



AGENDA OF THE REGULAR SESSION OF THE
COUNCIL OF THE CITY OF WASHINGTON, IOWA
TO BE HELD IN THE COUNCIL CHAMBERS
AT 120 E. MAIN STREET
AT **6:00** P.M., TUESDAY, JUNE 17, 2014

Call to Order

Pledge of Allegiance

Roll call

Agenda for the Regular Session to be held at 6:00 P.M., Tuesday, June 17, 2014 to be approved as proposed or amended.

Consent:

1. Council Minutes 06-03-2014
2. Hy-Vee Food Store, 528 Hwy #1 South, Cigarette Permit (**renewal**)
3. Hy-Vee Wines & Spirits, 1004 W. Madison Street, Cigarette Permit (**renewal**)
4. Dollar General, 1506 E. Washington Street, Cigarette Permit (**renewal**)
5. Snyder & Associates, Rehabilitate Runway Construction Services, \$13,919.87
6. Rodney's Concrete & Construction, S. Ave. B Walkway, \$10,073.00
7. Fox Engineering, Ground Storage Reservoir, \$16,164.70
8. Fox Engineering, Waste Water Treatment Plant, \$393.00
9. Natgun Corp., Pay Estimate #1 Ground Storage Reservoir Project, \$210,349.24
10. YMCA of Washington County, Softball and Baseball Leagues, \$17,000.00
11. TAC 10, Annual Software Maintenance, \$12,025.12
12. Sonya Murphy, 402 E. Main Street, Urban Chicken Application.
13. Department Reports

Claims and Financial Reports:

Claims as Presented.

Financial Reports.

SPECIAL PRESENTATION

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

UNFINISHED BUSINESS

Discussion and Consideration of Notice of Hearing & Letting – 2014 Sanitary Sewer System Rehabilitation.

NEW BUSINESS

Discussion and Consideration of Site Plan for Hills Bank & Trust – 2481 Hwy 92 E.

Discussion and Consideration of Site Plan for Wapsi View, LLC – 2180 Lexington Blvd.

Discussion and Consideration of Engineering Agreement for North Water Tower.

Affirm Mayoral Appointments.

CONSIDERATION OF HEARINGS, ORDINANCES & RESOLUTIONS

Public Hearing on Resolution Approving Plans, Specifications, Form of Contract, & Estimate of Cost – 2014 S. 12th Ave./E. Tyler St. Reconstruction Project.

Discussion an Consideration of a Resolution Approving Plans, Specifications, Form of Contract, & Estimate of Cost – 2014 S. 12th Ave./E. Tyler St. Reconstruction Project.

Discussion and Consideration of a Resolution Making Award of Construction Contract – 2014 S. 12th Ave./E. Tyler St. Reconstruction Project.

Public Hearing on Proposed Amendment No. 2 to the Washington Unified Commercial Urban Renewal Plan.

Discussion and Consideration of Resolution Adopting Amendment #2 to Washington Unified Commercial Urban Renewal Plan.

Public Hearing on Development Agreement with Overland Property Group, LLC.

Discussion and Consideration of Resolution Approving Development Agreement with Overland Property Group, LLC.

Discussion and Consideration of Resolution Approving Preliminary Plat – Washington Business Park.

Discussion and Consideration of Resolution Authorizing Washington Public Library Application for Washington County Riverboat Foundation Mini Grant – Downtown Wi-Fi.

Discussion and Consideration of Resolution Authorizing Washington Park Board Application for Washington County Riverboat Foundation Mini Grant – Water Tower Park Outfield Fence.

Discussion and Consideration of Resolution Adopting Application and Release Form for Temporary Encroachment Permit.

Discussion and Consideration of Second Reading of an Ordinance Amending the Code of the City of Washington, Iowa, Chapter 77 “Golf Cart and Utility Trail Vehicles (UTV)”

Discussion and Consideration of Third Reading of an Ordinance Amending Sidewalk Café Regulations. **(Tabled 06-03-2014).**

Discussion and Consideration of Third Reading of an Ordinance Amending Utility Rates.

Discussion and Consideration of Resolution Authorizing Assessment to Taxes.

DEPARTMENTAL REPORT

Police Department
City Administrator
City Attorney

MAYOR & COUNCILPERSONS

Sandra Johnson, Mayor
Mark Kendall
Jaron Rosien
Kathryn Salazar
Bob Shellmyer
Bob Shepherd
Russ Zieglowsky

ADJOURNMENT

Illa Earnest, City Clerk

Council Minutes 06-03-2014

The Council of the City of Washington, Iowa, met in Regular Session in the Nicola-Stoufer Room, 115 W. Washington Street, at 6:00 P.M., Tuesday, June 3, 2014. Mayor Johnson in the chair. On roll call present: Kendall, Salazar, Shellmyer, Shepherd, Zieglofsky. Absent: Rosien.

Motion by Shellmyer, seconded by Zieglofsky, that the agenda for the Regular Session to be held at 6:00 P.M., Tuesday, June 3, 2014 be approved as proposed. Motion carried.

Consent:

1. Council Minutes 05-20-2014
2. Council Minutes 05-27-2014
3. Casey's #1624, 1002 W. Madison Street, Cigarette Permit (**renewal**)
4. Casey's #3036, 304 E. Washington Street, Cigarette Permit (**renewal**)
5. Casey's General Store #3036, 304 E. Madison St, Class C Beer Permit (BC), Sunday Sales, (**renewal**)
6. BP One Trip, 1504 E. Washington Street, Cigarette Permit, (**renewal**)
7. Moore's BP AMOCO, 1061 W. Madison Street, Cigarette Permit (**renewal**)
8. Wines & Spirits, 106 W. 2nd Street, Cigarette Permit (**renewal**)
9. Fareway Stores, Inc. #554, 301 N. Marion Ave., Cigarette Permit (**renewal**)
10. Corner Stop, 100 E. Madison Street, Cigarette Permit (**renewal**)
11. Smokin Joe's #9, 304 W. Madison Street, Cigarette Permit (**renewal**)
12. Wal-Mart #1475, 2485 Highway 92, Cigarette Permit (**renewal**)
13. Veenstra & Kimm, 2014 Seal Coat Project, \$900.00
14. Veenstra & Kimm, Industrial Park Subdivision Preliminary Plat, \$8,515.91
15. Mid-Iowa Solid Waste Equipment Co., Camera, \$19,146.53
16. Kevin D. Olson, Legal Services, \$1,932.30
17. Department Reports

Councilor Shellmyer requested that items 15 & 17 be removed from the consent agenda.

Motion by Kendall, seconded by Shepherd, that the consent agenda except items #15 & #17 be approved. Motion carried.

Motion by Shepherd, seconded by Shellmyer, that items #15 and #17 be approved. Motion carried.

Motion by Kendall, seconded by Shepherd, that the claims as presented be approved for payment. Motion carried.

Motion by Kendall, seconded by Salazar, to approve the Hamakua Youth Center request for closure of E. Adams Street on Sunday, June 22. Motion carried.

Motion by Shellmyer, seconded by Shepherd, to authorize city administrator to go ahead as proposed and get a couple of bids and fix the air conditioning problem not to exceed \$5,000 at the old library building. Motion carried.

Bids received for E. Madison Street Sidewalk Ramps Project:

DeLong Construction	\$4,943.50
Rodney's Concrete and Construction	\$9,290.00

Motion by Shellmyer, seconded by Shepherd, to approve the bid from DeLong Construction. Motion carried. Kendall abstained with conflict.

Motion by Kendall, seconded by Salazar, to approve the Farm Ground Lease-Redlinger. Motion carried.

Motion by Kendall, seconded by Shellmyer, to approve the Resolution Setting Salaries for Appointed Officials and Employees of City of Washington for Fiscal Year 2014-2015 with amendment to change Jason Whisler to a grade III operator step. Roll call on motion: Ayes: Kendall, Salazar, Shellmyer, Shepherd, Zieglowsky. Nays: none. **(Resolution No. 2014-051)**

Motion by Kendall, seconded by Shepherd, to approve the first reading of an Ordinance Amending the Code of Ordinances Amending Chapter 77 "Golf Cart & Utility Trail Vehicles (UTV)". Roll call on motion: Ayes: Kendall, Salazar, Shellmyer, Shepherd, Zieglowsky. Nays: none. Motion carried.

Motion by Shellmyer, seconded by Shepherd, to approve the third reading and adopt the Ordinance of the Municipal Code of the City of Washington, Iowa, by Adding New Section 135.14 "Temporary Encroachments on Right-of-Way". An item 6 was added "When there is an obstruction of traveled portion of street or alley, the Safety Center is to be notified". Roll call on motion: Ayes: Kendall, Salazar, Shellmyer, Shepherd, Zieglowsky. Nays: none. Motion carried. **(Ordinance No. 1018)**

Motion by Kendall, seconded by Salazar, to table the third reading of an Ordinance Amending the Municipal Code of the City of Washington, Iowa, Chapter 136 "Sidewalk Regulations". Roll call on motion: Ayes: Kendall, Salazar, Shellmyer, Shepherd, Zieglowsky. Nays: none. Motion carried.

Motion by Kendall, seconded by Salazar, to approve the second reading of an Ordinance Amending the Municipal Code of the City of Washington, Iowa, Chapters 92, 99, 106 "Utility Rates". Roll call on motion: Ayes: Kendall, Salazar, Shellmyer, Shepherd, Zieglowsky. Nays: none. Motion carried.

Motion by Kendall, seconded by Shepherd, that the Regular Session held at 6:00 P.M., Tuesday, June 3, 2014 be adjourned. Motion carried.

Illa Earnest, City Clerk

Sandra Johnson, Mayor

APPLICATION FOR IOWA RETAIL CIGARETTE / TOBACCO PERMIT

For period July 1, 2014 through June 30, 2015

PLEASE TYPE OR PRINT LEGIBLY Please mail this completed application to your local jurisdiction. If you have questions, call your City Clerk (within city limits) or your County Auditor (outside city limits).

I/We hereby make application for a retail permit to sell cigarettes and tobacco products:

BUSINESS INFORMATION

Name of Business/DBA Hy-Vee, Inc. DBA: Hy-Vee Food Store

Location Address (Must Have): 528 S. Hwy #1, Washington, IA 52353

Mailing Address 5820 Westown Pkwy City West Des Moines Zip 50266

Type of Sales: Vending Machine ☐ Over-the-counter ☒ Telephone Number (319) 653-5406

Type of Establishment:

Bar ☐ convenience store – with gas ☐ convenience store – no gas ☐ drug store ☐ gas station
☒ Grocery ☐ hotel/motel ☐ liquor store ☐ restaurant ☐ tobacco store
☐ Other

Cigarettes must be sold at the minimum price set by the State of Iowa. Obtain a current copy from the Iowa Department of Revenue Web site at www.state.ia.us/tax or from Tax Fax at 1-800-572-3943 (enter form number 71023).

ONLY APPROVED BRANDS OF CIGARETTES OR ROLL-YOUR-OWN PRODUCTS MAY BE SOLD IN IOWA

Any brand not on the list is contraband. In addition, all cigarettes sold in Iowa must have an Iowa Cigarette Tax Stamp affixed to each package. Any violation of contraband or non-Iowa cigarette tax stamped package is subject to seizure and penalties under the provisions of Iowa Code 453A and 453D.

The list of approved brands is always current at <http://www.state.ia.us/tax/business/CigTobIndex.htm> and is called IOWA DIRECTORY OF CERTIFIED TOBACCO PRODUCTS MANUFACTURERS – THEIR BRANDS AND BRAND FAMILIES.

Go to <http://elist.idrf.state.ia.us/scripts/wa.exe> and sign up for the Cigarette/Tobacco E-list.

You will receive an e-mail every time the approved list changes or the minimum price changes.

LEGAL OWNER INFORMATION

Type of Ownership: Individual Partnership ☒ Corporation LLC LLP

Legal Owner: Hy-Vee, Inc

Mailing Address 5820 Westown Pkwy

City West Des Moines State Iowa Zip 50266 Phone Number (515) 267-2800

Fax Number (515) 267-2904 E-Mail Address _____

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes and tobacco products.

SIGNATURE OF OWNER, PARTNER(S), OR CORPORATE OFFICIAL

Name (please print) Jeff Pierce Name (please print): _____

Signature  Signature _____

Date 5/2/14 Date _____

FOR OFFICE USE ONLY

Amount Paid 75.00

Date Issued _____

Permit Number _____

New

☒ Renewal

FOR CITY CLERK/COUNTY AUDITOR ONLY PLEASE SEND COMPLETED COPY TO THE IOWA DEPARTMENT OF PUBLIC HEALTH

Name of Issuing City or County City of Washington, Iowa

APPLICATION FOR IOWA RETAIL CIGARETTE / TOBACCO PERMIT

For period July 1, 2014 through June 30, 2015

PLEASE TYPE OR PRINT LEGIBLY Please mail this completed application to your local jurisdiction. If you have questions, call your City Clerk (within city limits) or your County Auditor (outside city limits).

I/We hereby make application for a retail permit to sell cigarettes and tobacco products:

BUSINESS INFORMATION

Name of Business/DBA Hy-Vee, Inc. DBA: Hy-Vee Wine & Spirits

Location Address (Must Have): 1004 W Madison St., Washington, IA 52353

Mailing Address 5820 Westown Pkwy City West Des Moines Zip 50266

Type of Sales: Vending Machine ☐ Over-the-counter ☒ Telephone Number (319) 653-5406

Type of Establishment:

Bar ☐ convenience store – with gas ☐ convenience store – no gas ☐ drug store ☐ gas station
☐ Grocery ☐ hotel/motel ☒ liquor store ☐ restaurant ☐ tobacco store
☐ Other

Cigarettes must be sold at the minimum price set by the State of Iowa. Obtain a current copy from the Iowa Department of Revenue Web site at www.state.ia.us/tax or from Tax Fax at 1-800-572-3943 (enter form number 71023).

