

AGENDA OF THE REGULAR SESSION OF THE COUNCIL  
OF THE CITY OF WASHINGTON, IOWA  
TO BE HELD AT 120 E. MAIN STREET  
AT 6:00 P.M., WEDNESDAY, OCTOBER 17, 2012

**Call to Order**

**Pledge of Allegiance**

**Roll call**

Agenda for the Regular Session to be held at 6:00 P.M., Wednesday, October 17, 2012 to be approved as proposed or amended.

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

1. Airport Commission Report.

**Consent Agenda:**

1. Council Minutes 10-03-2012
2. Gridor Construction, WWTP Pay Estimate #19, \$89,704.70
3. RDG, Comprehensive Plan, \$1,400.00.
4. JR Construction, Housing Rehabilitation Program, \$15,290.10
5. ECICOG, Housing Rehabilitation Program, \$2,300.00
6. TEAM Services. Inc., WWTP Improvements Project, \$1,693.56
7. Department Reports.

**Claims and Financial Reports:**

Financial Reports:

MTD and YTD – City Accountant/Treasurer  
Spreadsheet Presentation – Councilor Kendall

Approval of Claims.

**Alcohol, Cigarette, and Dance Permits:**

Panda Palace, 100 W. Main Street, Special Class C Liquor License (BW) (Beer/Wine), Sunday Sales, **(renewal)**

Café Dodici, 120-122 S. Iowa Avenue, Catering Privilege, Class B Wine Permit (carryout wine), Class C Liquor License (LC) (Commercial), Sunday Sales, **(renewal)**

**CONSIDERATION OF HEARINGS, ORDINANCES & RESOLUTIONS**

Public Hearing Adoption of Proposed Hazard Mitigation Plan.

Discussion and Consideration of Resolution Adopting Hazard Mitigation Plan.

Public Hearing UP Home Issuance of Revenue Bonds.

Discussion and Consideration of Resolution Authorizing Issuance of Revenue Bonds.

Discussion and Consideration of Resolution Setting Terms and Conditions for Early Construction Start – Oakwood Village Subdivision.

Third Reading of an Ordinance Amending the Washington Zoning Ordinance by Changing the Boundaries of Zoning Districts (Dunn/Kirkwood Properties).

### **OLD BUSINESS**

Discussion and Consideration of Lien Waiver Request. **(Tabled 10-03-2012)**

### **NEW BUSINESS**

Discussion and Consideration of Main Street Washington Request Regarding Holiday Events- Parade, Use of Old Library (Children's Room) for Santa's House, Central Park Entrances.

Discussion and Consideration of School District Request for Police Escort for Marching Band to Case Field.

Discussion and Consideration of Request from Relay for Life 2013 for June 15, 2013 Use of Square and Central Park.

Discussion and Consideration of Fall 2012 Land Application of Treated Bio-Solids (Rich Pumping, LLC)

Presentation by Sidewalk Café Group.

Discussion and Consideration of Request for Use of Square for Car Show (Rick Stauffer) August 18, 2013.

Discussion and Consideration of Engineering Services Agreement with Veenstra & Kimm for Industrial Park Survey & Concept.

Discussion and Consideration of Application for Tax Abatement for Linda Varney (847 W. 18th Street)

Discussion and Consideration of Application for Tax Abatement for Kandy Sebelius & Aaron Smith (465 W. 18th Street)

Discussion and Consideration of Site Plan for Industrial Park.

### **DEPARTMENTAL REPORT**

Police Department  
City Administrator  
City Attorney

### **COMMITTEE REPORTS**

### **MAYOR & COUNCILPERSONS**

Sandra Johnson, Mayor  
Merle Hagie  
Mark Kendall  
Bob Shellmyer  
Bob Shepherd  
Fred Stark  
Russ Zieglofsky

### **ADJOURNMENT**

Illa Earnest, City Clerk

## Council Minutes 10-03-2012

The Council of the City of Washington, Iowa, met in Regular Session in the council chambers, 120 E. Main Street, at 6:00 P.M., Wednesday, October 3, 2012. Mayor Johnson in the Chair. On roll call present: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Absent: none.

Motion by Stark, seconded by Hagie, to approve the agenda as amended. Discussion and consideration of certificate of substantial completion and Gridor Construction pay application #18 were added. Motion carried unanimously.

### Consent Agenda:

1. Council Minutes 09-19-2012
2. Griggs Environmental Strategies, LLC, Wet Land Mitigation, \$977.40
3. D & N Fence Co., Inc., Fence and Backstop Installation, \$11,650.00
4. RDG, Comprehensive Plan Project, \$2,100.00
5. Veenstra & Kimm, Iowa Ave, Overlay & Curb Ramps, \$5,003.01
6. Veenstra & Kimm, S. Ave. E- General Services, \$1,275.00
7. Veenstra & Kimm, S. Ave. E – Design Services, \$2,550.00
8. Veenstra & Kimm, 2012 Overlay Project, \$3,327.70
9. Tyler Technologies, Maintenance Agreements, \$6,350.74
10. Department Reports.

Councilor Shellmyer requested that item 6 be removed from the consent agenda.

Motion by Hagie, seconded by Stark, to approve the consent agenda except item #6. Motion carried unanimously.

After discussion.

Motion by Shellmyer, seconded by Shepherd, that the consent agenda for D & N Fence Co. be approved for payment. Motion carried unanimously.

Motion by Shellmyer, seconded by Hagie, that the claim for Delong Construction be approved for payment. Motion carried. Kendall abstained.

Motion by Shellmyer, seconded by Stark, that the claims as presented by approved for payment. Motion carried. Kendall abstained.

Motion by Shepherd, seconded by Hagie, to approve Smokin Joe's Tobacco and Liquor Outlet #9, 304 W. Madison Street, Class E Liquor, Class B Wine Permit (carryout wine), Class C Beer Permit (carryout beer), Sunday Sales, **(new owner) (new)**. Motion carried unanimously.

Mayor Johnson announced that now is the time for the public hearing for the 2012 Asphalt Overlay Project.

No written or oral objections were received.

Motion by Stark, seconded by Kendall, to close the public hearing. Roll call on said motion as follows: Ayes: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: none. Motion carried.

Motion by Shepherd, seconded by Stark, to approve the Resolution Approving Plans, Specifications, Form of Contract, and Cost Estimate for 2012 Overlay Project. Roll call on said motion as follows: Ayes: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: none. Motion carried. **(Resolution No. 2012-75)**

Motion by Shepherd, seconded by Shellmyer, to approve the Resolution Approving Bid for 2012 Overlay Project. Roll call on said motion as follows: Ayes: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: none.

Motion carried. **(Resolution No. 2012-76)**

Motion by Shellmyer, seconded by Shepherd, to approve the Resolution of Support for Washington Municipal Band Application to Washington Riverboat Foundation for Grant (timpani). Roll call on said motion as follows: Ayes: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: none. Motion carried. **(Resolution No. 2012-77)**

Motion by Stark, seconded by Kendall, to approve the Resolution of Support for Park Board Application to Washington Riverboat Foundation for Grant (tennis courts). Roll call on said motion as follows: Ayes: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: none. Motion carried. **(Resolution No. 2012-78)**

Motion by Shellmyer, seconded by Hagie, to approve the Resolution of Support for Park Board Application to Riverboat Foundation for Handicap Lift for Pool at Aquatic Center. Roll call on said motion as follows: Ayes: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: none. Motion carried. **(Resolution No. 2012-79)**

Motion by Shepherd, seconded by Kendall, to approve the Resolution of Support for Wellness Park Planning Committee Application to Washington Riverboat Foundation for Grant. Roll call on said motion as follows: Ayes: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: none. Motion carried. **(Resolution No. 2012-80)**

Mayor Johnson announced that now is the time for the third reading of an Ordinance Amending the Municipal Code of the City of Washington, Iowa, by Amending Chapter 69 Regarding Certain Limited Sight-Distance Intersections.

Motion by Shepherd, seconded by Stark, to approve the third reading and adopt the ordinance. Roll call on said motion as follows: Ayes: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: none. Motion carried. **(Ordinance No. 994)**

Mayor Johnson announced that now is the time for the third reading of an Ordinance Amending the Code of the City of Washington, Iowa, by Amending Chapter 55 "Animal Protection and Control".

Motion by Shepherd, seconded by Shellmyer, to approve the third reading and adopt the ordinance. Roll call on said motion as follows: Ayes: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: none. Motion carried. **(Ordinance No. 995)**

Mayor Johnson announced that now is the time for the second reading of an Ordinance Amending the Washington Zoning Ordinance by Changing the Boundaries of Zoning Districts (Dunn/Kirkwood Properties).

Motion by Shellmyer, seconded by Shepherd, to approve the second reading of the Ordinance Amending the Washington Zoning Ordinance by Changing the Boundaries of Zoning Districts (Dunn/Kirkwood Properties). Roll call on said motion as follows: Ayes: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: none. Motion carried.

Motion by Shepherd, seconded by Hagie, to approve the Resolution Assessing to Washington County Treasurer (delinquent water bills). Roll call on said motion as follows: Ayes: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: none. Motion carried. **(Resolution No. 2012-81)**

Motion by Shepherd, seconded by Shellmyer, to approve Resolution Approving Alliant Energy Street Lighting for Oakwood Village Subdivision. Roll call on said motion as follows: Ayes: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: none. Motion carried. **(Resolution No. 2012-82)**

Motion by Stark, seconded by Hagie, to approve the Resolution to Accept the Federal Aid Agreement with the Iowa DOT for the 2013 Overlay Project (S. Iowa Ave.).

Motion by Shepherd, seconded by Shellmyer, to approve the Resolution Approving Contract and Bonds for 2012 Street Overlay Project. Roll call on said motion as follows: Ayes: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: none. Motion carried. **(Resolution No. 2012-83)**

Motion by Shellmyer, seconded by Shepherd, to take discussion and consideration of Lien Waiver Request from the



table. Roll call on said motion as follows: Ayes: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: none. Motion carried.

After discussion with Tim Zear from Washington Real Estate, motion by Shepherd, seconded by Shellmyer to table the request. Roll call on said motion as follows: Ayes: Hagie, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: Kendall. Motion carried.

Motion by Shellmyer, seconded by Stark, to remove from the table discussion and consideration Tornado Sirens-Narrow Banding. Roll call on said motion as follows: Ayes: Hagie, Kendall, Shellmyer, Shepherd, Stark, Zieglowsky. Nays: none. Motion carried.

Councilor Shepherd told the council that the 911 Board has declined to pay for the siren upgrades and that other towns in the County have paid for their own upgrades so it will be up to the City of Washington to pay for the upgrades to the City sirens.

Steve Troyer and Steve Soupir from Fox Engineering gave an update to council on the WWTP Project and the Westside Sanitary Interceptor Project.

Motion by Shepherd, seconded by Hagie, to approve the Certification of Substantial Completion. Motion carried unanimously.

Motion by Shepherd, seconded by Kendall, to approve the payment application #18 to Gridor Construction in the amount of \$500,000.00. Motion carried unanimously.

Motion by Shepherd, seconded by Shellmyer, that Regular Session held at 6:00 P.M., Wednesday, October 3, 2012 be adjourned. Motion carried unanimously.

Sandra Johnson, Mayor

Illa Earnest, City Clerk

## Contractor's Application for Payment No. 19

Approved Change Order Summary:			
No.	Date Approved	Additions	Deductions
TOTALS		\$0.00	\$0.00
NET CHANGE BY CHANGE ORDERS			\$0.00

1. ORIGINAL CONTRACT PRICE.....		\$	14,987,500.00
2. Net change by Change Orders.....		\$	0.00
3. Current Contract Price (Line 1 + 2).....		\$	14,987,500.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on Progress Estimate).....		\$	14,016,602.00
5. RETAINAGE:			
a. 5%           X       \$13,769,995.00   Work Completed.....		\$	688,499.75
b. 5%           X       \$246,607.00    Stored Material.....		\$	12,330.35
c. Less Total Retainage Released Early.....		\$	500,000.00
d. Total Retainage (Line 5a + Line 5b - Line 5c).....		\$	200,830.10
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....		\$	13,815,771.90
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....		\$	13,726,067.20
8. AMOUNT DUE THIS APPLICATION.....		\$	89,704.70
9. BALANCE TO FINISH, PLUS RETAINAGE (Column I on Progress Estimate + Line 5d above).....		\$	1,171,728.10

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

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

is recommended by: \_\_\_\_\_ (Engineer) \_\_\_\_\_ (Date)

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

is approved by: \_\_\_\_\_ (Owner) \_\_\_\_\_ (Date)

Endorsed by the Construction Specifications Institute.



September 30, 2012

Project No: 2011.187.00.S

Invoice No: 25825

Steve Donnolly  
Building Administrator  
City of Washington  
115 E Washington Street  
Washington, IA 52353

Project 2011.187.00.S Washington IA Comprehensive Plan

**Professional Services through September 30, 2012**

**Fee**

Total Fee	70,000.00			
Percent Complete	100.00	Total Earned	70,000.00	
		Previous Fee Billing	68,600.00	
		Current Fee Billing	1,400.00	
		<b>Total Fee</b>		<b>1,400.00</b>
		<b>Total this Invoice</b>		<b>\$1,400.00</b>

**Outstanding Invoices**

Number	Date	Balance
25766	8/31/2012	2,100.00
<b>Total</b>		<b>2,100.00</b>



# CITY OF WASHINGTON HOUSING REHABILITATION PROGRAM

Homeowner Name: Dorothy Winchip  
Address: 605 N. D Avenue  
Washington, IA 52353

Contractor Name: JR Construction  
Address: 2045 190th Street  
Washington, IA 52353  
Phone: 319-653-3698

## FINAL PAYMENT REQUEST

Final Items Completed:	\$6,273.00
Final Lead Items Completed:	\$7,056.00
New Change Order Total:	\$470.00
Total:	\$13,799.00
Add Retainage 10%	\$1,491.10
<b>Final Payment Due:</b>	<b>\$15,290.10</b>

<b>Payment Summary</b>		Partial Payment 1:	\$13,419.90
		Partial Payment 2:	\$15,290.10
		Final Payment:	\$28,710.00
	\$25,627.00	\$3,083.00	\$28,710.00
	Original Contract +	Total Change Orders =	Total Payment

The undersigned contractor certifies that all work is completed in regards to this request for payment in accordance with the contract documents and that all work to date was inspected.

**General Contractor:** \_\_\_\_\_ **Date:** \_\_\_\_\_

A property inspection has been made and the work completed to date meets my satisfaction in accordance with the construction contract. I authorize the release of payment.

