standards set forth in section 163.03. YES No

Comments: *Landscaping not shown
Height of fence not shown*

15. Soil test and similar information, if deemed necessary by the City Engineer, to determine the feasibility of the proposed development in relation to the design standards set forth in Section 163.03 YES No N/A

Comments:

16. Where possible ownership or boundary problems exist, as determined by the Zoning Administrator, a property survey by a licensed land surveyor may be required. YES No *N/A*

Comments:



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17. Existing and proposed zoning.

YES No

Comments: *Id - Light Industrial*

18. Existing and proposed utility lines such as water, sanitary sewer, storm sewer, gas, electric, and communication. Including fire hydrant locations.

Electric YES No

Gas YES No

Water YES No

Sanitary Sewer YES No

Grading not shown

Storm Sewer YES No

Telephone / Cable YES No

Hydrants YES No

Comments:

19. Existing and proposed easements.

YES No

Comments:

20. Provide signature block for the Planning and Zoning Chairman and the City of Washington Mayor.

YES No

Comments: *Missing*

21. **Major** - Storm Water Pollution Prevention Plan. Comply with all current minimum mandatory requirements for SWPPP's promulgated by the Department of National Resources in connection with the issuance of a State NPDES General Permit No. 2.

YES No

Comments: *Grading not shown
will need a SWPPP for disturbances > 1 acre*

22. **Major** - Complete traffic circulation and parking plan, showing the location and dimensions of all existing and proposed parking stalls, loading areas, entrances and exit drives, sidewalks, dividers, planters, and other similar permanent improvements.

YES No

Comments:



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Washington, IA 52353

23. Major - exterior elevations views of proposed buildings, for the purpose of understanding the structures and building material to be used, the location of windows, doors, overhangs, projection heights, etc. and the grade relationship to floor elevation, and the number of stories of each existing building to be retained and of each proposed building. YES No

Comments: *Elevation of floor needed*

24. **Major:** Storm Water Management Plan. No plat of a site plan shall be approved unless it includes a storm water management plan that is adequate or serve or unless there has been a determination by Zoning Administrator, or a duty authorized representative, that storm water management plan is not necessary.

Comments: *All detention provided by regional detention pond* YES No N/A

- A. All area within the proposed parcel(s) shall be developed to comply with Statewide Urban Design Standards (SUDAS) and shall manage storm water volumes of 1.25 inches by infiltration processes according to the Iowa Storm water Management Manual. YES No *N/A*

Comments:

- B. The plan must be designed to prevent the post-development rate of runoff from subdivision or site planned development from exceeding the predevelopment rate of runoff for the five-year to a 100 year, 24- hour storm as defined by the Iowa Storm water Management Manual. *N/A*

Comments: YES No

- C. Adequate overland relief with proper easement for storms larger than a 100 year storm as defined by Iowa Storm water Manual shall be provided. *N/A*

Comments: YES No

D. Water Quality Criteria

- A. Post-development runoff shall be captured and treated by water quality Best Management Practices (BMP), as recognized by the SUDAS and Iowa Storm water Management Manual, to prevent or minimize water quality impacts from land development. The application shall use the below information to comply with the criterion: *N/A*

1. Structural and non-structural practices shall be designed to capture and treat the Water Volume (WQv). The WQv shall be computed as specified in the Iowa Storm water Management Manual.

Comments: YES No



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Washington, IA 52353

2. This criterion shall met using practices from the Storm Water Technology section in the Iowa Storm water Management Manual. BMP's or combinations of BMP's shall be selected that achieve the highest pollutant load reduction for the pollutants of concern.

Comments:

YES No *N/A*

The design is to be approved and signed by a licensed engineer.

Comments:

YES No *N/A*

- E. The design is to be approved and signed by a licensed engineer.

