



AGENDA OF THE REGULAR SESSION OF THE
COUNCIL OF THE CITY OF WASHINGTON, IOWA
TO BE HELD IN THE NICOLA-STOUFER ROOM.
PUBLIC LIBRARY AT 115 W. WASHINGTON STREET
AT 6:00 P.M., TUESDAY, MARCH 19, 2019

Call to Order

Pledge of Allegiance

Roll call

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

Consent:

1. Council Minutes March 5, 2019
2. Renoux Builders, Woodlawn Haven Building Project, \$5,351.79
3. Bushong Construction, Fire Station Project, \$117,662.03
4. Iowa State Auditor, FY18 Audit, \$17,353.63
5. Fox Engineering, City Hall Interceptor Reroute, \$195.00
6. Fox Engineering, SE Basin I & I Reduction, \$4,934.00
7. Fox Engineering, Water Treatment Plant Improvements, \$4,943.70
8. Fox Engineering, S. Elevated Water Storage Tank Improvements, \$146.00
9. Department Reports

Consent – Other:

Claims & Financial Reports:

Claims for March 19, 2019

SPECIAL PRESENTATION

Discussion and Consideration of a Resolution Supporting a Grant Application (Latinos for Washington).

Discussion and Consideration of Marion Avenue Baptist Church Requests.

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

UNFINISHED BUSINESS

Discussion and Consideration of Bids Received for Trip Hazard Sidewalk Program (Zone 1). (Tabled 03/05/2019)

Discussion and Consideration of a Resolution Acknowledging Fulfillment of a Contract for Sale of Real Property (Business Park Lot 1). (Tabled 01/02/201)

PUBLIC HEARING

1. Public Hearing on Proposed Amendment No. 4 to the Washington Unified Commercial Urban Renewal Plan (Wiley Subdivision).
 - Discussion and Consideration of a Resolution Adopting Amendment No. 4 to the Unified Commercial Urban Renewal Area (Wiley Subdivision)
2. Public Hearing on a Resolution Approving a Development Agreement with Greg & Lori Wiley (Wiley Subdivision)
 - Discussion and Consideration of a Resolution Approving a Development Agreement with Greg & Lori Wiley (Wiley Subdivision)
3. Public Hearing on Resolution of Necessity for South 15th Avenue Project.
 - Discussion and Consideration of a Resolution of a Resolution of Necessity (S. 15th Avenue Improvements Project)
 - Discussion and Consideration of a Resolution Authorizing Notice of Hearing and Letting (S. 15th Avenue Improvements Project)
4. Public Hearing on Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the Wellness Park Restroom and Concession Structures Project.
 - Discussion and Consideration of a Resolution Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the Wellness Park Restroom and Concession Structures Project.

NEW BUSINESS

1. Discussion and Consideration of a Resolution Approving Downtown Investment Grant Agreement with LJP Management, LLC.
2. Discussion and Consideration of a Resolution Supporting a Grant Application (Public Health for Water Fountains)
3. Discussion and Consideration of a Resolution Supporting a Grant Application (MLB Baseball Tomorrow for Wellness Park)
4. Discussion and Consideration of a Resolution Awarding Contract (East Washington Street Sidewalk Project)
5. Discussion and Consideration of a Resolution Approving Preliminary Plat of Wiley Subdivision, Second Addition (P & Z Recommendation)
6. Discussion and Consideration of a Resolution Approving Final Plat of Wiley Subdivision, Second Addition (P & Z Recommendation)

7. Discussion and Consideration of Change Order #1, Linda Lou's Asbestos Abatement.
8. Discussion and Consideration of the First Reading of an Ordinance Rezoning a Property from R-2 to B-2 General Business (P & Z Recommendation)

WORKSHOP

DEPARTMENTAL REPORT

Police Department
City Attorney
City Administrator

MAYOR & COUNCILPERSONS

Jaron Rosien, Mayor
Brendan DeLong
Steven Gault
Elaine Moore
Danielle Pettit-Majewski
Fran Stigers
Millie Youngquist

ADJOURNMENT

Illa Earnest, City Clerk

Council Minutes 03-05-2019

The Council of the City of Washington, Iowa, met in Regular Session in the Nicola-Stoufer Room, Washington Free Public Library, 115 West Washington Street on Tuesday, March 5, 2019 at 6:00 P.M. Mayor Rosien in the chair. On roll call present: DeLong, Moore, Pettit-Majewski, Stigers, Youngquist. Absent: Gault.

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

Consent:

1. Council Minutes 02-19-2019
2. RDG, Washington County Housing Study, \$6,287.50
3. Cahoy Pump, Well No. 7, \$23,578.50
4. Garden & Assoc., 15th Ave. Paving, Storm Sewer, Sanitary Sewer, Water Main, \$2,959.45
5. Kevin D. Olson, Professional Services, \$1,115.34
6. Design Alliance, Washington Fire Station Project, \$2,091.37
7. Design Alliance, City Hall & Police Station Project, \$11,956.34
8. bpOne Trip, 1504 E. Washington St., Class C Beer (BC), Class B Native Wine, Sunday Sales, **(renewal)**
9. Wine & Spirits, 106 W. 2nd Street, Class E Liquor License (LE), Class B Wine Permit, Class C Beer Permit (carryout beer), Sunday Sales, **(renewal)**
10. Department Reports

Consent – Other:

- Tricon Construction, Water Treatment Plant Improvements, \$10,561.49

Motion by Pettit-Majewski, seconded by Stigers, to approve the consent agenda. Motion carried.

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

Motion by DeLong, seconded by Pettit-Majewski, to approve payment of the claims as presented. Motion carried.

Finance Director Kelsey Brown gave the financial reports for February, 2019.

Motion by Youngquist, seconded by Moore, to approve the financial reports for February, 2019. Motion carried.

Marde McConnell and Andy Dahl from the Washington Tree Beautification Committee came before council to give their annual report. The Committee's Volunteer of the Year Award went to Noon Kiwanis in recognition of their volunteer work with Tree Committee projects.

Amber Talbot and John Bain came before council to request use of the Square for the PAWS & More Car Show on Sunday, August 18, 2019.

Motion by DeLong, seconded by Moore, to approve the request for PAWS & More Car Show on Sunday, August 18, 2019. Motion carried.

Presentations from the Public: none.

Motion by Pettit-Majewski, seconded by Moore, to approve the Resolution Approving an Agreement with PAWS & More Animal Shelter. Roll call on motion as follows: Ayes: DeLong, Moore, Pettit-Majewski, Stigers, Youngquist. Nays: none. Gault absent. Motion carried. **(Resolution No. 2019-022)**

Discussion and Consideration of a Resolution Acknowledging Fulfillment of a Contract for Sale of Real Property (Business Park Lot 1). **(Tabled 01/02/2019)** Remains tabled.

Mayor Rosien announced that now is the time for the public hearing for the FY20 Budget.

No written or oral objections were received.

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

Motion by Stigers, seconded by Pettit-Majewski, to approve the Resolution Adopting the FY20 Budget. Roll call on motion as follows: Ayes: DeLong, Moore, Pettit-Majewski, Stigers, Youngquist. Nays: none. Gault absent. Motion carried. **(Resolution No. 2019-023)**

Mayor Rosien announced that now is the time for the public hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the East Washington Street Sidewalk Project.

No written or oral objections were received.

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

Motion by DeLong, seconded by Pettit-Majewski, to approve the Resolution Adopting Plans, Specifications, Form of Contract and Estimate of Cost for East Washington Street Sidewalk Project. Roll call on motion as follows: Ayes: DeLong, Moore, Pettit-Majewski, Stigers, Youngquist. Nays: none. Gault absent. Motion carried. **(Resolution No. 2019-024)**

Bids received for 2019 4x4 Flat Bed Tonner Truck:

Mincer Ford	\$27,975.00 (F350)
Capper	\$33,226.00 (3500 Tradesman)
Frytown Trailers	\$3,725.00 (flat steel truck bed and installation)

Motion by DeLong, seconded by Stigers, to approve the bid from Mincer Ford for \$27,975 and the bid from Frytown Trailers for \$3,725 for a total cost of \$31,700.00. Motion carried.

Motion by Youngquist, seconded by Stigers, to approve the Resolution Approving a Contract for Solid Waste and Recycling Collection Services with Johnson County Refuse. Roll call on motion as follows: Ayes: DeLong, Moore, Pettit-Majewski, Stigers, Youngquist. Nays: none. Gault absent. Motion carried. **(Resolution No. 2019-025)**

Bids received for the Trip Hazard Sidewalk Program (Zone 1):

A.S. Concrete Specialties	\$47,417.36
Greg Bruty	\$57,243.52
Coleman Construction	\$63,256.00

After discussion, motion by DeLong, seconded by Pettit-Majewski, to table Discussion and Consideration of Bids Received for Trip Hazard Sidewalk Program (Zone 1). Roll call on motion as follows: Ayes: DeLong, Moore, Pettit-Majewski, Stigers, Youngquist. Nays: none. Gault absent. Motion carried.

Motion by DeLong, seconded by Youngquist, to approve a Resolution to Provide for a Notice of Hearing (March 19, 2019) and Letting (April 16) on Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the Wellness Park Restroom and Concession Structures Project and Taking Bids Therefore. Roll call on motion as follows: Ayes: DeLong, Moore, Pettit-Majewski, Stigers, Youngquist. Nays: none. Gault absent. Motion carried. **(Resolution No. 2019-026)**

Motion by DeLong, seconded by Pettit-Majewski, to approve a Resolution Setting a Hearing (March 19, 2019) on a Development Agreement (Wiley Subdivision). Roll call on motion as follows: Ayes: DeLong, Moore, Pettit-Majewski, Stigers, Youngquist. Nays: none. Gault absent. Motion carried. **(Resolution No. 2019-027)**

Motion by Youngquist, seconded by Pettit-Majewski, to approve a Resolution Dedicating Property and Accepting a Dedication Agreement with Washington School District. Roll call on motion as follows: Ayes: DeLong, Moore, Pettit-Majewski, Stigers, Youngquist. Nays: none. Gault absent. Motion carried. **(Resolution No. 2019-028)**

Motion by Stigers, seconded by Pettit-Majewski, to approve a Proposal for Landscaping Architect Services for S. Ave. E/W. Buchanan/Elm Grove at an amount up to \$7,500.00.

Motion by Stigers, seconded by Youngquist, that the Regular Session held at 6:00 P.M., Tuesday, March 5, 2019, be adjourned. Motion carried.

Illa Earnest, City Clerk

Renoux Builders, Inc
 2695 Airport Rd
 Washington IA, 52353

Invoice

Date	Invoice #
2/7/2019	2006-924

Bill To
City of Washington C/O Illa Earnest

Terms	Due Date
	2/14/2019

Description	Amount
Labor and material to replace roof at the Woodlawn Haven Building	5,351.79
Material only for Wood Storm Windows	1,908.31
Total	5,351.79 \$7,260.10

Pay \$5351.79 for 3/19/19
 other work is not completed yet

3016-6020-6798
 KB 3/6/19

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

PROJECT:
 Washington Fire Station
 Washington, IA

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

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

APPLICATION NO: #6

PERIOD TO: 2/28/2019

PROJECT NOS:

CONTRACT DATE: 8/22/2018

Distribution to:
 OWNER
 CONTRACTOR
 AIR
 FILE

CONTRACTOR'S APPLICATION FOR PAYMENT
 Application is made for payment, as shown below, in connection with the Contract.
 Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 2,474,900.00
2. Net change by Change Orders \$0.00
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 2,474,900.00
4. TOTAL COMPLETED & STORED TO DATE \$694,947.84
 (Column G on G703)
5. RETAINAGE:
 a. 5 % of Completed Work 34,747.39
 (Column D + E on G703)
 b. 5 % of Stored Material \$ -
 (Column F on G703)
 Total Retainage (Lines 5a + 5b or
 Total in Column I of G703) \$ 34,747.39
6. TOTAL EARNED LESS RETA \$ 660,200.45
 (Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR
 PAYMENT (Line 6 from prior Certificate) \$ 542,538.42
8. CURRENT PAYMENT DUE \$ 117,662.03
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 1,814,999.55
 (Line 3 less Line 6)

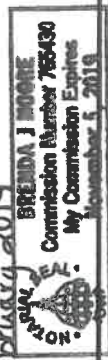
OWNER CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month		\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

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

CONTRACTOR: BUSHONG CONSTRUCTION COMPANY, INC.

By: *John Bushong* Date: 02/28/19

State of: Iowa County of: Poweshiek
 Subscribed and sworn to before me this 28th day February 2019
 Notary Public: *Brenda J Moore*
 My Commission expires: 11-05-19



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 117,662.03

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

By: *[Signature]* Date: 03/13/19

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



OFFICE OF AUDITOR OF STATE
STATE OF IOWA

Rob Sand
Auditor of State

State Capitol Building
Des Moines, Iowa 50319-0004

Telephone (515) 281-5834 Facsimile (515) 242-6134

BILL TO:

Washington
PO Box 516
215 E. Washington Street
Washington, IA 52353-0516

INVOICE

DATE	3/4/2019
NUMBER	24117
AMOUNT DUE	\$ 17,353.63

DESCRIPTION	HOURS	PER DIEM	EXPENSE	TOTAL
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Brustkern, Brian	24.0	2,010.00	106.47	\$ 2,116.47
Fangman, Gwen	84.5	6,147.38	237.90	6,385.28
Manglos, Ryan	38.0	1,624.50	-	1,624.50
Sigmon, Rachel	46.5	2,569.13	-	2,569.13
Slocum, David	73.0	4,033.25	-	4,033.25

001-6-6020-6401
600-6-8010-6401
610-6-8015-6401

KS 3/7/19

\$ 6941.45
5206.09
5206.09

BILLING FOR AUDIT SERVICES
PERFORMED FOR YEAR ENDED
JUNE 30, 2018.

STATUTORY FILING FEE

625.00

625.00

TOTAL	266.0	\$ 16,384.26	\$ 969.37	\$ 17,353.63
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OFFICE USE ONLY

Please make payments to ROB SAND, AUDITOR OF STATE
and mail to the OFFICE OF AUDITOR OF STATE, STATE CAPITOL
1007 E. GRAND AVENUE, ROOM 111, DES MOINES, IOWA 50319
If you have any questions, please contact MARLYS GASTON (515-281-5834).



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

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

Invoice number 44110
 Date 02/28/2019

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

Professional Services for the Period of 1/27/2019 to 2/23/2019

Lump Sum Phases

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Preliminary Design	19,500.00	100.00	19,500.00	19,500.00	0.00
Final Design	9,500.00	100.00	9,500.00	9,500.00	0.00
Bidding	6,500.00	100.00	6,500.00	6,500.00	0.00
Boundary Survey	3,900.00	100.00	3,705.00	3,900.00	195.00
Construction Administration	11,000.00	100.00	11,000.00	11,000.00	0.00
Construction Staking	3,000.00	100.00	3,000.00	3,000.00	0.00
Total	53,400.00	100.00	53,205.00	53,400.00	195.00

Invoice total **\$195.00**

Approved by:

Steven P. Soupir

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



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

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

Invoice number 44109
 Date 02/28/2019

Project **204517A Washington SE Basin I&I Reduction**

Professional Services for the Period of 1/27/2019 to 2/23/2019

Lump Sum Phases

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Preliminary Design	57,100.00	100.00	57,100.00	57,100.00	0.00
Final Design	29,500.00	100.00	29,500.00	29,500.00	0.00
Bidding	8,500.00	100.00	5,950.00	8,500.00	2,550.00
Construction Administration	29,800.00	8.00	0.00	2,384.00	2,384.00
Post Construction Record Drawings	5,700.00	0.00	0.00	0.00	0.00
Total	130,600.00	74.64	92,550.00	97,484.00	4,934.00

Invoice total \$4,934.00

Approved by:  _____

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



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

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

Invoice number 44138
 Date 02/28/2019

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

Professional Services for the Period of 1/27/2019 to 2/23/2019

Lump Sum Phases

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Preliminary Design	126,460.00	100.00	126,460.00	126,460.00	0.00
Final Design	177,830.00	100.00	177,830.00	177,830.00	0.00
Bidding	16,780.00	100.00	16,780.00	16,780.00	0.00
Total	321,070.00	100.00	321,070.00	321,070.00	0.00

Standard Hourly Rate Phases

Construction Administration

	Billed Amount
Professional Fees	4,743.50
Reimbursables	200.20
Construction Administration Subtotal	4,943.70

Invoice total **\$4,943.70**

Approved by:

Steven J. Troyer

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



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

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

Invoice number 44139
 Date 02/28/2019

Project **342417B Washington South 0.5 MG
 Elevated Water Storage Tank
 Improvements**

Professional Services for the Period of 1/27/2019 to 2/23/2019

Lump Sum Phases

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Preliminary Design	5,713.00	100.00	5,713.00	5,713.00	0.00
Final Design	13,534.00	100.00	13,534.00	13,534.00	0.00
Bidding	3,994.00	100.00	3,994.00	3,994.00	0.00
Total	23,241.00	100.00	23,241.00	23,241.00	0.00

Standard Hourly Rate Phases

Construction Administration
 Professional Fees

Construction Administration Subtotal

Billed Amount

146.00

146.00

Invoice total **\$146.00**

Approved by:

Steven J. Troyer

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

MAINTENANCE & CONSTRUCTION DEPT. REPORT

2-23-19/3-8-19

STREETS: Personnel plowed streets and hauled all the snow away. Personnel salted and used brine when necessary. South gutter lines were salt/sanded in the downtown re:thick ice build up. Personnel cold mixed a lot of potholes that appeared after the snow slowed down and continued after the fact. M/C has used 188 ton of salt for the winter, well under the budgeted 250 ton. *Yard waste will begin March 26 and continue until late November*.

WATER DISTRIBUTION: Personnel had 12 water shut offs for nonpayment. Personnel repaired 2 water main breaks: 980 West 5th St (service tap on 8 inch PVC) and 704 West Main St (replaced a small section of inch CIP with 4 inch PVC) marking #10 & #11 breaks of 2019. Personnel worked numerous water boxes for plumbers and new occupancies.

SEWER COLLECTION: Personnel N/A

STORM SEWER COLLECTION: Personnel helped clear intakes and street corners for a warm rare warm weekend day causing snow melt.

MECHANIC/SHOP: Personnel serviced PD 96 (replaced master cylinder bleed brakes), #119 (diagnosis:hydraulic issues-order parts), #117 (PTO repair-installed new ignition switch, reseal PTO shift solenoid and weld cracks on plow mount), #611 (pick up from Centre State Int and serviced), PD Chief Jeep (diagnosis:oil leak-replaced oil cooler) and treated fuel tanks.

OTHER: Personnel hauled numerous loads of sand, 1 inch road stone and cold mix back to the stock piles.

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Elm Grove & Woodlawn Cemeteries

Council Report for February 2019

By Nicholas Duvall

I completed the yearly mower maintenance, and worked several days to repair other small things needing done on equipment. I plowed snow at the airport three times, and plowed the cemetery seven times. I also hauled snow from downtown for M/C and helped clean square four times. I helped Zach for several days in M/C shop get caught up on repairs. We had an EAB committee meeting on 2/14, and brought bids to council on 2/19 for the last group of ash trees. I was also at council meeting on 2/19 for mower purchase approval. There will be one more group of stumps to grind (20-25) after Group 8 is complete.

We have had 6 funerals at Elm Grove this month, 9 for the year so far. In March, I plan to continue with funeral services, helping m/c as needed, begin and complete spring cemetery cleanup and start getting cemetery ready for spring. We will also be working on cemetery records updating as time allows.

Washington Volunteer Fire Department
March 6 2019

January Fires

7 City fires	1330.00
2 rural fires	310.00
0 Drill	.00
9 fires and 0 drill	1640.00

Meal was served before the meeting

Meeting opened Chief Wide in charge

Minutes of the previous meeting were read and approved.

Treasure report was read.

Zach Thomas made a motion to pay all bills against the department seconded by Mark Chenoweth . passed.

Committees; Social: Meal before the meeting

Dance February 9. Crowd was a little smaller because of the weather. Otherwise went good.

Joe Redlinger is in Mercy Hospital with Gall Blader infection.

Rescue

Applications will be worked on next month. Trying to get more than one at a time because of training.

Storm Spotter class in Coraville March 27, 2019

Old Business; Diver Opps class March 30 & 31 and April 6 & 7 8 to 3.

UTV slide in unit to cost \$7500.00.

Station update Structure is up walls on. Roof to go on next week.

Fire school in Ames 5 went and discussed with the Department what they took.

Timms training in Brighton 5 from here went.

Timms training at Marr Park March 28 from 8-12 & 1-5.

Communication: Thank you from Leadership Washington. Roselene Lowe donation of \$4.00.

New business; Ainsworth Bowling Tournament.

Before the April meeting there will be a tour of United Suppliers at 6pm

Kewash 1/2 marathon. Going to get a team to do this. Randy Tisor made Motion of 100.00 2nd. by Jerry Guengerich. Passed

Kevin Shultz made a motion to buy 100 Challenge Coins for \$175. set up Plus \$6 per coin.. 2nd by Randy Tisor. Passed.

Drill dates: April 10, June 12, October 16. Hose testing September 18 at 4:30pm.

Discussion of calls;

Roll call taken meeting adjourned.

Secretary
Tom Beauchamp

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

- **After hour alarm and dog call outs –**
 - 1st WWTP, decanter #1 VFD fault, 5:15 p.m. Jason
 - 8th dog call, Safety Center reported a dog to be picked up at 1026 N Iowa, 8:26 p.m. Parker
 - 8th WWTP, West EQ sub drain pump station high float alarm, 1:30 p.m. Jason
- **Dept Head meetings –** I attended the meetings on March 5th & 12th.
- **WWTP February 2019 Discharge Monitoring Report (DMR) –** Average daily flow **2.786** million gallons (mg), maximum daily flow **5.393** mg, minimum daily flow **1.276** mg. There were **zero (0)** violation of the WWTP's NPDES discharge permit. Total rain and melted precipitation for February 2019 **3.12"**, **9.1"** of snow (recorded at the WWTP).