**Property Owner:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Approved by the  
**ECICOG Project Administrator:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Housing Inspector:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Grantee (City) Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_



EAST CENTRAL IOWA  
COUNCIL OF GOVERNMENTS  
YOUR REGIONAL PLANNING AGENCY

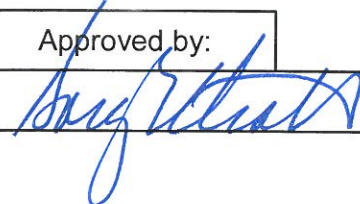
700 16th Street NE, Suite 301  
Cedar Rapids, IA 52402

## Invoice

Date	Invoice #
9/28/2012	6470

Phone #	Fax #
319-365-9941	319-365-9981

Bill To
CITY OF WASHINGTON PO BOX 516 WASHINGTON IA 52353

Approved by:


Quantity	Description	Rate	Amount
	CDBG HOUSING REHAB		
13	DIRECT ADMINISTRATION	46.00	598.00
22	REHAB CONSTRUCTION	46.00	1,012.00
12	LEAD CONSTRUCTION	46.00	552.00
3	LEAD ADMINISTRATION	46.00	138.00
Please remit payment within 30 days.		<b>Total</b>	<b>\$2,300.00</b>

**INVOICE**

No: 1775731-0

Invoice Date: October 11, 2012

Remit To: **TEAM Services, Inc.**717 S.E. 6th Street  
Des Moines, IA 50309  
ph: 515-282-8818  
fax: 515-282-8741  
ID No. 42-1416550

TO: Robert McDonald

City of Washington

215 East Washington Street

Washington, IA 52353

PROJECT: Wastewater Treatment Facility  
Improvements  
Washington, IA  
No: 9-922

PO Reference: 11-534

Services for period of 9/1/2012 through 9/30/2012

Reference: Construction Testing Services

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
0.50	hour	Services of Principal Engineer	105.00	52.50
1.00	hour	Services of Senior Project Engineer	95.00	95.00
0.50	hour	Services of Administrative Assistant or CAD Drafter (incl computer)	55.00	27.50
6.00	hour	Field Concrete Testing	37.00	222.00
4.00	hour	Earthwork Observation and Testing	37.00	148.00
8.00	hour	Field Testing of Foundation Bearing Surfaces	37.00	296.00
1.00	hour	Field Reinforcing Steel Inspection	37.00	37.00
5.00	hour	Sample Pickup	37.00	185.00
8.00	test	Concrete Cylinder Compressive Strength Tests, including Molds	10.00	80.00
744.00	mile	Transportation Charges, Private Car or Company Vehicle	0.69	513.36
744.00	mile	Fuel Surcharge	0.05	37.20

**Invoice Total:** 1693.56**Amount Received:** \$0.00**Amount Due:** \$1,693.56

TERMS: 1.5% Interest per month will be added after 30 days.

Total billed, invoice dates through 10/11/2012: \$47,831.85

Project Summary Through October 11, 2012:

Estimated Fee: \$77,428.90

Total Billed: \$47,831.85

Total Amount Received: \$46,138.29

Printed: 10/11/2012 7:33 AM

Pay by Credit Card

☐ Master Card ☐ Visa ☐ Am. Ex. ☐ Discover

Name on Card :

Card Number :

Exp. Date (MM/YY) :

/



**WWTP report for  
October 17, 2012  
Council Meeting**

- **After hour alarm and dog call outs**  
9<sup>th</sup> dog call, Safety Center reported a dog to be picked up at 1321 Woodland CT, 7:00 p.m. Jason  
12<sup>th</sup> dog call, Safety Center reported a dog to be picked up Casey's East, 1:00 a.m. Jason
- **West side sanitary sewer interceptor** - Delong's crew should get done in the Sunset Park area this week. Alliant removed the electrical overhead lines that fed the lift station in the park on the 11<sup>th</sup>. Next week they should move to Parkside Estates area to finish up.
- **New WWTP** – Gridor got the floor poured for the new sludge storage tank (SST) on the 9<sup>th</sup>. They have started to work on the side walls of the SST. The pipe crew has most of the final connections completed .
- **Digested bio-solids land application** – Rich Pumping, LLC will be applying our bio-solids this fall. Their cost estimate was 1.9 cents per gallon. The only other cost estimate we received was from Chamness Technology, Inc. from Blairsburg, IA their estimate was 6.85 cents per gallon plus fuel surcharges. The bio-solids will be applied to the Murphy farm when crops have been harvested.
- **Meetings** – I attended the Dept Head meetings on the 2<sup>nd</sup> and 9<sup>th</sup>. I attended the Dept Head meeting with Jeff Schott on the 5<sup>th</sup>. Jason and I attended the progress meetings on October 3, 2012 addressing the new WWTP and the West Side Sanitary Sewer Interceptor.
- **SASSO safety meeting** – Danny, Jason, and I attended the safety meeting in Washington on the 10<sup>th</sup>. The topics were Lock Out/Tag Out and Confined Space Entry.
- **Underpass lift station** – The lift station was back to normal operation on the 2<sup>nd</sup>
- **Sunset Park lift station** – The lift station was taken out of service around 3:00 p.m. on the 10<sup>th</sup>. This will eliminate a lot of by-passing and calls to IDNR during rain events. We salvaged what we could mostly to be sold for scrap metal. The lift station building will be leveled.
- **Trickling filter rock** – We're going to sell around 250 tons of the rock to Washington County Conservation to be used for their septic system at Marr Park.
- **NDPDES permit violations** – We had a violation on the effluent ammonia-nitrogen lbs/D daily maximum limit on the 6<sup>th</sup>. The maximum limit is 67 lbs/D and the result was 71.6 lbs/D. This violation was caused by increased flow from rain and start up of the new WWTP.

**Fred E. Doggett  
10/12/2012 2:31 PM**

CITY OF WASHINGTON, IA  
MONTH-TO-DATE TREASURERS REPORT  
SEPTEMBER, 2012

FUND	09/01/2012 BEGINNING CASH BALANCE	M-T-D REVENUES	REVENUES NOT YET RECEIVED	M-T-D EXPENDITURES	EXPENSES NOT YET EXPENDED	09/30/2012 ENDING CASH BALANCE
001-GENERAL FUND	(175,836.50)	173,539.15	-	278,739.54	424.08	(280,612.81)
002-AIRPORT FUND	100,951.66	4,602.98	-	42,820.88	-	62,733.76
110-ROAD USE	537,007.11	162,689.40	-	50,922.72	20.98	648,794.77
112-EMPLOYEE BENEFITS	12,108.59	44,005.79	-	-	-	56,114.38
114-EMERGENCY LEVY	146.12	3,941.07	-	-	-	4,087.19
121-LOCAL OPTION SALES TAX	-	-	-	-	-	-
125-URBAN RENEWAL AREA #1	-	4,345.97	-	-	-	4,345.97
127-URBAN RENEWAL AREA #3A	38.87	-	-	-	-	38.87
129-URBAN RENEWAL AREA #3C	-	3,247.27	-	-	-	3,247.27
131-URBAN RENEWAL AREA #4	873.64	-	-	-	-	873.64
132-URBAN RENEWAL AREA #5	-	-	-	1,327.84	-	(1,327.84)
145-HOUSING REHABILITATION	(684.50)	-	-	32,925.00	-	(33,609.50)
146-LMI TIF SET-ASIDE	22,967.76	-	-	-	-	22,967.76
200-DEBT SERVICE	17,283.49	57,793.40	-	-	-	75,076.89
300-CAPITAL EQUIPMENT	231,701.43	-	-	-	-	231,701.43
301-CAPITAL PROJECTS FUND	2,450,087.06	387.16	-	205,767.29	-	2,244,706.93
303-WWTP CAPITAL PROJ FUND	(65,947.16)	41,532.10	-	61,817.99	-	(86,233.05)
305-RIVERBOAT FOUND CAP PROJ	300,323.87	117,070.25	-	-	-	417,394.12
308-INDUSTRIAL DEVELOPMENT	29,361.88	2.99	-	-	-	29,364.87
510-MUNICIPAL BAND	800.00	-	-	-	-	800.00
520-DOG PARK	7,030.00	369.00	-	219.57	-	7,179.43
530-TREE COMMITTEE	4,935.55	1,000.00	-	75.37	-	5,860.18
540-POLICE FORFEITURE	680.55	-	-	-	-	680.55
550-PARK GIFT	203,305.67	100.21	-	-	-	203,405.88
570-LIBRARY GIFT	44,955.09	-	-	11,991.74	-	32,963.35
580-CEMETERY GIFT	(55.00)	-	-	-	-	(55.00)
590-CABLE COMMISSION	5,000.00	6,418.04	-	-	-	11,418.04
600-WATER UTILITY	383,840.66	136,844.36	-	211,596.13	817.90	309,906.79
601-WATER DEPOSIT FUND	4,350.00	1,050.00	-	1,425.00	-	3,975.00
610-SANITARY SEWER	1,603,618.79	172,177.15	-	109,019.57	119.46	1,666,895.83
670-SANITATION	31,992.01	21,313.81	-	21,577.62	-	31,728.20
910-LIBRARY TRUST	233,178.93	16.49	-	-	-	233,195.42
950-SELF INSURANCE	10,828.12	16,950.00	-	6,312.67	-	21,465.45
951-UNEMPLOYMENT SELF INS	-	1,976.00	-	-	-	1,976.00
<b>TOTAL BALANCE</b>	<b>5,994,843.69</b>	<b>971,372.59</b>	<b>-</b>	<b>1,036,538.93</b>	<b>(1,382.42)</b>	<b>5,931,059.77</b>

**Cash in Bank - Pooled Cash**

Wash St. Bank - Operating Account	702,667.46	(1)	<b><u>Interest Rate</u></b>
Cash in Drawer	350.00		0.01%
Wash St Bank - MM	256,051.71		0.01%
Wash St Bank - CD	4,711.35		
Federation Bank - Utility Account	-		
Investment in IPAIT	4,783,511.95		0.012%
Wash St Bank - Library Acct	167,095.23		0.01%
Wash St - Farm Mgmt Acct	16,672.07		
<b>TOTAL CASH IN BANK</b>	<b>5,931,059.77</b>		

(1) Washington State Bank	788,471.80
Outstanding Deposits & Checks	(85,804.34)
	<b>702,667.46</b>



CITY OF WASHINGTON, IA  
YEAR-TO-DATE TREASURERS REPORT  
SEPTEMBER, 2012

FUND	01/01/2012 BEGINNING CASH BALANCE	Y-T-D REVENUES	REVENUES NOT YET RECEIVED	Y-T-D EXPENDITURES	EXPENSES NOT YET EXPENDED	09/30/2012 ENDING CASH BALANCE
001-GENERAL FUND	275,210.04	524,968.92	-	1,082,520.55	1,728.78	(280,612.81)
002-AIRPORT FUND	95,605.00	144,189.38	-	177,060.62	-	62,733.76
110-ROAD USE	617,233.39	292,318.17	-	260,830.22	73.43	648,794.77
112-EMPLOYEE BENEFITS	-	56,114.38	-	-	-	56,114.38
114-EMERGENCY LEVY	-	4,087.19	-	-	-	4,087.19
121-LOCAL OPTION SALES TAX	-	171,907.96	-	171,907.96	-	-
125-URBAN RENEWAL AREA #1	-	4,345.97	-	-	-	4,345.97
127-URBAN RENEWAL AREA #3A	-	38.87	-	-	-	38.87
129-URBAN RENEWAL AREA #3C	-	3,247.27	-	-	-	3,247.27
131-URBAN RENEWAL AREA #4	-	873.64	-	-	-	873.64
132-URBAN RENEWAL AREA #5	-	-	-	1,327.84	-	(1,327.84)
145-HOUSING REHABILITATION	-	35,178.00	-	68,787.50	-	(33,609.50)
146-LMI TIF SET-ASIDE	22,967.76	-	-	-	-	22,967.76
200-DEBT SERVICE	-	75,076.89	-	-	-	75,076.89
300-CAPITAL EQUIPMENT	231,701.43	-	-	-	-	231,701.43
301-CAPITAL PROJECTS FUND	2,025,077.54	579,030.96	-	359,401.57	-	2,244,706.93
303-WWTP CAPITAL PROJ FUND	-	440,656.30	-	526,889.35	-	(86,233.05)
305-RIVERBOAT FOUND CAP PROJ	332,266.37	117,070.25	-	31,942.50	-	417,394.12
308-INDUSTRIAL DEVELOPMENT	49,051.26	2.99	-	19,689.38	-	29,364.87
510-MUNICIPAL BAND	1,000.00	200.00	-	400.00	-	800.00
520-DOG PARK	6,995.80	403.20	-	219.57	-	7,179.43
530-TREE COMMITTEE	4,999.92	1,100.00	-	239.74	-	5,860.18
540-POLICE FORFEITURE	680.55	-	-	-	-	680.55
550-PARK GIFT	207,536.87	100.65	-	4,231.64	-	203,405.88
570-LIBRARY GIFT	45,348.66	2,430.45	-	14,815.76	-	32,963.35
580-CEMETERY GIFT	-	-	-	55.00	-	(55.00)
590-CABLE COMMISSION	-	11,418.04	-	-	-	11,418.04
600-WATER UTILITY	294,974.16	406,013.88	-	388,618.90	(2,462.35)	309,906.79
601-WATER DEPOSIT FUND	-	5,400.00	-	1,425.00	-	3,975.00
610-SANITARY SEWER	1,469,521.83	512,068.63	-	315,112.74	418.11	1,666,895.83
670-SANITATION	34,516.08	63,215.93	-	66,003.81	-	31,728.20
910-LIBRARY TRUST	218,220.67	15,046.26	-	71.51	-	233,195.42
950-SELF INSURANCE	15,860.74	16,950.00	-	11,345.29	-	21,465.45
951-UNEMPLOYMENT SELF INS	-	1,976.00	-	-	-	1,976.00
<b>TOTAL BALANCE</b>	<b>5,948,768.07</b>	<b>3,485,430.18</b>	<b>-</b>	<b>3,502,896.45</b>	<b>242.03</b>	<b>5,931,059.77</b>

**Cash in Bank - Pooled Cash**

<b>Wash St. Bank - Operating Account</b>	702,667.46	<b>(1)</b>	<b><u>Interest Rate</u></b>
<b>Cash in Drawer</b>	350.00		0.01%
<b>Wash St Bank - MM</b>	256,051.71		0.01%
<b>Wash St Bank - CD</b>	4,711.35		
<b>Federation Bank - Utility Account</b>	-		
<b>Investment in IPAIT</b>	4,783,511.95		0.012%
<b>Wash St Bank - Library Acct</b>	167,095.23		0.01%
<b>Wash St - Farm Mgmt Acct</b>	16,672.07		
<b>TOTAL CASH IN BANK</b>	<b>5,931,059.77</b>		