YES No *N/A*



SITE PLAN APPLICATION

Date of Submittal: 09/25/2023 [x] MAJOR [] minor By: \$300.00 Application Fee

Site Address or Legal Description: Lot 9 W Buchanan St

Applicant: Stephen Swaffer Name Address 820 S Marion Ave, Washington, IA 52353 Telephone or Cell Phone Email stephenswaffer@gmail.com

Site Plan Prepared By: Luke Leyden Name Agency and Address Encite Architecture and Design LLC, 105 S Ave H Washington, IA 52352 Telephone or Cell Phone 319-331-7424 Email luke@encitearchitecture.com

Project Description: Welding and manufacturing shop.

Required information includes:

- [x] Date of preparation and north arrow
[x] Scale no smaller than 1" = 100'
[x] Legal description or street address
[x] Names and addresses of property owner, plan preparer, applicant, and applicant's attorney
[x] Property lines and area of the site
[x] Total dwelling units and bedrooms per unit
[x] Total commercial floor area and type of uses
[x] Exterior dimensions of structures
[x] Setback distances from property boundary lines
[x] Distances between structures
[x] Dimensions of parking areas and walkways
[x] Location of outdoor dumpsters and recycling areas
[x] Materials and methods proposed to prevent soil erosion from the construction activity - Delong's to place straw wattles around perimeter
[x] Landscaping plan that shows existing and proposed trees, and vegetative screening

- [x] Location and size of existing and proposed utilities, including fire hydrants
[x] Complete traffic circulation and parking plan
[x] Locations of rivers, streams, wetlands, and flood hazard areas

The City may require additional information:

- [x] Locations and types of proposed lighting
[x] Details of fences and retaining walls
[x] Detail of landscape or structural screening for outdoor parking and storage areas
[x] Locations and specifications for storage of flammable, corrosive, or hazardous materials
[] Existing and proposed contours - Delong's to do before construction starts.
[x] Location and type of signs
[x] A storm water runoff plan -
[x] Typical cross section of proposed streets, alleys and parking areas

For complete information on submittal requirements and design standards, see Chapter 164 of the City of Washington's Code of Ordinances.

*Millie Youngquist, Mayor Pro Tem
Deanna McCusker, City Administrator
Kelsey Brown, Finance Director
Kevin Olson, City Attorney*



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

September 29, 2023
To: Mayor & City Council
Cc: Kelsey Brown, Finance Director

From: Deanna McCusker
City Administrator

Re: Quote for the Barthalow Roof

We could start renting out the Barthalow house again but the roof is in terrible condition as can be seen by the attached photos. JJ talked to 2 contractors and received quotes from both. It does show one quote includes 22 sq. of shingles and the other quote includes 21 sq. but the less expensive quote includes the larger number of sq. of shingles to be used. The low quote is \$7,700 and an estimate for repairing the front porch is \$1,000.

If we were to charge rent of \$800 per month, we would recoup our expenses within the first year.

We could move forward with these repairs or sell the house as is, with the caveat that the house has to be moved or tear it down.

We earmarked \$20,000 with the extra funds left in the general fund for the repair of the roof and the front porch at the farm.

RESOLUTION NO. 2023-_____

**A RESOLUTION APPROVING THE QUOTE FOR THE
BARTHALOW ROOF PROJECT**

WHEREAS, two quotes were received for the Barthalow roof project located at 2550 Hwy 1 South.

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

Section 1. That the following quote for the replacement of the Barthalow roof is hereby accepted, the same being the lowest responsible quote received for said work, as follows:

Contractor: Godinez Construction

Amount of Quote: \$7,700.00

PASSED AND APPROVED this 3rd day of October, 2023.