CBOD5 removal 85% required	result = 98.5 %
Influent CBOD5 monthly average =	60.0 mg/L
Effluent CBOD5 monthly average =	0.9 mg/L

TSS removal 85% required	result = 94.3 %
Influent TSS monthly average =	127.4 mg/L
Effluent TSS monthly average =	7.3 mg/L
- **Dog pound report for February 2019 –** Three (3) calls total for February 2019. Zero (0) call outs during normal hours and three (3) call outs after hours. Two (2) dogs were returned to their owners and one (1) dog taken to Paws & More.
- **Raw waste water pump #3 –** We got this repaired pump installed on March 4, 2019. When we started it up we found it was leaking. I contacted Iowa Pump Works (IPW) to see what we should do. IPW wanted us to take the pump back out so they could take it back to their shop to check it out and see what is wrong with it. We took the pump back out on March 11, 2019. The IPW salesman picked it up on March 12, 2019.
- **Jason –** He has been going to the Water Treatment Plant for cross training to learn about operating the new RO WTP. Jason has a grade II state operator license for Water Treatment.
- **Parker –** He attended a training class sponsored by Iowa Rural Water in Mt Pleasant on March 7th. He also plans to attend a training class sponsored by the American Water Works Association in Washington on March 20th. He needed these classes to earn CEU's for his state water distribution license.
- **UV equipment –** We put the UV modules back in the effluent channel on March 12, 2019. They are required to be in service from March 15 to November 15 of each year. Jason got the wiper system (keeps quartz sleeves clean for optimal UV lamp transmittance) working on module #1. We also changed out eight (8) burnt out UV lamps.
- **WWTP equipment –** Digester blower #1 and the grit pump have been serviced.
- **Yard Waste Center (YWC) –** We have set the dates for the YWC to be open on Saturday mornings from 7:00 a.m. to 10:00 a.m. so Washington residents can haul their yard waste to the YWC. The dates are as follows: April 20, 27, May 4, 11, 18, and 25.
- **Annual WWTP crane/hoist inspections –** I received two (2) bids for this annual inspection work. Hupp Crane and Hoist's bid was \$750.00 and Midwest Overhead Crane's bid was \$825.00.

I accepted Hupp's bid of \$750.00. The inspection work will be performed sometime in May 2019.

- **WWTP SCADA controls** – Dustin from JETCO was at the WWTP on March 13th. Dustin fixed a couple things we were having problems with.
- **Recent rains/snow melt** – We haven't had any operational problems with the rain and snow melt. On the 14th treated effluent was running out of a manhole on the WWTP's discharge line. This was caused by the creek being out of its banks restricting the flow out from the WWTP.

Fred E Doggett
3/15/2019 7:42 AM

CITY OF WASHINGTON, IA

Council Meeting March 19, 2019

POLICE

ARNOLD MOTOR SUPPLY	PARTS	106.16
COBB OIL CO, IN	FUEL	1353.68
IOWA LAW ENFORCEMENT	SHIRT	33.92
WMPF GROUP LLC	EMPLOYMENT ADVERTISING PC CHIEF	999.70
WASH CO AUDITOR	MARCH COMMUNICATIONS	21400.25
JOHN DEERE FINANCIAL-ORSCHELN	DOG FOOD	20.99
CONSOLIDATED MATERIALS	DEFENCE TACTIC COURSE B ALTENHOFEN	60.30
THE HAWK EYE	EMPLOYMENT ADVERTISING PC CHIEF	220.51
GREINER DISCOUNT	TIRE REPAIR	82.00
MOORE'S BP AMOCO	TOWING & FUEL	65.00
CUSTOM IMPRESSIONS	JR POLICE BADGE STICKERS	47.98
CINTAS CORP LOC	RUG SERVICE	35.79
HY-VEE	SUPPLIES	45.80
CHARLES CAPPER	PARTS & REPAIR	429.18
VERIZON WIRELESS	CELLULAR SERVICE	1371.13
ALTENHOFEN, BEN	TOBACCO STING REIMB	10.00
CHARLES CAPPER FORD INC	PARTS	708.18
UPS	SHIPPING CHARGES	29.70
AMAZON CAPITAL SERVICES	PROTECTIVE CVR,COMPUTER, KEYBOARD CA	798.32
BDH TECHNOLOGY	TECH SUPPORT	534.80
	Total	28353.39

FIRE DEPARTMENT

COBB OIL CO, IN	FUEL	135.16
HIWAY SERVICE CO	PARTS	34.48
ALLIANT ENERGY	ALLIANT ENERGY	642.02
STRANSKY, JIM	BLOWER REPAIR	68.64
WINDSTREAM IOWA	JANUARY PHONE SERVICE	79.76
MOORE'S BP AMOCO	TOWING & FUEL	14.05
MIDWEST BREATHINF AIR SYSTEMS	AIR TESTING	158.40
FIRE SERVICE TRAINING BUREAU	HANDBOOKS	1003.50
THOMAS, ZACH	MILEAGE REIMBURSEMENT	95.70
VERIZON WIRELESS	CELLULAR SERVICE	184.50
THOMPSON TRUCK AND TRAILER INC	TRUCK REPAIR	214.56
EMERGENCY SERVIICES MARKETING CORP	ANNUAL CALL COSTS	10.00
WILLIAMS, NIC	FUEL REIMBURSEMENT	50.18
	Total	2690.95

ANIMAL CONTROL

JOHN DEERE FINANCIAL-ORSCHELN	DOG FOOD	17.99
	Total	17.99

DEVELOPMENT SERVICES

COBB OIL CO, IN	FUEL	42.11
HIWAY SERVICE C	PARTS	27.00
VERIZON WIRELES	CELLULAR SERVICE	250.74
	Total	319.85

LIBRARY

ALL AMERICAN PEST CONTROL	PEST CONTROLL	44.00
FAREWAY STORES	CLEANING SUPPLIES	6.99
ALLIANT ENERGY	ALLIANT ENERGY	2265.15
WASH CHAMBER OF COMMERCE	ANNUAL DINNER MEALS	40.00
RECORDED BOOKS LLC	LIBRARY MATERIALS	107.96
KCTC	PHONE & INTERNET	220.95
EBERT SUPPLY CO	JANITORIAL SUPPLIES	174.76
BAKER & TAYLOR	LIBRARY MATERIALS	1231.36
GALE/CENGAGE LEARNING	LIBRARY MATERIALS	103.79
AMAZON	LIBRARY MATERIALS	248.52
HARRIS, JENISA	MILEAGE REIMBURSEMENT	41.99
HARRIS BOYZ HEATING & AIR LLC	HVAC MAINTENANCE	825.00
	Total	5310.47

PARKS

COBB OIL CO, INC	FUEL	123.38
ALLIANT ENERGY	ALLIANT ENERGY	1043.31
WASH CO EXTENSION	COMM PESTICIDE	35.00
CENTRAL IOWA DISTRIBUTING	REST ROOM SUPPLIES & ICE MELT	540.05
MORNING SUN FARM	PARTS	98.82
NORTHERN SAFETY CO., INC	SAFETY SUPPLIES	145.52
STOUT SEED SALES	ICE MELT - PARK	200.00
	Total	2186.08

POOL

ACCO	CAULK/PUMP PROGTOR/PUMP REPAIR	498.00
ALLIANT ENERGY	ALLIANT ENERGY	124.64
	Total	622.64

CEMETERY

COBB OIL CO, IN	FUEL	247.15
WMPF GROUP LLC	ADVERTISING	36.96
ACE-N-MORE	CARBON MONOXIDE MONITOR	65.55
	Total	349.66

FINANCIAL ADMINISTRATION

FAREWAY STORES	SUPPLIES	49.12
PITNEY BOWES GLOBAL FINANCIAL SRVS	POSTAGE METER LEASE	313.44
WASH CHAMBER OF COMMERCE	ANNUAL DINNER MEALS	440.00
WMPF GROUP LLC	ADVERTISING/LEGAL ADVERTISING	174.60
WASH COUNTY MINI BUS	LOST - MARCH 2019	15823.23
IGRAPHIX, INC	NEWSLETTER PRINTING & POSTAGE	1809.89
EBERT SUPPLY CO	PAPER TOWELS	57.00
IMPRESSIONS COMPUTERS INC	COMPUTER MAINTENANCE	187.50
CINTAS CORP LOC	RUG & TOWEL SERVICE	166.24
IMFOA	MEMBERSHIP RENEWAL-EARNEST	50.00
VERIZON WIRELES	CELLULAR SERVICE	62.36
J & S ELECTRONIC BUSINSS SYSTEMS	COPIER MAINENANCE	224.60
GOOGLE LLC	MONTHLY SERVICE	236.75
STOUT SEED SALES	DUO MELT	100.00

PACE PAYMENT SYSTEMS	PACE ADMIN FEE	20.00
	Total	19714.73
AIRPORT		
ALLIANT ENERGY	ALLIANT ENERGY	846.11
VETTER'S INC-CULLIGAN WATER	WATER-AIRPORTS	21.94
GINGERICH WELL & PUMP SRV LLC	SERVICE CALL	145.00
MARIE ELECTRIC INC	ELECTRIC FOR FUEL SYST.	2052.06
VERIZON WIRELES	CELLULAR SERVICE	52.36
QT PETROLEUM	BASE NETWORK & CELL PL	1425.00
JAMIESON, JEAN	FEB CLEANING	196.00
REBEL SERVICES LLC	TANK IN SPECTION	1345.00
	Total	6083.47
ROAD USE		
ALTORFER	PARTS	15.00
ARNOLD MOTOR SUPPLY	PARTS	487.16
COBB OIL CO, INC	FUEL	2580.66
HIWAY SERVICE CENTER	PARTS	11.97
MID-AM RES. CHEMICAL CORP	TOWELS AND SUPPLIES	137.00
BINNS & STEVENS EXPLOSIVES INC	CALCIUM	322.00
JOHN DEERE FINACIAL	PARTS	53.83
CENTRAL IOWA DISTRIBUTING	SUPPLIES	392.00
MIDWEST WHEEL	LOADER PARTS	269.74
GREINER DISCOUNT TIRES	TIRES	962.26
ACE ELECTRIC. INC	GENERATOR MAINTENANCE	495.77
RIVER PRODUCTS	GRAVEL & SAND	440.72
MOORE'S BP AMOCO INC	TOWING & FUEL	68.00
WELLINGTON, EARL	TOOLS	237.55
NORRIS ASPHALT & PAVING	COLD MIX	1456.50
DOUDS STONE LLC	ROADSTONE	583.20
HENDERSON PRODUCTS INC	PARTS	399.25
ACE-N-MORE	SUPPLIES/WALL HOSE/ICE MELT	634.60
KIMBALL MIDWEST	CUTTING TIPS, WORK LIGHT/ SLING FOR LIFTI	339.79
CENTRE STATE INTERNATIONAL TRUCK	PARTS	588.16
THOMPSON TRUCK AND TRAILER INC	FLUID	47.76
STOUT SEED SALES	DUO MELT	310.00
	Total	10832.92
STREET LIGHTING		
ARNOLDS MOTOR SUPPLY	PARTS	5.59
ALLIANT ENERGY	ALLIANT ENERGY	344.33
	Total	349.92
CLERK, TREAS & FIN ADM CAPITAL PROJECTS		
WMPF GROUP LLC	ADVERTISING/LEGAL ADVERTISING	29.16
	Total	29.16
TREE COMMITTEE		
CANNY, JESSICA	TREE COMMITTEE SERVICE	40.00

Total 40.00

LIBRARY GIFT

STAPLES BUSINESS ADVANTAGE	PAPER, TONER	428.02
	Total	<u>428.02</u>

WATER PLANT

COBB OIL CO, INC	FUEL	160.15
HACH COMPANY	SUPPLIES	840.86
MUNICIPAL SUPPLY INC	METERS COUPLING	414.00
JOHN DEERE FINANCIAL	TOOLS	101.93
IA DEPT OF REVENUE	IA DEPT OF REVENUE	7190.00
USA BLUEBOOK	ELECTRODE FOR WATER	118.00
JENNINGS, ELAINE	MILEAGE/EQUIPMENT REIMBURSEMENT	52.40
PIP PRINTING	NOTICE PRINTING	253.90
VERIZON WIRELESS	CELLULAR SERVICE	52.36
WATER SOLUTIONS UNLIMITED	CHEMICALS	3830.06
FERGUSON WATERWORKS	METERS COUPLING	4353.26
STATE HYGIENIC LAB	TESTING	197.50
MIDWEST ALARM	MONITORING SYSTEM	89.13
ETS CORPORTATION	ETS CORPORATION	806.93
ION ENVIRONMENTAL SOLUTIONS	LAB SERVICE	130.00
WMPF GROUP LLC	ADVERTISING	32.23
	Total	<u>18622.71</u>

WATER DISTRIBUTION

ARNOLDS MOTOR SUPPLY	PARTS	-10.33
COBB OIL CO, IN	FUEL	435.58
MID-AM RES. CHEMICAL CORP	GLASS CLEANER	249.00
SITLER'S SUPPLIES INC	BATTERIES	19.80
IOWA ONE CALL	SERVICE CALL	67.40
CHEMSEARCH	SUPPLIES	382.80
GREINER DISCOUNT TIRES	TIRES	946.02
LAWSON PRODUCTS INC	TYS & WRAPS, PARTS	17.54
WELLINGTON, EARL	RECIP. SAW	150.00
OVERHEAD DOOR CP,[AMU	DOOR REPAIR	251.50
HY-VEE	SASSO MTG	56.04
ACE-N-MORE	FUESES FOR ST SHED/ICE SPIKES, BOOTS,LINE	165.14
VERIZON WIRELES	CELLULAR SERVICE	100.37
GILLUND ENTERPRISES	SUPPLIES	271.61
KIMBALL MIDWEST	DRILL BITS & SUPPLIES	479.97
WASHINGTON LUMBER	LUMBER	34.26
CENTRE STATE INTERNATIONAL TRUCK	PARTS & REPAIR	644.61
PRODUCTIVITY PLUS	THROTTLE REPAIR ON CASE	997.79
HI-LINE INC	SUPPLIES	128.25
CORE & MAIN LP	6" GATE VALVES	1443.85
	Total	<u>6831.20</u>

SEWER PLANT

ARNOLD MOTOR SUPPLY	PARTS	131.64
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COBB OIL CO, INC	FUEL	265.51
ALLIANT ENERGY	ALLIANT ENERGY	195.64
CENTRAL IOWA DISTRIBUTING	NITRILE GLOVES & SUPPLIES	244.00
IA DEPT OF REVENUE	IA DEPT OF REVE	2197.00
O'REILLY AUTOMOTIVE INC	OIL FOR GRIT PUMP	5.81
USA BLUEBOOK	PH METER FOR LAB	599.75
VERIZON WIRELESS	CELLULAR SERVICE	184.16
IOWA PUMP WORKS	IMPELLER FOR LEXINGTON	2939.84
STOUT SEED SALES	DUO MELT	80.00
TURNER, PARKER	MEAL REIMBURSEMENT	10.15
	Total	6853.50

SEWER COLLECTION

ARNOLD MOTOR SUPPLY	PARTS	54.83
COBB OIL CO, INC	FUEL	808.15
MARTIN EQUIPMENT OF IA-IL	PARTS	267.23
MID-AM RES. CHEMICAL CORP	TOWELS AND SUPPLIES	276.00
MIDWEST WHEEL	SIGNAL BAR KIT	420.55
CHEMSEARCH	SUPPLIES	877.80
GREINER DISCOUNT TIRES	TIRES	2250.50
WELLINGTON, EARL	FLEX RAT WRENCHES	220.00
ACE-N-MORE	SUPPLIES	2.99
VERIZON WIRELESS	CELLULAR SERVICE	155.85
HI-LINE INC	BATTERIES	82.36
HOTSY CLEANING	SALT	165.00
	Total	5581.26

SANITATION

WEMINGA WASTE INC	FEB-RECYCLING CENTER	3500.00
	Total	3500.00

Grand Total 118717.92

RESOLUTION NO. _____

A RESOLUTION ENDORSING AN APPLICATION FOR GRANT FUNDS

WHEREAS, the City Council strongly endorses cooperation and collaboration with community partners such as Latinos for Washington, Inc.; and

WHEREAS, Latinos for Washington plans to apply for a Riverboat Foundation competitive grant for the Friends & Neighbors/Amigos y Vecinos English/Spanish conversation partner program and the City of Washington wishes to indicate its support for this application.

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

Section 1. The City Council endorses the submission of an application for grant funds by Latinos for Washington, Inc. to the Washington County Riverboat Foundation for the Spring 2019 grant cycle.

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

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk



NOTIFICATION OF INTENT TO APPLY

This is NOT an application for funding.

Applicant Organization: LATINOS FOR WASHINGTON, INC
Mailing Address: P.O. Box 695
City, State, Zip: Washington, IA 52353
Federal Tax ID#: 81-2720017
Contact Person: Sonia Leyva
Contact Email: latinosforwashingtoninc@gmail.com
Contact Phone: 319 214-0502

Do you have a Federal IRS Non-Profit Determination Letter?

Yes No (to receive one, call 1-877-829-5500 if not a governmental entity)

Do you have a current (last 2 years) Iowa Secretary of State Certificate of Standing?

Yes No (to receive one, call 515/281-5204 if not a governmental entity)

Project/Program Title: Friends & Neighbors/Amigos y Vecinos

Description (8 lines): Friends & Neighbors/Amigos y Vecinos is a conversation partner program. It will help facilitate language learning through partnering a native English speaker wanting to learn Spanish with a native Spanish speaker wanting to learn English. The goal is for both individuals to assist each other in their language journey. It is through this mutual language learning goal that paired couples will also have the opportunity to build relationships and thus increase cultural connections.

Will Project/Program take place on or with government property?

No Yes – **must be listed on appropriate local government resolution. Contact city, county or school district about your project.**

Estimated Total Project Cost: \$2,000

Anticipated Amount to be Requested from WCRF: \$2,000

This *Notification of Intent to Apply* for funding from the WCRF by March 15, 2019 is not a required submission. It is also not an application for funding. However, it is intended to help the applicant and WCRF make sure needed application submission materials will be available, and to give the WCRF an understanding of the number and size of anticipated funding requests.

If you have questions, contact Patty Koller at (319) 653-3588. Submit this form anytime to:

March 18, 2019

To Whom It May Concern:

The Marion Avenue Baptist Church would like to use the square and two adjoining streets for an Open House on June 28th-30th. We would like to close Marion Avenue (northbound lane only) from Main St. to Washington St. and Washington St. (both lanes) from Marion Avenue to Iowa Avenue. Please see the attached map. We would close the streets at 10:00 p.m. Friday evening and open them back up at 4:00 p.m. Sunday afternoon. We will notify all of our neighbors affected by the street closures. We will be setting up inflatables in the streets and on the grass of the square. We will have grills set up on Washington Street.

We will take care of all trash and clean up. We will take care of putting the barricades out and putting them away when the event is over.

Thank you,

Marion Avenue Baptist Church



*Development Services Department
215 East Washington Street
Washington, IA 52353
319-653-6584*



MEMO

To: City Council
From: Keith Henkel, Engineering Technician
Date: 03/14/2019
Re: Sidewalk Trip Hazard Follow Up

Council,

Mike Sines from A.S. Concrete Specialties sent me the insurance certification for the project he was low bidder on. It is enclosed for your review. We also discussed the project size and him being a smaller operation. We have agreed to month progress payments. I feel this will allow the project to be completed without incident. I ask that council award the contract to A.S. Concrete Specialties. We would like to start work on this project on 03/20/2019 as delaying further will impact the completion date.

Thank You,

A handwritten signature in black ink, appearing to read "Keith Henkel".

Keith Henkel



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/07/19

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 have ADDITIONAL INSURED provisions or 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 Ann Williams c/o FBL Financial Group Inc. 121 N Iowa Ave Washington, IA 52353	CONTACT NAME: Ann Williams
	PHONE (A/C, No, Ext): (319) 653-3232
	FAX (A/C, No):
	E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE
	INSURER A: Farm Bureau Property & Casualty Insurance Company
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:
	NAIC # 13773

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
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	<input type="checkbox"/>	<input type="checkbox"/>	CPP6060937	07/18/2018	07/18/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	<input type="checkbox"/>	<input type="checkbox"/>				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	<input type="checkbox"/>	<input type="checkbox"/>				EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below		N/A <input type="checkbox"/>				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> 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)

CERTIFICATE HOLDER City of Washington 215 East Washington Washington, IA 52353	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
--	--

Totaling:

121 properties with 328 setups
7240 SqFt of 4" PCC Sidewalk
664 SqFt of 6" PCC Sidewalk

All incidentals to the removal and replacement of the sidewalk for this project are included on the contractors square foot bid price. Contractor will be responsible all cleanup, grading and reseeding of disturbed soil.

Reinforcing bar is not required in the sidewalks. If the contractor chooses to use reinforcing bar in the sidewalk the city will not allow those costs.