<b>(1) Washington State Bank</b>	788,471.80
<b>Outstanding Deposits &amp; Checks</b>	(85,804.34)
	<b>702,667.46</b>

## CITY OF WASHINGTON

## CLAIMS REPORT FOR OCTOBER 17, 2012

<b>POLICE</b>	COBB PETROLEUM	FUEL	3,094.02
	CUSTOM IMPRESSIONS INC	UPS	8.37
	GREINER DISCOUNT TIRES	BATTERY	118.95
	IMWCA	WC INSTALLMENT # 4	1,486.77
	MEDIACOM	SERVICE	69.98
	MIDWEST BODY & FRAME	CAR REPAIR	244.76
	MOORE'S BP AMOCO INC	CAR WASHES	48.00
	O'REILLY AUTOMOTIVE INC	PARTS FOR REPAIR	60.43
	ORSCHELNS	SUPPLIES	94.96
	QUILL	SUPPLIES	36.90
	SITLER'S SUPPLIES INC.	BATTERIES	50.76
	STEVE'S SALES & SERVICE	REPAIR	1,349.56
	VERIZON WIRELESS	CELLULAR SERVICE	1,125.57
	WAL-MART	SUPPLIES	107.97
	WASH CO AUDITOR	OCTOBER COMMUNICATIONS	18,915.58
	WASHINGTON CO HEALTH DEPT	SHOTS	250.00
	WINDSTREAM IOWA COMMUN	SERVICE	290.72
		<b>TOTAL:</b>	<b>27,353.30</b>
<b>FINAN ADMIN</b>	ALLIANT ENERGY	SERVICE	37.02
	ARAMARK UNIFORM SERV INC.	SERVICE	341.87
	IMWCA	WC INSTALLMENT # 4	176.75
	MEDIACOM	SERVICE	69.97
	SITLER'S ELECTRIC	OLD LIBRARY LIGHTS	25.06
	VERIZON WIRELESS	CELLULAR SERVICE	112.45
	WALKER'S OFFICE SUPPLIES	COPY PAPER AND SUPPLIES	125.99
	WASH CO HOSPITAL	TESTING	86.00
	WASH CO RECORDER	RECORDING	253.00
	WASH COUNTY MINIBUS	LOST - OCT 2012	14,669.15
	WASH EVENING JOURNAL	LEGALS	487.12
	WASHINGTON CO HEALTH DEPT	SHOTS	50.00
	WINDSTREAM IOWA COMMUN	SERVICE	654.95
		<b>TOTAL:</b>	<b>17,089.33</b>
<b>WATER PLANT</b>	CAREY, RON	REFUND	122.30
	COBB PETROLEUM	FUEL	94.04
	ESTRADA, KAREN	REFUND	76.53
	FERGUSON WATERWORKS	METERS	1,592.41
	HAWKINS INC.	SUPPLIES	1,141.80
	HOLT SUPPLY CO.	PARTS	47.72
	IMWCA	WC INSTALLMENT # 4	363.90
	JENNINGS, ELAINE	MILEAGE REIMB	26.09
	LINTON, MELIA	REFUND	18.61
	MC CANDLESS, JEANNE	WATER DEPOSIT REFUND	150.00
	ORSCHELNS	SUPPLIES	17.34
	PINNACLE ENGINEERING	SERVICE & PARTS	1,341.00
	POLLARD WATER	CHEMICALS	979.54
	STATE HYGIENIC LABORATORY	TESTS	88.00
	THOMANN, TAMMY	REFUND	23.56
	TOTAL FILTRATION SYSTEM	FILTERS	915.68
	USA BLUEBOOK	ELECTRODE	679.78
	VERIZON WIRELESS	CELLULAR SERVICE	51.23
	WALLACE, KRYSTAL	REFUND	36.33

	WINDSTREAM IOWA COMMUN	SERVICE	89.83
	ZAHRADNEK, CLINT	REFUND	105.34
	ZEE MEDICAL	MEDICAL SUPPLIES	67.00
		<b>TOTAL:</b>	<b>8,028.03</b>
<b>FIRE</b>	ACE-N-MORE	SUPPLIES	9.29
	BUSINESS RADIO SALES INC	BATTERIES & SUPPLIES	408.40
	COBB PETROLEUM	FUEL	84.64
	GLANDON'S WESTSIDE SERVICE	GAS	18.00
	IMWCA	WC INSTALLMENT # 4	4,075.56
	MARSHALL FURNITURE CO	CHAIR	499.97
	MIDWEST BREATHING AIR SYS	EQUIPMENT	569.13
	O'REILLY AUTOMOTIVE INC	PARTS FOR REPAIR	9.08
	SITLER'S ELECTRIC	REPAIR KITS FOR LIGHTS	116.52
	SITLER'S SUPPLIES INC.	BULBS	48.00
	VERIZON WIRELESS	CELLULAR SERVICE	61.23
	WINDSTREAM IOWA COMMUN	SERVICE	162.41
		<b>TOTAL:</b>	<b>6,062.23</b>
<b>DEVELOP SERV</b>	ALTORFER	SAFETY COATS	1,118.60
	BRUNS, DAVID	MILEAGE REIMB	133.76
	COBB PETROLEUM	FUEL	84.64
	CUSTOM IMPRESSIONS INC	NEW CITY LOGO	20.00
	GREINER DISCOUNT TIRES	REPAIR	17.00
	IMWCA	WC INSTALLMENT # 4	83.18
	VERIZON WIRELESS	CELLULAR SERVICE	172.11
		<b>TOTAL:</b>	<b>1,629.29</b>
<b>LIBRARY</b>	ALLIANT ENERGY	SERVICE	1,447.34
	AMAZON	BOOKS	1,039.27
	AUDIOGO	BOOKS	112.26
	BAKER & TAYLOR	BOOKS	1,171.85
	CINTAS CORP #342	WALK OFF MATS	40.00
	DEMCO	BOOK SUPPLIES	84.78
	DOLLYWOOD FOUNDATION	LIBRARY PROGRAM	75.30
	FAREWAY STORES	SUPPLIES	6.17
	IMWCA	WC INSTALLMENT # 4	41.59
	ITECH	MAINTENANCE	122.50
	KCII	ADVERTISING	82.56
	MARIE ELECTRIC INC.	REPAIR	33.70
	TAGLAUER, BILLIE	CLEANING FOR SEPT	1,040.00
	UNIQUE BOOKS INC	BOOKS	25.47
		<b>TOTAL:</b>	<b>5,322.79</b>
<b>PARKS</b>	ACE-N-MORE	SUPPLIES	51.24
	ALLIANT ENERGY	SERVICE	45.64
	COBB PETROLEUM	FUEL	752.34
	DOUDS STONE INC	LIMEY CHIPS & FILL MATERIA	212.27
	IMWCA	WC INSTALLMENT # 4	239.13
	JEFF'S EXHAUST SPECIALIST	SERVICE	45.00
	JOHN DEERE FINANCIAL	PART	232.63
	O'REILLY AUTOMOTIVE INC	PARTS FOR REPAIR	18.69
	ORSCHELNS	SUPPLIES	84.30
	VERIZON WIRELESS	CELLULAR SERVICE	27.54
	WAL-MART	SUPPLIES, PAINT	7.92
	WASH EVENING JOURNAL	ADVERTISING	73.75
	WASHINGTON RENTAL	TRIMMER STRING/SCAFFOLDING	548.49

	WINDSTREAM IOWA COMMUN	SERVICE	58.02
		<b>TOTAL:</b>	<b>2,396.96</b>
<b>POOL</b>	IMWCA	WC INSTALLMENT # 4	166.35
	WAL-MART	SUPPLIES, PAINT	38.74
	WIDMER, TIM	REIMBURSEMENT	174.10
	WINDSTREAM IOWA COMMUN	SERVICE	65.10
		<b>TOTAL:</b>	<b>444.29</b>
<b>CEMETERY</b>	IMWCA	WC INSTALLMENT # 4	291.12
	LOWRY EQUIPMENT	PARTS	101.56
	O'REILLY AUTOMOTIVE INC	PARTS FOR REPAIR	63.86
	PATS SALES AND SERVICE	SEAT ASSEMBLY FOR MOWER	400.00
	WINDSTREAM IOWA COMMUN	SERVICE	124.97
		<b>TOTAL:</b>	<b>981.51</b>
<b>AIRPORT</b>	ALLIANT ENERGY	SERVICE	317.94
	ARCHER APPLIANCE	AIRPORT - LABOR	28.00
	BLUEGLOBES LLC	LIGHTS	277.62
	FAIRCHILD COMMUNICATIONS	REPAIR	100.00
	HORAK INSURANCE CO	RENEW POLICY	2,800.00
	KALONA COOPERATIVE TELE	PHONE SERVICE	19.95
	KALONA FLYING SERVICE	SERVICE	230.50
	VERIZON WIRELESS	CELLULAR SERVICE	27.54
	VETTER'S INC-CULLIGAN WATER	SERVICE	30.90
	WINDSTREAM IOWA COMMUN	SERVICE	211.94
		<b>TOTAL:</b>	<b>4,044.39</b>
<b>ROAD USE</b>	ACE-N-MORE	SUPPLIES	28.76
	ALLIANT ENERGY	SERVICE	116.93
	CENTRAL IOWA DISTRIBUTING	SUPPLIES	594.20
	CERTIFIED LABORATORIES	SUPPLIES	421.01
	COBB PETROLEUM	FUEL	2,003.12
	CORY SEXTON	SIDEWALK REIMBURSEMENT	354.72
	FRANZEN, DENNIS	SERVICE	150.00
	IMWCA	WC INSTALLMENT # 4	1,424.39
	IOWA PRISON INDUSTRIES	SIGNS	583.44
	JOHN DEERE FINANCIAL	PART	32.94
	NORRIS ASPHALT & PAVING	ASPHALT	1,491.25
	O'REILLY AUTOMOTIVE INC	PARTS FOR REPAIR	9.16
	RIVER PRODUCTS	BALLAST	181.49
	TRANS IOWA EQUIPMENT	GUTTER BROOM	329.55
	UTILITY EQUIPMENT CO	CURB FLARES/BOX LID	580.25
	VISA	TRAFFIC PAINT	121.60
		<b>TOTAL:</b>	<b>8,422.81</b>
<b>CAPITAL PROJ</b>	GRIGGS ENVIRONMENTAL STRAT	WETLAND MITIGATION-WS SANI	977.40
	SNYDER & ASSOCIATES	AIRPORT RUNWAY	1,000.05
	WASH CO RECORDER	RECORDING FEES	27.00
		<b>TOTAL:</b>	<b>2,004.45</b>
<b>DOG PARK</b>	IGRAPHIX, INC	DOG PARK PRINTING	35.00
		<b>TOTAL:</b>	<b>35.00</b>
<b>TREE COMM</b>	DAHL, ANDREW	TREES	59.50
	IOWA CITY LANDSCAPING	TREES	438.30

		<b>TOTAL:</b>	<b>497.80</b>
<b>WATER DISTR</b>	ACE-N-MORE	SUPPLIES	55.55
	CERTIFIED LABORATORIES	SUPPLIES	284.68
	COBB PETROLEUM	FUEL	1,015.66
	IMWCA	WC INSTALLMENT # 4	748.58
	IOWA ONE CALL	LOCATES	38.35
	POLLARD WATER	CHEMICALS	611.76
	ST LUKES' CTR FOR OCCUP. HEALTH	SERVICE	37.00
	UTILITY EQUIPMENT CO	REPAIR CLAMP/RODS/LIDS/PIPE/CONN	2,236.45
	VERIZON WIRELESS	CELLULAR SERVICE	76.69
	VISA	KIRKWOOD CLASSES	850.00
	WINDSTREAM IOWA COMMUN	SERVICE	185.26
		<b>TOTAL:</b>	<b>6,139.98</b>
<b>SEWER PLANT</b>	ALLIANT ENERGY	SERVICE	7,308.75
	ATCO INTERNATIONAL	ICE MELT	150.00
	COBB PETROLEUM	FUEL	282.13
	DOGGETT, FRED	REIMBURSEMENT	100.00
	IMWCA	WC INSTALLMENT # 4	291.12
	MARIE ELECTRIC INC.	UNDERPASS REPAIR	935.51
	MARTIN, DANNY	REIMBURSEMENT	60.39
	ORSCHELNS	SUPPLIES	35.27
	SITLER'S ELECTRIC	GROUNDING RODS	13.93
	TESTAMERICA LABORATORIES INC	WASTEWATER TESTING	1,836.45
	VERIZON WIRELESS	CELLULAR SERVICE	133.12
	VISA	OFFICE SUPPLIES, COMP BACK	216.29
	WHISLER, JASON	REIMBURSEMENT	100.00
	WINDSTREAM IOWA COMMUN	SERVICE	484.62
	ZEE MEDICAL	MEDICAL SUPPLIES	68.05
		<b>TOTAL:</b>	<b>12,015.63</b>
<b>SEWER COLLECT</b>	COBB PETROLEUM	FUEL	1,993.71
	IMWCA	WC INSTALLMENT # 4	1,008.56
	IOWA ONE CALL	LOCATES	38.35
	MID-IOWA SOLID WASTE EQUIPMENT	PARTS	15.78
	O'REILLY AUTOMOTIVE INC	PARTS FOR REPAIR	7.99
	VERIZON WIRELESS	CELLULAR SERVICE	51.23
	WAL-MART	PRINTER & FAX INK CARTRIDG	46.94
		<b>TOTAL:</b>	<b>3,162.56</b>
<b>SANITATION</b>	RECYCLING SERVICES AGENCY	OCTOBER RECYCLING SERVICES	337.50
		<b>TOTAL:</b>	<b>337.50</b>
		<b>TOTAL:</b>	<b>105,967.85</b>

## License Application ( BW0093322 )

### Applicant

Name of Applicant: hua mei  
Name of Business (DBA): panda palace chinese restaurant  
Address of Premises: 100 w main st  
City: Washington County: Washington Zip: 52353  
Business Phone: (319) 653-6888  
Mailing Address: 100 w main st  
City: Washington State: IA Zip: 52353

### Contact Person

Name: hua mei  
Phone: (626) 905-7280 Email Address: shuaige19@yahoo.com

Classification: Special Class C Liquor License (BW) (Beer/Wine)