ONLY APPROVED BRANDS OF CIGARETTES OR ROLL-YOUR-OWN PRODUCTS MAY BE SOLD IN IOWA

Any brand not on the list is contraband. In addition, all cigarettes sold in Iowa must have an Iowa Cigarette Tax Stamp affixed to each package. Any violation of contraband or non-Iowa cigarette tax stamped package is subject to seizure and penalties under the provisions of Iowa Code 453A and 453D.

The list of approved brands is always current at <http://www.state.ia.us/tax/business/CigTobIndex.htm> and is called IOWA DIRECTORY OF CERTIFIED TOBACCO PRODUCTS MANUFACTURERS – THEIR BRANDS AND BRAND FAMILIES.

Go to <http://elist.idrf.state.ia.us/scripts/wa.exe> and sign up for the Cigarette/Tobacco E-list. You will receive an e-mail every time the approved list changes or the minimum price changes.

LEGAL OWNER INFORMATION

Type of Ownership: Individual Partnership ☒ Corporation LLC LLP

Legal Owner: Hy-Vee, Inc

Mailing Address 5820 Westown Pkwy

City West Des Moines State Iowa Zip 50266 Phone Number (515) 267-2800

Fax Number (515) 267-2904 E-Mail Address _____

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes and tobacco products.

SIGNATURE OF OWNER, PARTNER(S), OR CORPORATE OFFICIAL

Name (please print) Jeff Pierce Name (please print): _____

Signature  Signature _____

Date 5/2/14 Date _____

FOR OFFICE USE ONLY

Amount Paid 75.00

Date Issued _____

Permit Number _____

New

☒ Renewal

FOR CITY CLERK/COUNTY AUDITOR ONLY PLEASE SEND COMPLETED COPY TO THE IOWA DEPARTMENT OF PUBLIC HEALTH

Name of Issuing City or County City of Washington, Iowa

APPLICATION FOR IOWA RETAIL CIGARETTE / TOBACCO PERMIT

For period July, 20 14 through June 30, 20 15

PLEASE TYPE OR PRINT LEGIBLY

Please mail this completed application to your local jurisdiction. If you have questions, call your city clerk (within city limits) or your county auditor (outside city limits).

I/We hereby make application for a retail permit to sell cigarettes and tobacco products:

BUSINESS INFORMATION

Name of Business/DBA: Dollar General Store #

2237

Location Address (Must Have): 1506 E WASHINGTON ST

Mailing Address: Attn: Licensing Dept, 100 Mission Ridge City: Goodlettsville State/Zip: TN 37072

Type of Sales: ☐ Vending Machine ☒ Over-the-counter Telephone Number (615) 855 - 4000

Type of Retail Establishment:

☐ bar ☐ convenience store - with gas

☐ has vending machine that assembles cigarettes

☐ grocery ☐ hotel/motel

☐ convenience store - no gas

☐ drug store ☐ gas station

☒ other General Merchandise Retailer

☐ liquor store

☐ restaurant ☐ tobacco store

Cigarettes must be sold at the minimum price set by the State of Iowa. Obtain a current copy from the Iowa Department of Revenue Web site at www.state.ia.us/tax or from TaxFax at 1-800-572-3943 (enter form number 71023).

ONLY APPROVED BRANDS OF CIGARETTES OR ROLL-YOUR-OWN PRODUCTS MAY BE SOLD IN IOWA

Any brand not on the list is contraband. In addition, all cigarettes sold in Iowa must have an Iowa Cigarette Tax Stamp affixed to each package. Any violation of contraband or non-Iowa cigarette tax stamped package is subject to seizure and penalties under the provisions of Iowa Code 453A and 453D.

The list of approved brands is always current at www.state.ia.us/tax/business/CigTobIndex.html and is called IOWA DIRECTORY OF CERTIFIED TOBACCO PRODUCTS MANUFACTURERS — THEIR BRANDS AND BRAND FAMILIES

Go to <http://elists.idrf.state.ia.us/scripts/wa.exe> and sign up for the Cigarette/Tobacco eList (listserv). You will receive an e-mail every time the approved list changes or the minimum price changes.

LEGAL OWNER INFORMATION

Type of Ownership: ☐ Individual ☐ Partnership ☐ Corporation ☒ LLC ☐ LLP

Legal Owner: Dolgencorp, LLC

(Name of Individual, Partnership, Corporation, LLC, or LLP)

Mailing Address: Attn: Licensing Dept, 100 Mission Ridge

City: Goodlettsville State: Tennessee Zip: 37072 Ph. Number: (615) 855 - 5466

Fax Number: (877) 364 - 4130 E-mail Address: ccounts@dollargeneral.com

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes and tobacco products.

SIGNATURE OF OWNER, PARTNER(S), OR CORPORATE OFFICIAL

Name (please print): Lawrance J. Gatta Jr.

Dolgencorp, LLC.

Name (please print): _____

Signature: By: Lawrance J. Gatta Jr.

Manager of
Dolgencorp,
LLC.

Signature: _____

Date: 5/6/14

Date: _____

FOR OFFICE USE ONLY

Amount Paid: _____

Date Issued: _____

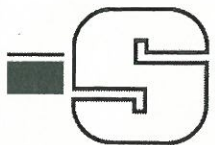
☐ New

Permit #: _____

☒ Renewal

FOR CITY CLERK/COUNTY AUDITOR ONLY
PLEASE SEND COMPLETED COPY TO THE IOWA
DEPARTMENT OF COMMERCE,
ALCOHOLIC BEVERAGE DIVISION

Name of Issuing City or County City of Washington, Iowa



ENGINEERS & PLANNERS
SNYDER & ASSOCIATES, INC.
IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

**INVOICE FOR PROFESSIONAL SERVICES
SUMMARY**

Mike Roe
Washington Airport Commission
PO Box 516
Washington, IA 52353

Invoice Date: 5/31/2014

Invoice No: 7
Billing Period: 4/1/2014 to 4/30/2014
S&A Project No: 109.1021.01B

Client Project #:
County: Washington
Rehabilitate Runway Construction Services

	Contract Estimate	Cumulative to Date	Previous Invoices	Current Period
Labor Dollars	\$65,893.20	\$17,978.07	\$13,065.17	\$4,912.90
Overhead 152.83%	\$100,704.58	\$27,475.90	\$19,967.51	\$7,508.39
Overhead Adjustments		\$0.00	\$0.00	\$0.00
Direct Expenses	\$9,750.00	\$691.49	\$359.09	\$332.40
Subconsultants (including authorized contingency)				
Materials Testing	\$22,000.00	\$0.00	\$0.00	\$0.00
Electrical Review	\$5,000.00	\$0.00	\$0.00	\$0.00
Subtotal	\$203,347.78	\$46,145.46	\$33,391.77	\$12,753.69
Fixed Fee	\$16,659.78	\$5,997.52	\$4,831.34	\$1,166.18
Authorized Contingency	\$0.00			
Total Authorized Amount	\$220,007.56			
Total Billed to Date	\$52,142.98	\$52,142.98	\$38,223.11	\$13,919.87
Remaining Authorized Balance	\$167,864.58			
Unauthorized Contingency Snyder & Associates	\$0.00			

SNYDER & ASSOCIATES, INC.

Carl Byers (as)
Carl Byers

310-6-6020-6762-102
002-6-2080 Initials ger
EXP. 13/31
Vender # _____ Date Rec. 6-10-14
Due Date _____ Inv # _____

REMIT TO:

2727 SW Snyder Blvd. - PO Box 1159, Ankeny, IA 50023

email: ar@snyder-associates.com

Federal E.I.N. 42-1379015

Rodney's Concrete & Construction

2994 Highway 1
Washington, IA 52353

Invoice

Date	Invoice #
6/7/2014	3028

Bill To
CITY OF WASHINGTON P.O. Box 516 Washington IA 52353

P.O. No.	Terms	Project
S B AVE WALKW...	Due on receipt	

Quantity	Description	Rate	Amount
1,080	JOBSITE PLACE ----- S B AVE WALKWAY 870' X 4	0.00	0.00
3	GRADING AREA	0.75	810.00
12	HAULING AWAY DEBRIS PER LOAD	85.00	255.00
21	1" ROADSTONE PER TON FOR GRANULAR GRADE MATERIAL	22.95	275.40
7	CONCRETE CURB WALKWAY APRON,, CUT OUT OLD CURB ,,,AND REPLACE WITH SLOPED APRON PER FOOT	52.00	1,092.00
0	ADA HANDICAP READER TO BE INSTALLED INTO CONCRETE WALKWAY DETERMINE PRICE PER JOB APPLICATION 2 X 4 PANEL	250.00	1,750.00
720	CONCRETE BAG READY MIX AE C-4 MIX	103.00	0.00
8,700	POURED SIDEWALK 4 FT. x 4" PER SQUARE FOOT	4.33	3,117.60
1	SEEDING AREA	0.29	2,523.00
	SIGNAGE FOR TRAFFIC CONTROL	250.00	250.00

WE LOOK FORWARD TO DOING A SATISFYING JOB FOR YOU!

Total

\$10,073.00

Please see terms & conditions on back.

Phone #	Fax #
319-653-3599	319-653-9409

Work Ordered By:

Signature _____



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

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

Invoice number 36655
Date 05/31/2014

Project **342413A Washington Ground Storage Reservoir**

Professional Services for the Period of 04/27/2014 to 05/31/2014

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Design	63,700.00	100.00	63,700.00	63,700.00	0.00
Bidding	9,800.00	100.00	9,800.00	9,800.00	0.00
Construction Administration	39,600.00	50.00	5,940.00	19,800.00	13,860.00
Construction Staking	1,500.00	40.00	600.00	600.00	0.00
Total	114,600.00	81.94	80,040.00	93,900.00	13,860.00

	Billed Amount
IDNR Permit Fees	
Reimbursables	180.00
Phase subtotal	180.00
RPR Services	
Professional Fees	1,710.00
Reimbursables	414.70
Phase subtotal	2,124.70
Invoice total	\$16,164.70

Approved by:

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



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

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

Invoice number 36628
Date 05/31/2014

Project **204508A Washington Wastewater
Treatment Plant**

Professional Services for the Period of 04/27/2014 to 05/31/2014

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Facility Plan Amendment	13,500.00	100.00	13,500.00	13,500.00	0.00
Preliminary Design	307,400.00	100.00	307,400.00	307,400.00	0.00
Final Design	424,000.00	100.00	424,000.00	424,000.00	0.00
Bidding / Negotiation	22,500.00	100.00	22,500.00	22,500.00	0.00
UV Room Door	-6,946.00	100.00	-6,946.00	-6,946.00	0.00
Operations Manual	36,300.00	100.00	36,300.00	36,300.00	0.00
Construction Staking	24,840.00	100.00	24,840.00	24,840.00	0.00
Total	821,594.00	100.00	821,594.00	821,594.00	0.00

	Billed Amount
Consultation	
Professional Fees	327.50
Phase subtotal	327.50
Post Construction	
Professional Fees	65.50
Phase subtotal	65.50
Invoice total	\$393.00

Approved by: _____



1


Change Order Summary

ORIGINAL CONTRACT PRICE.....	\$	\$1,622,088.00
Net change by Change Order.....	\$	
Current Contract Price (Line 1 ± 2).....	\$	\$1,622,088.00
TOTAL COMPLETED AND STORED TO DATE		
(Column F total on Progress Estimates).....	\$	\$221,420.25
RETAINAGE:		
a. 5% X.....	\$191,260.45	Work Completed.....
b. 5% X.....	\$30,139.80	Stored Material.....
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$221,400.25
AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$1,400,687.75
LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$210,349.24
AMOUNT DUE THIS APPLICATION.....	\$	\$210,349.24
BALANCE TO FINISH, PLUS RETAINAGE		
(Column G total on Progress Estimates + Line 5.c above).....	\$	\$1,411,738.76

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

Payment of \$ 210,047.24

(Line 8 or other - attach explanation of the other amount)

is recommended by:  R. BAKER, P.E. 6/11/11

(Engineer) (Date)

Payment of \$ _____

(June 8 or other - attach explanation on the order amount)	
is approved by:	
(Owner)	(Date)
Approved by:	
Funding or Financing Entity (if applicable)	(Date)

YMCA of Washington County

121 E Main Street
Washington, Iowa 52353
Phone: 319-653-2141 Fax: 319-653-2142
www.washingtony.org



DATE: June 10, 2014
TO: City of Washington
FROM: Becky Harkema, CEO *Becky Harkema*
RE: Invoice for softball and baseball leagues

Please use this letter as an invoice for the summer softball and baseball leagues that the YMCA of Washington County oversees for the City of Washington. Total agreed price is \$17,000

Please submit payment to:

YMCA of Washington County
121 East Main Street
Washington, Iowa 52353

If you have any questions please contact Becky Harkema at 319-458-0028.

Thank you in advance!



TAC 10, Inc.
1005 Technology Parkway
Cedar Falls, IA 50613

Invoice

Date	Invoice #
7/10/2014	1022

319.433.7500

Bill To
Washington Police Department Attn: Chief Greg Goodman 215 E Washington St. Washington, IA 52353

P.O. No.	DUE DATE
	07/10/14

Quantity	Description	Amount
	Annual Software Maintenance - Year 1: \$26,722.50 City portion: 45% Service Period: 05/10/14 - 07/10/15 (14 months pro-rated)	12,025.12
<div style="text-align: center;"><p>(300) 0018-1010-6799 Initials <u>YGA</u> EXP. _____ Vendor# _____ Date Rec. _____ Due Date _____ Inv # _____</p><div style="background-color: yellow; padding: 10px; display: inline-block; margin-top: 10px;">PAY OUT OF CURRENT YEAR Hug</div></div>		
Thank you for your business.		Total \$12,025.12

In order to avoid delays in getting your payment properly credited to your account,
please remit to the address shown above. Thank you!