All work being performed will conform to SUDAS standards

Please provide the following bid tab for consideration:

7240 SqFt of 4" PCC @ \$ 6.00 SF = 43,440.00 }
664 SqFt of 6" PCC @ 5.99 /SF 3,977.36 } \$ 47,417.36

Bid tabs can be dropped off or sent to the City at 215 E. Washington St. Washington, IA 52353
Attn: Keith Henkel or emailed to khenkel@washingtioniowa.gov

If you have any question regarding this bid I am available at 563-554-9381

Keith Henkel
Engineering Technician
City of Washington

**A.S. Concrete Specialties
LLC.**

WE DO IT RITE OR WE DON'T DO IT

3259 110TH ST.
BRIGHTON, IA, 52540
Cell: 319-591-1415
Office: BEN-319-458-0728
Fax: N/A

N/A
Sinzey@ineedfoundationrepair.com



Michael Sines
CO-OWNER

www.FreePrintableBusinessCards.net

"One of the 100 Best Small Towns in America"

*Jaron P. Rosien, Mayor
Illa Earnest, City Clerk
Kevin Olson, City Attorney
Brent Hinson, City Administrator*



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

Memorandum

March 14, 2019

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

From: Brent Hinson
City Administrator

Re: Wiley Subdivision Urban Renewal Plan Amendment & Development Agreement

Attached are the resolutions for the Urban Renewal (TIF) Plan amendment and the Development Agreement. The Council will need to hold public hearings for each, and then can consider the resolutions in turn.

We have also separated out the acquisition of a different parcel from the Wileys for future use as a location for a community welcome sign as its own agreement as per direction from the Wileys' attorney.

I have also attached an updated schedule. We look forward to continuing to work with the developers on this exciting project, pending your approval.

City of Washington
Schedule for Wiley Subdivision Process- As of 3/14/19

<u>Step</u>	<u>Task</u>	<u>Responsible Parties</u>	<u>Tentative Date</u>	<u>Complete?</u>
1	Arrange for utility extensions	Wiley	By May 1, 2019	X
2	Preparation/review of Urban Renewal (UR) Plan amendment	City Staff	By February 15, 2019	X
3	Preparation of legal proceedings for approval of UR Plan	City Staff	By February 15, 2019	X
4	Council sets date for public hearing on UR Plan for March 19 at 6 PM	City Council	February 19, 2019	X
5	Mailing to affected taxing entities, including copy of UR Plan	Hinson	February 20, 2019	X
6	Consultation with Board of Supervisors and Board of Education	Hinson	February 26, 2019 at 9 AM	X
7	Finalization of Development Agreement (DA)	City Staff/ Wiley	By February 28, 2019	X
8	Preparation of legal proceedings for approval of DA	City Staff	By March 1, 2019	X
9	Submission of preliminary and final plat to City	Wiley	By March 5, 2019	X
10	Council sets date for public hearing on DA for March 19 at 6 PM	City Council	March 5, 2019	X
11	Submission of public notices for UR Plan & DA	City Staff	By March 6, 2019	X
12	Consideration of preliminary and final plat	P&Z Commission	March 12, 2019	X
13	Consideration of preliminary and final plat	City Council	March 19, 2019	
14	Hearing on UR Plan & adoption of plan	City Council	March 19, 2019 at 6 PM	
15	Hearing on DA & adoption of agreement	City Council	March 19, 2019 at 6 PM	
16	Site plan submitted to City	United Dvpt	By April 1, 2019	
17	Hearing & consideration of site plan	P&Z Commission	April 9, 2019 at 7 PM	
18	Final consideration of site plan	City Council	April 16, 2019	
19	Issuance of building permit	City Staff	By April 19, 2019	

RESOLUTION NO. _____

RESOLUTION APPROVING AMENDMENT NO. 4 TO THE WASHINGTON UNIFIED COMMERCIAL URBAN RENEWAL PLAN BY ADDING CERTAIN INFRASTRUCTURE IMPROVEMENTS AS ELIGIBLE PROJECTS IN SAID URBAN RENEWAL PLAN.

WHEREAS, the City Council of the City of Washington, Iowa, has heretofore previously adopted and designated Urban Renewal Areas within the City; and

WHEREAS, the City Council did heretofore combine said Urban Renewal Areas and adopted the Washington Unified Commercial Urban Renewal Plan (the “Urban Renewal Plan”) for the Washington Unified Commercial Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, the City Council of the City of Washington, Iowa, has heretofore found that it is was necessary to amend said Urban Renewal Plan and said Urban Renewal Area; and

WHEREAS, the City Administrator has prepared Amendment No. 4 to the Washington Unified Commercial Urban Renewal Plan for the Washington Unified Commercial Urban Renewal Area; and

WHEREAS, said amendment adds the certain infrastructure improvements within and associated with Wiley Subdivision as a project in said Urban Renewal Plan; and

WHEREAS, said amendment revises an existing project included in the Urban Renewal Plan (“Sitler Drive Improvements”) to specifically include improvements to South Avenue E, and retitles this project as “Southwest Arterial Development”; and

WHEREAS, a consultation with the affected taxing entities was held on February 26, 2019 which was preceded by mailed notice to each affected taxing entity; and

WHEREAS, a public hearing has also been heard in accordance with the published notice of the same; and

WHEREAS, in accordance with said public notice, all persons or organizations desiring to be heard on said proposed Amendment No. 4 to the Washington Unified Commercial Urban Renewal Plan have been given an opportunity to be heard.

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

Section 1. That the findings and conclusions set forth or contained in said Amendment No. 4 to the Washington Unified Commercial Urban Renewal Plan for the Washington Unified Commercial Urban Renewal Area described in the preamble thereof, be and the same are hereby ratified and confirmed in all respects as the findings of the Council for this area.

Section 2. That Amendment No. 4 to the Washington Unified Commercial Urban Renewal Plan for the Washington Unified Commercial Urban Renewal Area be and the same is hereby approved. Further, the City Clerk is hereby directed to file a certified copy of this Resolution and said Amendment No. 4 with the Washington County Recorder's Office.

Section 3. That this Amendment No. 4 to the Washington Unified Commercial Urban Renewal Plan shall remain in full force and effect from the date of this Resolution until the termination of said Urban Renewal Plan as provided by law.

Section 4. That other than as outlined in this Amendment No. 4, all other terms and aspects of the Washington Unified Commercial Urban Renewal Area remain in full force and effect.

Passed and approved this 19th day of March, 2019.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

**Amendment No. 4 to
Washington Unified Commercial Urban Renewal Plan**



**Washington 1995 Urban Renewal Area #1
Urban Renewal Area #5
Urban Renewal Area #6
Amendment No. 1 to Unified Commercial Plan 2013
Amendment No. 2 to Unified Commercial Plan 2014
Amendment No. 3 to Unified Commercial Plan 2016
Amendment No. 4 to Unified Commercial Plan 2019**

AMENDMENT NO. 4 TO THE WASHINGTON UNIFIED COMMERCIAL URBAN
RENEWAL PLAN

REFERENCE is hereby made to Amendment No. 1 to the City of Washington Unified Commercial Urban Renewal Plan, (the “Urban Renewal Plan”) which was passed and adopted by the Washington City Council on June 5, 2013, Amendment No. 2 of the Urban Renewal Plan, passed and adopted on June 17, 2014, and Amendment No. 3 of the Urban Renewal Plan, passed and adopted on May 31, 2016; and

WHEREAS, pursuant to Chapter 403 of the Code of Iowa, cities need to specifically list the Urban Renewal Projects that will be funded using incremental tax revenues; and

WHEREAS, Section H, Paragraph 2 of said Urban Renewal Plan contemplates that the City may arrange for or cause to be provided the construction of public infrastructure including, but not limited to, streets, water, sanitary sewer or other facilities in connection with Urban Renewal Projects; and

WHEREAS, the City intends to amend the plan to revise the previous adopted amendment for the Sitler Drive improvements to also include the South Avenue E improvements, with the same not-to-exceed debt amount already adopted for Sitler in Amendment #1; and

WHEREAS, the City intends to enter into a Development Agreement with Greg Wiley to incur certain infrastructure costs for the Wiley Subdivision, as well as to separately construct the related East Washington Sidewalk improvements to extend sidewalk to the subdivision, reimbursing itself from incremental revenues to be created by development within that subdivision; and

WHEREAS, it is now necessary to amend the Plan.

NOW, THEREFORE, the Urban Renewal Plan is hereby amended as follows:

1. In Section J, Paragraph 1 of the Urban Renewal Plan, the following Public Improvement Project is hereby amended:

Southwest Arterial Development [Replaces Sitler Drive Improvement Project]	Internal loan repayments not to exceed \$1,000,000 [amount is same as already adopted in Amendment #1 for Sitler Drive]
--	--

2. In Section J, Paragraph 1 of the Urban Renewal Plan, the following Public Improvement Project is hereby added and incorporated into the Urban Renewal Plan:

Wiley Subdivision & vicinity Grants and Internal Loan Repayment for installation of public water, sewer, and sidewalk infrastructure	Grants and internal loan repayments not to exceed \$250,000
---	--

3. Except as modified by this Amendment No. 4, the original provisions of the Urban Renewal Plan are hereby ratified, affirmed and approved and shall remain in full force & effect.

4. This Amendment No. 4 to the Urban Renewal Plan shall be in full force and effect upon adoption by the City Council.

5. Any parts of the previous Urban Renewal Plan in conflict with the provisions of this Amendment No. 4 are hereby repealed.

EXHIBIT B
Map of the Washington Unified Commercial Urban Renewal Area
(including Original Area and Amendments No. 1, 2, 3 &4)

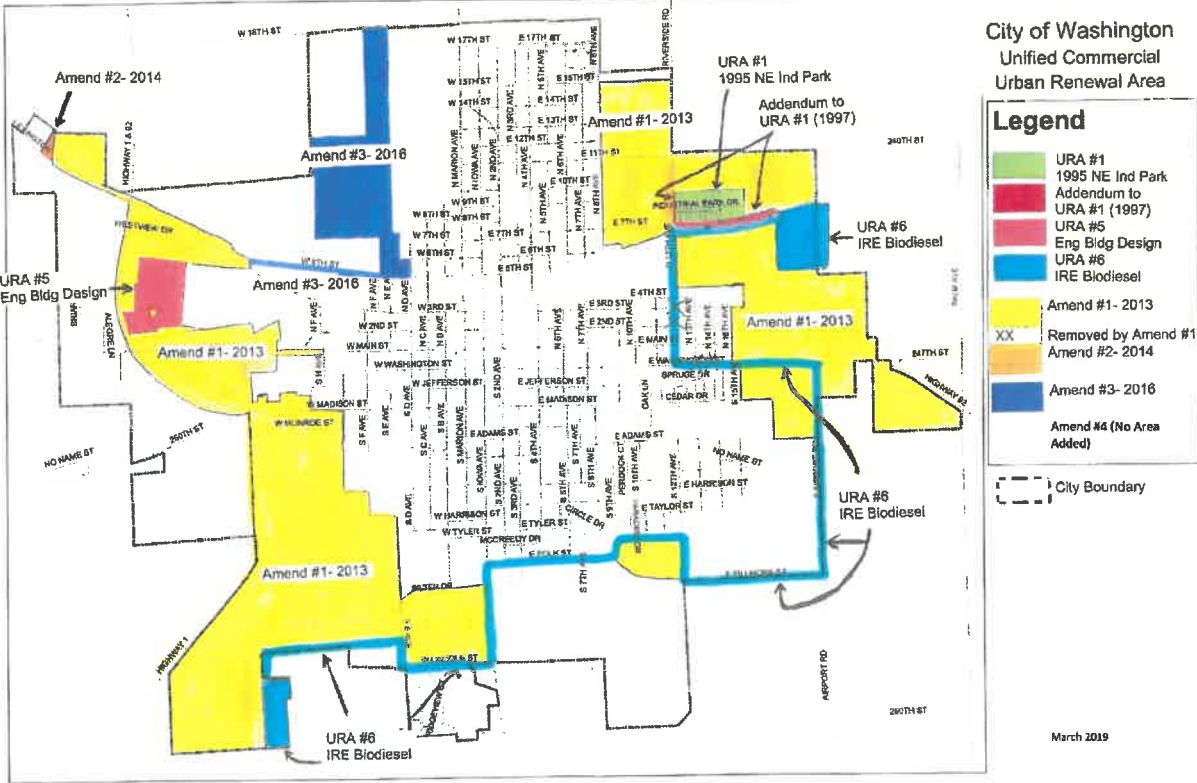


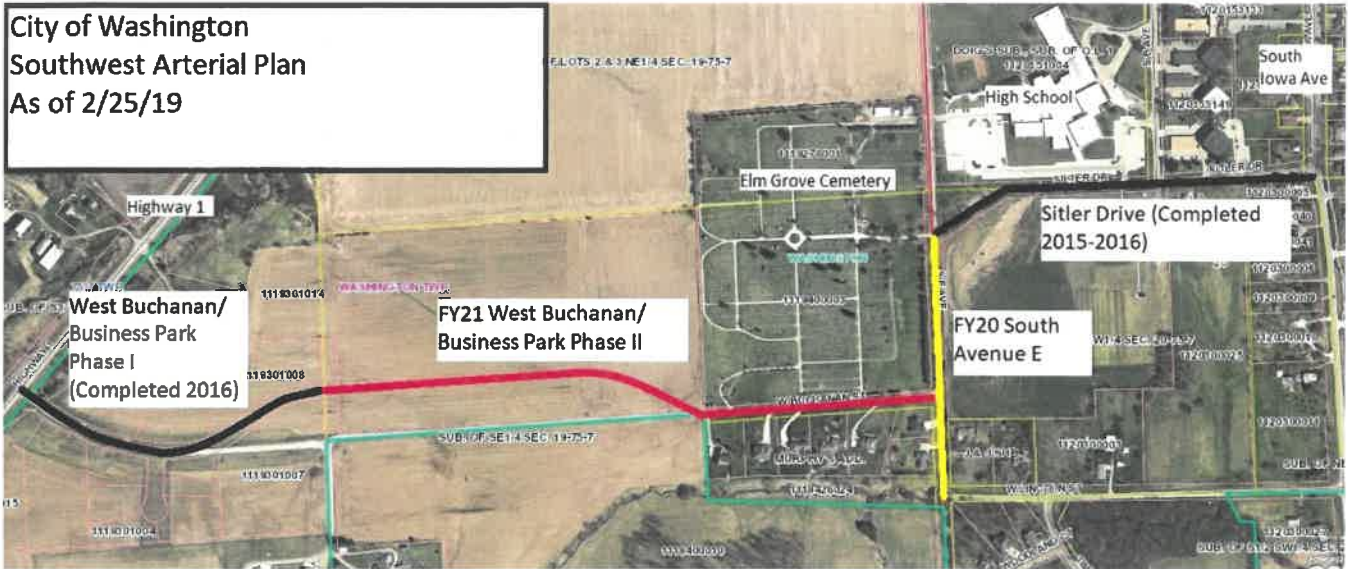
Exhibit C: Project Summary

Washington Unified Commercial Urban Renewal Area

Project Name:	<u>Wiley Subdivision & Vicinity Infrastructure</u>
Location:	<u>300 Block of South Wiley Avenue</u>
Type of Project:	<u>Urban Renewal Grant/ City Internal Loan Repayment</u>
Purpose:	<u>Assist in installation of infrastructure for commercial subdivision, including sidewalk infrastructure to connect the subdivision to the City sidewalk network.</u>
Project Description:	<u>The project will involve grants to the developer and repayment of the City Road Use Tax Fund for the installation of public water, sewer, and sidewalk infrastructure.</u>
Cost not to Exceed Estimate:	<u>\$250,000</u>
Potential Sources of Funding	<u>Incremental revenues from development in the Wiley Subdivision.</u>
Need for TIF Project:	<u>To promote economic development.</u>
Time Table for Project:	<u>2019</u>
Date of Amendment:	<u>March 2019</u>

Exhibit D: Project Summary
Washington Unified Commercial Urban Renewal Area

Project Name:	Southwest Arterial Development
Location:	Southwest area of the City- Sitler Drive, South Avenue E, West Buchanan
Type of Project:	Infrastructure- widening and paving of streets to promote economic development and transportation improvements.
Purpose:	With over \$30 million in investment in the southwest area of town in recent years, an arterial route from Highway 1 to the southwest side of town needs to be constructed. This project has been in the City's comprehensive plans starting in the 1930's, but has never been constructed. Parts of this route have been constructed (Sitler from E to Iowa & West Buchanan from Highway 1 to the WWTP road), and \$2 million in Federal Aid funds have been secured for FY21 to help complete these improvements.
Project Description:	The project involves the improvement of Sitler Drive, South Avenue E, and West Buchanan to serve as an arterial route for the southwest portion of Washington.
Cost not to Exceed Estimate:	\$1,000,000
Potential Sources of Funding	TIF Funds, Road Use Tax (RUT) Funds, General Obligation (G.O.) Bonds, and Federal Aid (TAP) funds
Need for TIF Project:	To promote economic development.
Time Table for Project:	Portions completed 2015-2016; Remainder of project FY20-21
Date of Amendment:	March 2019



RESOLUTION NO. _____

RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WASHINGTON AND GREG & LORI WILEY.

WHEREAS, on March 19, 2019, the City Council of the City of Washington adopted Amendment No. 4 to the Washington Unified Commercial Urban Renewal Plan (the “Urban Renewal Plan”) and designated certain infrastructure improvements within and adjacent to the Wiley Subdivision as an Urban Renewal Project (the “Project”); and

WHEREAS, Greg & Lori Wiley (the “Developer”) and the City have negotiated a Development Agreement whereby the City would grant to Developer the sum of \$40,000 to assist with public water and sewer infrastructure improvements related to the Project; and

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

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

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

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

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

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

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

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

Passed and approved this 19th day of March, 2019.

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

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

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the “Agreement”) entered into by and between the **City of Washington, Iowa**, 215 E. Washington Street, Washington, Iowa 52353, hereafter referred to as “City”; and **J. Gregory Wiley and Lori A.B. Wiley**, husband and wife, 2474 Highway 92, Washington, Iowa 52353, hereafter collectively referred to as “Developer.”

WHEREAS, the Developer is the owner of certain real property legally described and depicted on Exhibit “A” attached hereto (hereafter the “Development Property”); and

WHEREAS, the Developer desires to develop the Development Property to be used for commercial purposes (the “Project”); and

WHEREAS, it is in the best interests of the City for the Development Property to be developed.

NOW, THEREFORE, ON THE BASIS OF THE PRECEDING RECITALS, AND FOR THE MUTUAL CONSIDERATION OF ENTERING INTO THIS AGREEMENT, THE DEVELOPER AND CITY AGREE AS FOLLOWS:

A. Developer’s Obligations.

1. The Developer shall, within one (1) year from the date of the execution of this Agreement, take all necessary steps to submit to City a preliminary and final plat of the Development Property for approval. As part of said platting process, the Developer shall agree to the following:

- a. Developer shall dedicate, at no cost to the City, a sixty (60) foot right-of-way necessary for the future extension of E. Adams Street in a location acceptable to the City; and

b. Developer shall grant to the City, at no cost to the City, utility, sanitary sewer and water main easements adjacent to and adjoining the right-of-way of Wiley Avenue in a form, width and location acceptable to the City.

2. Prior to or simultaneous with the platting process described in Paragraph 1 above, the Developer shall install water and sanitary sewer mains and appurtenances at no additional cost to the City, in strict compliance with the preliminary plat and City approved construction drawings (the "Utility Project").

3. The Developer will cause the Utility Project to be constructed on the Development Property in strict compliance with the all applicable laws, regulations and ordinances.

B. City's Obligations.

1. In recognition and consideration of the foregoing, the City agrees as follows:

a) The City shall construct five (5) foot wide sidewalks across properties owned by the Developer as part of the City's East Washington Street Sidewalk Project in strict compliance with the plans and specifications for said Project, said sidewalks shown on Exhibit "B" attached hereto.

b) Subject to the Site Plan approved development and commencement of construction of a Dollar Tree store on one of the Development Property subdivision lots and also upon completion of the Utility Project, the City, upon presentation of appropriate invoices by the Developer, shall reimburse the Developer for the costs of the Utility Project, not to exceed \$40,000. Said reimbursement by the City shall occur within thirty (30) days of presentation of said invoices and approval by the Washington City Council and shall be paid as follows:

- i) \$36,000 or 90% of actual Utility Project costs, whichever is less, upon acceptance of the Utility Project improvements by the City; and
- ii) \$4,000.00 or 10% of the actual Utility Project costs, whichever is less, upon the issuance of an occupancy permit for the above-referenced Dollar Tree store.

c) After the occupancy permit is issued for the Dollar Tree store, the City agrees to forgive the Developer the amount of \$13,942.38, which represents the costs of the sidewalk the Developer previously agreed to install. In the event that the Dollar Tree store construction is not commenced within one (1) year of the date of this Agreement, then the Developer shall pay the City the amount of \$13,942.38 for sidewalk previously installed by the City.

C. Administrative Provisions.

1. Each party represents to the other that the party has full power and authority to enter into this Agreement and that this Agreement is a binding Agreement duly authorized by the governing body of each party.

2. This Agreement represents the entire agreement between the parties and may not be amended or assigned without the express permission of the other party.

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

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

5. If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

6. That this Agreement may be executed in counterparts.

Dated this ____ day of _____, 2019.

SIGNATURE PAGE FOR THE CITY OF WASHINGTON, IOWA

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

STATE OF IOWA, WASHINGTON COUNTY, ss:

On this _____ day of _____, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jaron P. Rosien and Illa Earnest, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Washington, Iowa; a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as passed by Resolution of the City Council; and Jaron P. Rosien and Illa Earnest acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public

SIGNATURE PAGE OF DEVELOPER:

By: _____
J. Gregory Wiley

By: _____
Lori A. B. Wiley

STATE OF IOWA, COUNTY OF WASHINGTON:

On this ____ day of _____, 2019, this document was executed by J. Gregory Wiley and Lori A.B. Wiley, as husband and wife.

Notary Public

RESOLUTION NO. _____

A RESOLUTION APPROVING A PURCHASE AGREEMENT

WHEREAS, the City has negotiated an agreement for a certain parcel of land with Greg & Lori Wiley; and

WHEREAS, the purpose of said parcel is to allow for the placement of a community welcome sign at a future date to be determined.