Term: 12 months

Effective Date: 11/15/2012

Expiration Date: 11/14/2013

Privileges:

Special Class C Liquor License (BW) (Beer/Wine)  
Sunday Sales

### Status of Business

BusinessType: Sole Proprietorship  
Corporate ID Number: Federal Employer ID # Applied For

### Ownership

HUA mei

First Name: HUA Last Name: mei

City: Washington State: Iowa Zip: 52353

Position Owner

% of Ownership 100.00 % U.S. Citizen

### Insurance Company Information

Insurance Company: Grinnell Mutual Group  
Policy Effective Date: Policy Expiration Date:  
Bond Effective Continuously: Dram Cancel Date:  
Outdoor Service Effective Date: Outdoor Service Expiration Date:  
Temp Transfer Effective Date: Temp Transfer Expiration Date:

## License Application ( LC0033534 )

### ***Applicant***

Name of Applicant: DODICI, Inc.  
Name of Business (DBA): Cafe Dodici  
Address of Premises: 120-122 S Iowa Ave  
City: Washington County: Washington Zip: 52353  
Business Phone: (319) 653-4012  
Mailing Address: PO Box 406  
City: Washington State: IA Zip: 52353

### ***Contact Person***

Name: Ruth Jones  
Phone: (319) 653-4301 Email Address: ruth@cafedodici.com

Classification: Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 12/01/2012

Expiration Date: 11/30/2013

Privileges:

Catering Privilege  
Class B Wine Permit (Carryout Wine)  
Class C Liquor License (LC) (Commercial)  
Sunday Sales

### ***Status of Business***

BusinessType: Privately Held Corporation  
Corporate ID Number: 291585 Federal Employer ID # 20-0845326

### ***Ownership***

**Alessandro Scipioni**First Name: AlessandroLast Name: ScipioniCity: WashingtonState: IowaZip: 52353Position Owner% of Ownership 30.00 %

U.S. Citizen

**Lorraine Williams**First Name: LorraineLast Name: WilliamsCity: WashingtonState: IowaZip: 52353Position Owner% of Ownership 30.00 %

U.S. Citizen

**Tsalika Drown**First Name: TsalikaLast Name: DrownCity: WashingtonState: IowaZip: 52353Position Owner% of Ownership 40.00 %

U.S. Citizen

***Insurance Company Information***Insurance Company: Grinnell Mutual Group

Policy Effective Date:

Policy Expiration Date:

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:



## **PUBLIC HEARING NOTICE**

The City of Washington will be holding a Public Hearing prior to City Council consideration of a Hazard Mitigation Plan. This document includes analysis of potential hazards in the Washington community and a plan for mitigating those hazards.

The purpose of this Public Hearing is to inform area residents of the community of Washington of the contents of this proposed plan and to address citizen concerns, if any, with the plan.

The Public Hearing location and time are as follows:

October 17, 2012 – 6:00 p.m.  
City Council Chambers, Former Public Library  
120 East Main Street  
Washington, Iowa 52353

A copy of the proposed Hazard Mitigation Plan is available for review at City Hall and on the City website.

All interested persons are encouraged to attend this hearing. Written comments on this proposal may also be submitted prior to the hearing. Questions regarding this hearing or the availability of documentation may be directed to the City Clerk's Office at 319-653-6584.

## EXECUTIVE SUMMARY

The Washington County Multi-Jurisdictional Hazard Mitigation Plan was prepared for several jurisdictions and the unincorporated areas of Washington County, Iowa in response to the Disaster Mitigation Act of 2000 (DMA 2000). DMA 2000 requires states and local governments to prepare hazard mitigation plans in order to remain eligible to receive federal funds made available in the wake of a Presidential Disaster declaration and to receive funds for pre-disaster mitigation, severe repetitive loss, and other such funding sources. It is important to remember that mitigation funds are distinct from response and recovery funds available from state and federal sources intended for immediate disaster relief. To produce a DMA 2000 compliant plan, municipalities must document their hazard mitigation planning process and identify hazards, potential losses, and mitigation needs, goals and strategies.

The Federal Emergency Management Agency (FEMA) effectively defines Hazard Mitigation as follows: "Mitigation is defined as any sustained action taken to reduce or eliminate long-term risk to human life and property from a hazard event. Mitigation, also known as prevention (when done before a disaster), encourages long-term reduction of hazard vulnerability. The goal of mitigation is to decrease the need for response as opposed to simply increasing the response capability ([www.fema.gov](http://www.fema.gov)).” With that definition in mind, a mitigation plan is a document that accomplishes several things. First, through the planning process, the hazards that pose a risk to the community are identified; second, hazards are assessed based on their historic patterns of occurrence, the number of people that could be impacted, the area of the community that could be affected, the potential costs that the County, individuals and organizations may incur, the likelihood of future occurrence, and the amount of warning time before that hazard event occurs.

Once the assessment is completed, a list of current and historic mitigation efforts is compiled and discussed. Through this discussion, areas that can be improved upon are identified and developed into “action steps.” Early in the planning process, meeting attendees will identify broad goals that briefly state what the plan should attempt to accomplish. Every action step should, if implemented, work toward one of more of the goals of the plan. An action step may suggest continuing a current mitigation effort or propose an entirely new project.

When implemented appropriately, mitigation projects can save lives, reduce property damage, and are both cost effective and environmentally sound. This, in turn, can reduce the enormous cost of disasters to property owners and all levels of government. In addition, mitigation can protect critical community facilities, reduce exposure to liability, and minimize community disruption.

**Critical Facilities:**

- City Hall / Fire Department / Police Department – 215 E. Washington St.
- Old library (presently Public Health Dep't, soon to become City Hall) – 120 E. Main St.
- Wastewater Treatment Facility – 1065 Buchanan St.
- Water Treatment Plant – 522 N. 4<sup>th</sup> Ave.
- Central Water Tower – E. 6<sup>th</sup> & N. 5<sup>th</sup> St.
- South Water Tower – E. Adams & S. 13<sup>th</sup> Ave.
- Library – 115 W. Washington St.
- Maintenance Garage & Offices – 515 E. 6<sup>th</sup> St.
- Emergency Sirens:
  - W. Main St.
  - S. Ave. E
  - E. Main St. & S. Iowa Ave.
  - E. Adams Street

Figure 27: Washington Critical Facilities

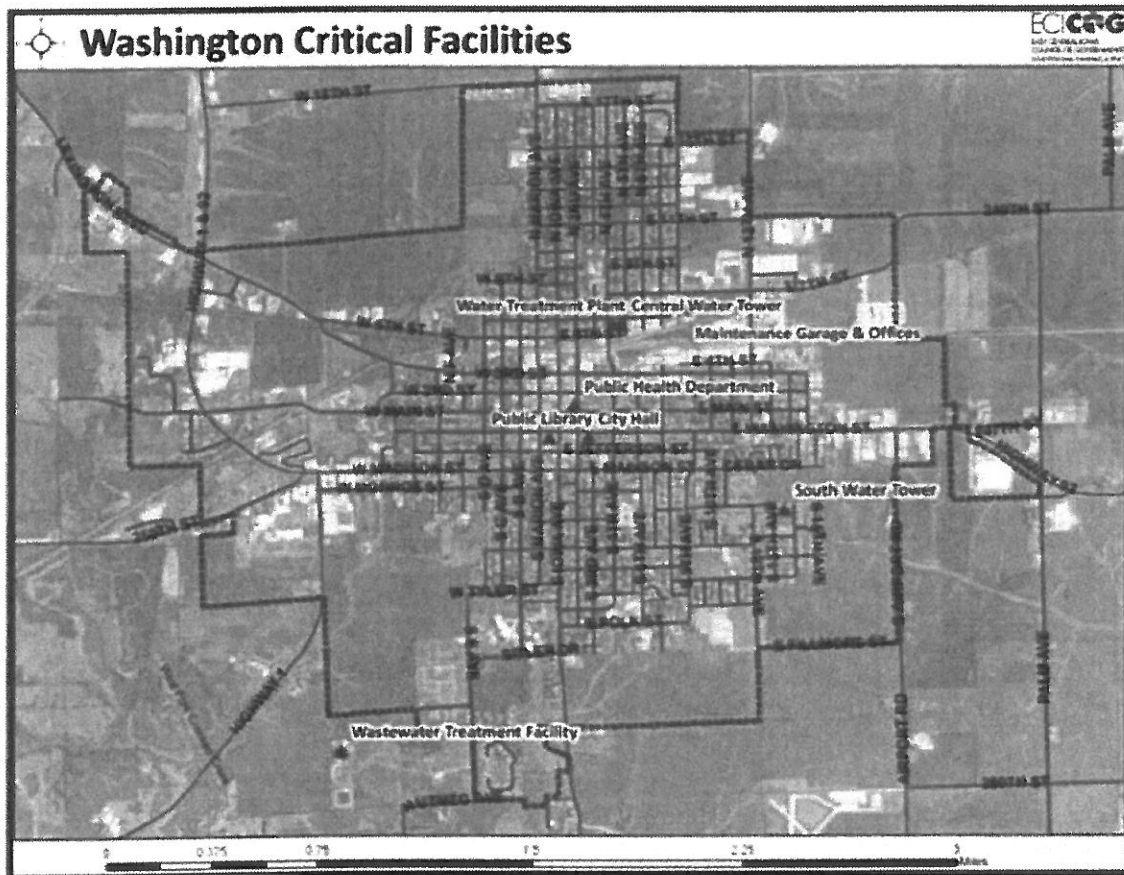


Table 8: Washington Implementation Strategy

Rank	Mitigation Action	Hazard Addressed	Applies to Assets	Lead Agency	Years	Estimated Cost	Funding Source
1	Community Safe Room	Tornado, Extreme Wind	Both	City / School District*	5	\$175 / sq ft	State / City
2	System Improvements (water)	Flood (Flash & Riverine), Structural Fire, Drought, Human Disease, Animal / Plant / Crop Disease Epidemic,	Existing	City*	ongoing	\$3 million	CDBG, water revenues
3	Interoperability of Communications	All	Both	Comm. & E911 Board*	3	\$150,000	City, Comm., E911
4	System Improvements (Sewer/waste-water)	Flood (Flash & Riverine)	Existing	City *	2	\$21 million	City / sewer revenues, CDBG
5	Property Maintenance / Rehab.	Infrastructure Failure, Extreme Heat, Severe Winter Storm	Existing	City	ongoing	\$300,000	CDBG
6	Smoke Detectors	Structural Fire	Existing	Fire Dep't	ongoing	\$1,000	Fire Dep't
7	Road Signage	Highway Transportation Incident	Both	City	ongoing	\$3,000 / yr	Road Use Fund
8	Emergency Assistance Registration	All	Existing	Comm. & E911 Board	ongoing	<\$1,000 / yr	City

**Action 10****Emergency Assistance Registration**

<b>Description</b>	An emergency assistance registration is a list of individuals with special needs or who otherwise may require additional assistance during a time of disaster. This may include people who would have difficulty evacuating on their own or who may be unable to understand warning systems, or who may have specific medical needs.		
<b>Mitigation Category</b>	Emergency Services		
<b>Goal(s) Addressed</b>	Goal 1, Objective 1 Goal 4, Objective 2		
<b>Jurisdiction</b>	Yes/ Possible	STAPLEE Results	No/ Unlikely
Unincorporated	X(current)		
Ainsworth	X	35	
Brighton	X	35	
Crawfordsville	X	35	
Kalona	X(current)		
Washington	X	35	
West Chester	X	28	
<b>Implementation</b>	EMA		
<b>Lead Agency</b>	EMA		
<b>Partners</b>	Local Governments, Non Profit Agencies, 1 <sup>st</sup> Responders		
<b>Funding Source</b>	Homeland Security Grant Program		
<b>Estimated Cost</b>	Low to Medium; dependent on scope		
<b>Benefits</b>	Allow targeted response in the event of a disaster, could save lives and reduce response costs		
<b>STAPLEE</b>	Privacy concerns exists, list may be incomplete. List would also have to be monitored and kept up to date to remain useful. Need common definition of who can register.		
<b>Considerations</b>			
<b>Timeframe</b>	Ongoing		

**Action 17 Safe Rooms (Tornado)**

<b>Description</b>	Tornado safe rooms constructed to FEMA publication 361 guidelines provide a high level of protection against tornadoes. Construction of safe rooms, either as new build projects or retrofits of existing buildings, would reduce vulnerability to tornado and high wind events. This project may involve coordination between local jurisdictions and other entities such as school districts if a school is identified as the appropriate site for a safe room		
<b>Mitigation Category</b>	Structural Projects (new construction) and/or Property Protection (retrofit)		
<b>Goal(s) Addressed</b>	Goal 1, Objective 1 Goal 2, Objective 2 Goal 3, Objective 1 Goal 4, Objective 2		
<b>Jurisdiction</b>	Yes / Possible	STAPLEE Results	No / Unlikely
Unincorporated	X	35	
Ainsworth	X	35	
Brighton	X	26	
Crawfordsville	X	32	
Kalona	X	32	
Washington	X	35	
West Chester	X	16	
<b>Implementation</b>	Local Governmental Body		
<b>Lead Agency</b>	HSEMD		
<b>Partners</b>	COG/EMA		
<b>Funding Source</b>	HMGP, PDM		
<b>Estimated Cost</b>	High, \$175 per square ft		
<b>Benefits</b>	High		
<b>STAPLEE Considerations</b>	Administratively and technically complex project. Safe rooms are generally socially and politically accepted in cities, but sometimes concerns are raised about maintenance, safety (when not in use) and supervision in more rural areas. Property ownership issues (Legal) can also arise, as the site must be under the control of an eligible planning entity. All other factors were favorable.		
<b>Timeframe</b>	Whenever construction plans and grant opportunities coincide.		

**Action 18 Interoperability of Communications Systems**

<b>Description</b>	All of the jurisdictions involved expressed concern over either a general lack of communications equipment or the inability of various departments (i.e. responders and public works) to communicate using existing communications equipment. In the event of a disaster, cell phone systems may become overwhelmed and another means of communication between all branches of local government (and partner agencies) should be available.		
<b>Mitigation Category</b>	Emergency Services		
<b>Goal(s) Addressed</b>	Goal 1, Objective 1 Goal 3, Objective 1 Goal 4, Objective 2		
<b>Jurisdiction</b>	Yes/ Possible	STAPLEE Results	No/ Unlikely
Unincorporated	X	33	
Ainsworth	x	35	
Brighton	X(current)		
Crawfordsville	X(current)		
Kalona	X(current)		
Washington	X	35	
West Chester			X
<b>Implementation</b>	Local Government/ County (PSC grants)		
<b>Lead Agency</b>	Iowa Statewide Interoperable Communications System Board / PSC		
<b>Partners</b>	EMA/ EICOG		
<b>Funding Source</b>	Public Safety Interoperable Communications (PSC) Grants		
<b>Estimated Cost</b>	High		
<b>Benefits</b>	High		
<b>STAPLEE Considerations</b>	The implementation of narrowbanding requirements is an ongoing issue being handled at the state level. Retrofitting of existing systems to enhance the current lack of interoperability and comply with coming standards changes will require substantial investments in communications equipment as well as administrative time. However, no hindrances outside of time and cost were identified, and all other factors were favorable. Some political concerns were raised regarding the controversy of unfunded mandates such as this.		
<b>Timeframe</b>	As funds are available and/or particularly leading up to narrowbanding requirement change in 2013.		