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



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

Urban Chicken Permit Application

***Failure to complete all sections of the application and provide supporting documentation may result in a return or denial of your application. ***

1. Applicant Information

Name Sonya Murphy
Property Address 402 E. Main
Daytime Phone # 319-461-7130 Evening Phone # 319-461-7130
Number of chickens to be kept 4
(No roosters are allowed, Maximum number of hens is 4)

2. Application Checklist

Resident's Submittal

Staff Review

- Landlord sign-off (if applicant is a tenant)
- Description of chicken coop and pen including materials used & cubic feet
- Diagram of the property including dimensions, location of coop and pen, and identification of adjacent properties by street address
- Sign-off of all adjacent property owners (please use form attached as Exhibit A)

N/A

✓

✓

✓

3. Statement of Understanding (Please initial by each item)

- SM 1) I am aware that owners of all adjacent properties (i.e., all properties that contact each other at any point) must give their written consent for any urban chicken permit application to be approved.
- SM 2) I am aware that I must receive approval from the City prior to obtaining chickens.
- SM 3) I will follow all City ordinances and state laws relating to the care and keeping of animals.
- SM 4) I am aware that I am responsible for keeping chickens within the confines of my property at all times.
- SM 5) I am aware that I may not make any dimensional changes to my chicken coop without first obtaining approval from the City of Washington.
- SM 6) I grant the right for City staff to inspect my property at any time to investigate a complaint related to this permit.
- SM 7) I acknowledge that I live in an owner-occupied single-family home, or if renting, have the written permission of my landlord (landlord must provide a signature below).
- SM 8) I affirm that I have never been found guilty of any animal welfare, neglect or cruelty violations.
- SM 9) I understand that the permit is a limited license for the activity, no vested zoning rights arise from this permit and that the permit does not run with the land.
- SM 10) I understand the private restrictions on the use of the property shall remain enforceable and shall supersede the permit. I affirm that there are no private restrictions including, but not limited to, deed restrictions, condominium restrictions, neighborhood association bylaws, covenants, and restrictions and rental agreements. A permit issued to a property subject to private restrictions that prohibit keeping of chickens is void.
- SM 11) I understand that the City Council's approval is good for ^{Two}~~one~~ years by which time the City may have developed different guidelines and I must reapply for my continued keeping of chickens.

I affirm that all statements contained in the application and attachments are true and correct and that I the permit holder will keep the chickens in compliance with all related ordinances and as otherwise directed by the City Council. I understand that failure to comply with regulations may result in revocation of the permit and/or issuance of a municipal infraction.

Signature Sonya Murphy Date 6-16-2014

If applicant is a tenant, the landlord must sign below:

As the owner/authorized manager of the property at _____
(address), I give permission for my tenant _____ (applicant), to install a
chicken coop and to keep chickens on the property, as may be approved by the City Council.

Landlord Signature _____ Date _____

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



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

**NEIGHBOR SIGN-OFF FOR URBAN CHICKEN PERMIT
EXHIBIT A TO PERMIT APPLICATION**

Any person wanting to keep chickens must first receive written approval from all property owners adjacent to the property for which the permit is requested. Adjacent means all parcels of property that share a property line with the applicant's property, including those that only meet at a single property corner.

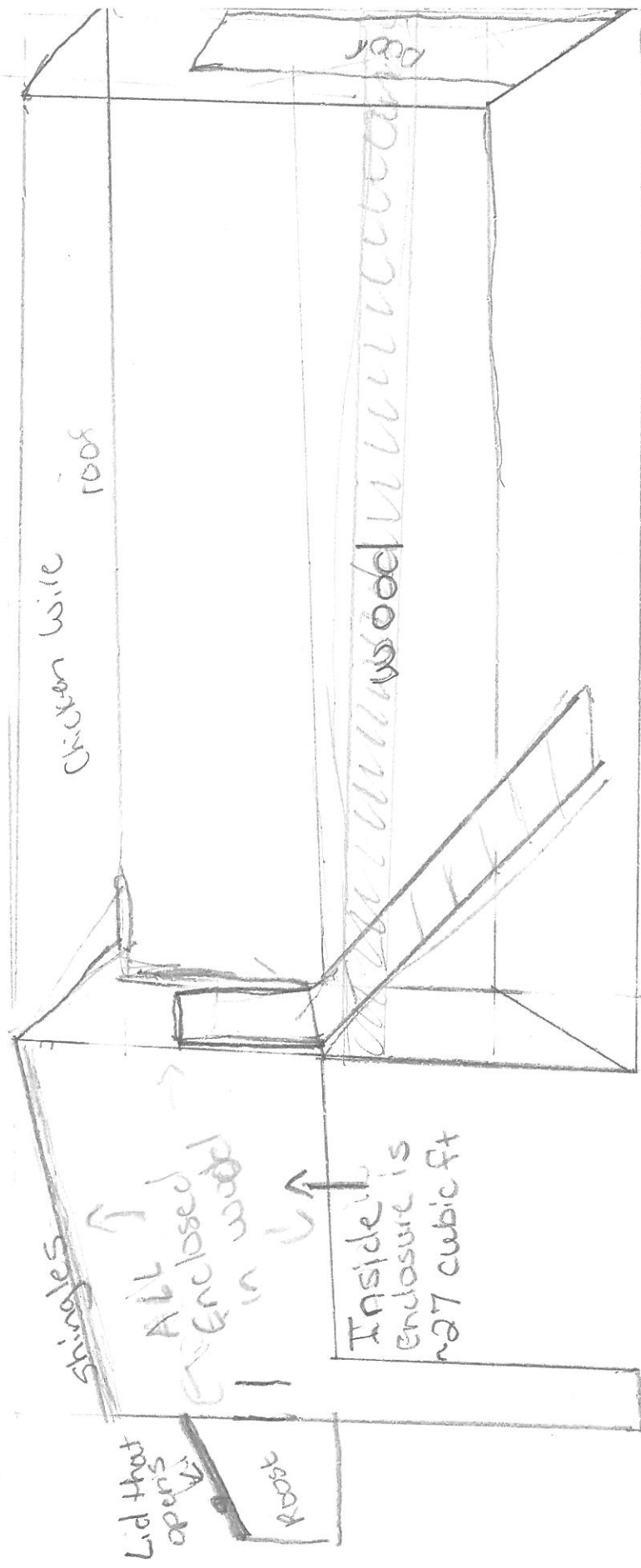
Applicant Name: Brian & Sonya Murphy
Site Address: 402 E. Main St

The above applicant wishes to keep chickens in a coop at the property listed. I/We, being the adjacent property owner(s), have been provided a diagram of the planned coop and pen in relation to the applicant's property lines, and do not object to the above-named person keeping chickens as may be approved by the Washington City Council.

Name(s) & Address	Phone	Signature(s) & Date
Ruth Eagle 114 N 4th Ave	319-594-1781	Ruth Eagle 6/14/14
Betty Ward 406 East Main	319-655 6925	Betty Ward 6/16/14

(For additional adjacent property owners, please attach additional sheets)

Chicken Coop Diagram Brian & Sonya Murphy
402 E, Main St

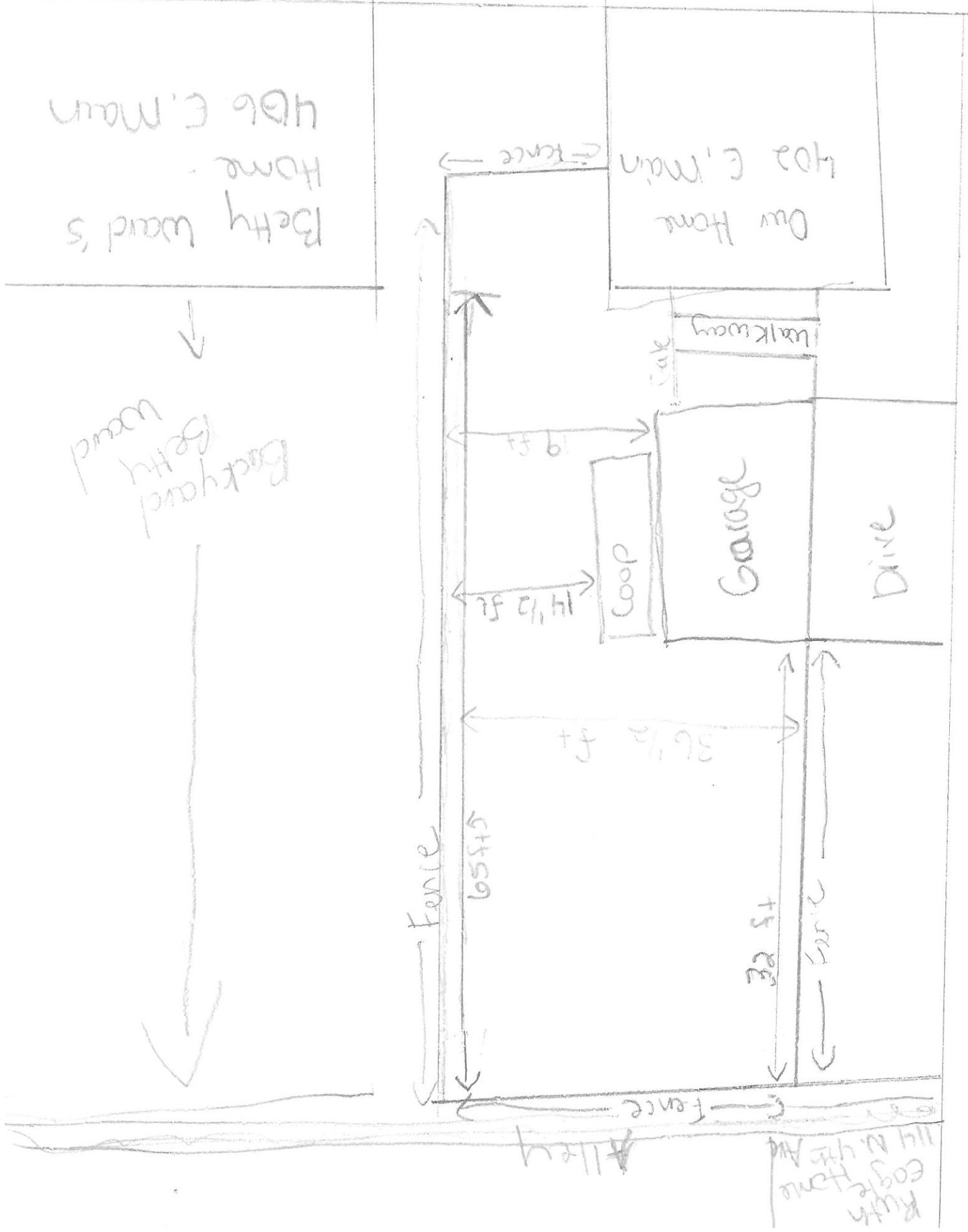


Outside Enclosure is 168 cubic ft
wood is the base and is enclosed with
chicken wire on all sides and the top.

/

Property Diagram for chicken permit Brian; Sonja Murphy
N. 4th Ave

E. Main St



**WWTP report
June 17, 2014
Council Meeting**

- **After hour alarm and dog call outs –**
8th WWTP alarm, SBR decanter #2 VFD fault, 7:27 p.m. Fred
9th WWTP alarm, SBR decanter #2 VFD fault, 12:52 a.m. Fred
- **Dept Head meetings** – I attended the meetings on the 3rd & 10th.
- **SASSO safety meeting** – Danny, Jason and I all attended the safety meeting on June 10, 2014. The topics were Vulnerability & Security Considerations for Water/Wastewater Facilities and Math for Water/Wastewater Operators.
- **IRE** – Isn't discharging to the WWTP at this time.
- **SBR basin #2** – SBR #2 has been out of service since around 5:30 a.m. on May 25th due to the decanter motor overheating. Thanks to Dave Bruns for helping us to get some electrical readings we needed for GRIDOR. We're in contact with GRIDOR waiting to hear back from them on what we need to do this problem corrected.
- **UV bulbs** – We've had three (3) more UV bulbs burn out. These will be replaced under warranty at no cost.
- **Mowing and weed spraying** – Lots of mowing and weed spraying going on around new & old WWTP's.
- **WWTP May 2014 MOR** – Average daily flow **1.64** million gallons (mg), maximum daily flow **3.89** mg, minimum daily flow **1.08** mg. **Zero (0)** by-pass events to report for May 2014. **Zero (0)** violations of the WWTP's NPDES discharge permit. Total rainfall for May 2014 = **> 1.29"** (recorded at the WWTP).

CBOD5 Removal 85% required result = < 100 %
Influent CBOD5 monthly average = **159.8** mg/L
Effluent CBOD5 monthly average = **< 3.0** mg/L

TSS Removal 85 % required result = 99.6 %
Influent TSS monthly average = **437.0** mg/L
Effluent TSS monthly average = **1.7** mg/L

**Fred E Doggett
6/13/2014 8:35 AM**

Washington Volunteer Fire Department
June 4, 2014

April Fires

7 City fires	940.00
12 rural fires	3670.00
0 Drill	.00
19 fires	4610.00

Meeting opened At 7:00pm with Chief Tom Wide in charge.

Minutes of the previous meeting were read and approved.

Treasure report was read.