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

Section 1. The City Council hereby approves the attached Purchase Agreement with Greg & Lori Wiley.

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

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

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

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

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT entered into by and between the City of Washington, Iowa, 215 E. Washington, Street, Washington, Iowa 52353 (hereafter the "Buyer"); and J. Gregory Wiley and Lori A. B. Wiley, husband and wife (hereinafter collectively the "Seller").

1. **REAL ESTATE DESCRIPTION.** The Seller agrees to sell and the Buyer agrees to purchase the parcel generally referred to as Parcel No. 11-16-400-056, as depicted on the attached Exhibit "A." The exact legal description to be taken from the abstract of title. (hereafter the "Property")
2. **PURCHASE PRICE.** The purchase price of the Property shall be \$10,000.00, payable at Washington, Washington County, Iowa, as follows:
 - a. \$500.00 earnest money to Seller upon execution of this Agreement.
 - b. Remaining balance of the Purchase Price to be paid at the Closing.
3. **DATE OF POSSESSION.** The Buyer shall be granted possession of the Property no later than April 30, 2019.
4. **REAL ESTATE TAXES.** Buyer shall pay any unpaid real estate taxes payable in prior years and any and all real estate taxes and utilities that accrue during the term of this Agreement. Buyer shall also pay recording fees and transfer taxes.
5. **RISK OF LOSS AND INSURANCE.** Seller shall bear the risk of loss or damage to the Property prior to the date of possession. Seller may, at his sole cost and expense, maintain insurance on the Property, but is not obliged to do so.
6. **USE OF PURCHASE PRICE.** At the time of closing, the Buyer shall pay, without setoff, all the remaining monies due to the Seller after deducting the payments referenced in Paragraph 2 above.
7. **ABSTRACT AND TITLE.** Seller shall cause an abstract of title to be delivered to Buyer for the Property which shall show marketable title to the Property in Seller in accordance with the Title Standards of the Iowa Bar Association. Seller shall, at its sole cost, immediately execute any additional documentation necessary to convey marketable title to Buyer.

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

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

10. REMEDIES OF THE PARTIES.

- a. If Buyer fails to perform this contract, Seller may forfeit it as provided in the Iowa Code, and all payments made shall be forfeited, at Seller's option, upon thirty days written notice of intention to accelerate the entire balance because of such failure (during which thirty days such failure is not corrected) Seller may declare the entire balance immediately due and payable. Thereafter, this contract may be foreclosed in equity and the Court may appoint a receiver.
- b. If Seller fails to timely perform this contract, Buyer shall have the right to have all payments made returned to them.
- c. Seller and Buyer also are entitled to utilize any and all other remedies or actions at law or in equity available to them and shall be entitled to obtain a judgment for costs and attorneys fees as permitted by law.

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

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

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

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

15. **TESTING/SURVEY.** The Seller expressly agrees, that upon 24-hour notice to the Seller by the Buyer, to allow access onto and into the Properties for the purpose of testing and surveying said Property.

16. **CITY COUNCIL APPROVAL REQUIRED.** Both parties expressly agree that this Agreement is not binding upon the City until such time as approved by the Washington City Council as required by Iowa law.

17. **TIME OF ACCEPTANCE.** The Seller shall have until 5:00 p.m. on Friday, March 15, 2019, to accept this Offer by the City or this Agreement shall become null and void.

18. **CONSTRUCTION OF WELCOME SIGN.** The City intends to place a welcome sign on the Property after Closing, said location and type of sign to be mutually agreed to by the Buyer and Seller.

City of Washington, Iowa:

Jaron Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

STATE OF IOWA, COUNTY OF WASHINGTON, ss:

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

(Additional signature page to follow)

Seller:

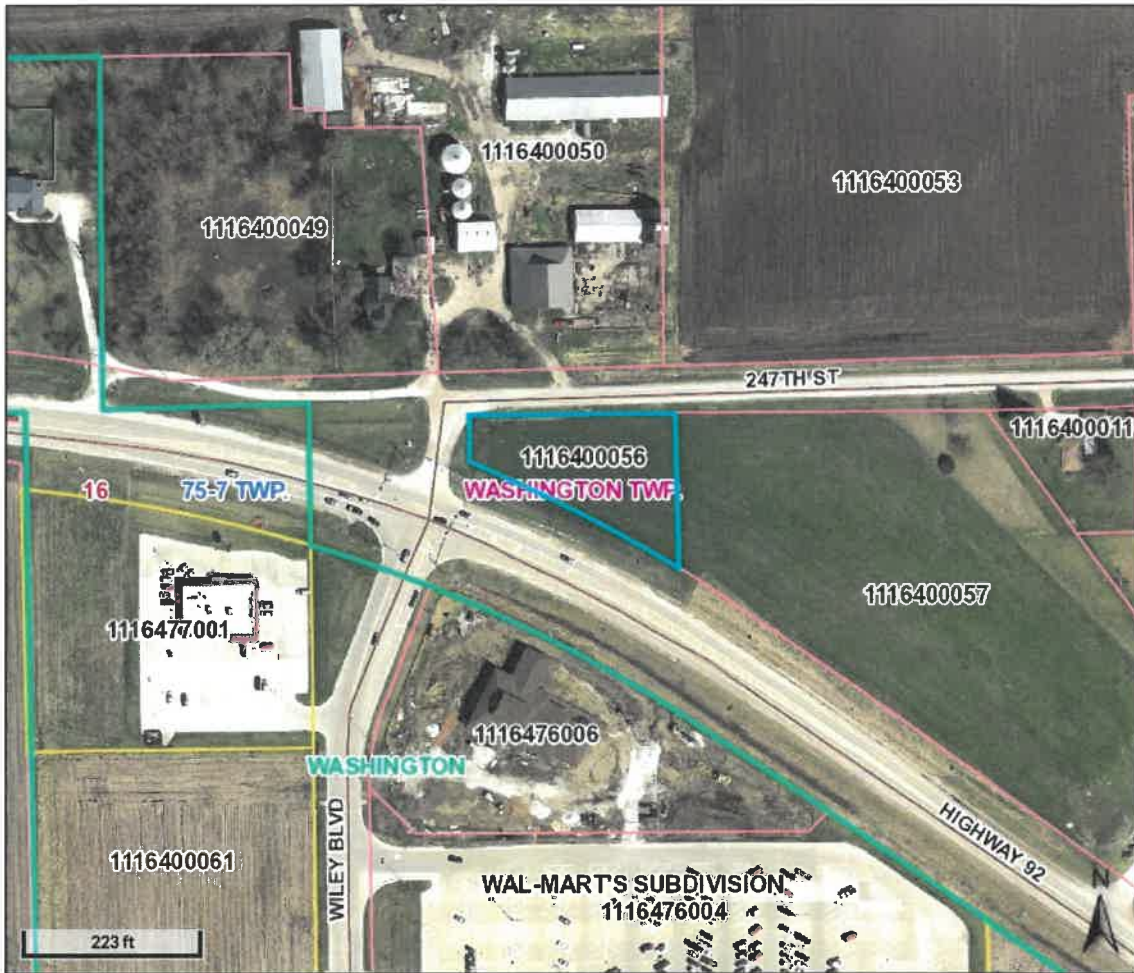
By: _____
J. Gregory Wiley

By: _____
Lori A. B. Wiley

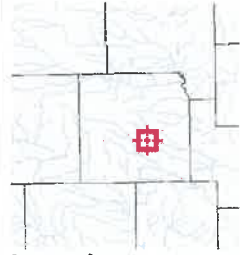
STATE OF IOWA, COUNTY OF WASHINGTON, ss:

This instrument was acknowledged before me on this ____ day of _____,
2019, by J. Gregory Wiley and Lori A. B. Wiley, as husband and wife.

Notary Public



Overview



Legend

- Political Township
- Geographic Township
- Corporation
- Sections
- Subdivisions
- Parcels
- Road Centerline

Parcel ID	1116400056	Class	A	Owner Address	WILEY, J. GREGORY
Sec/Twp/Rng	n/a	Acreage	0.69		2474 HWY 92
Property Address					WASHINGTON IA 52353
District	WATWS				
Brief Tax Description	16 75 07 PAR O SE1/4 SE1/4				

(Note: Not to be used on legal documents)

Date created: 3/13/2019
 Last Data Uploaded: 3/13/2019 2:19:20 AM

Developed by **Schneider**
 GEOSPATIAL

*Jaron P. Rosien, Mayor
Illa Earnest, City Clerk
Kevin Olson, City Attorney
Brent Hinson, City Administrator*



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

Memorandum

March 14, 2019

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

From: Brent Hinson
City Administrator

A handwritten signature in blue ink, appearing to be "Brent Hinson", is written over the printed name and title.

Re: South 15th Avenue Resolution of Necessity and Notice of Hearing & Letting

The City Council initiated the South 15th project and the special assessment process with the adoption of the preliminary resolution on January 15, and continued this process on February 19 with review of preliminary plans, assessment schedule, etc. and authorizing the publishing of notice on a Resolution of Necessity. We are now ready for the Council to hold a hearing and consider the Resolution of Necessity. This resolution requires a $\frac{3}{4}$ vote of the City Council. It will take five affirmative votes to pass the resolution.

We had a good turnout and robust discussion at the neighbor meeting on March 6. We received some good input, and the overall tone of the meeting was positive. There will be a number of items to work through on the project, but we are used to doing this, and will try to make this project a nice positive for the neighborhood as well as the community at large.

If you approve the Resolution of Necessity, we are then asking the Council to consider a resolution sending the project to bid. By this resolution, the hearing would take place April 2, bids would be opened on April 11, and the Council would consider bids on April 16.

RESOLUTION NO. _____

**RESOLUTION OF NECESSITY FOR
2019 SOUTH 15TH AVENUE IMPROVEMENTS PROJECT**

WHEREAS, this Council has adopted a preliminary resolution pursuant to section 384.42 of the Iowa Code, as amended, covering the 2019 South 15th Avenue Improvements Project (hereinafter referred to as “the Project”); and

WHEREAS, in accordance with such preliminary resolution, the City Engineer has prepared preliminary plans and specifications, an estimated cost of the work, and a plat & schedule, including the valuation of each lot as determined by this Council, and the same have been duly adopted and filed with the City Clerk:

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

Section 1. That it is hereby found and determined to be necessary and for the best interest of the City and its inhabitants to proceed with the aforementioned Project, and to assess a portion of the cost thereof to the property benefited thereby.

Section 2. That the Project shall constitute a single improvement and shall consist generally of the paving or reconstruction of South 15th Avenue from East Washington Street to East Adams Street with Portland Cement Concrete street with integral curb & gutter; the replacement or new installation of water main along this portion of South 15th; the new installation of sewer main for the proposed Eastview Subdivision; the installation of new storm sewer main along this portion of South 15th, East Madison from South 14th to South 15th, and South 14th from East Washington to East Madison; installation of sidewalk along the west side of South 15th from East Washington to East Madison; and related improvements in Washington, Iowa, all as more particularly described in the preliminary resolution relating to the Project previously adopted by this Council, which resolution is hereby referred to for a more complete description of the location and terminal points of the Project and the property benefited thereby and proposed to be assessed to pay a portion of the cost of such improvement. The location and terminal points of the Project are further described in the Notice to Property Owners as attached hereof.

Section 3. That it is hereby found and determined that there are on file in the office of the Clerk an estimated total cost of the proposed work and a preliminary plat and schedule showing the amount proposed to be assessed to each lot by reason of such Project.

Section 4. That this Council did meet on Tuesday, March 19, 2019 at 6 PM at the Nicola-Stoufer Room of the Washington Public Library, 115 West Washington Street, at which time and place it heard the property owners subject to the proposed assessment or

assessments and interested parties for or against the Project, its cost, the assessment thereof or the boundaries of the properties to be assessed.

Section 5. That the Clerk gave notice as required by Section 384.50 of the Code of Iowa, as amended, by publication once each week for two consecutive weeks in a newspaper published at least once weekly and having general circulation in the City, and likewise mailed a copy of such notice by Certified Mail to each property owner whose property is subject to assessment for the Project, as shown by the records in the office of the County Auditor, not less than 15 days prior to the hearing.

Section 6. That such notice was in form substantially the same form as attached Notice to Property Owners.

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

Jaron P. Rosien, Mayor

ATTEST:

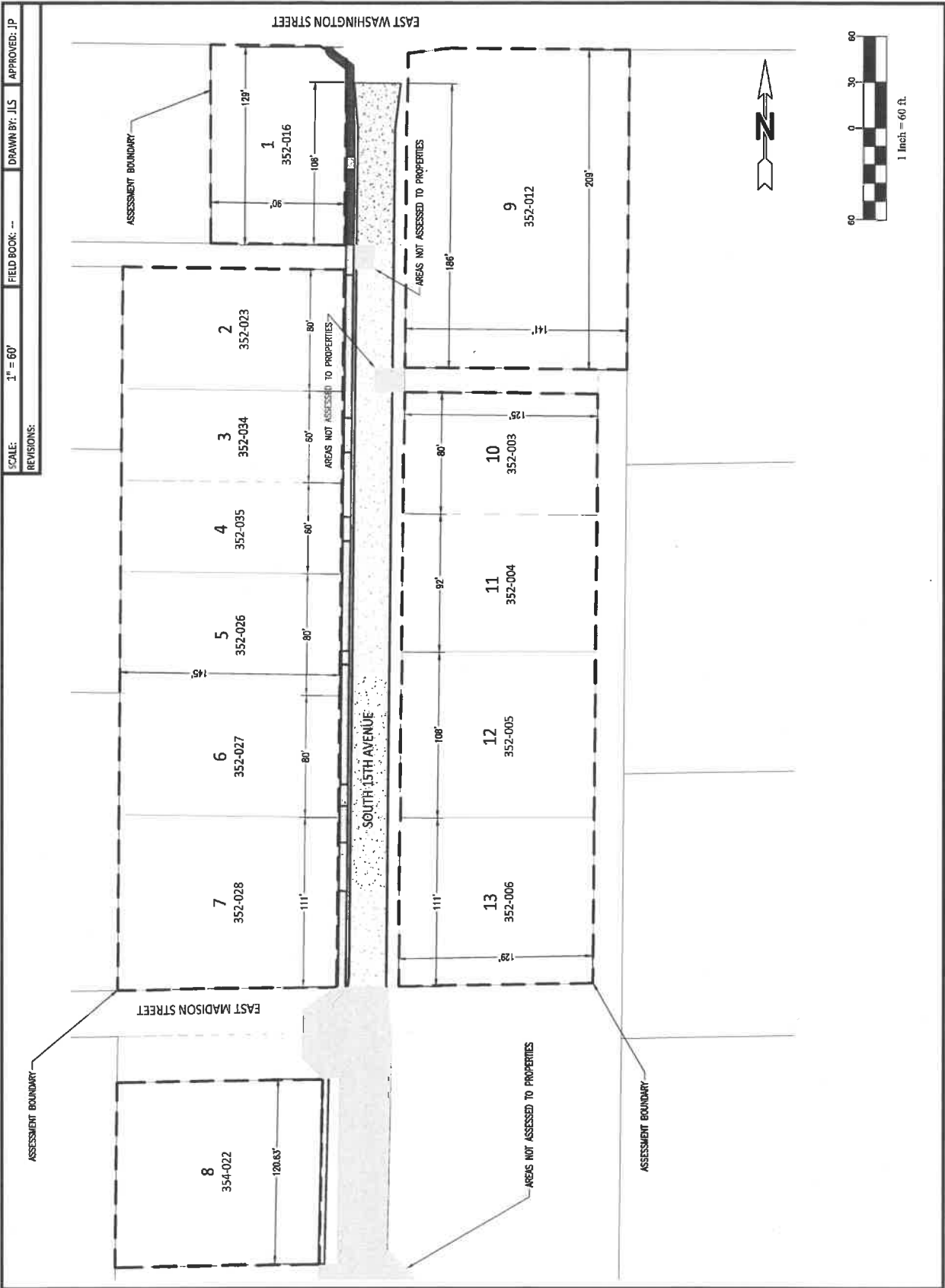
Illa Earnest, City Clerk

ASSESSMENT SCHEDULE

Preliminary Assessment Schedule
 South 15th Ave, Water Main, Sanitary Sewer, Storm Sewer Paving
 Washington, Iowa

Plot Item NO.	Parcel NO.	Owner	Description of Property	Assessed Value	Valuation Fixed by Council	25% of Fixed Valuation	Depth (Feet)	Assessment Factor	Type	Lot/Parcel Frontage (Feet)	Assessment Distribution	Trial Assessment	Preliminary Assessment Rate	Adjusted Preliminary Assessment	Preliminary Property Assessment
1	11-16-352-016	Greiner, Joseph F. & Betts A.	05 Shannon Heights Lot 4 & 1/2 Adj Vac Aly	\$53,600	\$53,600	\$13,400	90	1.43	Paving Sidewalk	106 129	152 184	\$8,342.53 \$1,377.24	30% 30%	\$2,502.76 \$413.17	\$2,502.76 \$413.17
2	11-16-352-023	Lemley, Lucille	38 Shannon Heights Lot 37 38 & 1/2 Adj Vac Aly	\$92,400	\$92,400	\$23,100	145	1.73	Paving Sidewalk	80 80	138 138	\$7,574.13 \$1,032.93	30% 30%	\$2,272.24 \$309.88	\$2,272.24 \$309.88
3	11-16-352-034	Vogel, Donald J. & Marlene C.	Shannon Heights Lot 39 & N 1/2 Lot 40 & 1/2 Adj Vac Aly	\$45,300	\$45,300	\$11,325	137	1.70	Paving Sidewalk	60 60	102 102	\$5,598.27 \$763.47	30% 30%	\$1,679.48 \$229.04	\$1,679.48 \$229.04
4	11-16-352-035	Vogel, Donald J. & Marlene C.	Shannon Heights Lot 41 & S 1/2 Lot 40 & 1/2 Vac Aly	\$15,000	\$15,000	\$3,750	137	1.70	Paving Sidewalk	60 60	102 102	\$5,598.27 \$763.47	30% 30%	\$1,679.48 \$229.04	\$1,679.48 \$229.04
5	11-16-352-026	Andrade, Gabriella O.	Shannon Heights Lot 42 43 & 1/2 Adj Vac Aly	\$53,000	\$53,000	\$13,250	145	1.73	Paving Sidewalk	80 80	138 138	\$7,574.13 \$1,032.93	30% 30%	\$2,272.24 \$309.88	\$2,272.24 \$309.88
6	11-16-352-027	Duwa, Deon J. & Julie A.	Shannon Heights Lot 44 45 & 1/2 Adj Vac Aly	\$83,500	\$83,500	\$20,875	145	1.73	Paving Sidewalk	80 80	138 138	\$7,574.13 \$1,032.93	30% 30%	\$2,272.24 \$309.88	\$2,272.24 \$309.88
7	11-16-352-028	Brown, Eric	Shannon Heights Lot 46 47 48 & 1/2 Adj Vac Aly	\$111,200	\$111,200	\$27,800	145	1.73	Paving Sidewalk	111 111	192 192	\$10,537.93 \$1,437.12	30% 30%	\$3,161.38 \$431.14	\$3,161.38 \$431.14
8	11-16-354-022	Marlatt, Ora A. & Linda J.	16 75 07 Lot 2 Par L SW 1/4 SW 1/4	\$147,700	\$147,700	\$36,925	134	1.69	Sidewalk	120.63	204	\$3,015.00	30%	\$904.50	\$904.50
9	11-16-353-012	Marsengill, Kenneth E. & Eldora M.	Shannon Heights Lot 1 2 3 Exc Hwy & Lot 60 & N 24 Ft Lot 59 & Adj Aly	\$194,000	\$194,000	\$48,500	141	1.72	Paving Sidewalk	186 209	320 359	\$17,563.21 \$2,687.12	30% 30%	\$5,268.96 \$806.14	\$5,268.96 \$806.14
10	11-16-353-003	Stutzman, Walter E. & Patricia A.	58 Shannon Heights Lot 57 &	\$120,700	\$120,700	\$30,175	125	1.65	Paving Sidewalk	80 80	132 132	\$7,244.82 \$988.02	30% 30%	\$2,173.45 \$296.41	\$2,173.45 \$296.41
11	11-16-353-004	Guengerich, Jack H.	54 Shannon Heights Lot 55 56 & N 12 Ft	\$81,000	\$81,000	\$20,250	127	1.66	Paving Sidewalk	92 92	153 153	\$8,397.41 \$1,145.21	30% 30%	\$2,519.22 \$343.56	\$2,519.22 \$343.56
12	11-16-353-005	Dougall, Dennis J. & Linda L.	54 Shannon Heights Lot 52 53 & S 28 Ft	\$111,500	\$111,500	\$27,875	128	1.66	Paving Sidewalk	108 108	179 179	\$9,824.42 \$1,339.82	30% 30%	\$2,947.33 \$401.95	\$2,947.33 \$401.95
13	11-16-353-006	Triple V Development, LLC	Shannon Heights Lot 49-51	\$19,400	\$19,400	\$4,850	129	1.67	Paving Sidewalk	111 111	185 185	\$10,153.73 \$1,384.73	30% 30%	\$3,046.12 \$415.42	\$3,046.12 \$415.42
											TOTAL		\$371,949.91	\$371,949.91	
											TOTALS		\$123,983.00	\$123,983.00	
													\$105,983.00	\$105,983.00	
													\$14,985.00	\$14,985.00	
													\$3,015.00	\$3,015.00	
													\$371,949.91	\$371,949.91	

ASSESSMENT PLAT



SCALE: 1" = 60'
 REVISIONS:
 FIELD BOOK: --
 DRAWN BY: JLS
 APPROVED: JP

GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS
 1703 3rd Avenue East, Suite 1
 Creston, Iowa 50801
 P.O. Box 451
 Okaloosa, Iowa 52577
 641.782.4118 Phone
 641.782.4118 Fax
 800.491.2524 Iowa Toll Free
 email@gardenssassociates.net

**SOUTH 15TH AVE, WATER
 MAIN, SANITARY SEWER,
 STORM SEWER & PAVING
 WASHINGTON, IOWA**
 © COPYRIGHT 2018 GARDEN & ASSOCIATES LTD.