**Action 20 System Improvements (Sewer/ Wastewater)**

<b>Description</b>	A number of concerns about wastewater systems were identified. These included flooding of lagoons or sewer plants during high water conditions, stormwater infiltration, lack of sufficient valves to prevent flooding, insufficient capacity, treatment techniques requiring storage of large quantities of hazardous materials, and low quality of effluent. In the cities, these concerns are the responsibility of the local government to address, while private septic systems exist in the county and can be more difficult to regulate.		
<b>Mitigation Category</b>	Property Protection and/or Structural Projects		
<b>Goal(s) Addressed</b>	Goal 1, Objective 1 Goal 2, Objective 1 Goal 2, Objective 2		
<b>Jurisdiction</b>	Yes/ Possible	STAPLEE Results	No/ Unlikely
<b>Unincorporated</b>			X
<b>Ainsworth</b>	X	35	
<b>Brighton</b>	X	26	
<b>Crawfordsville</b>			X
<b>Kalona</b>	X	19	
<b>Washington</b>	X	35	
<b>West Chester</b>	X	21	
<b>Implementation</b>	Local Governments (Cities)		
<b>Lead Agency</b>	HSEMD or IDED or Environmental Protection Agency (EPA)		
<b>Partners</b>	COGs		
<b>Funding Source</b>	HMGP or CDBG EPA funding from the Clean Water State Revolving		
<b>Estimated Cost</b>	High		
<b>Benefits</b>	High		
<b>STAPLEE Considerations</b>	Considerations vary based on the type of improvement considered. Backflow valves receive generally favorable remarks on all criteria as they are comparatively low in cost, usually not difficult to install and have minimal environmental considerations other than that they prevent flood damage and thus keep materials out of the landfill. Larger projects that would include any type of excavation would have some environmental impacts that would need to be off-set by losses avoided. Larger projects also have obvious economic considerations and are administratively and technically challenging. Because of the cost and likely disruption caused by excavation, social and political support for the project would vary depending on project specifics.		
<b>Timeframe</b>	As funding is available.		



**Action 21 System Improvements (Water)**

<b>Description</b>	Water systems are important for health and fire protection. All communities expressed concern regarding insufficient line capacity and strength, which prevents the use of modern firefighting equipment (the pressure from many new fire trucks would cause lines to collapse). Additionally, storage capacity is a concern; all of the cities have densely built cores where fires can spread quickly so communities need sufficient water for potentially large fires.		
<b>Mitigation Category</b>	Property Protection and/or Structural Projects		
<b>Goal(s) Addressed</b>	Goal 1, Objective 1 Goal 2, Objective 1 Goal 2, Objective 2		
<b>Jurisdiction</b>	Yes/ Possible	STAPLEE Results	No/ Unlikely
Unincorporated			X
Ainsworth	X	35	
Brighton	X	35	
Crawfordsville	X (current)		
Kalona	X	32	
Washington	X	35	
West Chester	X	21	
<b>Implementation</b>	Local Governments (Cities)		
<b>Lead Agency</b>	Environmental Protection Agency (EPA) HSEMD or Iowa Department of Economic Development (IDED)		
<b>Partners</b>	COGs		
<b>Funding Source</b>	HMGP or Community Development Block Grants (CDBG) EPA funding from the Drinking Water State Revolving Fund		
<b>Estimated Cost</b>	High		
<b>Benefits</b>	High		
<b>STAPLEE Considerations</b>	Technically and administratively complex project. Cost associated with project is also very high and funding can be difficult to secure as competition for grant funding is high across the state.		
<b>Timeframe</b>	Ongoing in some communities; as funding allows in others.		

**Action 25 Smoke Detectors and Fire Prevention Measures**

<b>Description</b>	Installation of smoke detectors and proper maintenance of smoke detectors (changing batteries, etc.) can help save lives and reduce the spread of fires. Other fire prevention measures such as fire safety education and property maintenance education can also reduce the risk of fire or, should a fire occur, prevent such a fire from spreading out of control.		
<b>Mitigation Category</b>	Prevention and/or Public Education and Awareness		
<b>Goal(s) Addressed</b>	Goal 1, Objective 1 Goal 3, Objective 2		
<b>Jurisdiction</b>	Yes	STAPLEE Results	No/ Unlikely
Unincorporated	X	35	
Ainsworth	X	35	
Brighton	X	35	
Crawfordsville	X	35	
Kalona	X	35	
Washington	X	35	
West Chester	X	31	
<b>Implementation</b>	Local fire departments, Homeowners		
<b>Lead Agency</b>	Local fire departments		
<b>Partners</b>	EMA		
<b>Funding Source</b>	Fire Prevention and Safety (FP&S) Grants, Private funding		
<b>Estimated Cost</b>	Low to Mid		
<b>Benefits</b>	Mid		
<b>STAPLEE Considerations</b>	To a large extent, local fire departments are already providing public outreach and educational services regarding smoke detectors and other fire prevention techniques. All Planning Committees noted that these programs are important to the community and should be continued and expanded as possible. The primary limitations are funding, all other criteria received positive marks.		
<b>Timeframe</b>	Ongoing		
<b>Action 26</b>	<b>Sprinklers</b>		
<b>Description</b>	Installation and use of sprinkler systems is gaining popularity to prevent the spread of fires. This technique requires not only the installation of sprinklers themselves, but requires water mains of sufficient capacity to support the sprinkler system.		
<b>Mitigation Category</b>	Property Protection and/or Prevention		
<b>Goal(s) Addressed</b>	Goal 1, Objective 1 Goal 3, Objective 2		
<b>Jurisdiction</b>	Yes/ Possibly	STAPLEE Results	No/ Unlikely
Unincorporated			X
Ainsworth			X
Brighton			X
Crawfordsville			X
Kalona			X
Washington	X	25	
West Chester			X
<b>Implementation</b>	Private (or owner of facility, could be installed in a government building)		
<b>Lead Agency</b>	Local Governments		

**Action 25 Smoke Detectors and Fire Prevention Measures**

<b>Partners</b>	EMA, HSEMD, COG
<b>Funding Source</b>	Private
<b>Estimated Cost</b>	Medium to High, depends on size of structure and condition of municipal water infrastructure
<b>Benefits</b>	Medium
<b>STAPLEE Considerations</b>	Installation can be very costly if water infrastructure does not support volume of water required to make sprinklers effective. Sprinklers may not be advantageous in all applications as severe water damage could be caused by a false alarm. Suitability of application should be determined on a case by case basis.
<b>Timeframe</b>	Ongoing

**Action 27 Property Maintenance / Rehabilitation**

<b>Description</b>	Maintaining property can prevent Infrastructure Failure and fire, and can also make buildings better able to withstand high winds, hail, temperature extremes or other harsh weather conditions. Additionally, property maintenance may play a preventative measure in decreasing the spread of certain types of disease. May be an entirely privately funded initiative, or supported by local governments through programs such as CDBG housing rehabilitation, Federal Home Loan programs, or even through disaster recovery programs.		
<b>Mitigation Category</b>	Property Protection and/or Prevention		
<b>Goal(s) Addressed</b>	Goal 2, Objective 2		
<b>Jurisdiction</b>	Yes / Possible	STAPLEE Results	No / Unlikely
Unincorporated	X	35	
Ainsworth	X	35	
Brighton	X	35	
Crawfordsville	X	35	
Kalona	X	35	
Washington	X	35	
West Chester	X	28	
<b>Implementation</b>	Local Government		
<b>Lead Agency</b>	Local Government or COG		
<b>Partners</b>	COG		
<b>Funding Source</b>	CDBG, FHILB		
<b>Estimated Cost</b>	Low to Medium		
<b>Benefits</b>	Low to Medium; higher in critical facilities		
<b>STAPLEE Considerations</b>	Administration of CDBG funding can be a long process. Selection of properties to rehabilitate can be difficult. Federal environmental regulations and corresponding funding thresholds can hinder the amount of rehabilitation reasonable to provide to a site.		
<b>Timeframe</b>	Ongoing		

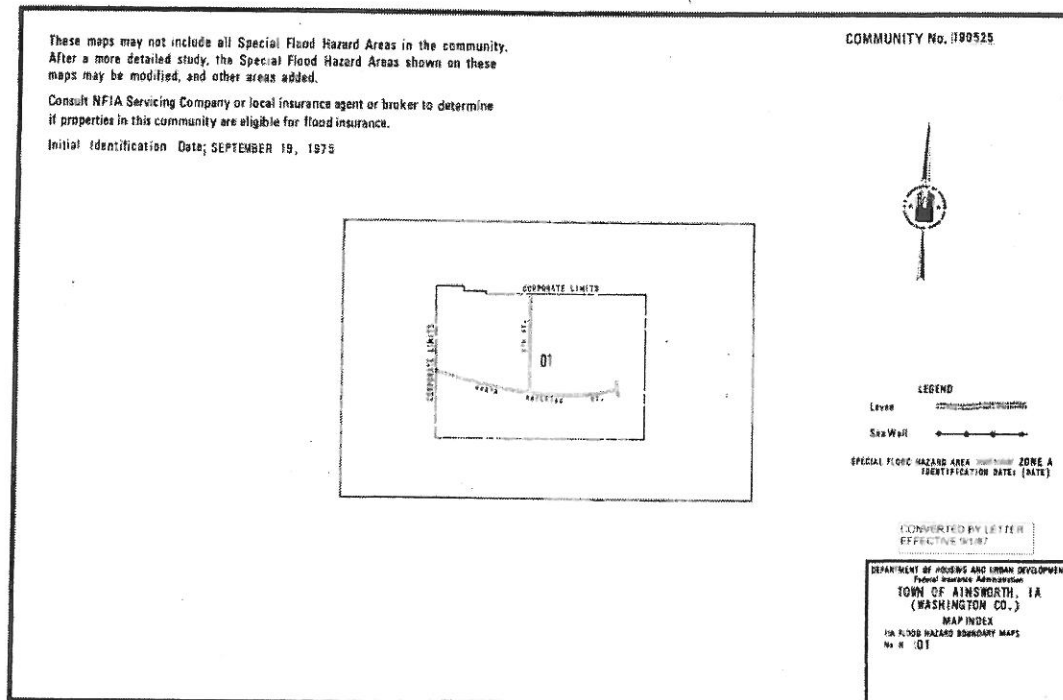
**Action 29 Road Signage**

<b>Description</b>	Additional signage along roads can alert motorists to hazardous road conditions (entering/exiting traffic, sharp turns, lack of shoulder, etc.)		
<b>Mitigation Category</b>	Prevention		
<b>Goal(s) Addressed</b>	Goal 3, Objective 1		
<b>Jurisdiction</b>	Yes/Possible	STAPLEE Results	No/Unlikely
Unincorporated	X	25	
Ainsworth	X (Current)		
Brighton	X	35	
Crawfordsville	X (Current)		
Kalona	X (Current)		
Washington	X	35	
West Chester	X (Current)		
<b>Implementation</b>	Entity Owning Road		
<b>Lead Agency</b>	Local Government		
<b>Partners</b>	DOT, County Engineer		
<b>Funding Source</b>	Entity Owning Road; some trails signage grants available DOT Small Town Sign Replacement Program (pop < 5000)		
<b>Estimated Cost</b>	Low; Small Town Sign Replacement Program offers up to \$5,000 to replace signs and sign posts.		
<b>Benefits</b>	Low		
<b>STAPLEE Considerations</b>	Administrative or legal difficulties may arise when the local government does not own the road in question. Generally this is a low cost project and is easy to complete once permission to pursue project is obtained.		
<b>Timeframe</b>	Ongoing		

## NFIP PARTICIPATION

To be eligible to participate in 404 mitigation grants, communities that have been issued FEMA flood maps must participate in the National Flood Insurance program. Of the communities included in this plan, only the City of Ainsworth has a current FIRM (as of December of 2010), which is shown below. The initial FHBM was identified 9/19/1975, and was converted by letter to the current FIRM on 9/1/1987.

Figure 30: Ainsworth Flood Insurance Rate Map



Community ID numbers:

Ainsworth:	190525	Kalona:	190601	Unincorporated	
Brighton:	190557	Washington (City of):	190677	Washington Co:	190913
Crawfordsville:	190722	West Chester:	N/A		

## MULTI-JURISDICTIONAL PLAN ADOPTION

**Multihazard Requirement §201.6(c)(5):** For multi-jurisdictional plans, each jurisdiction requesting approval of the plan **must** document that it has been formally adopted.

The jurisdictions that participated in the plan are: Ainsworth, Brighton, Crawfordsville, Kalona, Washington, West Chester and unincorporated Washington County. The resolutions of adoption will be placed in Appendix 1 as the communities adopt the plan.

RESOLUTION NO. \_\_\_\_\_

RESOLUTION ADOPTING THE WASHINGTON COUNTY MULTI-JURISDICTIONAL  
HAZARD MITIGATION PLAN

WHEREAS, the City Council has heretofore deemed it accessory and desirable to have a Hazard Mitigation Plan that identifies potential hazards and the actions that need to be taken to reduce or eliminate the long term risks to human life and property from those hazards for the citizens of Washington; and

WHEREAS, a Local Mitigation Plan, as defined in 44 CFR Section 201.6 is required for local jurisdictions that elect to participate in FEMA hazard mitigation programs as a subapplicant or subgrantee; and

WHEREAS, the Washington County Multi-Jurisdictional Hazard Mitigation Plan 2012 was funded by an HMGP planning grant; and

WHEREAS, the hazard mitigation plan has now been placed on file in City Hall for public inspection; and

WHEREAS, a public hearing has now been held in accordance with published notice of the same as by law provided; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Washington, Iowa, that the above-referenced Washington County Multi-Jurisdictional Hazard Mitigation Plan 2012 be and the same is hereby approved.

Passed and approved this 17th day of October, 2012.