Zach Thomas made a motion to pay all bills against the department. Seconded by Zach Morrison.

Motion passed

Committees; Social ; snacks after meeting

175th: 5K Was June 1st 47runners.

Ron Armstrong is heading up the open house June 7th 8am to 1pm.

Rescue meeting.

Old business; Sidewalk cleaning took 2 hours and had plenty of help.

Kids fest; Had a lot of kids go through the smoke house.

County meeting was in Wellman, Hazmat refresher.

New business; Drill June 18 at 6:30pm

Parade June 7 Washington

June 14 Keota at 11am

June 21 Brighton

July 4 Wellman

We need another work night on shed.

Discussion of calls:

No other business, roll call taken meeting adjourned.

Secretary

Tom Beauchamp

Maintenance and Construction Report

5/24/14-6/6/14

STREETS: M/C Personnel helped with 175th road closures and other miscellaneous areas of needed barricaded and coned off issues. Street sweeper ran its normal course. Personnel compiled a ditching list for seal coat streets to be orchestrated before the streets are completed. Personnel line painted and painted handicapped stalls. Personnel hauled 17 loads of black dirt to the Bartholow farm, and hauled the millings from the WWTF to a location just south of town. Personnel mowed ditches on West 5th St. Personnel poured 2 yards of concrete back in sidewalks located at East Main (YMCA) and in the 200 block of West Washington St. Personnel finished up some seeding in areas around town. Personnel began sawing concrete and manhole patches.

WATER DISTRIBUTION: M/C Personnel had 10 water shut offs for nonpayment. Personnel shut off Ideal Ready Mix water because of a leak on their 4 inch service line. Assisted with a water leak at IRE on East 7th St where their service line had been hit by a contractor.

SEWER COLLECTION: M/C Personnel located and GPS'd manholes in the northeast part of town at the beginning of the east interceptor. Personnel located a sewer line between South Ave B and South Ave C in the 500 block.

STORM SEWER COLLECTION: M/C Personnel televised storm sewer in Timber Ridge addition and found no evidence of pipe failure. Personnel repaired an intake at North 2nd Ave-East 2nd St and poured 5 yards of concrete. Vac'd out intakes at the underpass.

MECHANIC/SHOP: M/C Personnel serviced street sweeper (new dirt shoes), #103 (A/C), #105 (rotate tires), #119, #102 (recharge A/C), PD672 (diagnosis engine light), fuel report, yard waste trailer, #303 (water pump and brakes), old Massey tractor (change fluids), backhoes (grease both), #111, #330 (clean battery box) and #504.

OTHER: M/C Personnel picked up yard waste and brush bags respectfully on a weekly basis. Personnel responded to 58 One Call Locates.

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

CITY OF WASHINGTON
MONTH-TO-DATE TREASURERS REPORT
MAY 2014

	05/01/2014 BEGINNING CASH BALANCE	M-T-D REVENUES	REVENUES NOT YET RECEIVED	M-T-D EXPENDITURES	EXPENSES NOT YET EXPENDED	05/30/2014 ENDING CASH BALANCE
001-GENERAL FUND	1,158,115.46	130,196.35	-	231,638.10	663.84	1,057,337.55
002-AIRPORT FUND	135,089.28	40,208.84	-	4,685.08	-	170,613.04
110-ROAD USE	728,653.54	34,490.55	-	56,961.52	180.24	706,362.81
112-EMPLOYEE BENEFITS	-	21,049.93	-	-	-	21,049.93
114-EMERGENCY LEVY	-	1,881.82	-	1,881.82	-	-
121-LOCAL OPTION SALES TAX	-	55,330.72	-	55,330.72	-	-
125-URBAN RENEWAL AREA #1	-	125.30	-	125.30	-	-
131-URBAN RENEWAL AREA #4	-	3,254.18	-	3,254.18	-	-
132-URBAN RENEWAL AREA #5	36,566.71	-	-	22,924.00	-	13,642.71
134-URBAN RENEWAL AREA #7	1,284.74	-	-	-	-	1,284.74
145-HOUSING REHABILITATION	-	-	-	170.00	-	(170.00)
146-LMI TIF SET-ASIDE	26,180.02	-	-	-	-	26,180.02
200-DEBT SERVICE	714,391.66	27,595.38	-	758,717.25	-	(16,730.21)
300-CAPITAL EQUIPMENT	208,546.07	41,498.04	-	-	-	250,044.11
301-CAPITAL PROJECTS FUND	2,057,737.53	286.94	-	9,117.15	-	2,048,907.32
303-WWTP CAPITAL PROJ FUND	13,054.06	-	-	818.75	-	12,235.31
305-RIVERBOAT FOUND CAP PROJ	361,014.67	-	-	-	-	361,014.67
308-INDUSTRIAL DEVELOPMENT	231,722.79	6.22	-	-	-	231,729.01
510-MUNICIPAL BAND	(95.00)	-	-	-	-	(95.00)
520-DOG PARK	5,749.18	99.00	-	-	-	5,848.18
530-TREE COMMITTEE	13,309.01	1,632.65	-	5,948.48	-	8,993.18
535-NEIGHBORHOOD PRIDE	(525.00)	-	-	-	-	(525.00)
540-POLICE FORFEITURE	701.83	-	-	3,017.12	-	(2,315.29)
550-PARK GIFT	173,142.78	0.20	-	5,632.25	-	167,510.73
570-LIBRARY GIFT	35,082.28	585.00	-	668.12	-	34,999.16
580-CEMETERY GIFT	-	25,000.00	-	-	-	25,000.00
590-CABLE COMMISSION	11,418.04	-	-	-	-	11,418.04
600-WATER UTILITY	1,016,700.89	120,341.23	-	80,259.62	134.00	1,056,916.50
601-WATER DEPOSIT FUND	15,955.00	1,350.00	-	1,425.00	-	15,880.00
603-WATER CAPITAL PROJECTS	-	6,954.00	-	6,954.00	-	-
610-SANITARY SEWER	2,331,742.80	186,430.06	-	88,561.56	226.68	2,429,837.98
670-SANITATION	94,509.57	31,094.52	-	28,475.23	-	97,128.86
910-LIBRARY TRUST	218,332.83	14.99	-	-	-	218,347.82
950-SELF INSURANCE	97,330.38	-	-	5,872.21	-	91,458.17
951-UNEMPLOYMENT SELF INS	3,136.79	-	-	4,912.11	-	(1,775.32)
TOTAL BALANCE	9,688,847.91	729,425.92	-	1,377,349.57	(1,204.76)	9,042,129.02

Cash in Bank - Pooled Cash

		<u>Interest Rate</u>
Wash St. Bank - Operating Account	2,083,162.34 (1)	0.01%
Cash in Drawer	350.00	N/A
Wash St Bank - MM	256,478.57	0.01%
Investment in IPAIT	2,234,283.10	0.01%
Wash St Bank - Library Acct	167,372.27	0.01%
Wash St - Farm Mgmt Acct	50,482.74	
Wash St Bank - CD - 06/06/13	500,000.00	0.45%
Wash St Bank - CD - 07/03/13	250,000.00	0.45%
Wash St Bank - CD - 08/12/13	250,000.00	0.45%
Wash St Bank - CD - 09/11/13	250,000.00	0.45%
Federation Bank - CD - 10/02/13	250,000.00	0.46%
Wash St Bank - CD - 12/6/13	500,000.00	0.45%
Wash St Bank - CD - 1/9/14	500,000.00	0.45%
Federation Bank - CD - 2/14/2014	500,000.00	0.56%
Wash St Bank - CD - 3/14/2014	500,000.00	0.45%
Federation Bank - CD - 3/14/2014	250,000.00	0.56%
IPAIT - CD - 5/19/2014	500,000.00	0.59%
TOTAL CASH IN BANK	9,042,129.02	

(1) Washington State Bank	2,127,531.51
Outstanding Deposits & Checks	(44,369.17)
	2,083,162.34

CITY OF WASHINGTON
YEAR-TO-DATE TREASURERS REPORT
MAY 2014

FUND	07/01/2014 BEGINNING CASH BALANCE	Y-T-D REVENUES	REVENUES NOT YET RECEIVED	Y-T-D EXPENDITURES	EXPENSES NOT YET EXPENDED	05/31/2014 ENDING CASH BALANCE
001-GENERAL FUND	589,822.65	3,674,489.67	-	3,212,559.92	5,585.15	1,057,337.55
002-AIRPORT FUND	139,187.34	395,083.68	-	363,657.98	-	170,613.04
110-ROAD USE	757,910.13	815,428.94	-	868,677.59	1,701.33	706,362.81
112-EMPLOYEE BENEFITS	-	628,695.06	-	607,645.13	-	21,049.93
114-EMERGENCY LEVY	-	56,205.62	-	56,205.62	-	-
121-LOCAL OPTION SALES TAX	-	699,406.87	-	699,406.87	-	-
125-URBAN RENEWAL AREA #1	-	6,292.85	-	6,292.85	-	-
129-URBAN RENEWAL AREA #3C	-	57,975.93	-	57,975.93	-	-
131-URBAN RENEWAL AREA #4	-	41,338.28	-	41,338.28	-	-
132-URBAN RENEWAL AREA #5	-	39,488.44	-	25,845.73	-	13,642.71
134-URBAN RENEWAL AREA #7	-	2,569.48	-	1,284.74	-	1,284.74
145-HOUSING REHABILITATION	-	74,546.61	-	74,716.61	-	(170.00)
146-LMI TIF SET-ASIDE	11,106.28	15,073.74	-	-	-	26,180.02
200-DEBT SERVICE	-	843,201.27	-	859,931.48	-	(16,730.21)
300-CAPITAL EQUIPMENT	272,764.65	235,393.87	-	258,114.41	-	250,044.11
301-CAPITAL PROJECTS FUND	2,187,226.16	1,079,126.79	-	1,217,445.63	-	2,048,907.32
303-WWTP CAPITAL PROJ FUND	-	223,926.25	-	211,690.94	-	12,235.31
305-RIVERBOAT FOUND CAP PROJ	295,694.01	321,416.48	-	256,095.82	-	361,014.67
308-INDUSTRIAL DEVELOPMENT	227,325.24	39,031.87	-	34,628.10	-	231,729.01
510-MUNICIPAL BAND	-	305.00	-	400.00	-	(95.00)
520-DOG PARK	5,713.11	536.25	-	401.18	-	5,848.18
530-TREE COMMITTEE	7,194.33	10,222.65	-	8,423.80	-	8,993.18
535-NEIGHBORHOOD PRIDE	-	-	-	525.00	-	(525.00)
540-POLICE FORFEITURE	5,546.63	485.00	-	8,346.92	-	(2,315.29)
550-PARK GIFT	196,793.13	8,056.14	-	37,338.54	-	167,510.73
570-LIBRARY GIFT	38,224.51	6,635.83	-	9,861.18	-	34,999.16
580-CEMETERY GIFT	-	25,000.00	-	-	-	25,000.00
590-CABLE COMMISSION	11,418.04	-	-	-	-	11,418.04
600-WATER UTILITY	635,312.18	1,467,140.22	-	1,047,095.21	1,559.31	1,056,916.50
601-WATER DEPOSIT FUND	12,430.00	19,050.00	-	15,600.00	-	15,880.00
603-WATER CAPITAL PROJECTS	-	177,073.88	-	177,073.88	-	-
610-SANITARY SEWER	1,789,915.78	1,854,547.15	-	1,217,637.92	3,012.97	2,429,837.98
612-SEWER SINKING	-	288,689.08	-	288,689.08	-	-
613-SEWER CAPITAL PROJECTS	-	6,755.13	-	6,755.13	-	-
670-SANITATION	52,865.54	357,209.10	-	312,945.78	-	97,128.86
910-LIBRARY TRUST	218,108.85	238.97	-	-	-	218,347.82
950-SELF INSURANCE	49,661.13	69,876.00	-	28,078.96	-	91,458.17
951-UNEMPLOYMENT SELF INS	2,239.00	6,864.00	-	10,878.32	-	(1,775.32)
TOTAL BALANCE	7,506,458.69	13,547,376.10	-	12,023,564.53	(11,858.76)	9,042,129.02

Cash in Bank - Pooled Cash

		<u>Interest Rate</u>
Wash St. Bank - Operating Account	2,083,162.34 (1)	0.01%
Cash in Drawer	350.00	N/A
Wash St Bank - MM	256,478.57	0.01%
Investment in IPAIT	2,234,283.10	0.01%
Wash St Bank - Library Acct	167,372.27	0.01%
Wash St - Farm Mgmt Acct	50,482.74	
Wash St Bank - CD - 06/06/13	500,000.00	0.45%
Wash St Bank - CD - 07/03/13	250,000.00	0.45%
Wash St Bank - CD - 08/12/13	250,000.00	0.45%
Wash St Bank - CD - 09/11/13	250,000.00	0.45%
Federation Bank - CD - 10/02/13	250,000.00	0.46%
Wash St Bank - CD - 12/6/13	500,000.00	0.45%
Wash St Bank - CD - 1/9/14	500,000.00	0.45%
Federation Bank - CD - 2/14/2014	500,000.00	0.56%
Wash St Bank - CD - 3/14/2014	500,000.00	0.45%
Federation Bank - CD - 3/14/2014	250,000.00	0.56%
IPAIT - CD - 5/19/2014	500,000.00	0.59%
TOTAL CASH IN BANK	9,042,129.02	

(1) Washington State Bank	2,127,531.51
Outstanding Deposits & Checks	(44,369.17)
	<u>2,083,162.34</u>

NOTICE OF HEARING AND LETTING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS AND SPECIFICATIONS, PROPOSED FORM OF CONTRACT AND ESTIMATE OF COST FOR CONSTRUCTION OF PHASE 1 SANITARY SEWER REHABILITATION – CIPP LINING, WASHINGTON, IOWA AND THE TAKING OF BIDS THEREFOR

Notice is hereby given that the City Council of Washington, Iowa will meet in the Council Chambers at the old Public Library, 120 East Main Street, Washington, Iowa, at 6:00 P.M. on the 15th day of July, 2014, at which time a hearing will be held and said Council proposes to adopt plans, specifications, form of contract and estimate of cost for the construction of Phase 1 Sanitary Sewer Rehabilitation Project and work incidental thereto for said City.