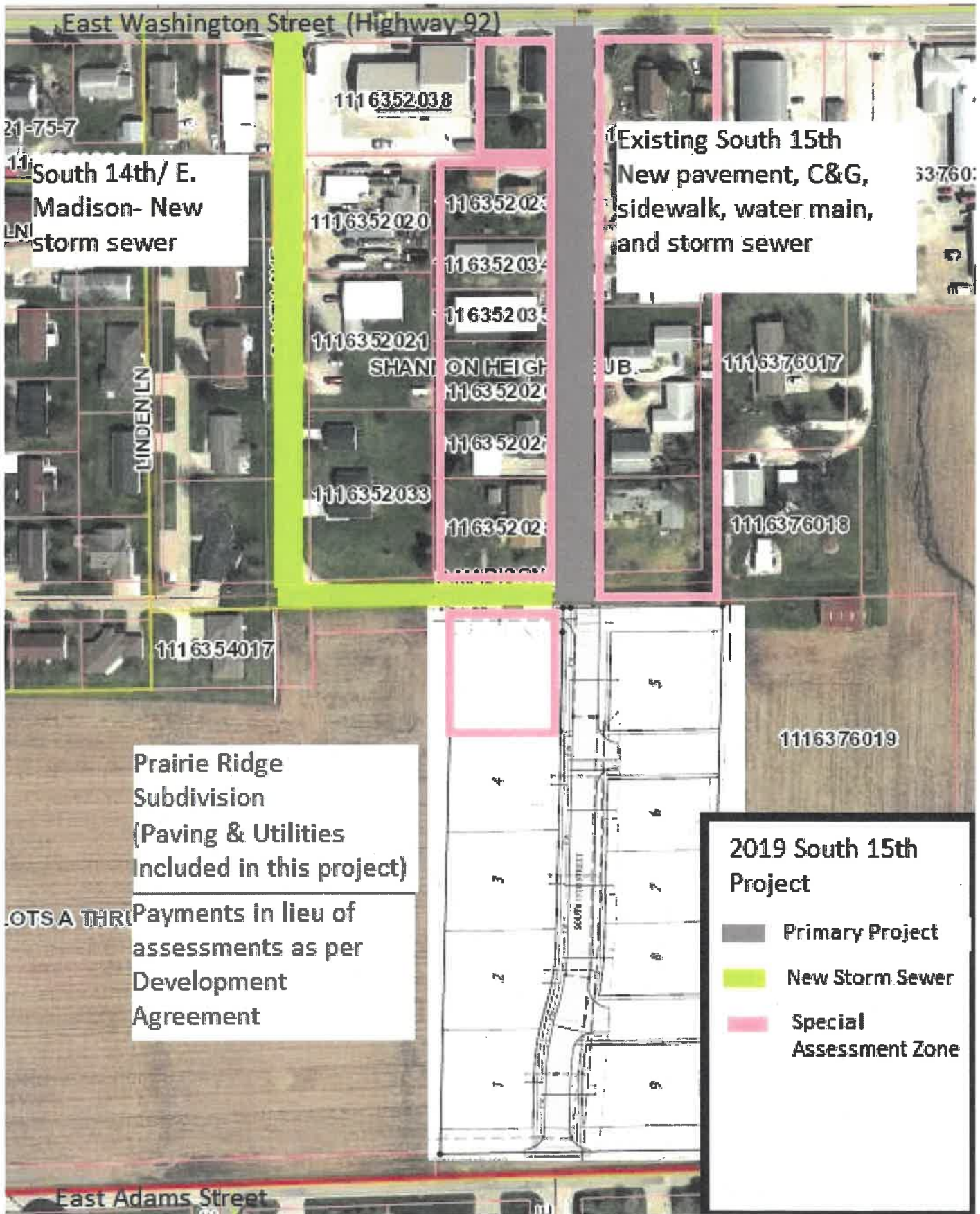
SHEET TITLE
ASSESSMENT PLAT

DATE: JAN. 15, 2019

PROJECT NO.: 5016276

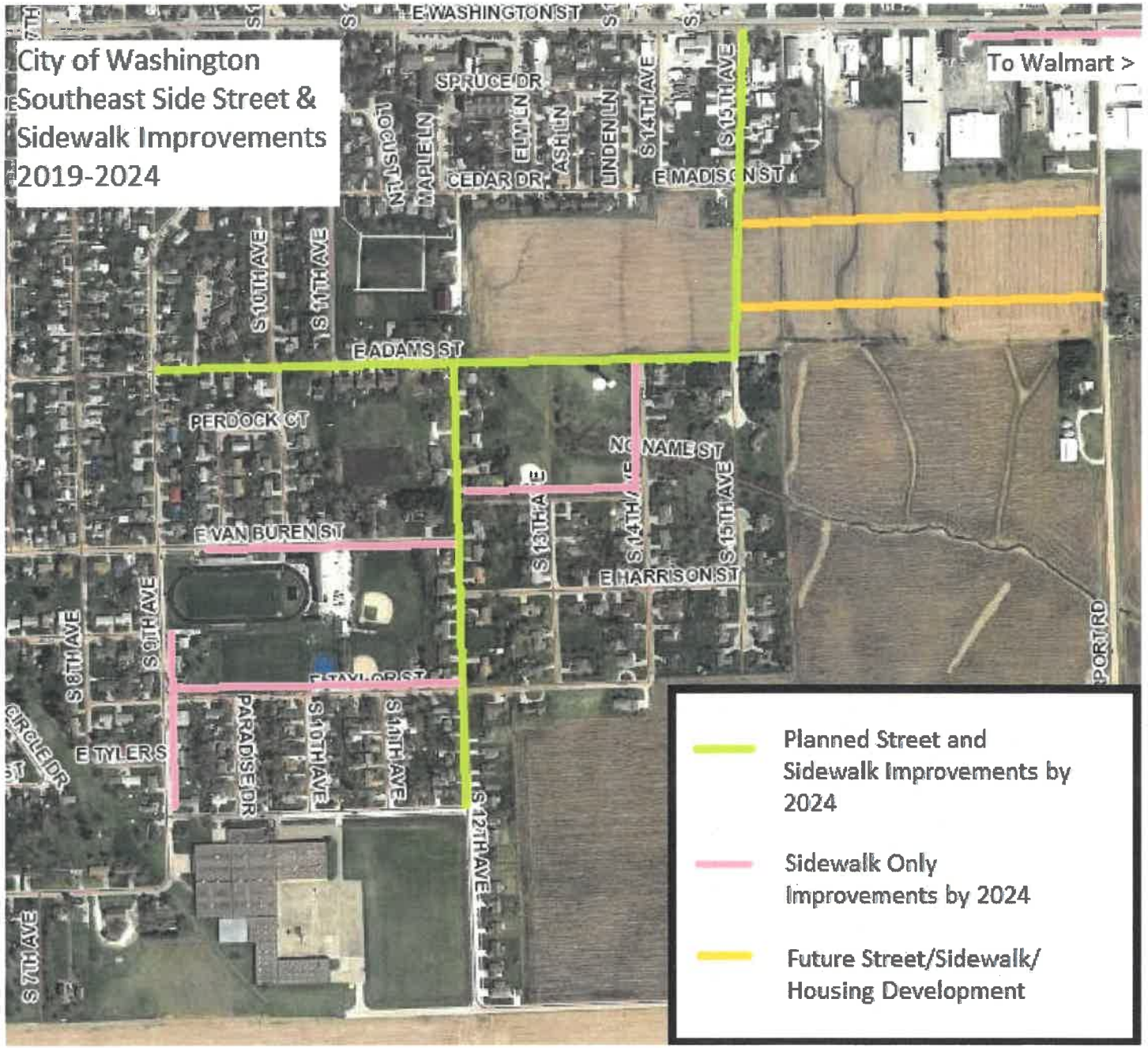
SHEET NO.: 1 OF 1

2019 South 15th Project Overview



City of Washington
Southeast Side Street &
Sidewalk Improvements
2019-2024

To Walmart >



- Planned Street and Sidewalk Improvements by 2024
- Sidewalk Only Improvements by 2024
- Future Street/Sidewalk/Housing Development

RESOLUTION NO. _____

A RESOLUTION TO PROVIDE FOR A NOTICE OF HEARING AND LETTING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE 2019 SOUTH 15TH AVENUE IMPROVEMENTS PROJECT, AND TAKING OF BIDS THEREFOR.

WHEREAS, the City Council has heretofore authorized certain improvements that are in the best interest of the City, to be completed in accordance with the plans, specifications and form of contract prepared by the City, and such proposed plans, specifications, form of contract and estimate of cost being on file with the City Clerk; and

WHEREAS, detailed plans and specifications, notice of hearing and notice to bidders, form of contract and estimate of cost have been prepared and filed by the City; and

WHEREAS, it is necessary to fix a time and place of public hearing on the proposed plans, specifications, form of contract and estimate of cost for the Project and to advertise for sealed bids.

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

Section 1. The detailed plans and specifications, notice of hearing, notice to bidders, form of contract and estimate of cost referred to in the preamble hereof are subject to the hearing.

Section 2. The Project is necessary and desirable for the City, and it is in the best interests of the City to proceed toward the construction of the Project.

Section 3. The amount of the bid security to accompany each bid is hereby fixed at 10%.

Section 4. The City Council hereby delegates to the City Clerk the duty of receiving, opening and announcing the results of all bids for the construction of the Project on the 11th day of April, 2019 at 9:00 AM at City Hall, 215 E. Washington Street, Washington, Iowa. The 2nd day of April, 2019 at 6:00 PM at the Nicola-Stoufer Room, Washington Public Library, 115 West Washington Street, Washington, Iowa is hereby fixed as the time and place of hearing on the proposed plans, specifications, form of contract and estimate of cost for the Project and the 16th day of April, 2019 at 6:00 PM at the Nicola-Stoufer Room, Washington Public Library, 115 West Washington Street, Washington, Iowa as the time and place of considering bids received by the City in connection therewith.

Section 5. The City Council hereby authorizes the City Clerk to provide notice of the aforementioned hearing and taking of bids in accordance with Chapter 26 of the Code of Iowa by posting a notice to bidders not less than thirteen (13) and not more than forty-five (45) days before the date for filing bids in a relevant contractor plan room service

with statewide circulation, in a relevant construction lead generating service with statewide circulation, and on the Iowa League of Cities website. The said notice is in the form substantially as attached to this Resolution.

Section 6. All provisions set out in the following form of notice are hereby recognized and prescribed by this Council and all Resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

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

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

NOTICE OF PUBLIC HEARING

SOUTH 15TH AVENUE PAVEMENT RECONSTRUCTION AND SUBDIVISION PROJECT

PAVING, WATER MAIN, SANITARY SEWER, AND STORM SEWER

WASHINGTON, IOWA

The City Council of Washington, Iowa, will hold a public hearing on the proposed Plans and Specifications, form of contract and estimate of cost for the construction of certain improvements and work incidental thereto described in general as "South 15th Avenue Pavement Reconstruction and Subdivision - Washington, Iowa" and as described in detail in the Plans and Specifications for said improvements now on file in the office of the City Clerk.

The public hearing will be held at 6:00 P.M. on Tuesday, **April 2, 2019**, in the Nicola-Stoufer Room of the Washington Public Library, 1115 West Washington Street, Washington, Iowa in accordance with the provisions of Chapter 384, Code of Iowa. At said hearing any interested person may appear and file objections thereto or to the cost of the improvements. At the hearing, the City will receive and consider any objections made by any interested party, to the Plans and Specifications, proposed form of Contract, and the estimate of cost for the project

The description of work is generally as follows:

Clearing and Grubbing – Lump Sum; Excavation, Class 10 – 3,595 CY; Subgrade Preparation (12" Thick) – 5,150 SY; Subbase, Modified – 5,150 SY; Compaction Testing – Lump Sum; Trench Foundation – 50 Ton; Trench Compaction Testing (Water Main, Storm Sewer, Sanitary Sewer) – Lump Sum; Sanitary Sewer Gravity Main, Trenched, PVC, 8" – 541 LF; Sanitary Sewer Service Stub, PVC, 4" – 400 LF; Storm Sewer, Trenched, 15" – 1,096 LF; Storm Sewer, Trenched, 18" – 875 LF; Removal of Storm Sewer, <18" Dia. – 500 LF; Subdrain, Longitudinal, 4" – 2,600 LF; Subdrain Outlets and Connections, CMP or PVC, 6" – 18 EA.; Storm Sewer Service Stub, PVC, 4" or 6" – 25 LF; Water Main, Trenched, DIP w/Nitrile Gaskets, 4" – 20 LF; Water Main, Trenched, PVC, 8" – 1,130 LF; Water Main, Trenched, DIP w/Nitrile Gaskets, 8" – 100 LF; Water Main, Trenched, PVC, 12" – 500 LF; Water Service Pipe, Trenched, Type K Copper, 1" – 625 LF; Water Service Corporation, 1" – 21 EA; Water Service Curb Stop and Box, 1" – 21 EA; Gate Valve, 8" – 7 EA; Gate Valve, 12" – 1 EA; Tapping Valve Assembly, 12" x 12" – 1 EA; Fire Hydrant Assembly – 4 EA; Fire Hydrant Assembly Removal – 1 EA; Valve Box Removal – 1 EA; Water Main Connection No. 1 – Lump Sum; Water Main Connection No. 2 – Lump Sum; Lower Existing Water Main, 6" Dia. – 2 EA; Lower Existing Water Main, 12" Dia. – 1 EA; Manhole, SW-301, 48" Dia. – 2 EA; Manhole, SW-401, 48" Dia. – 4 EA; SW-501 Intake – 8 EA; SW-502 Intake, 48" Dia. – 2 EA; SW-512 Intake, 24" Riser, Case 1 – 2 EA; SW-513 Intake, 4' x 4' – 6 EA; Drop Connection – 1 EA; Manhole Adjustment, Major – 2 EA; Connection to Existing Manhole – 1 EA; Remove Existing Manhole – 1 EA; Remove Existing Intake – 3 EA; Pavement, PCC, 7" Thick – 4,550 SY; Curb and Gutter, 30" and 36" Width, 7" Thick – 29 LF; PCC Pavement Samples and Testing – Lump Sum; Removal of Driveway – 171 SY; Sidewalk, PCC, 4" Thick – 361 SY; Sidewalk, PCC, 6" Thick – 76 SY; Detectable Warning – 20 SF; Driveway, Paved, PCC, 6" Thick – 301 SY; Driveway, Granular (Class A Crushed Stone, IDOT Gradation No. 11) – 64 TON; Full Depth Patches (HMA, 6" Thick) – 405 SY; Subbase Overexcavation – 130 TON;

Curb and Gutter Removal – 29 LF; Temporary Traffic Control – Lump Sum; Hydraulic Seeding, Fertilizing, and Mulching – Lump Sum; SWPPP Preparation – Lump Sum; SWPPP Management – Lump Sum; Silt Fence – 500 LF; Silt Fence – Removal of Sediment – 500 LF; Silt Fence, Removal of Device – 500 LF; Removal of Fence – 350 LF; and Mobilization – Lump Sum.

This Notice is given by authority of the City of Washington, Iowa.

Jaron Rosien, Mayor
City of Washington, Iowa

ATTEST:

Brent Hinson, City Administrator

This Notice published in the Washington Evening Journal.

NOTICE TO BIDDERS

SOUTH 15TH AVENUE PAVEMENT RECONSTRUCTION AND SUBDIVISION PROJECT

PAVING, WATER MAIN, SANITARY SEWER, AND STORM SEWER

WASHINGTON, IOWA

Time and Place for Filing Sealed Proposals. Sealed bids for the work comprising the improvements as stated below must be filed before **9:00 A.M. on April 11, 2019**, in the office of the City Clerk, City Hall, City of Washington, 215 E. Washington Street, Washington, Iowa 52353.

Time and Place Sealed Proposals will be Opened and Considered. Sealed proposals will be opened and bids tabulated at **9:00 A.M. on April 11, 2019**, in the office of the City Clerk, 215 E. Washington Street, Washington, Iowa, for consideration by the City of Washington at its meeting at **6:00 P.M. on Tuesday, April 16, 2019** in the Nicola-Stoufer Room of the Washington Public Library, 1115 West Washington Street, Washington, Iowa. The City of Washington reserves the right to reject any and all bids.

Time for Commencement and Completion of Work. Work on the improvement shall be commenced immediately upon issuance of a written Notice to Proceed and be completed as stated below.

Bid Security. Each bidder shall accompany its bid with bid security as security that the successful bidder will enter into a contract for the work bid upon and will furnish after the award of contract a corporate surety bond, in form acceptable to the City, for the faithful performance of the contract, in an amount equal to one hundred percent of the amount of the contract. The bidder's security shall be in the amount fixed in the Instruction to Bidders and shall be in the form of a cashier's check, a certified check, or a bank money order drawn on a FDIC insured bank in Iowa or on a FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a bid bond on the form provided in the contract documents with corporate surety satisfactory to the City. The bid shall contain no condition except as provided in the specifications.

Contract Documents. Bid forms, plans and specifications may be obtained from Garden & Associates, Ltd., P.O. Box 451, 1701 3rd Avenue East, Suite 1, Oskaloosa, IA 52577 upon deposit of **Seventy-Five Dollars (\$75.00)** which shall be refunded upon return of said plans and specification within fourteen (14) days after award of the project. If said plans and specifications are not returned within the time specified and in good usable condition, the deposit shall be forfeited.

Electronic project documents are available at no cost at www.gardenassociates.net by clicking on the "Bid Documents" tab and choosing "SOUTH 15TH AVENUE PAVEMENT RECONSTRUCTION AND SUBDIVISION PROJECT, WASHINGTON, IOWA" on the left side of the page. Project information, Engineer's cost opinion and plan holder information is also available at this website. Plan downloads require the user to register for a free membership at QuestCDN.com. The download delivery fee is \$0.00.

Preference of Products and Labor. Preference shall be given to domestic construction materials by the contractor, subcontractors, materialmen, and suppliers in performance of the contract and, further, by virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa, and to Iowa domestic labor, to the extent lawfully required under Iowa statutes.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident

General Nature of Improvement. The work generally consists of the following:

Clearing and Grubbing – Lump Sum; Excavation, Class 10 – 3,595 CY; Subgrade Preparation (12" Thick) – 5,150 SY; Subbase, Modified – 5,150 SY; Compaction Testing – Lump Sum; Trench Foundation – 50 Ton; Trench Compaction Testing (Water Main, Storm Sewer, Sanitary Sewer) – Lump Sum; Sanitary Sewer Gravity Main, Trenched, PVC, 8" – 541 LF; Sanitary Sewer Service Stub, PVC, 4" – 400 LF; Storm Sewer, Trenched, 15" – 1,096 LF; Storm Sewer, Trenched, 18" – 875 LF; Removal of Storm Sewer, <18" Dia. – 500 LF; Subdrain, Longitudinal, 4" – 2,600 LF; Subdrain Outlets and Connections, CMP or PVC, 6" – 18 EA.; Storm Sewer Service Stub, PVC, 4" or 6" – 25 LF; Water Main, Trenched, DIP w/Nitrile Gaskets, 4" – 20 LF; Water Main, Trenched, PVC, 8" – 1,130 LF; Water Main, Trenched, DIP w/Nitrile Gaskets, 8" – 100 LF; Water Main, Trenched, PVC, 12" – 500 LF; Water Service Pipe, Trenched, Type K Copper, 1" – 625 LF; Water Service Corporation, 1" – 21 EA; Water Service Curb Stop and Box, 1" – 21 EA; Gate Valve, 8" – 7 EA; Gate Valve, 12" – 1 EA; Tapping Valve Assembly, 12" x 12" – 1 EA; Fire Hydrant Assembly – 4 EA; Fire Hydrant Assembly Removal – 1 EA; Valve Box Removal – 1 EA; Water Main Connection No. 1 – Lump Sum; Water Main Connection No. 2 – Lump Sum; Lower Existing Water Main, 6" Dia. – 2 EA; Lower Existing Water Main, 12" Dia. – 1 EA; Manhole, SW-301, 48" Dia. – 2 EA; Manhole, SW-401, 48" Dia. – 4 EA; SW-501 Intake – 8 EA; SW-502 Intake, 48" Dia. – 2 EA; SW-512 Intake, 24" Riser, Case 1 – 2 EA; SW-513 Intake, 4' x 4' – 6 EA; Drop Connection – 1 EA; Manhole Adjustment, Major – 2 EA; Connection to Existing Manhole – 1 EA; Remove Existing Manhole – 1 EA; Remove Existing Intake – 3 EA; Pavement, PCC, 7" Thick – 4,550 SY; Curb and Gutter, 30" and 36" Width, 7" Thick – 29 LF; PCC Pavement Samples and Testing – Lump Sum; Removal of Driveway – 171 SY; Sidewalk, PCC, 4" Thick – 361 SY; Sidewalk, PCC, 6" Thick – 76 SY; Detectable Warning – 20 SF; Driveway, Paved, PCC, 6" Thick – 301 SY; Driveway, Granular (Class A Crushed Stone, IDOT Gradation No. 11) – 64 TON; Full Depth Patches (HMA, 6" Thick) – 405 SY; Subbase Overexcavation – 130 TON; Curb and Gutter Removal – 29 LF; Temporary Traffic Control – Lump Sum; Hydraulic Seeding, Fertilizing, and Mulching – Lump Sum; SWPPP Preparation – Lump Sum; SWPPP Management – Lump Sum; Silt Fence – 500 LF; Silt Fence – Removal of Sediment – 500 LF; Silt Fence, Removal of Device – 500 LF; Removal of Fence – 350 LF; and Mobilization – Lump Sum.