\_\_\_\_\_  
Sandra Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Illa Earnest, City Clerk

## NOTICE OF INTENTION TO ISSUE REVENUE BONDS OR NOTES

The City Council of Washington, Iowa, (the "Issuer") will meet on the 17th day of October, 2012, at 7:00 p.m., at the Wilson Gallery in the Washington Public Library, 120 East Main Street, Washington, Iowa, for the purpose of conducting a public hearing on the proposal to issue revenue bonds or notes, of the Issuer in the aggregate principal amount not to exceed \$3,800,000 (the "Bonds") and to loan said amount to The United Presbyterian Home of Washington, Iowa (the "Borrower"), for the purpose of providing funds to the Borrower for the purpose of refunding the Issuer's previous issue of Senior Housing Refunding Revenue Bonds, Series 2006A (United Presbyterian Home Project) (the "Prior Bonds") the proceeds of which were used to make capital improvements to the Borrower's elderly housing facilities located on its campus at 1205 East Washington, Washington, Iowa, to retire certain existing indebtedness of the Borrower and to refund the Issuer's previous issue of Series 2001 Bonds. The facilities will be owned by the Borrower.

The Bonds, when issued, will be limited obligations and will not constitute general obligations of the Issuer nor will they be payable in any manner by taxation, but the Bonds will be payable solely and only from amounts received by the Issuer pursuant to a Loan Agreement between the Issuer and the Borrower, the obligations of which will be sufficient to pay the principal of and interest and redemption premium, if any, on the Bonds as and when the same shall become due.

At the time and place, oral or written objections from any resident or property owner of the Issuer may be presented. At such meeting or any adjournment thereof, the Issuer shall adopt a resolution determining whether or not to proceed with the issuance of the Bonds. Written comments may also be submitted to the Issuer at the P.O. Box 516, Washington, Iowa 52353. Written comments must be received by the above hearing date.

By order of the City Council of Washington, Iowa.

City Clerk



RESOLUTION NO. \_\_\_\_\_

RESOLUTION RELATING TO THE HOLDING OF A PUBLIC HEARING AND APPROVING PROCEEDINGS FOR THE ISSUANCE AND SALE OF REVENUE BONDS OR NOTES (UNITED PRESBYTERIAN HOME PROJECT) IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$3,800,000.

WHEREAS, the City of Washington, State of Iowa (the "Issuer"), is a municipal corporation and political subdivision of the State of Iowa authorized and empowered by the provisions of Chapter 419 of the Code of Iowa, as amended (the "Act"), to issue revenue bonds or notes for a project located within, or within eight miles of, the Issuer for the purpose of financing the cost of acquiring, by construction or purchase, land, buildings, improvements and equipment, or any interest therein, suitable for the use of any facility for an organization described in Section 501(c)(3) of the Internal Revenue Code (the "Code") which is exempt from federal income tax under Section 501(a) of the Code (a "Tax Exempt Organization") and to refund any bonds issued pursuant to the Act; and

WHEREAS, the Issuer has been requested by The United Presbyterian Home of Washington, Iowa (the "Borrower"), a Tax Exempt Organization, to issue its revenue bonds or notes in an aggregate principal amount not to exceed \$3,800,000 (the "Bonds") for the purpose of providing funds to the Borrower for the purpose of refunding the Issuer's previous issue of Senior Housing Refunding Revenue Bonds, Series 2006A (United Presbyterian Home Project) (the "Prior Bonds") the proceeds of which were used to make capital improvements to the Borrower's elderly housing facilities located on its campus at 1205 East Washington, Washington, Iowa, to retire certain existing indebtedness of the Borrower and to refund the Issuer's previous issue of Series 2001 Bonds; and

WHEREAS, it is proposed to finance the foregoing through the issuance of the Bonds and to loan the proceeds from the sale of the Bonds to the Borrower under one or more loan agreements (the "Loan Agreements") between the Issuer and the Borrower, the obligations of which will be sufficient to pay the principal of, premium, if any, and interest on the Bonds as and when the same shall be due and payable; and

WHEREAS, the Bonds, when issued, shall be limited obligations of the Issuer, and shall not constitute nor give rise to a pecuniary liability of the Issuer or a charge against its general credit or taxing powers, and the principal of and interest and premium, if any, on the Bonds shall be payable solely out of the revenues derived from the aforementioned Loan Agreements; and

WHEREAS, notice of intention to issue the Bonds has, as directed by the City Council of the Issuer, been duly given in compliance with the Act and Section 147(f) of the Internal Revenue Code, and a public hearing has been held on the proposal to issue the Bonds at the time and place as specified in said notice and all objections or other comments relating to the issuance of the Bonds have been heard;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Washington, Iowa, as follows:



Section 1. It is hereby determined it is necessary and advisable that the Issuer proceed with the issuance of the Bonds, as authorized and permitted by the Act, and loan the proceeds of the sale of the Bonds to the Borrower, all upon terms and conditions mutually satisfactory to the Issuer and the Borrower. The Council shall proceed with the necessary proceedings relating to the issuance of the Bonds as soon as the required documentation has been prepared by Bond Counsel.

Section 2. At the public hearing conducted by the Council, pursuant to published notice, all persons who appeared were given an opportunity to express their views for or against the proposal to issue the Bonds.

Section 3. The Bonds, if issued, and the interest and premium, if any, thereon, will be payable solely out of the revenues derived from the Loan Agreements, and shall never constitute an indebtedness of the Issuer within the meaning of any state constitutional provision or statutory limitation and shall not constitute nor give rise to a pecuniary liability of said Issuer or a charge against its general credit or taxing powers. All costs and expenses incident to the issuance and sale of the Bonds, including, but not limited to, accounting, legal, and Bond Counsel and Issuer's Counsel fees, printing fees and filing fees, shall be paid from Bond proceeds or directly by the Borrower.

Section 4. All resolutions and orders or parts thereof, in conflict herewith are, to the extent of such conflict, hereby repealed, and this resolution shall be in full force and effect immediately upon its adoption.

Passed and approved October 17, 2012.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

\* \* \* Other Business \* \* \*

On motion and vote, the meeting adjourned.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION SETTING TERMS AND CONDITIONS FOR  
CONSTRUCTION OF HOMES IN OAKWOOD VILLAGE SUBDIVISION  
PRIOR TO INFRASTRUCTURE PROJECT COMPLETION**

WHEREAS, on the 15<sup>th</sup> day of June, 2011, the City Council adopted Resolution 2011-35, approving the preliminary plat for Oakwood Village Subdivision, Washington, Washington County, Iowa; and

WHEREAS, the City Council adopted Resolution 2012-73 on September 19, 2012, approving a development agreement with Triple V Development, LLC; and

WHEREAS, the City of Washington has received an inquiry from the developer as to when platted lots will be available for home construction:

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

Section 1. That the City Council grants permission to the developer to begin construction on homes on platted lots in Oakwood Village Subdivision, with the following restrictions:

1. No home construction prior to approval of the final plat and dedication of city infrastructure may occur except as with Triple V Development LLC; VC, Inc.; or Matt, Tim or Don Vogel individually or any combination of the aforementioned as the general contractor.
2. Building contractors must execute a written agreement (see attached Exhibit A) with the City of Washington, through its agent the City Administrator, prior to the approval of each building permit. The City Administrator is hereby authorized to execute any such agreements as is necessary and proper, and will inform the City Council of any such agreements signed.

PASSED AND APPROVED, this 17<sup>th</sup> day of October, 2012.

---

Sandra Johnson, Mayor

ATTEST:

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Illa Earnest, City Clerk

## CONSTRUCTION AGREEMENT

This agreement is entered into by the City of Washington, Iowa (the "City"); and Vogel Construction (herein "the Developer") as of the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

WHEREAS, the Developer has indicated interest in beginning construction of a house on a property locally described as Lot \_\_\_\_, Oakwood Village Subdivision, Washington, Iowa; and

WHEREAS, the construction project involving installation of the necessary infrastructure has not yet been completed; and

WHEREAS, City Council Resolution \_\_\_\_\_ set terms for house construction under the circumstances described above.

THEREFORE, the parties hereto agree as follows:

1. The Developer has applied and paid for a building permit for the property described above as required by City Code.
2. The Developer reaffirms agreement with all terms & restrictions of City Council Resolution 2011-35 (Approving Preliminary Plat) and Resolution 2012-73 (Approving Development Agreement with Triple V Development, LLC).
3. The Developer understands that any damage to infrastructure resulting from home construction activities on the part of the Developer is the sole responsibility of the Developer, and that any defects resulting must be remedied by the Developer prior to dedication of the related infrastructure to the City of Washington.
4. The Developer understands that lot corners must be set by a licensed land surveyor prior to any home construction proceeding.

EFFECTIVE this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF WASHINGTON

\_\_\_\_\_  
Brent Hinson, City Administrator

DEVELOPER

\_\_\_\_\_  
By: \_\_\_\_\_

**ORDINANCE NO. \_\_\_\_\_**

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

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

SECTION 1. Purpose: The purpose of this ordinance is to change the zoning of a particular piece of property from A-1 Agricultural District to B-2 General Business District, as recommended by action of the City of Washington Planning & Zoning Commission on September 11, 2012.

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 'H', part of the SE ¼, Section 12 T75N, R8W, 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 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 \_\_\_\_\_, 2012.

\_\_\_\_\_  
Sandra Johnson, Mayor

Attest:

\_\_\_\_\_  
Illa Earnest, City Clerk

Approved on First Reading: September 19, 2012

Approved on Second Reading: October 3, 2012

Approved on Third & Final Reading: \_\_\_\_\_

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
City Clerk

*Brent Hinson, City Administrator  
Sandra Johnson, Mayor  
Illa Earnest, City Clerk  
Craig Arbuckle, City Attorney*



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

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## **Memorandum**

August 30, 2012

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

From: Brent Hinson  
City Administrator

Re: Rehabilitation Loan Release for Charles Perrin, 302 W. Jefferson Street.

We were contacted this week by realtor Tim Zehr of Washington Real Estate regarding a lien on the home for the above property. It is typical that such a lien is put on a house following a HUD housing project such as the CDBG rehab that is currently taking place in town. The lien in question was filed on May 2, 2005 for a term of 10 years, in the amount of \$16,430. The lien is fully forgivable if the homeowner stays in the home for the full 10 years. In this case, the homeowner is selling the home 7 years after the lien was filed. It is typical, although the lien paperwork in this case is not explicit, that such a lien is partially forgiven each year until it disappears altogether after 10 years. Thus, 10% of the total amount is forgiven each year on a 10-year lien. Taking \$1,643 (10% of the lien) times 7 years equals \$11,501 to be forgiven. Subtracting this from the original amount, the amount owed is \$4,929.

It is recommended that the City Council approve release of the lien on the above property in exchange for the \$4,929 owed.

Brent



September 12, 2012

To: The City of Washington  
From: Tim Zear

Re: Forgivable Loan to Charles Perrin

I am writing to ask you to forgive in full and release the mortgage on Charles Perrin's house at 302 W. Jefferson St.

Charles is in long term care, and his brother, Marvin, is his Power of Attorney. Marvin came to me last year for help in selling the home and we listed it on July 26, 2011. We originally priced it at \$38000 and when it did not sell in a year, we dropped the price to \$29900. After a couple of weeks at this price, we accepted an offer for a little less than list price. When we got the title opinion we discovered the forgivable loan. Neither I, nor Marvin, had any idea that loan was out there.

Unfortunately, the sale price leaves just enough proceeds to pay off the first mortgage and sale related expenses. Please consider forgiving this loan, since it doesn't look like we will be able to get enough to pay all obligations.

Perhaps it will help you in your deliberations to remember that the City never really expected to be repaid for this loan. I know Charles never anticipated having to leave his home before the 10 year forgiveness deadline.

Thank you for your consideration of this matter.

Sincerely,

Tim Zear, Realtor  
Washington Real Estate

DOC. NO. 05-1923  
BOOK 2005 PAGE 1923  
FILED FOR RECORD #27LM  
2005 MAY 10 PM 12:49  
CONNIE PENCE, RECORDER  
WASHINGTON CO., IA, SS.  
FEE \$ 12.00

Prepared by: Amy Peterson, ECICOG, 108 Third Street SE, Suite 300, Cedar Rapids, IA 52401, 319-365-9941

**City of Washington Homeownership Program  
Forgivable Loan  
Page 1 of 2**

WHEREAS, the City of Washington (hereinafter referred to as CITY) has established the Homeownership Program to assist homeowners with purchasing a home, and

WHEREAS, the undersigned, (hereinafter referred to as OWNER) qualifies under the CITY Homeownership Program for a total loan of One thousand six hundred dollars and zero cents (\$1,600) for homeownership, and Thirteen thousand four hundred sixty four dollars and zero cents (\$13,464) for rehabilitation, plus or minus change orders for an amount not to exceed \$24,999

WHEREAS, a requirement of the CITY Homeownership Program is for the repayment of the loan to be in the amount shown in the Promissory Note whenever the property is sold or transferred, vacated, abandoned, or used as a rental.

THEREFORE, in consideration of the awarding of the loan the mutual covenants and promises of the parties and other good and valuable consideration, the CITY, and the OWNER agree as follows:

**FORGIVABLE LOAN PROMISSORY NOTE**

FOR VALUE RECEIVED, the undersigned jointly and severally promises to pay to the order of the CITY, the sum of as follows: One thousand six hundred dollars and zero cents (\$1,600) for homeownership, and Thirteen thousand four hundred sixty four dollars and zero cents (\$13,464) for rehabilitation, plus or minus change orders of \$ 1,366 for a total indebtedness of \$ 16,430.

A. If the below described property is sold, abandoned, or transferred, or used as rental property, prior to the end of the note, 100 percent of the note becomes due. Upon the sale of the property the homeowner is allowed to recoup their investment (down payment plus capital improvements) before any Housing Fund investment is recaptured. The term of the note is as follows: five (5) years for projects receiving up to \$14,999 in total assistance and ten (10) years for projects receiving \$15,000 to \$24,999 in total assistance.

**MORTGAGE (State Law Reference)**

**TO HAVE AND TO HOLD** the said real estate with all appurtenances thereto belonging unto the CITY, its successors and assigns, forever, OWNER hereby covenanting for themselves, their executors, administrators and assigns, that they have full right, power and authority to convey said real estate and its appurtenances, and that they will warrant and defend the title thereto unto the CITY, its successors and assigns, against the claims of all persons whomsoever lawfully claiming the same; and the OWNER hereby relinquish all their contingent rights including dower and homestead, which they have in and to said described real estate.

forgive loan2 04/21/05

City of Washington Homeownership Program  
Forgivable Loan  
Page 2 of 2

RECEIVED  
MAY 06 2005

I, Charles Perrin, single, do hereby mortgage, grant and convey to the City of Washington the following described property in the CITY OF WASHINGTON, COUNTY OF WASHINGTON, STATE OF IOWA, to secure the payment of the promissory note set out above.