Sealed proposals will be received by the City Clerk of the City of Washington, Iowa, at City Hall, 215 East Washington Street, Washington, Iowa, until 2:00 P.M. on the 10th day of July, 2014, for the construction of Phase 1 Sanitary Sewer Rehabilitation Project. Proposals will be opened and the amount of the bids announced by the City Clerk at the time and date specified above. Proposals will be acted upon by said City at the July 15th City Council Meeting or at such later time and place as then may be fixed.

The nature and extent of the improvements are as follows:

PHASE 1 SANITARY SEWER REHABILITATION PROJECT

Construct Phase 1 Sanitary Sewer Rehabilitation – CIPP Lining including all labor, equipment and materials necessary for approximately 3,300 linear feet of 8-inch diameter cured-in-place pipe lining; 3,300 feet of sewer cleaning; televising; pipe reaming; root sawing; sewer service connection reinstatement; manhole installation, open cut point repairs; and miscellaneous associated work, including cleanup.

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

Notice of Hearing and Letting

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

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

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

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

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

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

Notice of Hearing and Letting

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

Notice of Hearing and Letting

The work under the contract shall commence within ten (10) days after date set forth in written Notice to Proceed and shall be completed by October 1, 2014.

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

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

Payment to the Contractor will be based on monthly estimates equivalent to ninety-five percent (95%) of the contract value of the work completed including materials and equipment delivered to the job during the preceding calendar month, and will be based upon an estimate prepared by the Contractor on the first day of the month, subject to the approval of the Engineer.

At least ten (10) days before each progress payment falls due (but not more often than once a month), the Contractor will submit to the Engineer a partial payment estimate filled out and signed by the Contractor covering the work performed during the period covered by the partial payment estimate and supported by such data as the Engineer may reasonably require. If payment is requested on the basis of materials and equipment not incorporated in the work but delivered and suitably stored at or near the site, the partial payment estimate shall also be accompanied by such supporting data, satisfactory to the Owner, as will establish the Owner's title to the material and equipment and protect his interest therein, including applicable insurance. The Engineer will, within fifteen (15) days after receipt of each partial payment estimate, either indicate in writing his approval of payment and present the partial payment estimate to the Owner, or return the partial payment estimate to the Contractor indicating in writing his reasons for refusing to approve payment. In the latter case, the Contractor may make the necessary corrections and resubmit the partial payment estimate. The Owner will, within thirty (30) days of presentation to him of an approved partial payment estimate, pay the Contractor a progress payment on the basis of the approved partial payment

Notice of Hearing and Letting

estimate. The Owner shall retain five (5) percent of the amount of each payment until final completion and acceptance of all work covered by the contract documents.

The request for payment may also include an allowance for the cost of such major materials and equipment which are suitably stored either at or near the site.

Prior to substantial completion, the Owner, with the approval of the Engineer and with the concurrence of the Contractor, may use any completed or substantially completed portions of the work. Such use shall not constitute an acceptance of such portions of the work.

The Owner shall have the right to enter the premises for the purpose of doing work not covered by the contract documents. This provision shall not be construed as relieving the Contractor of the sole responsibility for the care and protection of the work, or the restoration of any damaged work except such as may be caused by agents or employees of the Owner.

Upon completion and acceptance of the work, the Engineer shall issue a certificate that the work has been accepted by him under the conditions of the contract documents. Final payment will be made not less than thirty-one (31) days after completion of the work and acceptance by the City subject to the conditions and in accordance with the provisions of Chapter 573 of the Code of Iowa.

The Contractor will indemnify and save the Owner or the Owner's agents harmless from all claims growing out of the lawful demands of subcontractors, laborers, workmen, mechanics, materialmen, and furnishers of machinery and parts thereof, equipment, tools, and all supplies, incurred in the furtherance of the performance of the work. The Contractor shall furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged, or waived. If the Contractor fails to do so the Owner may, after having notified the Contractor, either pay unpaid bills or withhold from the Contractor's unpaid compensation a sum of money deemed reasonably sufficient to pay any and all such lawful claims until satisfactory evidence is furnished that all liabilities have been fully discharged whereupon payment to the Contractor shall be resumed, in accordance with the terms of the contract documents, but in no event shall the provisions of this sentence be construed to impose any obligations upon the Owner to either the Contractor, his Surety, or any third party. In paying any unpaid bills

Notice of Hearing and Letting

of the Contractor, any payment so made by the Owner shall be considered as a payment made under the contract documents by the Owner to the Contractor and the Owner shall not be liable to the Contractor for any such payments made in good faith.

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

Plans and specifications governing the construction of the proposed improvements have been prepared by VEENSTRA & KIMM, INC. of Coralville, Iowa, which plans and specifications and the proceedings of the City Council referring to and defining said improvements are hereby made a part of this notice and the proposed contract by reference, and the proposed contract shall be executed to comply therewith.

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

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

CITY OF WASHINGTON, IOWA

Sandra Johnson, Mayor

ATTEST:

Brent Hinson, City Administrator

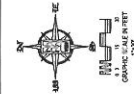
NHL-6

24637

SITE PLAN HILLS BANK & TRUST WASHINGTON, IOWA

OWNER/APPLICANT:
HILLS BANK AND TRUST COMPANY
131 MAIN STREET
WASHINGTON, IOWA 52240

PLAT PREPARED BY:
MMS CONSULTANTS, INC.
317 S. GILBERT STREET
IOWA CITY, IA 52240



ITEM	DESCRIPTION	REMARKS
1	EXISTING LOT AREA	1.00 AC. (43,560 SQ. FT.)
2	EXISTING BUILDING AREA	1.00 AC. (43,560 SQ. FT.)
3	EXISTING DRIVEWAY AREA	1.00 AC. (43,560 SQ. FT.)
4	EXISTING PARKING AREA	1.00 AC. (43,560 SQ. FT.)
5	EXISTING LOT AREA	1.00 AC. (43,560 SQ. FT.)
6	EXISTING BUILDING AREA	1.00 AC. (43,560 SQ. FT.)
7	EXISTING DRIVEWAY AREA	1.00 AC. (43,560 SQ. FT.)
8	EXISTING PARKING AREA	1.00 AC. (43,560 SQ. FT.)

ITEM	DESCRIPTION	REMARKS
1	EXISTING LOT AREA	1.00 AC. (43,560 SQ. FT.)
2	EXISTING BUILDING AREA	1.00 AC. (43,560 SQ. FT.)
3	EXISTING DRIVEWAY AREA	1.00 AC. (43,560 SQ. FT.)
4	EXISTING PARKING AREA	1.00 AC. (43,560 SQ. FT.)
5	EXISTING LOT AREA	1.00 AC. (43,560 SQ. FT.)
6	EXISTING BUILDING AREA	1.00 AC. (43,560 SQ. FT.)
7	EXISTING DRIVEWAY AREA	1.00 AC. (43,560 SQ. FT.)
8	EXISTING PARKING AREA	1.00 AC. (43,560 SQ. FT.)

ITEM	DESCRIPTION	REMARKS
1	EXISTING LOT AREA	1.00 AC. (43,560 SQ. FT.)
2	EXISTING BUILDING AREA	1.00 AC. (43,560 SQ. FT.)
3	EXISTING DRIVEWAY AREA	1.00 AC. (43,560 SQ. FT.)
4	EXISTING PARKING AREA	1.00 AC. (43,560 SQ. FT.)
5	EXISTING LOT AREA	1.00 AC. (43,560 SQ. FT.)
6	EXISTING BUILDING AREA	1.00 AC. (43,560 SQ. FT.)
7	EXISTING DRIVEWAY AREA	1.00 AC. (43,560 SQ. FT.)
8	EXISTING PARKING AREA	1.00 AC. (43,560 SQ. FT.)

Project Name:
**HILLS BANK
WASHINGTON,
IOWA**

Project Number:
13060

Project Location:
WASHINGTON, IA

Project Architect:
colt architects

1210 S. GILBERT ST.
S. UITE 100
IOWA CITY, IA 52240
319-338-0066 PHONE
319-351-0066 FAX

Consultants:
MMS CONSULTANTS, INC.
317 S. GILBERT STREET
IOWA CITY, IA 52240
319-338-0066 PHONE
319-351-0066 FAX

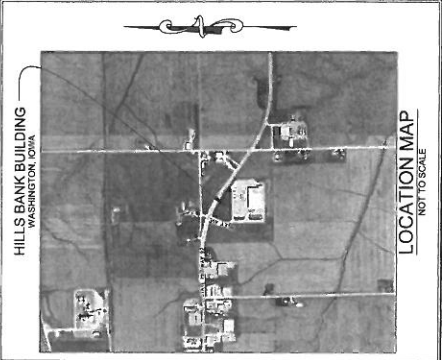
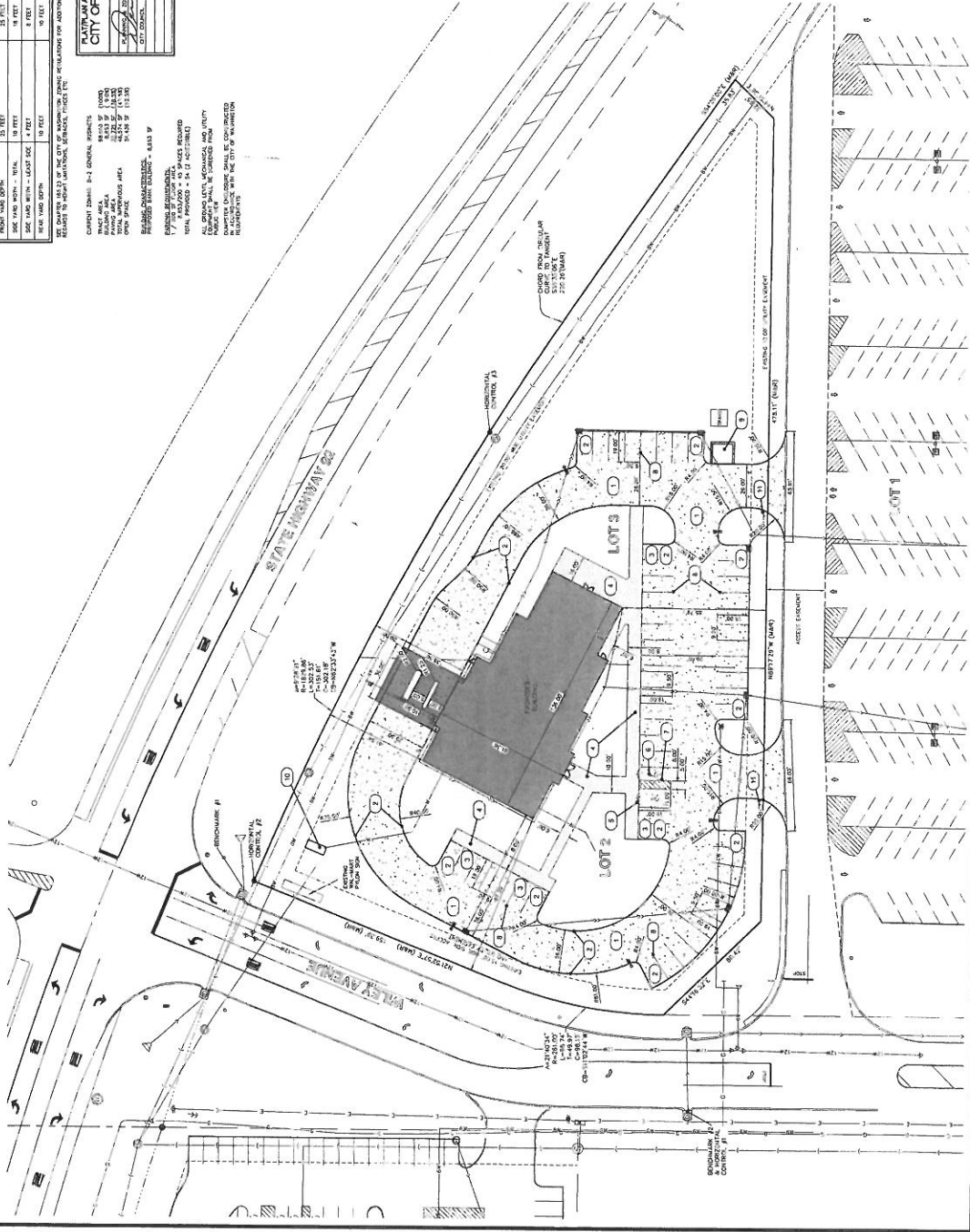
DESIGN ENGINEERS
MMS CONSULTANTS, INC.
317 S. GILBERT STREET
IOWA CITY, IA 52240
319-338-0066 PHONE
319-351-0066 FAX

Sheet Title:
**OVERALL LAYOUT
& DIMENSION
PLAN**

Drawn By:
PA

Checked By:
PA

Sheet Number:
C-1



- CONSTRUCTION NOTES:**
1. TOTAL AREA OF SITE: 1.00 AC. (43,560 SQ. FT.)
 2. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 3. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 4. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 5. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 6. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 7. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 8. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 9. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 10. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 11. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 12. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 13. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 14. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 15. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 16. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 17. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 18. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 19. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 20. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 21. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 22. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 23. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 24. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 25. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 26. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 27. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 28. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 29. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 30. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 31. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 32. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 33. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 34. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 35. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 36. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 37. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 38. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 39. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 40. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 41. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 42. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 43. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 44. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 45. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 46. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 47. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 48. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 49. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 50. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 51. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 52. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 53. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 54. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 55. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 56. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 57. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 58. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 59. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 60. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 61. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 62. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 63. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 64. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 65. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 66. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 67. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 68. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 69. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 70. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 71. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 72. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 73. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 74. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 75. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 76. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 77. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 78. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 79. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 80. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 81. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 82. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 83. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 84. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 85. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 86. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 87. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 88. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 89. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 90. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 91. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 92. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 93. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 94. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 95. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 96. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)
 97. TOTAL AREA OF LOT: 1.00 AC. (43,560 SQ. FT.)
 98. TOTAL AREA OF BUILDING: 1.00 AC. (43,560 SQ. FT.)
 99. TOTAL AREA OF PARKING: 1.00 AC. (43,560 SQ. FT.)
 100. TOTAL AREA OF DRIVEWAY: 1.00 AC. (43,560 SQ. FT.)