Building materials, supplies, and equipment incorporated into said improvement are exempt from Iowa Department of Revenue and Finance sales tax and any applicable local option sales tax and school infrastructure local option sales tax pursuant to Iowa Code Sections: 422.42 (15) & (16), and 422.47 (5). Bidder shall not include payment of Iowa sales tax in Bid. Jurisdiction will provide Purchasing Agent Authorization Letter and Designated Exempt Entity Iowa Construction Sales Tax Exemption Certificate. Contractor will coordinate sales tax exempt purchases with subcontractors and material and equipment suppliers. Contractor will maintain records identifying the materials purchased sales tax exempt and will maintain records verifying the use of said materials on said improvement.

Payment to the Contractor for said improvements will be made in monthly estimates and one final payment. Monthly estimates will be equivalent to ninety-five percent (95%) of the contract value of the work completed during the preceding calendar month. Such monthly payment will in no way be construed as an act of acceptance for any part of the work partially or totally.

Final payment to the Contractor will be made no earlier than thirty (30) days from and after final acceptance of the work by the Jurisdiction. Before final payment is made, the Contractor shall file with the Jurisdiction lien waivers from material suppliers and/or subcontractors showing that they were paid in full for materials supplied and/or work performed on the project.

Liquidated damages in the amount of **Seven Hundred Dollars (\$700.00)** per working day will be assessed for each day that the work shall remain uncompleted after the end of the contract period with due allowance for extension of contract period due to conditions beyond the control of the Contractor.

Successful Bidder will be required to furnish Performance, Payment and Maintenance Bond acceptable to the City of Washington on the form provided in the specifications in amounts equal to one hundred percent (100%) of the contract price.

Award of the contract will be to the lowest responsive, responsible, qualified bidder submitting the lowest acceptable bid. The City of Washington hereby reserves the right to reject any or all bids, to waive informalities and irregularities and to enter into such contract as it may deem to be for the best interest of the City of Washington. A bidder shall not withdraw its proposal for a period of sixty (60) calendar days after the date designated for opening of proposals.

The work under the proposed contract shall be fully completed and ready for final payment in **90 working days**. Notice to Proceed will be issued within 30 days of bid opening.

This Notice is given by authority of the City of Washington, Iowa.

Jaron Rosien, Mayor
City of Washington, Iowa

ATTEST:

Brent Hinson, City Administrator

*Jaron P. Rosien, Mayor
Illa Earnest, City Clerk
Kevin Olson, City Attorney
Brent Hinson, City Administrator*



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

Memorandum

March 14, 2019

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

From: Brent Hinson 
City Administrator

Re: Wellness Park Restroom & Concession Structures Project

We are now ready for the hearing on plans & specs for the project. Bids are due on March 28 so that we have firm numbers for our planned Riverboat Foundation competitive grant application to be submitted by April 3. The Council will consider bids on April 16 and work will not be authorized to begin until after May 15, the date by which we should know about Riverboat Foundation funding.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF
CONTRACT, AND ESTIMATE OF COST**

WHEREAS, MSA Professional Services has prepared plans, specifications, form of contract and estimate of cost for the construction of certain public improvements described in general as “Wellness Park Restroom & Concession Structures Project”; and

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

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

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

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

Jaron P. Rosien, Mayor

ATTEST:

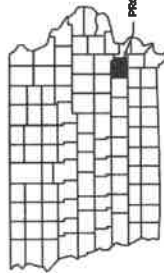
Illa Earnest, City Clerk

WELLNESS PARK - PHASE 1B

RESTROOM & CONCESSION STRUCTURES

CITY OF WASHINGTON

WASHINGTON COUNTY, IOWA



PROJECT LOCATION



LOCATION MAP
NOT TO SCALE

UTILITIES

- GAS AND ELECTRIC:
ALLIANT ENERGY
270 EAST 3RD STREET
P.O. BOX 160
WASHINGTON, IA 52353
- MAINTENANCE & CONSTRUCTION:
CITY OF WASHINGTON
115 EAST WASHINGTON STREET
WASHINGTON, IA 52353
- CONSTRUCTION SUPERVISOR
J. BELL
- PARKS AND RECREATION:
CITY OF WASHINGTON
215 EAST WASHINGTON STREET
WASHINGTON, IA 52353
NICK BACHA - PARK SUPERINTENDENT

EMERGENCY

- POLICE:
EMERGENCY
911
WASHINGTON POLICE DEPARTMENT
215 EAST WASHINGTON STREET
WASHINGTON, IA 52353
(319) 653-2258
- FIRE:
EMERGENCY
911
NON-EMERGENCY
215 EAST WASHINGTON STREET
WASHINGTON, IA 52353
(319) 653-2258

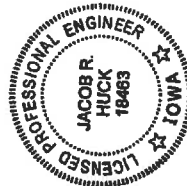


NOTE:
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR SHALL HAVE APPROPRIATE UTILITY MARK BUACT LOCATIONS PRIOR TO CONSTRUCTION.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE PROFESSIONAL ENGINEER ACT OF THE STATE OF IOWA.

JACOB R. HUCK
DATE: MARCH 7, 2019
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
MY LICENSE NUMBER IS 18463

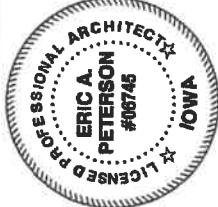
PAGES OR SHEETS COVERED BY THIS SEAL: CIVIL SHEETS



I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE PROFESSIONAL ARCHITECT ACT OF THE STATE OF IOWA.

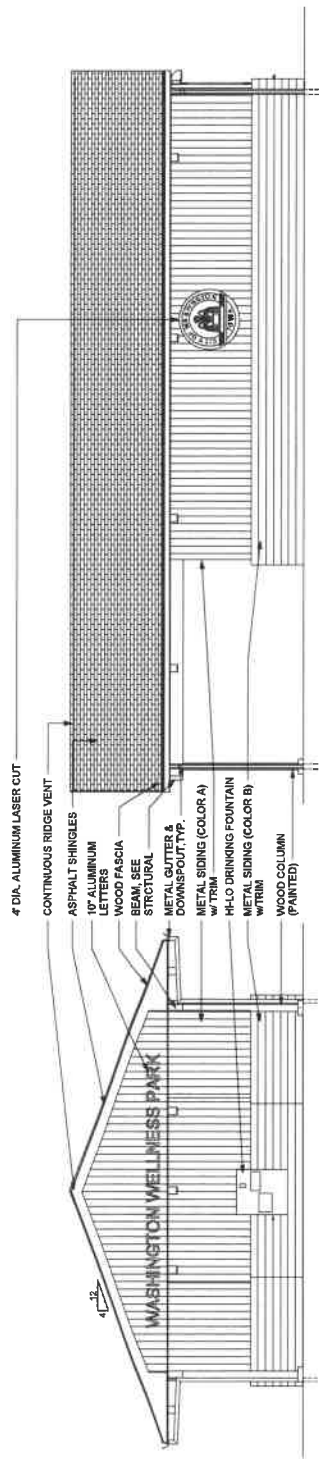
ERIC A. PETERSON
DATE: MARCH 7, 2019
MY LICENSE RENEWAL DATE IS JUNE 30, 2019
MY LICENSE NUMBER IS 06745

PAGES OR SHEETS COVERED BY THIS SEAL: ALL REMAINING



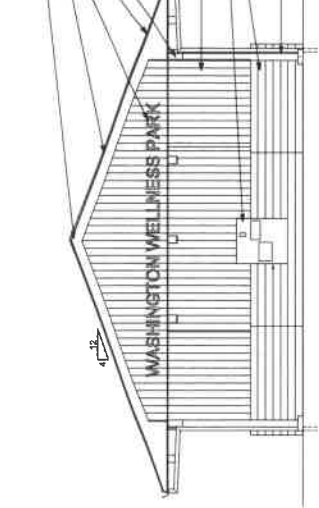
PROJECT DATE	ISSUANCE DATE	NO.	DATE	REVISION

PROJECT DATE:	02/22/2018
DRAWN BY:	LR
CHECKED BY:	MBB
DATE:	

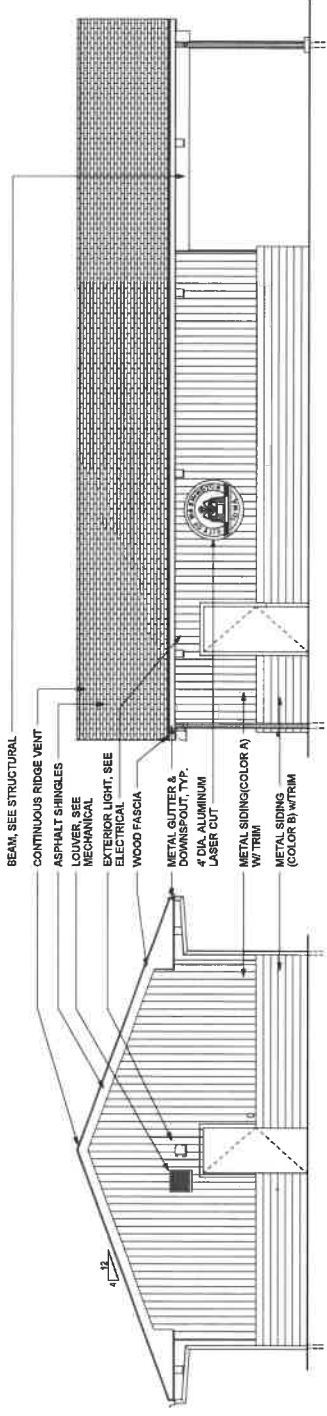


NORTH ELEVATION
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)

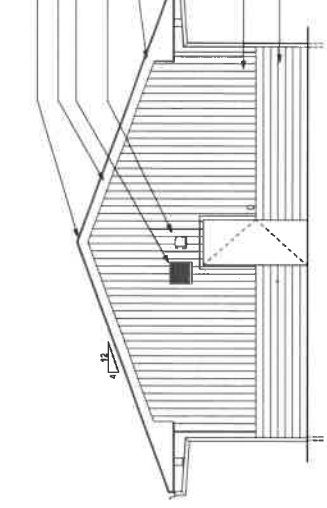
LOGO: CITY LOGO SHALL BE CENTERED, VERTICALLY, IN UPPER WOOD-FRAMED WALL AND CENTERED HORIZONTALLY, BETWEEN EXTERIOR LIGHT FIXTURES. OWNER TO APPROVE FINAL LOCATION PRIOR TO INSTALLATION.



EAST ELEVATION
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)

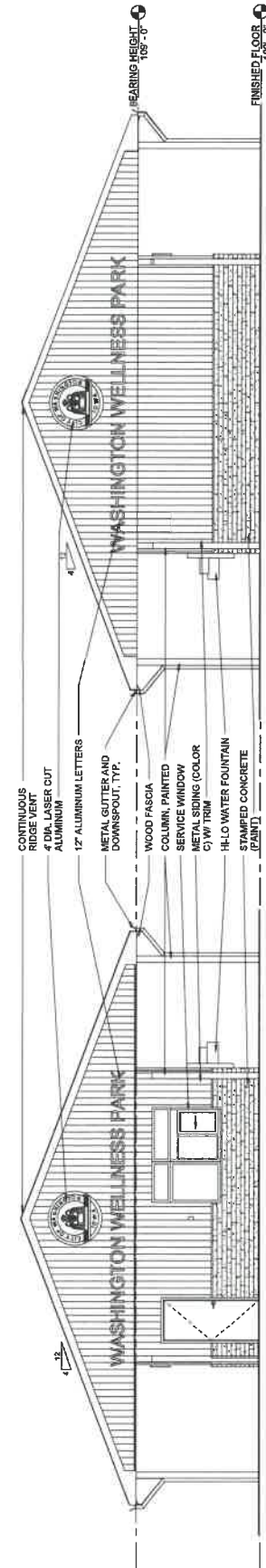


SOUTH ELEVATION
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)



WEST ELEVATION
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)

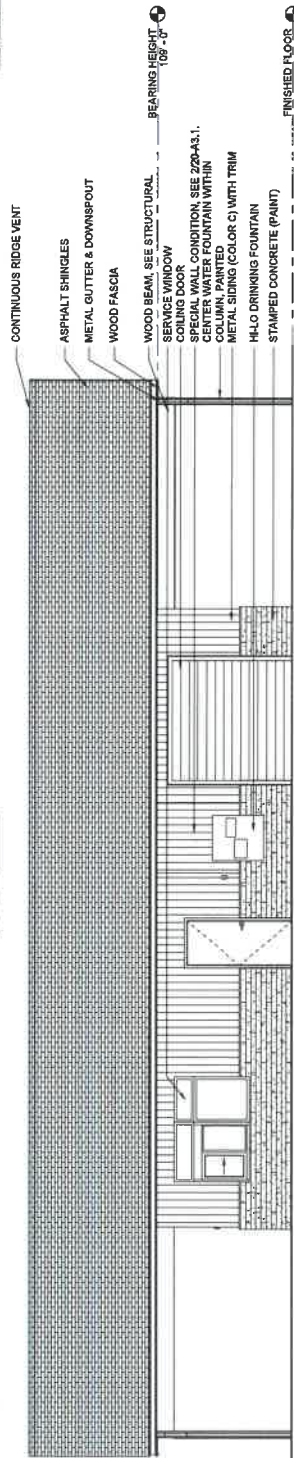
ALTERNATE BID #1
 1. METAL SHINGLES IN LIEU OF ASPHALT SHINGLES



WEST ELEVATION
 $1/4" = 1'-0"$ (22x34)
 $1/8" = 1'-0"$ (11x17)

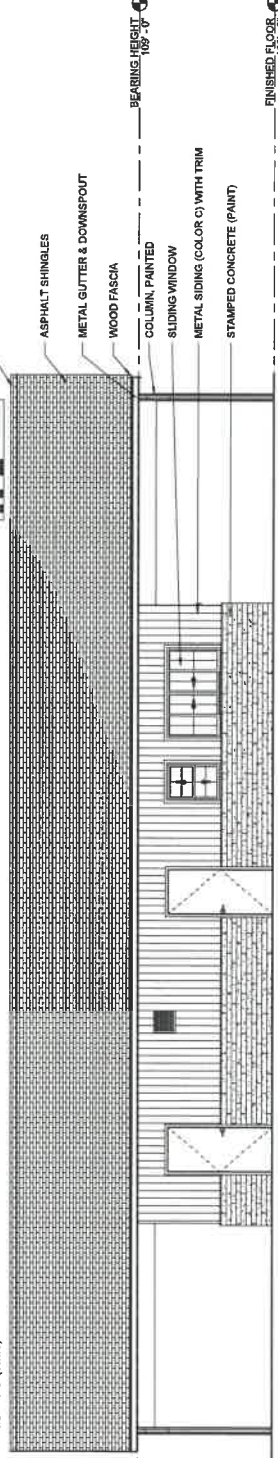
- CONTINUOUS RIDGE VENT
- 4 DIA. LASER CUT ALUMINUM
- 12" ALUMINUM LETTERS
- METAL GUTTER AND DOWNSPOUT, TYP.
- WOOD FASCIA
- COLUMN, PAINTED
- SERVICE WINDOW
- METAL SIDING (COLOR C) W/ TRIM
- H-L-O WATER FOUNTAIN
- STAMPED CONCRETE (PAINT)

EAST ELEVATION
 $1/4" = 1'-0"$ (22x34)
 $1/8" = 1'-0"$ (11x17)



- CONTINUOUS RIDGE VENT
- ASPHALT SHINGLES
- METAL GUTTER & DOWNSPOUT
- WOOD FASCIA
- WOOD BEAM, SEE STRUCTURAL
- SERVICE WINDOW
- SPECIAL WALL CONDITION, SEE 220-A3.1
- CENTER WATER FOUNTAIN WITH COLUMN, PAINTED
- METAL SIDING (COLOR C) WITH TRIM
- H-L-O DRINKING FOUNTAIN
- STAMPED CONCRETE (PAINT)

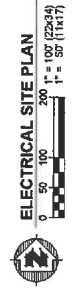
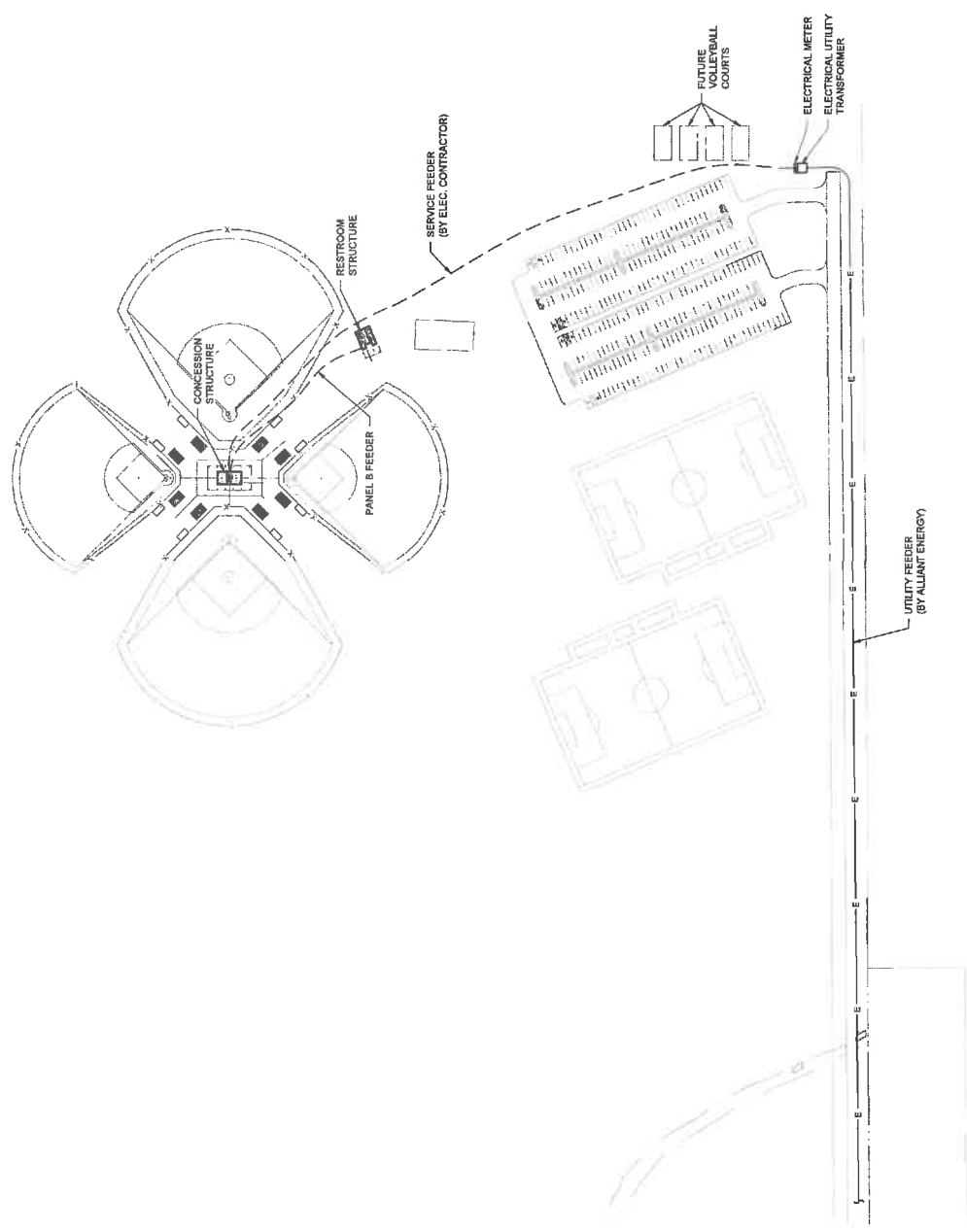
NORTH ELEVATION
 $1/4" = 1'-0"$ (22x34)
 $1/8" = 1'-0"$ (11x17)



- CONTINUOUS RIDGE VENT
- ASPHALT SHINGLES
- METAL GUTTER & DOWNSPOUT
- WOOD FASCIA
- COLUMN, PAINTED
- SLIDING WINDOW
- METAL SIDING (COLOR C) WITH TRIM
- STAMPED CONCRETE (PAINT)

SOUTH ELEVATION
 $1/4" = 1'-0"$ (22x34)
 $1/8" = 1'-0"$ (11x17)

ALTERNATE BID #1
 1. METAL SHINGLES IN LIEU OF ASPHALT SHINGLES



*Jaron P. Rosien, Mayor
Illa Earnest, City Clerk
Kevin Olson, City Attorney
Brent Hinson, City Administrator*



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

Memorandum

March 14, 2019

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

From: Brent Hinson 
City Administrator

Re: Downtown Investment Grants (DIG) Program Grant Recommendation

Main Street Washington's Design Committee recommends approval of a \$29,000 grant to Peoples Capital Management, through their property management company LJP Management, LLC, for a very nice renovation of their building at 120 East Madison (the old Main Street Donuts/NuCara Pharmacy building). The total amount of eligible investment on the project is \$117,000.

DIG is paid for by Riverboat Foundation municipal grant dollars approved for appropriation by the Riverboat Foundation. We have \$100,000 in municipal grant dollars appropriated for FY20, plus an additional \$9,500 from the first allocation of DIG funding. The FY20 dollars will not begin to be available until after July 1, and Peoples is aware of this stipulation as it relates to reimbursement for their project.