TO WIT: SAME AS MORTGAGE

LEGAL DESCRIPTION: Lot number 8, excepting the north 67 feet thereof, in block 16 in the original plat of the town, now City, of Washington; in Washington County, Iowa.

Which has the address of : 302 West Jefferson Washington, IA 52353

OWNER COVENANTS that OWNER is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. OWNER warrants and will defend generally the title to the Property against all claims and demands subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

1. **TAXES:** OWNER shall pay each installment of all taxes and special assessments of every kind, new or hereafter levied against said property, or any part thereof, before same become delinquent, without notice or demand.
2. **INSURANCE:** OWNER shall keep in force insurance on all buildings against loss by fire, tornado and other hazards, casualties and contingencies as CITY may require.
3. **REPAIRS TO THE PROPERTY:** OWNER shall keep the buildings and other improvements on said premises in as good repair and condition, as same may now be, or are hereafter placed; ordinary wear and tear only excepted, and shall not suffer or commit waste on or to said security.

EXECUTED BY:

Charles E Perrin  
(Owner)

5-2-05  
DATE

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
DATE

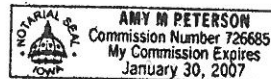
Amy Peterson  
CITY OF WASHINGTON REPRESENTATIVE

5-2-2005  
DATE

BE IT REMEMBERED, that on this 2nd day of May 2005, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Charles Perrin and N/A who personally known to me to such person duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereto set my hand and notarial seal, the day and year last written above.

Amy Peterson  
NOTARY PUBLIC







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205 West Main Street • Washington, IA 52353 • (319) 653-3272 • Fax (319) 653-5805

October 17, 2012

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

Dear Council Members,

Main Street Washington is excited to host the 5th Annual SNOW (Showcasing Nights of Washington), a series of activities to showcase our downtown's Christmas spirit! These events will celebrate the holiday season all while showcasing Washington's unique retail businesses, beautiful lighted historic architecture, and community spirit.

Introduced during the 2008 Holiday Season, the Annual SNOW was developed to encourage customers to shop locally and to create awareness of what downtown Washington has to offer. This series of events includes activities that have become tradition in Washington including the Lighted Holiday Parade and Santa's Headquarters. The planning committee continues to enhance activities and build partnerships to increase the number of opportunities for patrons to shop local as well as partake in the holiday spirit.

We are asking for your help to make this year's SNOW a success. Main Street Washington requests to:

- Block parking around the square on Friday, November 23<sup>rd</sup> from 5 pm – 7 pm for a safe and fun parade. We also ask to block parking on Washington Boulevard from S Avenue B to S Avenue F for parade line-up. We also request blocked parking in front of the courthouse on W. Main Street for parking for a tour bus with out of town guests that will be joining us at the parade. Please see the attached map for the parade route and parking areas that we request to be blocked.
- Hang our festive flower baskets, banners, and snowflakes from the street lamps around the square and down the 100 block of east Washington Street, through the months of November and December.
- Utilize the Children's Library at the Old Library located at 120 E Main Street to host Santa's House. Main Street volunteers will decorate the entrance and the Children's area in early November and host Santa's House throughout the months of November and December.
- Reserve parking at the north and west entrances of Central Park from 3:30 pm – 7:00 pm on Friday, November 23<sup>rd</sup>. As last year, MSW will provide free hot dogs and need a space to locate a large grill on the north side of Central park. Also during the festivities MSW provides free horse drawn hayrack rides and need space along the west side of the park to offer this activity.

Main Street Washington is excited to present you with these ideas to continue to enhance and rejuvenate activity in our downtown district. We thank you for your continued support and consideration in our ongoing efforts to revitalize Downtown Washington.

Sincerely,

Virginia McCurdy, Judy McKowen, Dave Stouffer, Cari Widdel  
SNOW Committee



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WWTP MEMORANDUM

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TO: BRENT HINSON  
FROM: FRED E. DOGGETT FED  
SUBJECT: FALL 2012 LAND APPLICATION OF TREATED BIO-SOLIDS  
DATE: MONDAY, OCTOBER 08, 2012

IT'S THAT TIME OF THE YEAR AGAIN WE'LL BE LAND APPLYING BIO-SOLIDS IN THE NEAR FUTURE. RICH PUMPING LLC WILL BE THE CONTRACTOR AND THEIR COST ESTIMATE WAS 1.9 CENTS PER GALLON. THE ONLY OTHER COST ESTIMATE WE RECEIVED WAS FROM CHAMNESS TECHNOLOGY, INC FROM BLAIRSBURG, IA. THEIR COST ESTIMATE WAS 6.85 CENTS PER GALLON PLUS FUEL SURCHARGES. THIS PROJECT WILL EXCEED \$5,000.00, SO COUNCIL APPROVAL IS NECESSARY. WE WON'T KNOW THE TOTAL COST UNTIL THE TANK IS EMPTY AND THE NUMBER OF GALLONS (I'M ESTIMATING AROUND 400,000 GALLONS ) ARE TOTALED. THERE IS AROUND \$25,000.00 AVAILABLE IN ACCOUNT 610-6-8015-6599 FOR THIS PROJECT. PLEASE ADVISE ME WHEN IT HAS BEEN APPROVED. THANKS

Illa, would you please include this on the Council agenda for the Oct 17, 2012 meeting. Thanks FD 10-8-12

TO WASHINGTON CITY COUNCIL

I WOULD LIKE TO USE THE SQUARE FOR A CAR SHOW ON AUGUST 18, 2013. THIS IS SAME SHOW THAT HAS BEEN GOING FOR 13 YEARS. WE WILL BE RENAMING IT, POSSIBLY "Cruisin for Critters".

THE PROCEEDS WILL GO THE ANIMAL SHELTER AS IN THE PAST. WE WOULD LIKE TO CHANGE THE DATE TO AUGUST 18, 2013, WHICH IS A WEEK EARLIER THAN IN THE PAST. AS IN THE PAST WE WOULD USE THE EAST, WEST, AND SOUTH SIDES OF THE SQUARE AND WOULD BE DONE BY 3:30.

RICK STAUFFER

## ENGINEERING SERVICES AGREEMENT

### CITY OF WASHINGTON INDUSTRIAL PARK SUBDIVISION SURVEY & CONCEPT PROFESSIONAL ENGINEERING SERVICES

**THIS AGREEMENT**, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2012, by and between the **CITY OF WASHINGTON**, hereinafter referred to as the **Owner**, party of the first part, and **VEENSTRA & KIMM, INC.**, a corporation organized and existing under the laws of the State of Iowa, party of the second part, hereinafter referred to as the **Engineers**,

**WITNESSETH: THAT WHEREAS**, the Owner is now contemplating construction of certain **Industrial Park Subdivision Survey & Concept**, hereinafter referred to as the **Project**, and

**WHEREAS**, the Owner has determined it would be appropriate to proceed with design and construction of the Project, and

**WHEREAS**, the Owner desires to retain the services of the Engineers to provide professional services during design and construction of Project, and

**NOW, THEREFORE**, it is hereby agreed by and between the parties hereto that the City of Washington retains the Engineers to act for and represent it in engineering matters, as set forth hereinafter, for the Project. Such agreement shall be subject to the following term and conditions, to wit:

1. **SCOPE OF PROJECT.** It is understood and agreed upon the Project shall include the following services:
  - a. Conduct topographic surveys.
  - b. Conduct boundary retracement survey including plat, section corner ties, and monumentation of boundary corners.
  - c. Develop concepts for subdivision roads and lots.
2. **DESIGN SURVEYS.** The Engineers shall make all surveys necessary for the Project. Such design surveys shall include the securing of topographic and cross-sectional data and other field information and measurements.
3. **COMPENSATION.** The Owner shall compensate the Engineers for their services by payment of the following fees:
  - a. The total fee for topographic survey, property research, and concept of the Project shall be based on the standard hourly fees for the Engineers' personnel, plus direct out-of-pocket costs including reimbursable such as mileage and

printing. The total fee for topographic survey, property research, and concept shall not exceed the sum of Nine Thousand Five Hundred Dollars (\$9,500.00).

**4. PAYMENT.** The fees shall be due and payable as follows:

- a. For the topographic survey, plat of survey, and multiple subdivision concepts, the fee shall be due and payable monthly based on that proportion of the fee which the Engineers have completed as of the time of the applicable billing.

**5. LEGAL SERVICES.** The Owner shall provide the services of their Attorney in legal matters pertaining to the Project. The Engineers shall cooperate with said attorney and shall comply with his requirements as to form of contract documents and procedures relative to them.

**6. SERVICES NOT INCLUDED.** The above-stated fees do not include compensation for the following items:

- a. Determination and/or preparation of assessments and plats to property owners or related services of the Project.
- b. Services related to or regarding arbitration or litigation of the construction contract between the construction contractor and the Owner regarding any part of the Project.
- c. Services relating to negotiating the acquisition of right-of-way and easements, permanent or construction.
- d. Services related to underground utility replacements and repairs (water main and sanitary sewers and services)
- e. Preliminary and final subdivision plats.
- f. Services relating to the televising of underground utilities and/or their services to property owner or other means as to assess the conditions of the City's utilities in the Project area.
- g. Materials testing for design, approval and use.
- h. Grant writing or compliance requirements if funding is secured beyond local requirements and funding.
- i. Any services associated with design, preparation of plans and specifications, construction administration, observation or project closeout for the awarded construction contract.

- j. Services associated with construction staking, right-of-way acquisition, right-of-way, easements and services beyond those included in the design of the Project, and condemnation proceedings.
- k. Soil borings or geotechnical analysis of the project area.

## **7. DISPUTE RESOLUTION**

- a. Owner and Engineer agree to negotiate all disputes between them in good faith for a period of thirty (30) days from the date of notice prior to other provisions of this Agreement, or under law.
- b. Owner and Engineer agree to use mediation for dispute resolution if the previously described negotiation process is not successful.
- c. In the event of any litigation arising from or related to this Agreement or the services provided under this Agreement, each party shall pay their own legal expenses, including staff time, court costs, attorney's fees and all other related expenses in such litigation.

- 8. BETTERMENT.** When a Change Order is necessitated by an act or omission of Engineer or an error in the design of the Project, responsibility for such act, omission, or error shall be determined in good faith by Owner and Engineer. To the extent that such act, omission, or error arose out of the lack of quality professional services provided by the Engineer or the lack of professional quality deliverables prepared by Engineer, Owner shall be entitled to an amount equal to the difference between the actual cost for the change work and the estimated cost of the change work (less added value to the Owner) if there had been no such act, omission, or error. Engineer shall pay such sum to Owner.

- 9. CHANGED CONDITIONS.** If, during the term of this Agreement, circumstances or conditions that were not originally contemplated by or known to the Engineer are revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks or other material terms of this Agreement, the Engineer may call of renegotiation of appropriate portions of this Agreement. The Engineer shall notify the Owner of the changed conditions necessitating renegotiation, and the Engineer and the Owner shall promptly and in good faith enter into renegotiation of this Agreement to address the changed conditions. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement, in accordance with the termination provision hereof.

- 10. CHANGES.** If after approvals of the plan or portions thereof by the Owner, the Engineers are required to change the plan or said portions because of changes made by the Owner, the Engineers shall receive additional compensation for making such changes. The compensation for such changes shall be based upon the standard hourly fees plus expenses for personnel of the Engineers actually engaged in making the changes.
- 11. EXTRA WORK.** Fees stated in this Agreement cover the specific services outlined in this Agreement for the Project. If the Owner requires additional services of the Engineers in connection with the Project, or changes or modifications or additional bid lettings in the Project, the Engineers shall receive additional compensation for said services. Such additional compensation shall be at the standard hourly fees plus expenses for personnel engaged in the authorized extra work.
- 12. INDEMNIFICATION.** The Engineers shall and hereby agree to hold and save the Owner harmless from any and all claims, settlements, and judgments, to include all reasonable investigative fees, attorneys' fees, suit and court costs for personal injury, property damage, and/or death arising out of the Engineers' or any of its agents', servants', and employees' errors, omissions or negligent acts for services under this Agreement, and for all injury and/or death to any and all of the Engineers' personnel, agents, servants, and employees occurring under the Workers' Compensation Act of the State of Iowa.
- 13. INSURANCE.** The Engineers shall furnish the Owner with certificates of insurance by insurance companies licensed to do business in the State of Iowa, upon which the Owner is endorsed as an additional named insured, in the following limits. It must be clearly disclosed on the face of the certificates that the coverage is on an occurrence basis:
- |  |                       |
|--|-----------------------|
| General Liability**                                  | \$1,000,000/2,000,000 |
| Automobile Liability                                 | 1,000,000             |
| Excess Liability (Umbrella) **                       | *5,000,000/5,000,000  |
| Workers' Compensation, Statutory Benefits Coverage B | Statutory             |
| Professional Liability**, *                          | 1,000,000/2,000,000   |
- \* The Owner is not to be named as an additional insured.  
 \*\*Occurrence/Aggregate
- 14. TERMINATION.** Should the Owner abandon the Project before the Engineers have completed their work, the Engineers shall be paid proportionately for the work and services performed until the date of termination.
- 15. ASSISTANTS AND CONSULTANTS.** It is understood and agreed that the employment of the Engineers by the Owner for the purposes aforesaid shall be exclusive, but the Engineers shall have the right to employ such assistants and consultants as they deem proper in the performance of the work.



**16. ASSIGNMENT.** This Agreement and each and every portion thereof shall be binding upon the successors and the assigns of the parties hereto.

The undersigned do hereby covenant and state that this Agreement is executed in duplicate as though each were an original and that there are no oral agreements that have not been reduced to writing in this instrument.

It is further covenanted and stated that there are no other considerations or monies contingent upon or resulting from the execution of this Agreement, nor have any of the above been implied by or for any party to this Agreement.