Millie Youngquist, Mayor Pro Tem

ATTEST:

Kelsey Brown, Deputy City Clerk

Invoice

JOB # _____ DATE 08-21-2021

JOB ADDRESS 9550 I-4-7
CITY Washington STATE TX ZIP 52353

Roofing



(319) 458-0390
rg12777z@gmail.com

<u>22</u> SQ. <u>Shingle</u>	X \$	<u>\$7,700</u>
X-TRALAYERS.SQ.	X \$	=
WOOD LAYERS.SQ	X \$	=
STEEP. SQ.	X \$	=
2ND STORY. SQ	X \$	=
DECKING.	X \$	=
CHIMNEY FLASHING	X \$	=
FLASHING. FT.	X \$	=
VENTS.	X \$	=
RICH VENT.FT	X \$	=
NO ACCES.	X \$	=
EXTRAS.	X \$	=
EXTRAS.	X \$	=
EXTRAS.	X \$	=

Material and Labor
 we use owners ~~own~~ owning shingle
 we take care of All garbage

TOTAL \$ 7,700

RANGEL CONSTRUCTION

Cell Phone: (319) 591-1019

Roof Estimate

PROPOSAL SUBMITTED TO	PHONE	DATE
City of Washington (JJ Bell)	(319) 653-1538	8/15/23
STREET		
2550 Hwy 1 South		
CITY, STATE AND ZIP CODE		JOB PHONE
Washington, IA 52353		319 591-1019

Complete 1 layer tear off 21 Sq. (House & Front porch only)

We will install 21 Sq. on new 30 year architectural shingle shingles

We will install 36 lineal feet of ridge caps

We will install new 30' of continuous ridge ventilation & eliminate 4 Box vent

We will install new synthetic underlayment

We will install starter shingle along entire perimeter

We will install 1 rows of ice and water barrier along bottom perimeter

We will install ice and water barrier along wall flashings

We will install all new drip edge

We will replace 4" pipe flashing boot

We will haul away all garbage and debris

***Extra* If any damaged plywood needs replaced it will be an additional \$85 per sheet that includes labor, material and haul away.**

We offer a 10-year workmanship guarantee

We hereby propose to furnish material & labor-complete in accordance with the above specifications for the sum of:

Nine Thousand Thirty Dollars

(\$9,030.00)

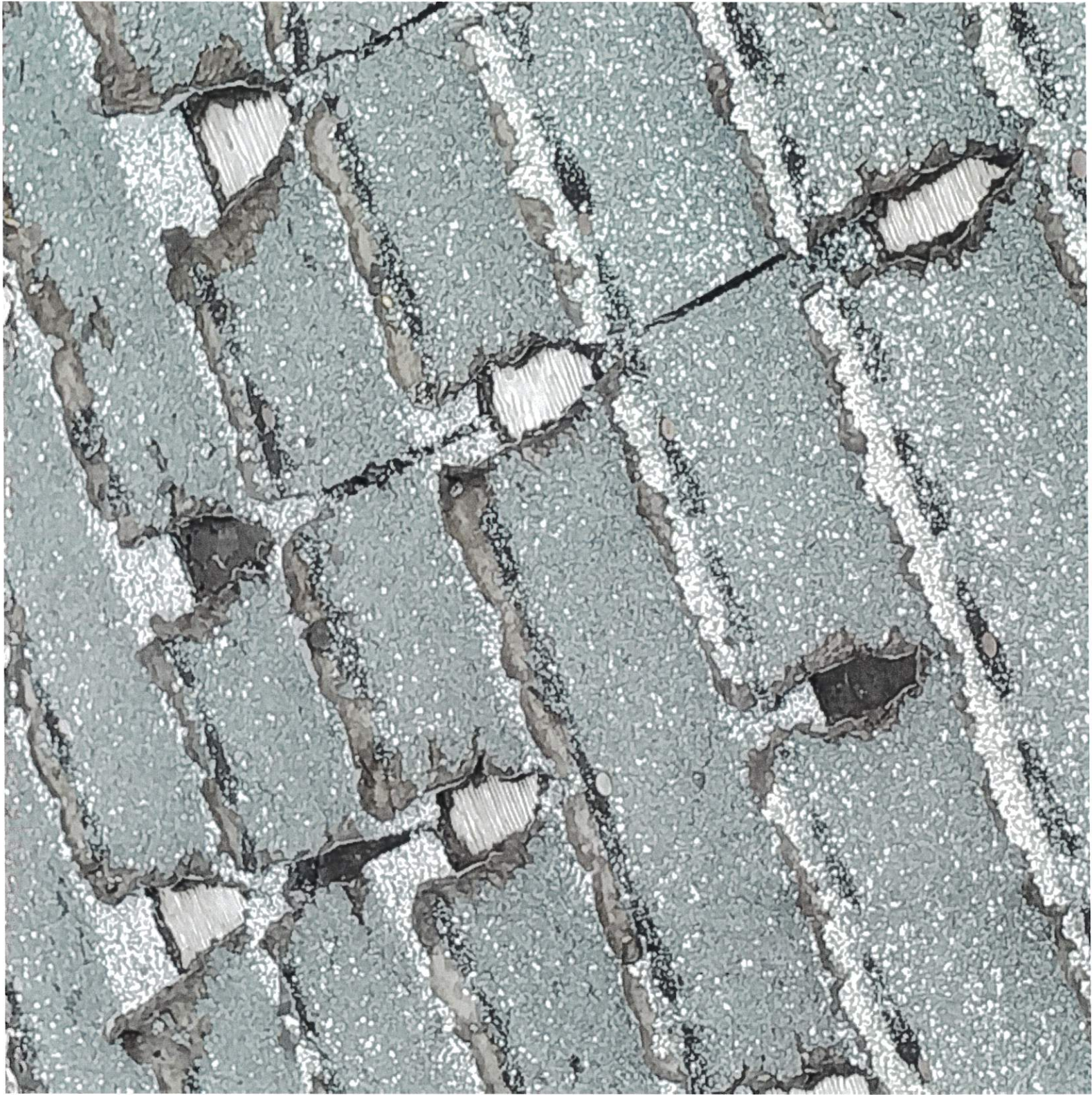
Payment to be made as follows:

50% Up Front and 50% Upon Completion

Client Signature: _____

Received \$____,____,____ Up Front on ____/____/____

Contractor Signature: _____





City of Washington Rental Housing Inspection Report

Responsibility

Owners shall be responsible to maintain structures and exterior property in compliance with these requirements while the occupants are to be responsible for keeping in a clean, sanitary, and safe condition that portion of the property which they occupy and control.

The listing below corresponds to 157 PROPERTY MAINTENANCE CODE, which is available on the City of Washington Website (<http://www.washingtoniowa.net>) or by request. Each sub area must be in an approved state before the property may be deemed compliant.

PROPERTY ADDRESS 2550 Highway 1 INSPECTORS NAME Mark Chenoweth

SIGNED _____ DATE 9/8/22 RE-INSPECTION _____ DATE _____
(If necessary)

OPERATOR/PROPERTY MANAGER'S NAME City of Washington

I acknowledge receipt of this inspection report.

SIGNED _____ DATE 9/8/22 RE-INSPECTION _____ DATE _____
(If necessary)

CITY OF WASHINGTON RENTAL HOUSING INSPECTION STANDARDS

	Compliant	Not Compliant	N/A	Explanation/ Comments
Exterior Property Areas				
Grading and Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair/replace south porch roof covering cracked(tar).
Free of Rodent Infestation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair/replace soffit missing, damaged, deteriorated.
Exhaust Vents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair/replace south porch 2nd level railing (not compliant 34" minimum)
Accessory Structures (good repair)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Exterior Structures				
Premises Identification (street address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair/ replace west porch floor boards deteriorated near top step.
Structural Members (no deterioration)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair/replace west porch railing missing/deteriorated.
Roofs and Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Decorative Features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Repair/replace roof shingles deteriorated (leak imminent).
Overhang Extensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairways, Decks, Porches & Balconies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Chimneys and Towers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grass growing from gutters. Clean
Handrails/Guardrails (firmly fastened and maintained)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Repair/replace downspout extensions missing.
Windows, Skylights, and Door Frames	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair/replace sliding bolt locks on exterior doors. Doors don't latch properly
Insect Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors (maintained in good condition)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Basement Hatchways (maintained)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Remove dead/fallen portions of maple tree on west side of house.
Building Security(no sliding bolt locks)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Windows (6' from the ground-locking)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well/cistern on east side concrete lid.
Cisterns	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior Structures & Prop. Areas				
Structural Members	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs and Walking Surfaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Handrails(required if >= 4 risers. 30"-42" height) and Guardrails (required if >= 30" above floor or grade)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior Surfaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rubbish, Garbage and Yard Waste				
No Accumulation (yard waste/garbage)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garbage and furniture in various areas around the property. Remove.
Proper Disposal (covered container)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Extermination				
Free of Infestation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hornet/Bee infestation in several areas on exterior (under eaves). Remove.
Operator is Compliant (before renting)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Occupant is Compliant(during renting)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Light and Ventilation				
1 operable window per habitable space on exterior-facing walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting in Common Halls & Stairways for multi-family. 60 watt every 200 sq. ft. spaced<= 30'	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Lighting Other Spaces(safeoccupancy)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