2019 Board of Directors

Brent Kromrie, President
Tim Elliott, Vice President
Elaine Moore, Treasurer
Jordan Hill, Secretary
Jamie Collier

Ex-Officio

Michelle Redlinger
Stan Stoops
Brent Hinson
David Collins

What we do in a nutshell?

- Historic Preservation
- Economic Development
- Business Support
- Downtown Beautification
- Design Assistance & Consultation
- Marketing
- Event Planning
- Community Organizing
- & so much more...

Business Visit Program

We'd love to know more about you & your business! Let's sit down & see how Main Street can benefit you.

February 5, 2018

City of Washington
c/o City Council
215 E. Washington St.
Washington, IA 52353

Dear City Council Members;

Attached is the Downtown Investment Grants (DIG) Application for funding for Peoples Capital Management's rehabilitation of the former Main Street Donut building at 120 E. Madison Street.

Matt Peoples acquired the property last summer & Main Street's design committee met with him & his architect to discuss the project in June 2018. At the time the DIG program funding was not available & he has held his project until now.

Main Street Washington is recommending \$29,000 of DIG dollars be reserved for this \$117,000 project that will change the face of the corner of Madison & 2nd Avenue in Downtown. I feel that it will be a great compliment to the major changes occurring with the Fire Station & City Hall as well.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Sarah Grunewaldt'.

Sarah Grunewaldt
Executive Director



Accredited by:



February 12, 2019

Please consider this letter of intent to remodel the Main Street Donut building at 120 E Madison Street. Thank you in advance for considering my project as part of your current round of funding. I look forward to working with you on this. Below is an estimated cost breakdown for the remodel. Also attached are interior floorplans and exterior rendering.

\$43,000 Exterior – soffit, masonry, framing, siding, paint, remove drive up window, replace sheeting and repair roof, replace exterior door on the north side

\$28,000 Interior-framing, drywall, paint, insulation, flooring, tile

\$16,000 Electrical-all new wiring for the building and new LED lights

\$ 7,000 Plumbing-all new plumbing and fixtures

\$23,000 Parking lot-remove and replace the failing asphalt parking lot with concrete

=====

\$117,000 Total Project

Feel free to contact me directly with any questions or concerns.

Office: 319-499-5339

Cell phone: 319-721-7525

Email: matt@planwithpeoples.com

Prepared and submitted by Matthew Peoples, Owner

209 West Main St Washington, IA 52353

Phone: 319-499-5339

Fax: 319-499-5338

www.planwithpeoples.com



EXTERIOR FINISHES

- A BASIS OF DESIGN PRODUCT: NICHHA FIBER CEMENT; PRODUCT: VINTAGE WOOD; COLOR: CEDAR
(ALTERNATE BASIS OF DESIGN PRODUCT: ALLURA FIBER CEMENT; PRODUCT: TRADITIONAL LAP SIDING;
COLOR: MAPLE; SIZE: 12" X 12'-0")
- B BASIS OF DESIGN PRODUCT: ABSOLUTE STEEL METAL SIDING PANEL; 2 1/2" CORRUGATED METAL; RIB
HEIGHT: 1/2"; GAUGE: 29 GAUGE PLAIN GALVANIZED STEEL
- C BASIS OF DESIGN PRODUCT: NICHHA FIBER CEMENT; PRODUCT: DESIGNER SERIES ILLUMINATION WALL
PANEL; COLOR: TO MATCH EXISTING BRONZE STOREFRONT
(ALTERNATE BASIS OF DESIGN PRODUCT: ALLURA FIBER CEMENT; PRODUCT: SMOOTH VERTICAL PANELS;
COLOR: BARK OR TO MATCH EXISTING BRONZE STOREFRONT)
- D BASIS OF DESIGN PRODUCT: SHERWIN WILLIAMS REJUVENATE SIDING RESTORATION; COLOR: SW 7019
GAUNTLET GRAY (OR AS SELECTED BY OWNER. VERIFY BEFORE PURCHASE); SHEEN: LOW SHEEN PROVIDE 2
COATS OF REJUVENATE; CONDITIONS MAY REQUIRE 1 COAT SHERWIN WILLIAMS LOKON PRIMER / SEALER.
VERIFY WITH SHERWIN WILLIAMS REPRESENTATIVE FOR BEST RESULTS.



**KLINGNER
& ASSOCIATES, P.C.**

Engineers • Architects • Surveyors



205 West Main Street ▪ Washington, IA 52353 ▪ (319) 653-3918 ▪ Fax (888) 833-3529

Building/Business: Peoples Investmetns Address: 120 E. Madison

Contact Person Matt Peoples Phone 319-721-7525

Email matt@planwithpeoples.com

Application is for: (check all that apply)

- A. Building Improvement
- B. Low Interest Loan

The DIG Committee made a site visit on this date June 11, 2018.

Proposed Project Remodel of former Main Street Donuts building & lot to new home for Peoples Investments

IMPORTANT: Work started before receipt of a signed contract with MSW is not eligible for funding, *Main Street Washington, as Grantor, is not liable for any contracts or agreements nor for any damage incurred as a result of this project. MSW reserves the right to withhold payment of said grant for work that does not comply with the scope of work as contracted between the grantee and MSW.*

Describe each element of the project in detail including methods and materials. Please address each building element you checked on the Letter of Intent to Participate. If you have decided not to do any items you checked, please mention it below. Attach additional sheets if necessary.

Attach any bids or estimates for each element of the project.

Remember to obtain necessary city permits and to contact asbestos and lead paint specialists, if needed.

Example: Scrape prime and paint exterior trim around windows on first and second floor using Amazing Brand exterior oil based primer and topcoat, caulk, cracks and voids – colors and bid attached - \$1000. Scrape, prime, paint caulk cracks and voids and install new weather stripping on front door; replace cracked glass in door with tempered glass – same paint and colors as windows - \$1500. (Needs to be updated for higher dollar value)

Description of Project

Attached

PROJECT NO.	10000000000000000000
DATE	10/1/2010
PROJECT NAME	NEW OFFICE SCHEMATIC DESIGN
PROJECT LOCATION	120 E MADISON ST., WASHINGTON, IA
PROJECT OWNER	MATT PEOPLES
PROJECT ARCHITECT	KLINGNER ASSOCIATES, P.C.
PROJECT ENGINEER	KLINGNER ASSOCIATES, P.C.
PROJECT SURVEYOR	KLINGNER ASSOCIATES, P.C.
PROJECT DESIGNER	KLINGNER ASSOCIATES, P.C.
PROJECT CHECKER	KLINGNER ASSOCIATES, P.C.
PROJECT APPROVER	KLINGNER ASSOCIATES, P.C.

A101

SCHEMATIC FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: 10/1/2010

PROJECT NO. 10000000000000000000

DATE 10/1/2010

PROJECT NAME NEW OFFICE SCHEMATIC DESIGN

PROJECT LOCATION 120 E MADISON ST., WASHINGTON, IA

PROJECT OWNER MATT PEOPLES

PROJECT ARCHITECT KLINGNER ASSOCIATES, P.C.

PROJECT ENGINEER KLINGNER ASSOCIATES, P.C.

PROJECT SURVEYOR KLINGNER ASSOCIATES, P.C.

PROJECT DESIGNER KLINGNER ASSOCIATES, P.C.

PROJECT CHECKER KLINGNER ASSOCIATES, P.C.

PROJECT APPROVER KLINGNER ASSOCIATES, P.C.

GENERAL NOTES

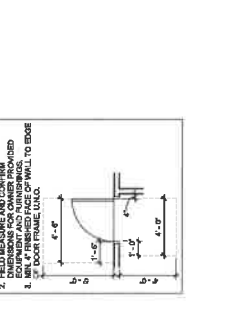
1. THESE DIMENSIONS ARE SCHEMATIC. CONTRACTOR SHALL DEVELOP PROJECT BASED ON LAYOUT SHOWN IN SCHEMATIC. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DISCREPANCIES.
2. OWNER TO SELECT FINISHES, PAINT COLOR, AND TOILET ACCESSORIES.
3. WALLS AND PARTITIONS WITH A SET OF SERVICES (ELECTRICAL, MECHANICAL, PLUMBING) SHALL BE TO BE LOCATED AT LEAST 1 FOOT ABOVE THE FLOOR. SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY INDUSTRIAL.
4. EACH RESTROOM SHALL HAVE ADA COMPLIANT BENCH, OUTSIDE OF REAR WALL, AND TOILET TISSUE DISPENSER.
5. MEPP ENGINEERING IS NOT PART OF THE SCOPE FOR THIS PROJECT. MEPP SHALL BE RESPONSIBLE FOR CONTRACTOR AND PERMITTED REMAIN PER OWNER.
6. EXISTING REMAINING CEILING GRID AND ACoustICAL CEILING TILES TO REMAIN PER OWNER.
7. ALL NEW DOORS SHALL BE 7'-0" WIDE.

CLEARANCE DIMENSION NOTES

1. ALL CLEARANCE DIMENSIONS ARE TO FACE OF DOOR OR FRAME, UNLESS OTHERWISE NOTED.
2. ALL CLEARANCE DIMENSIONS SHALL BE TO FACE OF DOOR OR FRAME, UNLESS OTHERWISE NOTED.
3. ALL CLEARANCE DIMENSIONS SHALL BE TO FACE OF DOOR OR FRAME, UNLESS OTHERWISE NOTED.
4. ALL CLEARANCE DIMENSIONS SHALL BE TO FACE OF DOOR OR FRAME, UNLESS OTHERWISE NOTED.



3 LAVATORY CLEARANCES
 SCALE: 1/2" = 1'-0"



2 ADA MOUNTING HEIGHTS
 SCALE: 1/4" = 1'-0"



1 SCHEMATIC FLOOR PLAN
 SCALE: 1/4" = 1'-0"

OWNER: MATT PEOPLES
 PROJECT NO. 10000000000000000000
 DATE: 10/1/2010

PROJECT NAME: NEW OFFICE SCHEMATIC DESIGN
 PROJECT LOCATION: 120 E MADISON ST., WASHINGTON, IA
 PROJECT OWNER: MATT PEOPLES
 PROJECT ARCHITECT: KLINGNER ASSOCIATES, P.C.
 PROJECT ENGINEER: KLINGNER ASSOCIATES, P.C.
 PROJECT SURVEYOR: KLINGNER ASSOCIATES, P.C.
 PROJECT DESIGNER: KLINGNER ASSOCIATES, P.C.
 PROJECT CHECKER: KLINGNER ASSOCIATES, P.C.
 PROJECT APPROVER: KLINGNER ASSOCIATES, P.C.

RESOLUTION NO. _____

**A RESOLUTION APPROVING A DOWNTOWN INVESTMENT GRANT
AGREEMENT WITH LJP MANAGEMENT, LLC**

WHEREAS, the City Council created the Downtown Investment Grants (DIG) program, in partnership with the Washington County Riverboat Foundation and Main Street Washington, to incentivize major building improvements in downtown Washington in accordance with Main Street guidelines; and

WHEREAS, as per the policies and procedures previously established by this Council, the Main Street Design Committee has recommended a forgivable loan/grant be awarded to LJP Management, LLC to assist with an estimated \$117,000 investment in the building it owns at 120 East Madison Street (Main Street Donuts/NuCara Pharmacy Building).

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

Section 1. The City Council hereby approves the attached Downtown Investment Grant Agreement and Promissory Note, providing a forgivable loan/grant to LJP Management, LLC in the amount of \$29,000.

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

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

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

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

MAIN STREET WASHINGTON/CITY OF WASHINGTON DOWNTOWN INVESTMENT GRANT AGREEMENT

In consideration of Twenty-Nine Thousand Dollars (the “Grant Amount”), received from the Downtown Investment Grant Program for rehabilitation assistance for property generally referred to as 120 East Madison Street, Washington, Iowa, and legally described as:

Lot 8, Block 22, Original Plat, Washington, Washington County, Iowa

(the “Property”)

The undersigned owner, LJP Management, LLC (collectively the “Owner”), hereby states that the Owner is lawfully seized of the Property described above, and hereby gives consent to the creation and imposition of a lien to, and in favor of the City of Washington, Iowa, as lien holder upon the Property, subject to the terms and conditions outlined below:

1. Construction of the Improvements. After approval of the application of a Downtown Investment Grant by the Washington City Council to rehabilitate the Owner’s Property (the “Improvements”), the Owner shall submit appropriate plans and specifications to the City and obtain all necessary permits to construct the improvements listed in the grant application at the Property in strict compliance with all applicable laws, regulations and ordinances.
2. Required Expenditure. Prior to the disbursement of the Grant Amount by the City, the Owner shall submit documentation showing to the City’s satisfaction that the Owner has spent at least three (3) times the Grant Amount on the Improvements (the “Owner Threshold”). The Grant Amount will be reduced accordingly if the Owner Threshold does not show at least a three to one ratio of Owner expenses as compared to the Grant Amount.
3. Disbursement of Grant Amount. After the issuance of a Certificate of Occupancy, the City will disburse the Grant Amount to the Owner (the “Disbursement Date”).
4. Repayment of the Grant Amount. If any of following circumstances should occur prior to the Third (3rd) Anniversary of the Disbursement Date, the Repayment Schedule listed in Section 3 of this Agreement shall become effective:

a. If the Property is sold or transferred to another party, including via real estate contract, sale of the corporate entity holding title to the real estate or any other transfer; or

b. If the Property is abandoned or is otherwise in violation of any applicable law pertaining to occupancy of the Property.

c. If however, the transfer occurs because of the death of the Owner, then Section 5 shall not be triggered.

5. Repayment Schedule. If any of the events listed in Section (3)(a) or (3)(b) above occur prior to the 3rd Anniversary of the Disbursement Date, the Owner shall repay to the City, the following amounts:

a. Event occurs within 0-1 years from Disbursement: 100%

b. Event occurs within 1-2 years from Disbursement: 50%

c. Event occurs within 2-3 years from Disbursement: 25%

6. Forgiveness of Grant. If the Repayment Schedule is not triggered prior to the 3rd Anniversary of the Disbursement Date, then the entire Grant is hereby forgiven and no longer remains a lien on the Property.

7. Promissory Note. To evidence the obligation to repay the Grant Amount, the Owner and City shall execute the Promissory Note in the form listed on Appendix 1 to this Agreement.

8. The provisions of this Agreement shall inure to the benefit of the parties and shall run with the land.

Dated this ____ day of _____, 2019.

OWNER:

CITY:

By: _____
Matthew L. Peoples, Manager

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

STATE OF IOWA, COUNTY OF WASHINGTON, ss:

This instrument was acknowledged before me on this ____ day of _____, 2019, by Matthew L. Peoples, as Manager of LJP Management, LLC.

Notary Public

STATE OF IOWA, COUNTY OF WASHINGTON, ss:

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

Notary Public

RESOLUTION NO. _____

A RESOLUTION ENDORSING AN APPLICATION FOR GRANT FUNDS

WHEREAS, the City Council strongly endorses cooperation and collaboration with community partners such as Washington County Public Health (WCPH); and

WHEREAS, the City and WCPH, along with other cities in Washington County, have been collaborating on an initiative to obtain grant funding for new public drinking fountains at various locations; and

WHEREAS, WCPH plans to apply for a Riverboat Foundation competitive grant and the City of Washington wishes to indicate its support for this application.

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

Section 1. The City Council endorses the submission of an application for grant funds by Washington County Public Health to the Washington County Riverboat Foundation for the Spring 2019 grant cycle.

Section 2. The City Council hereby pledges City in-kind assistance for labor and installation of said drinking fountains valued at \$1,350.

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

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk

Brent Hinson

From: Danielle Pettit-Majewski
Sent: Monday, February 11, 2019 4:39 PM
To: Nick Pacha; 'Zach Rozmus'; Ryan Schlabaugh; 'Brent Hinson'; Kelly Litwiller; 'Amy Dailey'; 'Crawfordsville Clerk'; 'Ainsworth Government'; 'Kalona Government'; Lake_Darling@dnr.iowa.gov
Cc: Martha Hernandez Lopez
Subject: water fountain grant application

Good afternoon-

I wanted to propose an idea for you all. Our I-Smile Coordinator Martha and I have a priority of decreasing sugar sweetened beverages and increasing intake of water in our County. We've had a successful grant opportunity with Delta Dental to purchase a bottle filling station water fountain for Central Park in Washington. Delta Dental is purchasing the water fountain, and the City of Washington Maintenance Department is providing the "in kind" funds to install. The Delta Dental grant only paid for one water fountain, but we'd like to write an application to the Washington County Riverboat Foundation to expand this to other parks and communities. This is what we're thinking: <https://bit.ly/2Dqa7ru>

The locations we're considering for possible installation – City Parks, trail heads, County Parks, State Parks.

This email is to discern who is interested in participating in this opportunity. I will write to purchase the water fountains, but here's what we'll need from anyone who expresses interest in getting a water fountain:

1. Someone who is able to provide the "in kind" of the installation costs.
2. The current infrastructure of the water lines. In Washington, we're replacing an existing water fountain. There won't be funding to install the water lines to connect to the fountain.
3. How many water fountains you would like and where they'd go.

The grant is due April 3rd, but I'd like to finalize it by March 22nd so we can submit for review. Please let me know if you're interested by February 25th so we can determine what our ask should be.

Thanks so much for your consideration!

Danielle Pettit-Majewski, BS, MPH
Administrator
Washington County Public Health
110 North Iowa Avenue, Suite 300
Washington, IA 52353
p)319-653-7758 x109 f)319-653-6870

www.washph.com

PLEASE BE GREEN, please consider the environment before printing this e-mail.

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Brent Hinson

From: Danielle Pettit-Majewski
Sent: Tuesday, March 12, 2019 8:14 AM
To: 'Ryan Schlabaugh'; 'Kelly Litwiller'; 'Brent Hinson'
Subject: RE: Resolution

Hey Ryan-

Yes, according to Patty at WCRF, that would be simplest. Each fountain is \$4,700. Here's what I've calculated for each community:

Kalona: 3 fountains requested : \$14,100; match \$1,350 (labor and installation)
Washington: 3 fountains requested: \$14,100; match \$1,350 (labor and installation)
Wellman: 2 fountains requested: \$9,400; match \$900 (labor and installation)

I hope that helps!

Thanks so much!
Danielle

From: Ryan Schlabaugh [mailto:rschlabaugh@cityofkalona.org]
Sent: Monday, March 11, 2019 3:42 PM
To: dpettitmajewski@washph.com; Kelly Litwiller; 'Brent Hinson'
Subject: Re: Resolution

Danielle,
It might be easier if we each do our own resolutions.

Can you give us specifics as to the dollar amount and any match that will go into the grant?

I'll plan on having ours to council on the 18th and can provide you with the signed copy on Tuesday of next week.

From: Danielle Pettit-Majewski <dpettitmajewski@washph.com>
Sent: Monday, March 11, 2019 12:59 PM
To: Kelly Litwiller; 'Brent Hinson'; Ryan Schlabaugh
Subject: Resolution

Good afternoon-

I spoke with Patty from WCRF today, and she said that since the water fountains will be put on both City and County property, we need resolution from each City. Do you happen to have a template that I could complete for you to take before your council and/or Mayor?



 Larger Photo

Like 0

Share



Elkay LK4420BF1U EZH2O Outdoor Drinking Fountain and Bottle Filling Station, Tubular Pedestal, ADA, Non-Refrigerated

Lead Time for Evergreen: 10-20 business days

Lead Time for special colors: 15-30 business days

~~List Price: \$5,721.00~~

Our Price: \$3,199.70



Availability: In Stock

Product Code: LK4420BF1U

*Jaron P. Rosien, Mayor
Illa Earnest, City Clerk
Kevin Olson, City Attorney
Brent Hinson, City Administrator*



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

Memorandum

March 13, 2019

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

From: Brent Hinson
City Administrator

Re: East Washington Sidewalk Award of Contract

Bids were received today. We only got one bid, in the amount of \$125,300 from DeLong Construction. This is below the engineer's estimate of \$144,726.50. We look forward to working with DeLong on the project. We don't have any indication yet of a pre-construction meeting or construction start date.

RESOLUTION NO. _____

A RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT

WHEREAS, the construction project known as “2019 East Washington Sidewalk Project” has been designed and publicized for bid, and bids were received on March 13, 2019.

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

Section 1. That the following bid for the construction of certain public improvements described in general as “2019 East Washington Sidewalk Project” be and is hereby accepted, the same being the lowest responsible bid received for said work, as follows:

Contractor: _____ DeLong Construction, Inc. _____

Amount of Bid: _____ \$125,300.00 _____

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

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

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk



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

Memo

To: City Council
From: Steve Donnolly-Building and Zoning Official
Date: 3/13/2019
Re: Preliminary Plat for Wiley Subdivision Second Addition

Issue

Review and consider the preliminary plat for the Wiley Subdivision Second Addition.

Background

The land that is being subdivided is south of the Pizza Ranch and across the road west of Wal-Mart. This plat is just finishing up what should have been done in the original plat. This will add three lots and extend sewer and water so the lots are ready to be developed. There is also a 60' right of way on the south end of the plat for future expansion and a storm water detention system to protect the land owners to the south from run-off.

Recommendation

The City of Washington's Planning and Zoning Commission recommends that the City of Washington's City Council approve the preliminary plat for Wiley Subdivision Second Addition.

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR
WILEY SUBDIVISION SECOND ADDITION, WASHINGTON, IOWA**

WHEREAS, the owner did properly file a Preliminary Plat for Wiley Subdivision Second Addition, Washington, Iowa; and

WHEREAS, said Preliminary Plat has been examined by the Planning and Zoning Commission of Washington, Iowa; and

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

WHEREAS, said Preliminary Plat has found to be in compliance with the requirements of the City of Washington Code of Ordinances and all other statutory requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Washington, Iowa, that said Preliminary Plat for Wiley Subdivision Second Addition, Washington, Iowa, is hereby approved.