MAYOR

DATE

PLANNING & ZONING CHAIRPERSON

DATE



HART-FREDERICK CONSULTANTS P.C.

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215

'R-4' MULTI-FAMILY RESIDENCE DISTRICT
SETBACK REQUIREMENTS

1 STORY
FRONT = 30'
REAR = 30'
SIDE
least = 6'
sum = 12'

2 STORY
FRONT = 32'
REAR = 30'
SIDE
least = 8'
sum = 17'

3 STORY
FRONT = 35'
REAR = 35'
SIDE
least = 10'
sum = 22'

4 STORY
FRONT = 40'
REAR = 40'
SIDE
least = 12'
sum = 27'

5 STORY
FRONT = 45'
REAR = 45'
SIDE
least = 14'
sum = 33'

PARKING REQUIREMENTS
1 1/2 SPACES PER DWELLING UNIT
36 SPACES REQUIRED
45 SPACES SHOWN

8.5' X 20' RECOMMENDED
9' X 20' SHOWN

TREE & SHRUB REQUIREMENTS

- 1 TREE PER 50 LINEAR FEET OF FRONTAGE
- 4 DECIDUOUS SHOWN 5.64 REQUIRED
- 3 CONIFEROUS SHOWN
- 1 SHRUB PER 2500 SQ. FT. OF OPEN SPACE
- 10 SHRUBS SHOWN 8.94 REQUIRED

DESCRIPTION

Lot Number Four (4) of County Home Subdivision, a subdivision in Washington County, Iowa. Now of the City of Washington, Iowa.

SITE ADDRESS: 2180 LEXINGTON BLVD

OPEN SPACE CALCULATION:
Lot 4 = 52700.43 sq. ft.
Buildings = 8287.56 sq. ft.
Parking = 20319.60 sq. ft.
Walks = 1751.48 sq. ft.
Open space = 22341.79 sq. ft.

LOT 3

LOT 2 PROPOSED SILT FENCE

COUNTY HOME SUBDIVISION
Bk. 9, Pg. 12

FF = 759.50

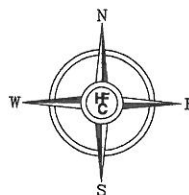
PROPOSED
12-PLEX
BUILDING
FF = 759.50

PROPOSED
12-PLEX
BUILDING
FF = 759.50

LEGEND

- GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND IRON ROD (AS NOTED)
- CUT "X" IN CONCRETE
- SET PK NAIL
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- SETBACK LINES
- LOT LINES PLATTED OR BY DEED
- PROPOSED PARKING AREA
- DUST FREE SURFACE
- PROPOSED CONCRETE
- EXISTING GRAVEL
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- POWER POLE
- GUY ANCHOR
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND GAS LINE
- SAN- SANITARY SEWER LINE & SIZE
- SERV- SANITARY SERVICE LINE & SIZE
- W- WATER LINE & SIZE
- SERV- WATER SERVICE LINE
- FIRE HYDRANT
- WATER VALVE
- EXISTING FENCE
- PROPOSED FENCED DUMPSTER ENCL.

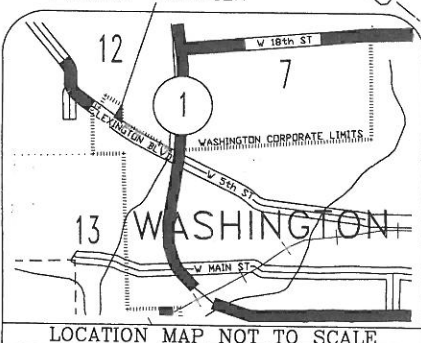
AUDITOR'S PARCEL "I"
BK. 25, PG. 199



Scale: 1" = 50'

PARCEL A
BK. 25, PG. 307

PROJECT LOCATION



LOCATION MAP NOT TO SCALE

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

J. Scott Ritter, P.L.S.
Iowa License Number: 16546
My license renewal date is December 31, 2014.
Pages covered by this seal: THIS SHEET ONLY

6/11/14 Date



DEVELOPER:
WAPSI VIEW, LLC
732 WEST PRAIRIE ST.
WEST LIBERTY, IA 52776

revised 6/11/14 per trees to cover 60'
revised 6/10/14 per 16 plex to 12 plex
revised 6/9/14 per parking spaces added
revised 6/5/14 per parking spaces added
revised 6/2/14 per City Engineer comments
revised 5/13/14 per City Engineer comments

SITE PLAN
LOT 4
COUNTY HOME SUBDIVISION
CITY OF WASHINGTON, IOWA

DATE: 4/1/14 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 137159

Task Order

In accordance with paragraph 1.01 of the Master Agreement Between Owner and Engineer for Professional Services dated May 1, 2013 ("Agreement"), Owner and Engineer agree as follows:

Specific Project Data

- A. Title: 0.5 MG Elevated Water Storage Tank
- B. Description: Design, bidding, and construction services related to a new 0.5 MG elevated water storage tank to be constructed on the existing property owned by the City, generally described as Tower Location #3 (approximately 875 ft. north of W. 5th Street and N. F Ave.) in the *Water System Facility Plan, City of Washington, IA, April 2013*. The work shall include the water tower, site work, water main piping connection to the distribution system, electrical and controls, including remote monitoring, and appurtenances for the new 0.5 MG elevated tank. The work shall also include a new gravel access drive, which will be an extension of N. F Ave. from W. 5th Street to the tower location. The access drive will be designed such that it can be converted in the future to a curb and gutter paved street. The work shall also include demolition of the existing 200,000 gallon tower located at the water treatment plant.

1. Services of Engineer

Exhibit A shall apply to this project in its entirety, with the following exceptions and additions:

A1.01 Study and Report Phase – Not included; study and report phase has already been completed.

A1.02 Preliminary Design Phase – per Exhibit A, except as follows:

- 1. Submit to Owner three hard copies and one electronic copy of final Preliminary Design Phase documents.

A1.03 Final Design Phase – per Exhibit A, except as follows:

- 1. The Engineer shall prepare the IDNR Construction Permit Application to be executed and submitted by the Owner.
- 2. Submit to Owner three hard copies and one electronic copy of final Bidding Documents.
- 3. One construction bid package (one prime contract) is assumed for the project.

A1.04 Bidding Phase – per Exhibit A, except as follows:

- 1. Costs for bid document printing and distribution will be paid by the Owner as an additional expense.
- 2. Engineer shall pay for the application fees with the IDNR Construction Permit. Owner shall directly reimburse Engineer for the cost of the application fees.

A1.05 Construction Phase – per Exhibit A, except as follows:

- 1. Engineer shall pay for the costs associated with an on-line, web-based submittal and construction document sharing website. Owner shall directly reimburse Engineer for the cost of this service.
- 2. RPR Services will be provided on a part-time basis. RPR services shall not include observation of surface preparation and application of coating systems for the water tower (to be provided by Owner).
- 3. Provide construction staking services.
- 4. Construction phase services are based on construction duration of 12 months.

A1.06 Commissioning and Post Construction Phase – per Exhibit A, except as follows:

1. Prepare record drawings based on Contractor furnished information.

A.2.01 Additional Services Requiring Owner's Authorization in Advance – per Exhibit A, except as follows or as specifically identified in this document as part of other phases of work:

1. Property/Easement Acquisitions – If necessary and requested by the Owner, the Engineer will provide services associated with aiding the Owner in obtaining property or easements (temporary or permanent). The Engineer will provide easement descriptions to be filed by the City, prepare documents for public meetings, attend public meetings, and assist in acquiring the easements as per Chapter 6B of the Code of Iowa.
2. Construction phase services related to SRF American Iron and Steel (AIS) requirements and/or SRF/CDBG prevailing wage monitoring.

Exhibit D shall apply to this project in its entirety.

2. **Owner's Responsibilities**

Exhibit B shall apply to this project in its entirety.

3. **Times for Rendering Services:**

Phase	Days
<u>Preliminary Design Phase</u>	<u>150 days</u>
<u>Final Design Phase</u>	<u>120 days</u>
<u>Bidding Phase</u>	<u>45 days</u>
<u>Construction Phase</u>	<u>12 months (estimated)</u>
<u>Commissioning/Post Construction Phase</u>	<u>as required</u>

The above days are after the date of approval of the agreement and based on Owner providing the necessary information, comments, approvals, etc. to Engineer in a timely manner to allow work to proceed. If there are protracted delays for reasons beyond Engineer's control, the schedule will be adjusted to reflect such delays.

4. **Payments to Engineer**

Owner shall pay Engineer for services within each phase as follows:

Phase	Method of Payment	Amount
Preliminary Design Phase	Lump Sum	\$26,700
Final Design Phase	Lump Sum	\$32,500
Bidding Phase	Lump Sum	\$10,400
Construction Phase	Lump Sum	\$46,300
Construction Staking	Lump Sum	\$2,700
RPR Services (approximately 100 hrs)	Hourly*	\$8,900
Post Construction Phase Services	Hourly*	\$1,100

* Hourly amounts are estimated amounts and not maximums. Engineer will request written authorization from Owner to continue such services should the accumulated hourly amounts charged for any given task or phase reach the estimated total amounts given above.

5. **Engineer's Consultants:**

Structural Services – Shive Hattery, Cedar Rapids, Iowa
Electrical Services – Riesberg Engineering, Perry, Iowa

6. **Other Modifications to Master Agreement:** None

7. **Attachments:** None

8. **Documents Incorporated By Reference:** None

Approval and Acceptance: Approval and Acceptance of this Task Order, including the attachments listed above, shall incorporate this document as part of the Agreement. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is _____, 2014.

Engineer

Signature Date

Steven J. Troyer, P.E.
Name

Principal
Title

Owner

Signature Date

Name

Title

Designated Representative for Task Order:

Steven J. Troyer, P.E.
Name

Principal
Title

414 South 17th Street, Suite 107
Ames, IA 50010
Address

stroyer@foxeng.com
E-Mail Address

515-233-0000
Phone

515-233-0103
Fax

Designated Representative for Task Order:

Brent Hinson
Name

City Administrator
Title

215 E. Washington Street
Address

E-Mail Address

Phone

Fax

RESOLUTION NO. _____

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

WHEREAS, Veenstra & Kimm, Inc. has prepared plans, specifications, form of contract and estimate of cost for the construction of certain public improvements described in general as “South 12th/ East Tyler 2014 Paving Project”; and

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

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

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

PASSED AND APPROVED, this 17th day of June, 2014.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk



BID TABULATION
SOUTH 12th STREET/ EAST TYLER STREET
2014 PAVING PROJECT
WASHINGTON, IOWA

Project: Construct South 12th Street/ East Tyler Street 2014 Paving Project for the following unit and lump sum prices:

Bid No. 1

Bid No. 2

Delong Construction, Inc.
P.O. Box 488
Washington, IA 52353

Cornerstone Excavating, Inc.
1320 West Main St., P.O. Box 928
Washington, IA 52353