CITY OF WASHINGTON RENTAL HOUSING INSPECTION STANDARDS

	Compliant	Not Compliant	N/A	Explanation/ Comments
Ventilation in Bathrooms(window or fan)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interior 1/2 bath main level no fan.
Clothes Dryer Exhaust	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Plumbing Facilities and Fixture Requirements (hazards fixed promptly)				Explanation/ Comments
Required Facilities are Present (tub or shower, lav, toilet and kitchen sink)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown water temp. (No Power)
Water (safe, volume, pressure and connected and supplied to every fixture)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown septic condition /level
Water Heating Facilities (Water heater min. temp 110. Max in tub/shower 120)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown water pressure/leaks
Sanitary Drainage and Water Supply (appropriate sewer/water connection & maintenance with no leaks or defects)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Mechanical and Electrical Requirements (electrical hazards fixed immediately)				Explanation/ Comments
Adequate Heat Supply (min 65)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Extension cord ran through duct needs removed.
Appliance(s) Installed Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Venting of Combustion Products	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well pump wire needs installed in conduit.
Combustion Products Clearance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Combustion Products Air Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen outlets near sink need replaced with gfci.
Energy Conservation Device Install.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Duct Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry area needs gfci outlet.
Electrical Service(3 wire,120/240 volt, single-phased < 100 amps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical System Free of Hazards. Open junction boxes. no cover plates. No exposed romax wire, wire nuts or electrical tape connections.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any outlet within 3 feet of water supply needs to be gfci.
Electrical Equipment Properly Installed. No permanent extension cords. Power strips need UL approval.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Electrical Receptacles (every habitable space at least one outlet, laundry-1 ground-type or GFCI, bath-at least 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevators, Escalators & Dumbwaiters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Fire Safety Requirements				Explanation/ Comments
Unobstructed Means of Egress	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior doors sliding bolt locks need removed and latches installed properly or replaced.
Egress- Locked Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide emergency escape ladder for 2nd story.
Emergency Escape Openings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2nd staircase has bookshelf installed preventing use. Remove.
Fire Resistance- Maintained	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cardboard stacked/piled up in attic. Remove.
Opening Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke alarms need to be installed inside and outside each sleeping area, and one on each level including basement.
Smoke Alarms (in each sleeping room, outside sleeping areas and on each story, including basement)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carbon monoxide detectors need to be installed outside sleeping areas and one on each level, including basement.
Fire Extinguishers (multi family-2A10BC rated each 75' of each dwelling unit's main entrance, one per floor)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide type 2a10BC fire extinguisher.

Carbon Monoxide Detectors			
If Required (outside sleeping areas)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Inspector's Additional Comments

1. No power to residence at the time of inspection. Unable to check for proper outlet grounding/polarity
2. Appears to be 100amp service at pole. Panel in basement 125 amp possibly 200.
3. Mark installation date for all new carbon monoxide and smoke detectors on label.
4. Replace existing detectors if manufacturers life expectancy has been exceeded.
5. Interior surfaces needs cleaned. Carpet needs cleaned/replaced.
6. Plumbing and electrical systems appear to be at or near code compliance(could not confirm)