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

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk



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

Memo

To: City Council
From: Steve Donnolly-Building and Zoning Official
Date: 3/13/2019
Re: Final Plat for Wiley Subdivision Second Addition

Issue

Review and consider the final plat for the Wiley Subdivision Second Addition.

Background

The land that is being subdivided is south of the Pizza Ranch and across the road west of Wal-Mart. This plat is just finishing up what should have been done in the original plat. This will add three lots and extend sewer and water so the lots are ready to be developed. There is also a 60' right of way on the south end of the plat for future expansion and a storm water detention system to protect the land owners to the south from run-off.

Recommendation

The City of Washington's Planning and Zoning Commission recommends that the City of Washington's City Council approve the final plat for Wiley Subdivision Second Addition.

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE FINAL PLAT FOR
WILEY SUBDIVISION SECOND ADDITION, WASHINGTON, IOWA**

WHEREAS, the owner did properly file a Final Plat for Wiley Subdivision Second Addition, Washington, Iowa; and

WHEREAS, said Final Plat has been examined by the Planning and Zoning Commission of Washington, Iowa; and

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

WHEREAS, said Final Plat has found to be in compliance with the requirements of the City of Washington Code of Ordinances and all other statutory requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Washington, Iowa, that said Final Plat for Wiley Subdivision Second Addition, Washington, Iowa, is hereby approved.

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

Jaron P. Rosien, Mayor

ATTEST:

Illa Earnest, City Clerk



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-9282
www.mmsconsultants.net

Date	Revision
03/06/19	PER CITY REVIEW

FINAL PLAT
WILEY SUBDIVISION
SECOND ADDITION

A PORTION OF THE
SW 1/4 OF THE SE 1/4
OF SEC. 16-T7N-R7W
OF THE 5TH P.M.,
CITY OF WASHINGTON,
WASHINGTON COUNTY, IOWA
MMS CONSULTANTS, INC.

Date:	2/21/2019
Surveyed by:	JDO
Field Book No.:	1242
Drawn by:	MAS
Scale:	1"=100'
Checked by:	JEL
Project No.:	1
IC:	10685-001
	of: 1

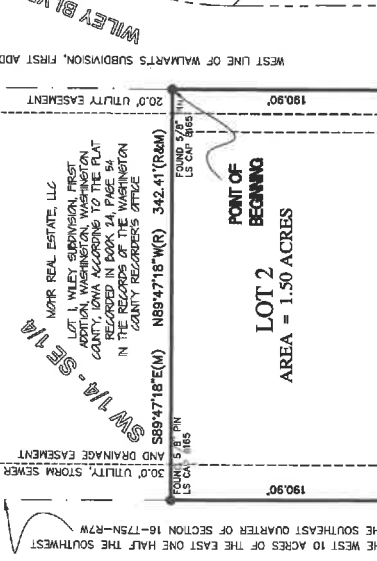
LOCATION:	A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SEC. 16-T7N-R7W OF THE 5TH P.M., CITY OF WASHINGTON, WASHINGTON COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:	JAMES E. LICHTY, P.L.S. MMS CONSULTANTS, INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319-351-9282
UNIQUE IDENTIFICATION:	UNIQUE DEVELOPMENT GROUP LLC
PROPRIETORS OR OWNERS:	J. GREGORY WILEY & LORI ANN BUNNELL WILEY
DATE OF SURVEY:	FEBRUARY 21, 2019
DOCUMENT RETURN INFORMATION:	LAND SURVEYOR

FINAL PLAT
WILEY SUBDIVISION SECOND ADDITION
CITY OF WASHINGTON
WASHINGTON COUNTY, IOWA

OWNERS/SUBDIVIDERS:
J. GREGORY WILEY AND
LORI ANN BUNNELL WILEY
2474 HIGHWAY 92
WASHINGTON, IOWA 52353

OWNERS' ATTORNEY:
DOUG RUPPERT
MEARDON SUEPPEL & DOWNER P.L.C.
122 SOUTH LINN STREET
IOWA CITY, IOWA 52240

LEGAL DESCRIPTION
A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 7S NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WASHINGTON, WASHINGTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, WILEY SUBDIVISION, FIRST ADDITION WASHINGTON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 24, PAGE 54 IN THE RECORDS OF THE WASHINGTON COUNTY RECORDERS OFFICE, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF WILEY BOULEVARD, THENCE S00°124'23"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 850.21 FEET TO THE NORTHEAST CORNER OF LOT 5, WAL-MART'S SUBDIVISION FIRST ADDITION, WASHINGTON COUNTY, IOWA AS SHOWN ON A PLAT OF SURVEY (RETRACEMENT RECORDED IN BOOK 25, PAGE 58 IN THE RECORDS OF THE WASHINGTON COUNTY RECORDERS OFFICE, THENCE S89°45'51"W, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 341.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE N00°09'53"E, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, WILEY SUBDIVISION, FIRST ADDITION, WASHINGTON COUNTY, IOWA, 852.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°47'18"E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 342.41 FEET TO THE POINT OF BEGINNING, CONTAINING 6.69 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



PLAT APPROVED BY THE
CITY OF WASHINGTON

BUILDING OFFICIAL _____ DATE _____

I hereby certify that this plat according to sheet was prepared and this related survey work was performed under my direct supervision and that I am a Licensed Professional Land Surveyor under the laws of the State of Iowa.

JAMES E. LICHTY
P.L.S.
IOWA
2/21/2019

Signed before me this _____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- PROPERTY CORNER(S) FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- ⊙ CUT-CORNER &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, PARTIAL
- LOT LINES, RITTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- RECORDED DIMENSIONS
- (R) RECORD NUMBER
- C22-1 CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

PLAT OF SURVEY (RETRACEMENT)
LOTS 1-4 WALMART'S SUBDIVISION
FIRST ADDITION, WASHINGTON COUNTY, IOWA
AS RECORDED IN BOOK 25, PAGE 58
IN THE RECORDS OF THE WASHINGTON
COUNTY RECORDERS OFFICE.
WAL-MART REAL ESTATE BUSINESS TRUST

PLAT APPROVED BY THE
CITY OF WASHINGTON

BUILDING OFFICIAL _____ DATE _____

PLAT APPROVED BY THE
CITY OF WASHINGTON

BUILDING OFFICIAL _____ DATE _____

SHIRLEY PETER, TRUSTEE OF THE LEO P. PETER TRUSTS A & B

WEST LINE OF WALMART'S SUBDIVISION, FIRST ADDITION



EnviroNET, Inc.
Professional Environmental Services
1225 E. River Dr., Suite 130
Davenport, IA 52803

WOSB / DBE CERTIFIED
Phone: 563-323-2262
www.vironetmidwest.com

March 14, 2019

Brent Hinson, City Administrator
215 E. Washington St.
Washington, IA 52353

**SUBJECT: ADDENDUM #1 TO CONTRACT
PROFESSIONAL OVERSIGHT SERVICES
MANAGEMENT OF ASBESTOS ABATEMENT OPERATIONS AND
CLEARANCE SAMPLING
123 E. SECOND ST., WASHINGTON, IOWA
ENVIRONET FILE #180097.1**

Dear Mr. Hinson:

EnviroNET, Inc. (EnviroNET) provides this Addendum #1 to our contract of October 17, 2018, to address tasks necessary to complete abatement of additional asbestos-containing materials discovered during abatement of ACM under the initial contract. One copy of a signed contract will serve as authorization to proceed with the amended scope of services identified below.

ADDITIONAL SERVICES

The scope of services for this Addendum #1 includes the following:

1. Removal and disposal of 884 square feet of asbestos-containing linoleum over asbestos-containing cementitious leveling compound in the daycare portion of the eastern part of the structure.
2. Removal and disposal of 575 square feet of asbestos-containing floor tile under wood and linoleum in kitchen, bathrooms, hall, and utility room in daycare portion of the structure.

COMPENSATION AND PAYMENT

1. For the Basic Services as outlined above, EnviroNET shall be compensated \$17,500.00 (SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS) on a Lump Sum Basis.

2. Payment for EnviroNET's services shall be made within 15 days of the date of Invoice and shall not be contingent upon receipt by the CLIENT of any reimbursement funds from federal, state or local authorities, firms or individuals.

4. Prices in this addendum are firm for 60 days, unless otherwise agreed upon by the parties involved.

CHANGE IN SCOPE OF WORK

If, during EnviroNET's work, it becomes necessary for the CLIENT to alter the Project work in any way whatsoever, EnviroNET shall notify the CLIENT whether such alteration constitutes a departure from the agreed to Basic Services. The compensation shall be adjusted, if necessary, to reflect such change in a manner to be negotiated between EnviroNET and the CLIENT prior to the performance of any additional work.

Terms and Conditions associated with the original contract dated October 17, 2018 apply to this Addendum. Please confirm acceptance, sign and return one fully executed copy of this document, which will serve as our authorization to proceed. Thank you.

ENVIRONET, INC.



Molly E. Arp Newell, PG, CHMM
President



J. David Wildharber
Project Manager



ACCEPTED:

By:

(Signature)

(Date)

CLIENT CONTACT:

Brent Hinson
(319) 653-6584
bhinson@washingtioniowa.gov



EnviroNET, Inc.
Professional Environmental Services
1225 E. River Dr., Suite 130
Davenport, IA 52803

WOSB / DBE CERTIFIED
Phone: 563-323-2262
www.environetmidwest.com

March 14, 2019

Mr. Brent Hinson
215 E. Washington St.
Washington, IA 52353

via email:
bhinson@washingtونيowa.gov

SUBJECT: INTERIM PROGRESS REPORT #1
ACM ABATEMENT OVERSIGHT
123 E. 2nd ST, WASHINGTON, IOWA 52353
ENET PROJECT # 180097.1

Dear Mr. Hinson:

EnviroNET, Inc. (EnviroNET) provides this Progress Report to the City of Washington (CLIENT) with ACM abatement at 123 E. 2nd St. in Washington, IA.

TIMELINE

Based on site activity, EnviroNET anticipates that the project will be complete on or before the First of April.

PROJECT SUMMARY

EnviroNET completed the asbestos inspection at the former day care and restaurant facility in Washington, IA on August 28, 2018 consistent with regulatory requirements and industry guidance. ACM to be removed prior to demolition included ceiling texture, flooring, window caulking, and roofing materials. Quotations were obtained to remove the ACM, as quantified. EnviroNET evaluated quotes from three licensed and qualified asbestos removal contractors and selected Iowa-Illinois Taylor Insulation (IITI), with concurrence from the City.

Several delays were encountered prior to the commencement of abatement activities including emergencies for the abatement contractor, power and gas connection issues, and weather.

The asbestos removal contractor began preparing the “rainbow” room of the daycare area in early February 2019. EnviroNET and the asbestos removal contractor mobilized to the site on February 25, 2019, to begin removal activities in the prepared areas. During preparation, the contractor cut an access hole for the water hose through the floor in the hallway north of the restrooms in the “blue” room. The floor consisted of approximately five layers (not including mastics) and two subfloors of wood. During the previous investigation, assessment of the subfloors did not extend beyond the first wooden substrate encountered.

Contractor Change Order.

The floor was determined to consist of several layers. After the hole was drilled in the floor, through all layers, a maroon cementitious material suspected of containing ACM was analyzed and tested positive for asbestos. This material extended to an area of 884 SF from the hallway and restrooms to the main area of the “blue” room. This equates to an additional 884 SF of ACM.

A separate plywood subfloor was discovered in the kitchen and further evaluated at that time. Asbestos-containing vinyl tile and ACM mastic were discovered under the subfloor in the kitchen. Previous assessment determined that the upper three layers (separate linoleum and mastic over wood) did not contain asbestos; the additional discovery of materials below the subfloor in the kitchen equates to an additional 575 SF of ACM.

An addendum #1 to our contract to remove the additional 1459 SF is provided under separate cover.

Abatement Operations

The first barrier was set up by IITI in the doorway between the “blue” room and hallway/ “rainbow” room, with another barrier by the bathrooms for the first area of containment. Removal activities ensued with licensed and trained abatement personnel.

Between February 25 and 27, the contractor removed ceiling and flooring materials in the “rainbow” room using wet methods and HEPA filter-equipped vacuums for cleanup. EnviroNET mobilized to the site for a post-removal clearance sampling on February 28. The laboratory reported that the sample was “overloaded” with dust particles and asbestos material could not be quantified. The contractor cleaned the area again and EnviroNET returned on March 1 for a second round of clearance sampling for this first containment area. The laboratory determined that asbestos fiber concentrations were below 0.01 fibers per cubic centimeter, the required threshold. After results were reported, the first containment was taken down.

Next, the contractor set up containment in the restaurant portion of the structure to abate flooring and ceiling materials. The contractor removed ACM in this area between March 4 and 11. EnviroNET mobilized to the site on March 12 to perform clearance sampling. The first clearance sample demonstrated the contractor achieved closure objective with fibers below 0.01 fibers per cubic centimeter. Asbestos debris, PPE and waste generated by the abatement operation were disposed to a roll-off dumpster which was delivered to Southeast Iowa Multi-County Solid Waste Agency (SEMCO) landfill in Richland, Iowa, on March 8. Manifest and weight ticket will be provided to EnviroNET by contractor along with results of personal OSHA samples and licenses of those doing the work.

On March 12, the contractor set up a roll off dumpster on the west side of the building to remove a portion of the asbestos-containing roofing materials from the west edge of the building as well as removal of windows with asbestos-containing caulking. Contractor work on roof was halted due to high winds on March 14.

GOING FORWARD

The contractor will finish the roof when high winds subside. Pending the City's approval of Addendum #1, the flooring materials in the "blue" room area of the daycare portion will be removed. Contractor work should be completed within two weeks.

EnviroNET will perform one additional clearance sample and prepare a closure report detailing removal activities with photographs, clearance sampling results, and manifests and weight tickets, and contractor qualifications.

Please contact me with questions.

Sincerely,

ENVIRONET, INC.



Molly E. Arp Newell, PG,
CHMM
President



ENVIRONET, INC.



J. David Wildharber
Project Manager

Client contact: Brent Hinson
(319) 653 6584
bhinson@washingtونيowa.gov



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

Memo

To: City Council
From: Steve Donnelly-Building and Zoning Official
Date: 3/13/2019
Re: Rezone property from R-2 (One and Two Family Residential District) to B-2 (General Business District)

Issue

Review and consider a change in the zoning of property.

Background

Rodney and Rita Stogdill have asked to rezone land on N. Ave. F from R-2 to B-2. This land has been pasture and the location of the furniture barn and most recently a second hand thrift store. The Stogdill's have plans to build conditioned storage units and inside RV/camper space. I have attached maps of the area that they are asking to rezone.

Recommendation

The City of Washington's Planning and Zoning Commission recommends that the City of Washington's City Council approve the rezone of property from R-2 to B-2.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE WASHINGTON ZONING ORDINANCE
BY CHANGING THE BOUNDARIES OF ZONING DISTRICTS.**

BE IT ENACTED by the City Council of the City of Washington, Washington County, Iowa:

SECTION 1. Purpose: The purpose of this ordinance is to change the zoning of property from R-2 One and Two Family Residence District to B-2 General Business District, as recommended by action of the City of Washington's Planning & Zoning Commission on March 12, 2019.

SECTION 2. Amendment: That the Zoning Districts and Zoning Map of the City of Washington, Iowa, be and the same are hereby amended to provide that the following real-estate as now laid out and established in the City of Washington, Washington County, Iowa and more particularly described as follows, to-wit:

Auditor's Parcel D as shown in Plat Book 10, page 429, being a part of the Auditor's Plat of North West Washington, EXCEPTING THEREFROM Lot 1 of Auditor's Parcel D as shown in Plat Book 11, Page 389, EXCEPTING THEREFROM Lots 1 and 2 of Parcel K, as shown in Plat Book 23, Page 97; and Lot B as shown in Plat Book 8, Page 87, in Block Four (4) in M.M. Young's Addition to Washington; EXCEPTING THEREFROM Auditor's Parcel L, as shown in Plat Book 21, Page 365, a part of Lot B of Lot C in Block 4 in M.M. Young's Addition to the City of Washington; in Washington County, Iowa.

Be and the same is hereby re-classified as B-2 General Business District and that said real estate be subject to all provisions and regulations as affecting B-2 General Business District real estate within the City of Washington, Iowa.

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

SECTION 4. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this ____ day of _____, 2019.

Jaron P. Rosien, Mayor

Attest:

Illa Earnest, City Clerk

Approved on First Reading: _____

Approved on Second Reading: _____

Approved on Third & Final Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day
of _____, 2019.

City Clerk

City of Washington

Rezoning Petition

Regulations for Rezoning can be found under Chapter's 22 and 165 of the Municipal Code of the City of Washington.

Name Rodney A. Rita Stogdell Phone: 319-653-5808

Address 3131 Orange Ave

Address / Legal Description of Area to be Rezoned 440 N. F Ave.

Legal description attached

Reason for Request / Intended Use of Property RV storage and belt storage

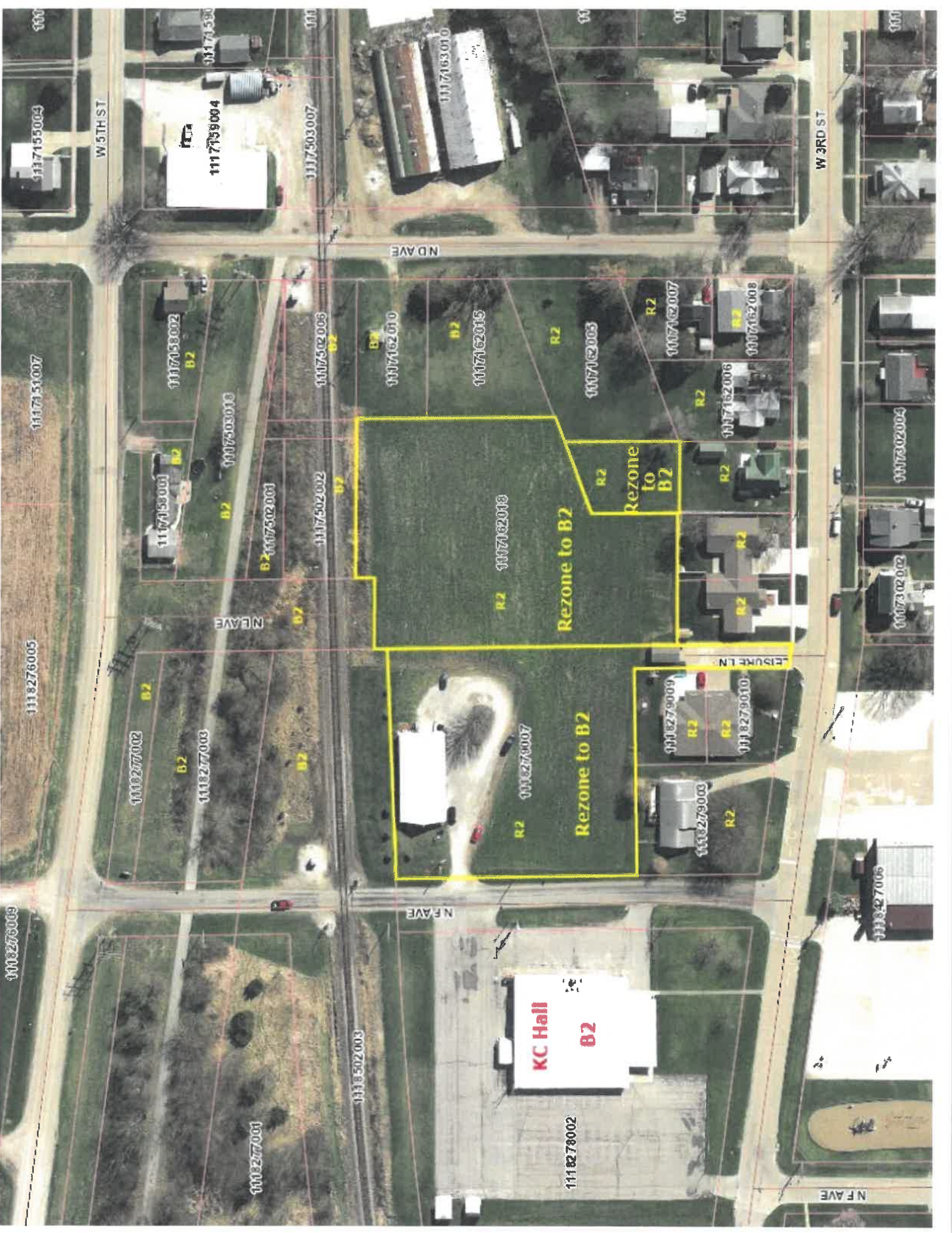
Current Zoning RZ Requested Zoning B-2

Petition is to be accompanied by a non-refundable fee of \$150.

The undersigned owner(s) of the property described in the above, request the City of Washington to amend the present *Zoning District Map* of the Zoning Code. The undersigned has reviewed the requirements of the Zoning Code and understands the uses permitted in the zoning classification sought for the property. (Attach additional sheet if necessary).

<u>Signature</u>	<u>Address</u>	<u>Phone</u>	<u>Date</u>
<u>Rodney A. Stogdell</u>	<u>3131 Orange Ave</u>	<u>3196531854</u>	<u>2/15/19</u>
<u>Rodney Stogdell</u>	<u>Wayland IA 52654</u>	<u>3</u>	

Rezoning Application



1118276009
1118276005
1117151007
1117155004
1117153004
1117153002
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1117153000
1117503010
1117502006
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1117502001
1118277002
1118277003
1118277001
1118502003

W 5TH ST
ND AVE
NE AVE
N F AVE
W 3RD ST

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1117162006
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111827006
N F AVE

KC Hall
B2

Rezone to B2

Rezone to B2

Rezone to B2

R2

R2

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