Item No.	Description	Unit	Estimate Quantity	Unit Price	Extended Price	Unit Price	Extended Price
1	Excavation, CI 10, Rdwy + Borrow	CY	2415	\$ 10.60	\$ 25,599.00	\$ 18.50	\$ 44,677.50
2	Excavation, CI 13, Waste	CY	1330	\$ 7.10	\$ 9,443.00	\$ 18.50	\$ 24,605.00
3	Topsoil, Furn + Spread	CY	605	\$ 10.00	\$ 6,050.00	\$ 27.50	\$ 16,637.50
4	Modified Subbase	CY	950	\$ 38.30	\$ 36,385.00	\$ 29.25	\$ 27,787.50
5	Shld Finish, Earth	STA	32	\$ 200.00	\$ 6,400.00	\$ 240.00	\$ 7,680.00
6	Relocation Of Mail Box	EACH	13	\$ 350.00	\$ 4,550.00	\$ 150.00	\$ 1,950.00
7	Std/S-F Pcc Pav't, CI C CI 3, 7"	SY	6008	\$ 33.50	\$ 201,268.00	\$ 37.50	\$ 225,300.00
8	HMA Comm. Mix (Incl Asph Binder)	TON	15	\$ 215.00	\$ 3,225.00	\$ 225.00	\$ 3,375.00
9	Manhole, Storm SWR, Sw-401, 48"	EACH	4	\$ 3,130.00	\$ 12,520.00	\$ 3,250.00	\$ 13,000.00
10	Intake, SW-507	EACH	2	\$ 3,125.00	\$ 6,250.00	\$ 4,250.00	\$ 8,500.00
11	Intake, SW-507, Top Only	EACH	4	\$ 1,545.00	\$ 6,180.00	\$ 1,950.00	\$ 7,800.00
12	Intake, SW-508	EACH	7	\$ 3,645.00	\$ 25,515.00	\$ 4,750.00	\$ 33,250.00
13	Intake, SW-509	EACH	2	\$ 4,760.00	\$ 9,520.00	\$ 5,350.00	\$ 10,700.00
14	Intake, SW-541	EACH	1	\$ 4,480.00	\$ 4,480.00	\$ 5,000.00	\$ 5,000.00
15	Manhole Adjustment, Minor	EACH	10	\$ 1,405.00	\$ 14,050.00	\$ 1,000.00	\$ 10,000.00
16	Subdrain, Longitudinal, (Backslope) 4"	LF	2700	\$ 8.80	\$ 23,760.00	\$ 9.10	\$ 24,570.00
17	Subdrain, Std, Perforated, 8"	LF	900	\$ 12.55	\$ 11,295.00	\$ 20.45	\$ 18,405.00
18	Subdrain Outlet (Rf-19c)	EACH	30	\$ 300.00	\$ 9,000.00	\$ 225.00	\$ 6,750.00
19	Subdrain, Std, Non-Perforated, 4"	LF	360	\$ 8.05	\$ 2,898.00	\$ 17.10	\$ 6,156.00
20	Storm SWR RCP 2000d, 12"	LF	166	\$ 42.00	\$ 6,972.00	\$ 45.75	\$ 7,594.50
21	Storm SWR RCP 2000d, 15"	LF	57	\$ 46.00	\$ 2,622.00	\$ 48.00	\$ 2,736.00
22	Storm SWR RCP 2000d, 30"	LF	41	\$ 56.50	\$ 2,316.50	\$ 70.50	\$ 2,890.50
23	Rmvl Of Pav't	SY	420	\$ 9.25	\$ 3,885.00	\$ 10.00	\$ 4,200.00
24	Rmvl Of Intake + Utility Access	EACH	6	\$ 585.00	\$ 3,510.00	\$ 5,000.00	\$ 30,000.00
25	Sidewalk, PCC, 4"	SY	633	\$ 29.50	\$ 18,673.50	\$ 32.50	\$ 20,572.50
26	Sidewalk, PCC, 6"	SY	183	\$ 36.00	\$ 6,588.00	\$ 39.50	\$ 7,228.50
27	Detectable Warning	SF	50	\$ 28.00	\$ 1,400.00	\$ 31.00	\$ 1,550.00
28	Driveway, PCC, 6"	SY	447	\$ 36.00	\$ 16,092.00	\$ 39.50	\$ 17,656.50
29	Rmv + Reinstall Sign	EACH	12	\$ 120.00	\$ 1,440.00	\$ 125.00	\$ 1,500.00
30	Construction Survey	LS	1	\$ 8,600.00	\$ 8,600.00	\$ 9,600.00	\$ 9,600.00
31	Traffic Control	LS	1	\$ 9,430.00	\$ 9,430.00	\$ 9,000.00	\$ 9,000.00
32	Mobilization	LS	1	\$ 12,500.00	\$ 12,500.00	\$ 29,500.00	\$ 29,500.00
33	Seed + Fertilize (Urban)	ACRE	2	\$ 2,500.00	\$ 5,000.00	\$ 3,850.00	\$ 7,700.00
34	Perimeter + Slope Sed. Cntl Device, 9"	LF	500	\$ 3.65	\$ 1,825.00	\$ 2.50	\$ 1,250.00
35	Rmvl of Perim. + Slope Sed. Cntl Dev	LF	500	\$ 2.25	\$ 1,125.00	\$ 1.25	\$ 625.00
Total:					\$ 520,367.00	Total:	\$ 649,747.00



I hereby certify that this is a true tabulation of bids received on June 12, 2014 by the City of Washington, Iowa for the South 12th Street & East Tyler Street 2014 Paving Project.

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

My license renewal date is December 31, 2015

RESOLUTION NO. _____

A RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT

WHEREAS, the construction project known as "South 12th/ East Tyler 2014 Paving Project" has been designed and publicized for bid; and

WHEREAS, the City Council has approved the plans, specifications, form of contract and estimate of cost:

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

Section 1. That the following bid for the construction of certain public improvements described in general as "South 12th/ East Tyler 2014 Paving Project", described in the plans and specifications heretofore adopted by this Council on June 17, 2014, be and is hereby accepted, the same being the lowest responsible bid received for said work, as follows:

Contractor: _____ DeLong Construction, Inc. _____

Amount of Bid: _____ \$ 520,367.00 _____

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

PASSED AND APPROVED, this 17th day of June, 2014.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

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

RESOLUTION NO. _____

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA; AND THAT REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT OF A COMBINATION THEREOF OF SUCH AREA IS NECESSARY IN THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AND ADOPTING AMENDMENT NO. 2 TO THE WASHINGTON UNIFIED COMMERCIAL URBAN RENEWAL PLAN.

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

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

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

WHEREAS, the City Attorney has prepared Amendment No. 2 to the Washington Unified Commercial Urban Renewal Plan for the Washington Commercial Unified Urban Renewal Area; and

WHEREAS, this Council has determined that the following legally described property is appropriate for the construction of an Urban Renewal Project:

Lot 4, County Home Subdivision, Washington County, Iowa (the "Property")

; and

WHEREAS, a consultation with the affected taxing entities was held on May 29, 2014 which was preceded by mailed notice to each affected taxing entity; and

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

WHEREAS, in accordance with said public notice, all persons or organizations desiring to be heard on said proposed Amendment No. 2 to the Washington Unified Commercial Urban Renewal Plan have been given an opportunity to be heard.

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

Section 1. That the findings and conclusions set forth or contained in said Amendment No. 2 to the Washington Unified Commercial Urban Renewal Plan for the Washington Unified Commercial Urban Renewal Area described in the preamble thereof, be and the same are hereby ratified and confirmed in all respects as the findings of the Council for this area.

Section 2. This Council further finds:

- a. That as it pertains to the areas or projects to be developed for residential purposes, this Council determines that a shortage of housing of sound standards and design exists in the City, and that the acquisition of the area for residential uses is an integral part of and essential to the program for the City, and the acquisition of the area is necessary for the construction for housing for low to moderate income families.
- b. That as it pertains to areas or projects to be developed for non-residential uses, the City Council has determined and finds that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

Section 3. That Amendment No. 2 to the Washington Unified Commercial Urban Renewal Plan for the Washington Unified Commercial Urban Renewal Area be and the same is hereby approved. Further, the City Clerk is hereby directed to file a certified copy of this Resolution and said Amendment No. 2 with the Washington County Recorder's Office.

Section 4. That this Amendment No. 2 to the Washington Unified Commercial Urban Renewal Plan shall remain in full force and effect from the date of this Resolution until the termination of said Urban Renewal Plan as provided by law.

Section 5. That other than as outlined in this Amendment No. 2, all other terms and aspects of the Washington Unified Commercial Urban Renewal Area for the Washington Unified Commercial Urban Renewal Area remain in full force and effect.

Passed and approved this 17th day of June, 2014.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

**Amendment No. 2 to
Washington Unified Commercial Urban Renewal Plan**



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

AMENDMENT NO. 2 TO THE WASHINGTON UNIFIED COMMERCIAL URBAN
RENEWAL PLAN

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

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

WHEREAS, Section J, Paragraph 3 of said Urban Renewal Plan contemplates that the City may enter into Development Agreements to develop an Urban Renewal Project; and

WHEREAS, Overland Property Group, LLC has been awarding monies and tax credits by the Iowa Finance Authority to construct 32 units of low to moderate income housing with the City (the “Project”); and

WHEREAS, as part of the application for funding submitted by the Developer, the City pledged a local match of tax increment rebate payments to the Developer, along with \$14,000 to defray a portion of the costs to install a sanitary sewer lift station on the Project payable from the City’s sewer fund; and

WHEREAS, the City has been approached by Wapsi View, LLC, in relation to their interest in developing 12 to 24 market-rate apartment units, with a development agreement to be prepared to assist the project in moving forward; and

WHEREAS, the City proposes to enter into an agreement with ACH Foam Technologies regarding improvements to an industrial facility; and

WHEREAS, it is now necessary to amend the Urban Renewal Plan to include these Projects.

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

1. In Section J, Paragraph 3 of the Urban Renewal Plan, the following Development Agreements are hereby added and incorporated into the Urban Renewal Plan:

Overland Property Group, LLC Development Agreement with tax increment rebates over 15 years Construction of two 16-unit buildings of Low to Moderate Income Housing	Tax Increment Rebate Payments: not to exceed \$336,000.00
Wapsi View, LLC Development Agreement with tax increment rebates over 10 years Construction of one to two 12-unit buildings of market-rate rental housing	Tax Increment Rebate Payments: not to exceed \$350,000.00
ACH Foam Technologies, LLC Development Agreement with tax increment rebates over 3 years	Tax Increment Rebate Payments: not to exceed \$50,000

2. Except as modified by this Amendment No. 2, the original provisions of the Urban Renewal Plan are hereby ratified, affirmed and approved and shall remain in full force and effect.

3. This Amendment No. 2 to the Urban Renewal Plan shall be in full force and effect upon adoption by the City Council.

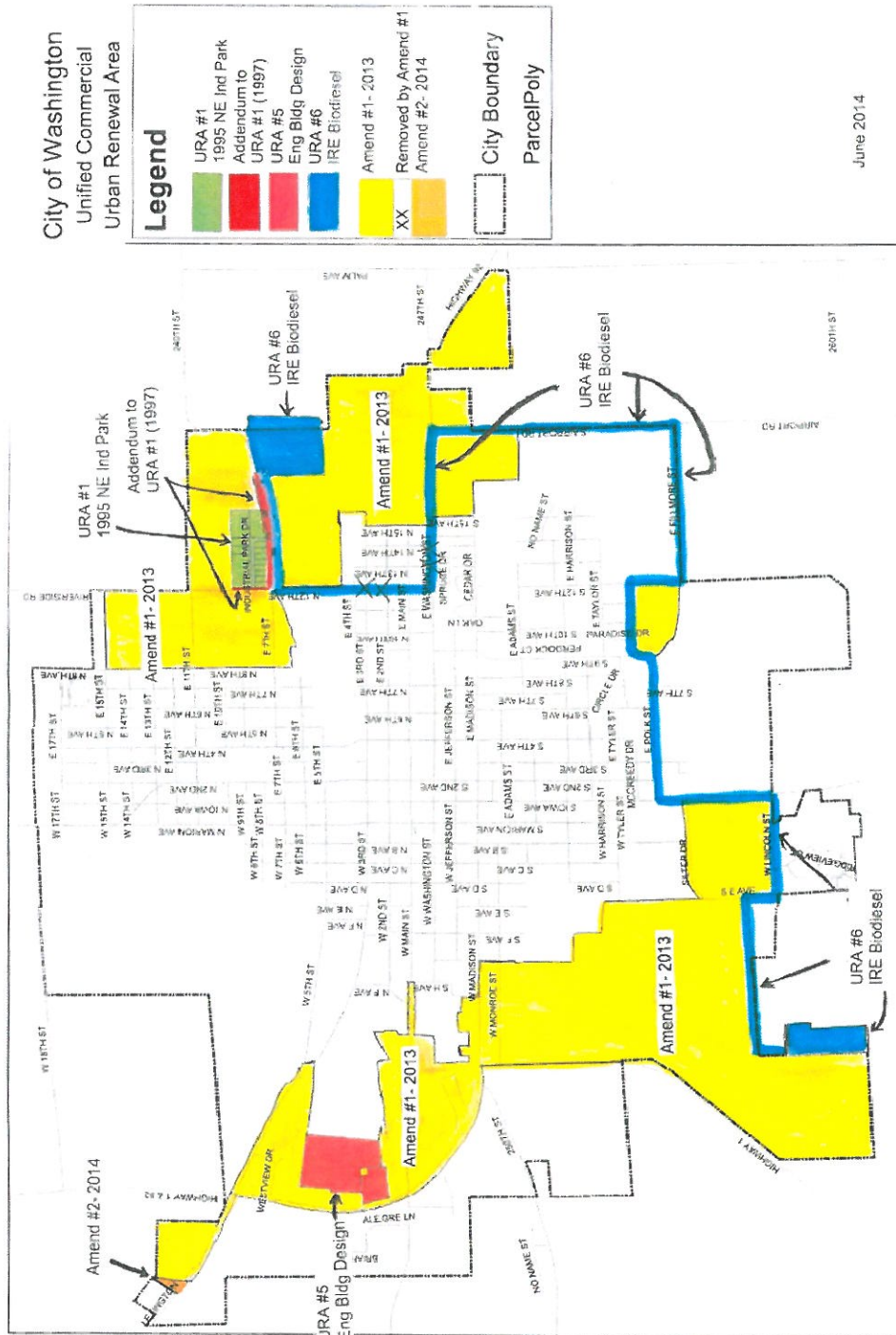
4. Any parts of the previous Urban Renewal Plan in conflict with the provisions of this Amendment No. 2 are hereby repealed.

EXHIBIT A
Legal Description of Amendment No. 2 Area

Amendment #2 to the Washington Unified Commercial Urban Renewal Plan:
Additions to Existing Unified Commercial Urban Renewal Plan

Lot 4 in the County Home Subdivision, a Subdivision in Washington County,
Iowa.