**IN WITNESS WHEREOF**, the parties have hereunto subscribed their names on the date first written above.

**CITY OF WASHINGTON**

**ATTEST:**

By \_\_\_\_\_

By \_\_\_\_\_

**VEENSTRA & KIMM, INC.**

**ATTEST:**

By \_\_\_\_\_  
Office Manager

By \_\_\_\_\_  
Authorized Representative

APPLICATION FOR TAX ABATEMENT UNDER THE  
WASHINGTON URBAN REVITALIZATION PLAN FOR  
WASHINGTON, IOWA

\_\_\_\_\_ Prior Approval for Intended Improvements

\_\_\_\_\_ Approval of Improvements Completed

FOR PROPERTY TAX EXEMPTION FOR IMPROVEMENTS UNDER THE PROVISIONS OF THE WASHINGTON URBAN REVITALIZATION PLAN ADOPTED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, IOWA

The Washington Urban Revitalization Plan allows property tax exemptions as follows:

Residential

All qualified real estate assessed as residential property is eligible to receive a one hundred percent (100%) exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the improvements. The exemption is for a period of three (3) years. Improvements must increase the assessed value by a minimum of 10%.

Commercial/Industrial

All qualified real estate assessed as commercial and/or industrial property is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of five (5) years. Improvements must increase the assessed value by a minimum of 10%. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

- 1) First Year – 75% Exemption
- 2) Second year – 60% Exemption
- 3) Third Year – 45% Exemption
- 4) Fourth Year – 30% Exemption
- 5) Fifth Year – 15% Exemption

Commercial includes property that consists of 3 or more separate living quarters with at least 75% of the space used for residential purposes.

In order to be eligible, the property must be located in the Washington Revitalization Area. A map is available for inspection at City Hall.

This application must be filed with the City by February 1 of the assessment year for which the exemption is first claimed, but not later than 2 years after the February 1<sup>st</sup> following the year that the improvements are first assessed for taxation. Unless the City Council extends the timeframe or repeals the revitalization ordinance, the final date that applications will be accepted by the City is December 31, 2022.

Address of Property: 475 W. 18<sup>th</sup> St. Washington, IA

Legal Description: Attached

Title Holder or Contract Buyer: Linda S. Varney

Address of Owner (if different than above): N/A

Phone Number (to be reached during the day): 319-591-9035

Is there a Tenant on the Property that will be displaced by the Improvements who has occupied the same dwelling unit continuously for 1 year prior to \_\_\_\_\_ [insert date of adoption of the Plan]? Yes \_\_\_ No ☒

Existing Property Use: ☒ Residential \_\_\_ Commercial \_\_\_ Industrial \_\_\_ Vacant

Proposed Property Use: Residential - personal residence

Nature of Improvements: ☒ New Construction \_\_\_ Addition \_\_\_ General Improvements

Specify: \_\_\_\_\_

Permit Number(s) from the City of 12-129 Building Department

Date Permit(s) Issued: 4/24/12

Permit(s) Valuation: \$121,000 = [Attach approved Building Permit to this application]

Estimated or Actual Date of Completion: Sept. 22, 2012

Estimated or Actual Cost of Improvements: \$142,500 =

Signature: Linda Varney

Name (Printed) Linda Varney

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Date: \_\_\_\_\_

**FOR CITY USE**

<b>CITY COUNCIL</b>	<b>Application Approved/Disapproved</b>
	<b>Reason (if disapproved)</b> _____
	<b>Date</b> _____ <b>Resolution No.</b> _____
	<b>Attested by the City Clerk</b> _____
<b>ASSESSOR</b>	<b>Present Assessed Value of Structure</b> _____
	<b>Assessed Value with Improvements</b> _____
	<b>Eligible or Noneligible for Tax Abatement</b> _____
	<b>Assessor</b> _____ <b>Date</b> _____

\* Example: To receive a full 3 or 5 year exemption on Improvements that were first fully assessed on 1-1-2012, the property owner must file the application with the City no later than 2-1-2014.

This Application is a summary of some of the Plan terms; for complete information, read a copy of the WASHINGTON URBAN REVITALIZATION PLAN, available at City Hall or on City of Washington Website [www.washingtoniowa.net](http://www.washingtoniowa.net).

**ATTACHMENTS: ATTACH YOUR APPROVED BUILDING PERMIT TO THIS APPLICATION**

**This Application is to be forwarded by the City to the County Assessor by March 1.**

Copy

Prepared by: Richard S. Bordwell, 206 West Main St., Washington, IA 52353 Phone: 319-653-2177

Property Tax Statement to be mailed to: Linda S. Varney, 475 West 18<sup>th</sup> Street, Washington, IA 52353

Return documents to: Linda S. Varney, 475 West 18<sup>th</sup> Street, Washington, IA 52353

## WARRANTY DEED

For the consideration of One (\$1.00)----- Dollar(s) and other valuable consideration, Dalhaze Development, LLC, a limited liability company organized and existing under the laws of Iowa, do hereby Convey to Linda S. Varney, the following described real estate in WASHINGTON County, Iowa:

Unit A, in Lot 4 of Ashley Lynn Subdivision in the City of Washington, Washington County, Iowa, as shown by Plat Book 25, Page 0024 in the Office of the Recorder of Washington County, Iowa.

Subject to easements and restrictions of record.

Dalhaze Development, LLC is a Manager-Managed LLC. This instrument is being signed by duly

**COPY**

**WASHINGTON**

**ZONING PERMIT APPLICATION**

\*\*\* Do not start any construction prior to receiving a zoning permit\*\*\*

Applicant's Signature: \_\_\_\_\_

Permit Amount: \$ 813.76 Permit #: 12-120

Valuation = \$ 121,000.00

Date Issued: 4 / 24 / 2012

Authorized By: \_\_\_\_\_

Digitally signed by Steve Donnelly  
DN: cn=Steve Donnelly, o=City of Washington,  
ou=Building Official,  
email=sdonnelly@washingtonva.net, c=US  
Date: 2012.04.24 11:38:48 -0500

**GENERAL INFORMATION**

Property Owner: Dalhaze Development Phone Number (319) 461-4810

Mailing Address of Property Owner: 107 S. Marion Ave.; Washington, IA 52353

**SITE & CONSTRUCTION INFORMATION**

Zoning District R-4

Address of site: 475 W. 18th St. Use of Property Residentail

Change in use: ☐ yes ☒ no if yes, from \_\_\_\_\_ to \_\_\_\_\_

Class of work: ☒ New ☐ Addition ☐ Alteration ☐ Repair ☐ Move ☐ Remove

Setbacks: Front yard 25 Side yard (1) 6 (2) 8 Rear yard 30

Height of structure 15 ft. Construction Dimensions 30 x 70 = 2100 SF/LF

Describe Work: new duplex with attached garage

Work will be preformed by: ☐ Homeowner ☒ Contractor (supply information below)

Contractor: Dalryple Construction Contact Number (319) 461-0234

**ZONING ADMINISTRATOR**

Does the proposed construction and use of it comply with ordinances: ☒ yes ☐ no

If "no" explain: \_\_\_\_\_

Date: 4 / 24 / 2012 Authorized By: Steve Donnelly

**OTHER PERMITS/FORMS REQUIRED (Check ALL that apply)**

☒ Electrical ☒ Plumbing ☒ Mechanical ☐ Excavation ☐ Demolition  
☒ Water Tap ☐ Sewer Tap ☐ Survey Waiver

APPLICATION FOR TAX ABATEMENT UNDER THE  
WASHINGTON URBAN REVITALIZATION PLAN FOR  
WASHINGTON, IOWA

\_\_\_\_\_ Prior Approval for Intended Improvements

\_\_\_\_\_ Approval of Improvements Completed

FOR PROPERTY TAX EXEMPTION FOR IMPROVEMENTS UNDER THE PROVISIONS OF THE WASHINGTON  
URBAN REVITALIZATION PLAN ADOPTED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, IOWA

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- 5) Fifth Year – 15% Exemption

Commercial includes property that consists of 3 or more separate living quarters with at least 75% of the space used for residential purposes.

In order to be eligible, the property must be located in the Washington Revitalization Area. A map is available for inspection at City Hall.

This application must be filed with the City by February 1 of the assessment year for which the exemption is first claimed, but not later than 2 years after the February 1<sup>st</sup> following the year that the improvements are first assessed for taxation. Unless the City Council extends the timeframe or repeals the revitalization ordinance, the final date that applications will be accepted by the City is December 31, 2022.

Address of Property: 465 West 18<sup>th</sup> St. Washington, IA.

Legal Description: Attached

Title Holder or Contract Buyer: Kandy S. Sebelius & Aaron J. Smith

Address of Owner (if different than above): N/A

Phone Number (to be reached during the day): 319-461-8814

Is there a Tenant on the Property that will be displaced by the Improvements who has occupied the same dwelling unit continuously for 1 year prior to \_\_\_\_\_ [insert date of adoption of the Plan]? Yes \_\_\_ No ✓

Existing Property Use: ✓ Residential \_\_\_ Commercial \_\_\_ Industrial \_\_\_ Vacant

Proposed Property Use: Residential - single family home

Nature of Improvements: ✓ New Construction \_\_\_ Addition \_\_\_ General Improvements

Specify: New home Constructed 2012

Permit Number(s) from the City of 12-114 Building Department

Date Permit(s) Issued: 5-8-12

Permit(s) Valuation: \$121,000 = [Attach approved Building Permit to this application]

Estimated or Actual Date of Completion: 9-28-12

Estimated or Actual Cost of Improvements: \$142,500<sup>00</sup>

Signature: Kandy S. Sebelius

Name (Printed) Kandy S. Sebelius

Title: Owner

Company:

Date: 10/9/12

**FOR CITY USE**

<b>CITY COUNCIL</b>	Application Approved/Disapproved
	Reason (if disapproved) _____
	Date _____ Resolution No. _____
	Attested by the City Clerk _____
<b>ASSESSOR</b>	Present Assessed Value of Structure _____
	Assessed Value with Improvements _____
	Eligible or Noneligible for Tax Abatement _____
	Assessor _____ Date _____

\* Example: To receive a full 3 or 5 year exemption on Improvements that were first fully assessed on 1-1-2012, the property owner must file the application with the City no later than 2-1-2014.

This Application is a summary of some of the Plan terms; for complete information, read a copy of the WASHINGTON URBAN REVITALIZATION PLAN, available at City Hall or on City of Washington Website [www.washingtoniowa.net](http://www.washingtoniowa.net).

**ATTACHMENTS: ATTACH YOUR APPROVED BUILDING PERMIT TO THIS APPLICATION**

**This Application is to be forwarded by the City to the County Assessor by March 1.**



---

**LLOYD, McCONNELL, DAVIS & LUJAN, L.L.P.**

**ATTORNEYS AT LAW**

JAMES E. LLOYD, P.C.  
JOSEPH L McCONNELL, P.C.  
CRAIG A. DAVIS, P.C.  
KATIE M. LUJAN, P.C.

211 WEST WASHINGTON STREET  
P.O. BOX 867  
WASHINGTON, IOWA 52353-0867

117 SOUTH JEFFERSON STREET  
SIGOURNEY, IOWA 52591

PHONE (319) 653-5431  
FAX (319) 653-7434

PHONE (641) 622-2215

**ATTORNEY'S OPINION ON TITLE  
(LOAN PURPOSES – PRELIMINARY ONLY)**

TO: Washington State Bank  
P.O. Box 311  
Washington, IA 52353

DATE: September 14, 2012  
LOAN TO: Kandy Sebelius  
OPINION #16,113

We have examined, for loan purposes only, the abstract of title to the following described real estate, to-wit:

Unit B, in Lot 4 of Ashley Lynn Subdivision in the City of Washington, Washington County, Iowa, as shown by Plat Book 25, Page 0024 in the Office of the Recorder of Washington County, Iowa;

which abstract was last continued to the 28th day of August, 2012, at 8 o'clock a.m. by Washington Title and Guaranty Company, abstracters, Certificate Number 59,463, and we find as follows:

TITLE: Merchantable title is held by: Dalhaze Development, LLC

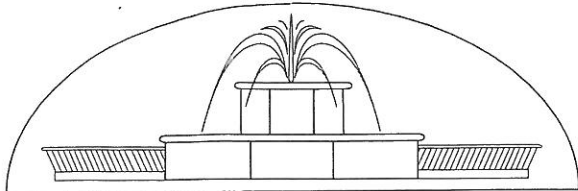
SUBJECT TO:

A. LIENS, ENCUMBRANCES AND OBJECTIONS which must be removed or corrected at or before settlement and disbursement of loan funds:

1. Mortgage to Shelby County State Bank dated the 14<sup>th</sup> day of September, 2007 and recorded October 3, 2007 as Document 2007-3951.
2. Mortgage to Shelby County State Bank dated the 12<sup>th</sup> day of October, 2007 and recorded October 17, 2007 as Document 2007-4126.
3. Mortgage to MidWestOne Bank dated the 3<sup>rd</sup> day of January, 2012 and recorded January 17, 2012 as Document 2012-0180.

B. OTHER MATTERS OF RECORD:





# WASHINGTON

## ZONING PERMIT APPLICATION

\*\*\* Do not start any construction prior  
to receiving a zoning permit\*\*\*

Applicant's Signature: [Signature]

Permit Amount: \$ 813.76 Permit #: 12-116

Valuation = \$ 121,000.00

Date Issued: 4 / 24 / 2012

Authorized By: [Signature]

Digitally signed by Steve Donnelly  
DN: cn=Steve Donnelly, o=City of Washington,  
ou=Building Official,  
email=sdonnelly@washingtonia.net, c=US  
Date: 2012.04.24 11:38:48 -0500

### GENERAL INFORMATION

Property Owner: Dalhaze Development Phone Number (319) 461-4810  
Mailing Address of Property Owner: 107 S. Marion Ave.; Washington, IA 52353

### SITE & CONSTRUCTION INFORMATION

Zoning District R-4

Address of site: 465 W. 18th St. Use of Property Residential

Change in use: ☐ yes ☒ no if yes, from \_\_\_\_\_ to \_\_\_\_\_

Class of work: ☒ New ☐ Addition ☐ Alteration ☐ Repair ☐ Move ☐ Remove

Setbacks: Front yard 25 Side yard (1) 6 (2) 8 Rear yard 30

Height of structure 15 ft. Construction Dimensions 30 x 70 = 2100 SF/LF

Describe Work: new duplex with attached garage

Work will be preformed by: ☐ Homeowner ☒ Contractor (supply information below)

Contractor: Dalryple Construction Contact Number (319) 461-0234

### ZONING ADMINISTRATOR

Does the proposed construction and use of it comply with ordinances: ☒ yes ☐ no

If "no" explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 4 / 24 / 2012 Authorized By: Steve Donnelly

### OTHER PERMITS/FORMS REQUIRED (Check ALL that apply)

☒ Electrical ☒ Plumbing ☒ Mechanical ☐ Excavation ☐ Demolition  
☒ Water Tap ☐ Sewer Tap ☐ Survey Waiver