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



June 2014

Exhibit C: Project Summary

Washington Unified Commercial Urban Renewal Area

Project Name:	<u>The Reserves at Briarwood</u>
Location:	<u>900 Block of West Monroe Street</u>
Type of Project:	<u>TIF Rebate</u>
Purpose:	<u>Assist in construction of new rental units.</u>
Project Description:	<u>The project will involve construction of 32 low and moderate income apartment units under the State of Iowa's Section 42 program.</u>
Cost not to Exceed Estimate:	<u>\$336,000</u>
Potential Sources of Funding	<u>Incremental taxes</u>
Need for TIF Project:	<u>Since it is an economic development project, it would be an appropriate use of TIF funds.</u>
Time Table for Project:	<u>2014-2015</u>
Date of Amendment:	<u>June 2014</u>



Exhibit D: Project Summary

Washington Unified Commercial Urban Renewal Area

Project Name:	<u>Wapsi View, LLC</u>
Location:	<u>2180 Lexington Boulevard</u>
Type of Project:	<u>TIF Rebate</u>
Purpose:	<u>Assist in construction of new rental units.</u>
Project Description:	<u>The project will involve construction of 12 to 24 market-rate apartment units.</u>
Cost not to Exceed Estimate:	<u>\$350,000</u>
Potential Sources of Funding	<u>Incremental taxes</u>
Need for TIF Project:	<u>Since it is an economic development project, it would be an appropriate use of TIF funds.</u>
Time Table for Project:	<u>2014-2015</u>
Date of Amendment:	<u>June 2014</u>
Site Plan:	See next page.

Approved Site Plan for Wapsi View, LLC Apartments

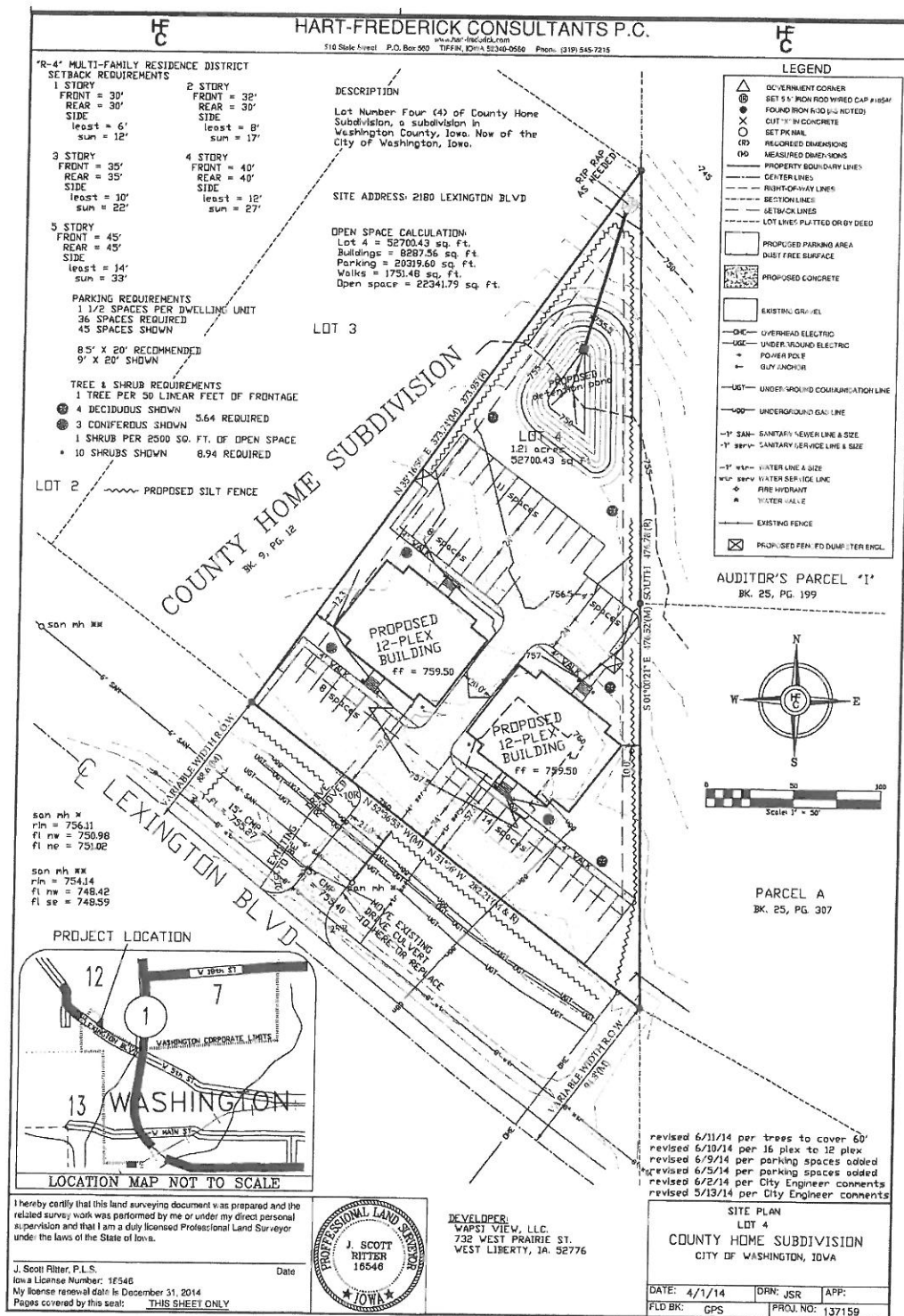


Exhibit E: Project Summary

Washington Unified Commercial Urban Renewal Area

Project Name:	<u>ACH Foam Technologies, LLC</u>
Location:	<u>809 E. 15th Street</u>
Type of Project:	<u>TIF Rebate for Infrastructure Project</u>
Purpose:	<u>The project will relate to installation of a storm water detention area to serve the plant.</u>
Project Description:	<u>Construction of a storm water detention area to control flooding and storm water runoff in the area by the plant.</u>
Cost not to Exceed Estimate:	<u>\$50,000</u>
Potential Sources of Funding	<u>Incremental taxes</u>
Need for TIF Project:	<u>Since it is an economic development project, it would be an appropriate use of TIF funds.</u>
Time Table for Project:	<u>2014-2015</u>
Date of Amendment:	<u>June 2014</u>



RESOLUTION NO. _____

RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WASHINGTON AND OVERLAND PROPERTY GROUP, LLC.

WHEREAS, on June 17, 2014, the City Council of the City of Washington adopted Amendment No. 2 to the Washington Unified Commercial Urban Renewal Plan (the “Urban Renewal Plan”) and designated that area as an Economic Development Area pursuant to Chapter 403 of the Code of Iowa; and

WHEREAS, it is desirable that properties located within said Urban Renewal Areas be redeveloped as part of the plan for overall development covered by this Urban Renewal Plan; and

WHEREAS, the City has received a proposal from Overland Property Group, LLC (the “Developer”) to enter into a Development Agreement by and between the Developer and the City, which would require the Developer to construct two 16-unit buildings for the use of low to moderate income housing (the “Project”); and

WHEREAS, in exchange for the construction of the Project in strict compliance with the Development Agreement, the City has agreed to make annual tax increment payments in an amount of not-to-exceed \$336,000 pursuant to the schedule adopted in the Development Agreement; and

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

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

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

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

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

- a. Assist in the generation of businesses that add diversity and generate new opportunities for the Iowa economy.
- b. That the obligations under this Agreement in dispensing said annual tax increment payments to the Developer will produce public benefits and gains which benefits and gains are warranted based upon the amount of tax increment payments dispensed to the Developer.

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

Passed and approved this 17th day of June, 2014.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

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

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the “Agreement”) entered into by and between the **City of Washington, Iowa**, 215 E. Washington Street, Washington, Iowa 52353, hereafter referred to as “City”; and **Overland Property Group, L.L.C.**, a Kansas limited liability company, 534 S. Kansas Avenue, Suite 900, Topeka, Kansas 66603, hereafter referred to as “Developer.”

WHEREAS, pursuant to Resolution No. 2013-093, the City Council of Washington declared the City’s intent to enter into a Development Agreement with the Developer if the Developer was granted tax credits from the Iowa Finance Authority (“IFA”) under the Section 42 Housing Program to build 32-units (comprising two buildings) of low to moderate income housing within the City (the “Project”); and

WHEREAS, IFA awarded the Developer funds through the State HOME program in the amount of \$999,000 and tax credits in the amount of \$339,355 for the Project; and

WHEREAS, Developer holds an Option to Purchase owns that certain parcel of property legally described as Outlot 17 of the Southwest Addition to Town, now the City of Washington, Iowa, excluding the north 350 feet of the east 30 feet thereof and Outlot 18 of the Southwest Addition to the Town, now the City of Washington, Iowa, excluding the north 350 feet thereof (collectively the “Property”); and

WHEREAS, the City, as part of the City’s required match, has agreed to reimburse the Developer for a portion of the cost of constructing a sanitary sewer lift station for the Project in an amount of \$14,000.00 and has pledged tax increment rebates (the “Payments”) in an amount not to exceed \$336,000.00 payable over 15 years; and

WHEREAS, the Property is located within the Washington Unified Commercial Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, Chapter 15A of the Code of Iowa (2013) authorizes cities to provide grants, loan, guarantees, tax incentives and other financial assistance to and for the benefit of private persons.

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

A. Developer’s Obligations.

1. The Developer will cause the Project to be constructed on the Property in strict compliance with all applicable laws, regulations and ordinances. The Project shall be completed no later than December 31, 2015.

2. The Developer shall maintain and operate the Project in strict compliance with all applicable laws, regulations and ordinances for the period of at least fifteen (15) years following the issuance of an occupancy permit for the Project until the Agreement ceases.

3. The Developer shall pay, when due, all real estate taxes to the Washington County Treasurer attributable to the Project. Prior to any Payment by the City to the Developer, the Developer shall provide receipts to the City evidencing payment of said real estate taxes.

B. City’s obligations.

1. In recognition of the Developer’s obligations set out above and in accordance with said Resolution 2013-093, the City agrees to maintain the tax increment ordinances in effect and to make economic development tax increment payments (the “Payments”) to the Developer in each fiscal year during the term of this Agreement, pursuant to Chapters 15A and 403 of the Code of Iowa. The first payment to the Developer shall not be made until the first full assessment on the Property has been assessed. For example, if the Project is completed no later than December 31, 2015, the first Payment to the Developer would occur December 1, 2017 based upon the January 1, 2016 assessment by the Washington County Assessor.

In addition, the City will pay to the Developer the sum of \$14,000.00 upon execution of this Agreement by the Developer and approval of this Agreement by the Washington City Council.

2. The Payments shall be made on June 1st and December 1st (the “Payment Date”) of each fiscal year. The Developer expressly agrees that no Payment will be made to the Developer if the Developer is not in compliance with this Agreement.

3. Each Payment shall be in the amount of 100% of the incremental tax revenues collected by the City pursuant to the division of revenue as outlined in Section 403.19 of the Code of Iowa (2013) and paid by the Developer attributable to the Property as evidenced by the receipts submitted to the City.

4. The Payments to the Developer contemplated under this Agreement are scheduled to be made for fifteen (15) years. Said Payments to be made by the City to the Developer shall cease at the earliest of (a) the aggregate Payments made to the Developer over the term of this Agreement totals \$336,000.00 (the “Maximum Rebate”); or (b) the end of fifteen fiscal years from the time of the first Payment. The Developer expressly agrees that no further Payments will be made to the Developer after fifteen years even if the Maximum Rebate amount has not been reached.

5. The Payments contemplated under this Agreement shall not constitute general obligations of the City, but shall be made solely and only from incremental property taxes received by the City from the Washington County Treasurer, which are attributable to the Property.

6. Each Payment contemplated under this Agreement shall be subject to the annual appropriation of the City Council. Prior to December 1 of each year during the term of this Agreement, the Washington City Council shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year, 100% of the amount of tax increment revenues attributable to the Property to be collected in the following fiscal year. (the “Appropriated Amount”). The Developer expressly agrees that in no event shall the Appropriated Amount, when added to the previous payments, exceed the Maximum Rebate.

The City agrees to certify pursuant to Section 403.19 of the Iowa Code by December 1st of each year during the term of this Agreement to the Washington County Auditor an amount equal to the most recent Appropriated Amount. The City will give notice to the Developer of the amount certified pursuant to Section 403.19 of the Code on or before December 1st of each year, for the fiscal year beginning the following July 1st. If the City fails to certify an amount to be collected pursuant to said Section 403.19 of the Code for the obligations contemplated under this Agreement, then an event of non-appropriation shall have occurred, as discussed herein. If an event of non-appropriation occurs, the City’s obligation to pay pursuant to this Agreement for the fiscal year in question shall cease, and the Developer expressly acknowledges that is has no

recourse against the City for said non-appropriation. Future Payments, if any, contemplated under this Agreement shall be subject to future appropriation by the City, all of which shall be contemplated pursuant to said Section 403.19 and certified each December 1st for the fiscal year beginning the following July 1st.

C. Administrative Provisions.

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

2. This Agreement represents the entire agreement between the parties and may not be amended or assigned without the express permission of the other party. However, by execution of this Agreement, the City hereby authorizes the Developer to assign the rights to receive the Payments to a private lender, as security, without further action of the City Council and upon receipt of an assignment from the Developer which directs the City to make Payments directly to such lender.

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

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

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

6. That this Agreement may be executed in counterparts.

Dated this _____ day of _____, 2014.

(The rest of this page left intentionally blank.)

SIGNATURE PAGE FOR THE CITY OF WASHINGTON, IOWA

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

STATE OF IOWA, WASHINGTON COUNTY, ss:

On this _____ day of _____, 2014, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Sandra Johnson and Illa Earnest, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Washington, Iowa; a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as passed by Resolution of the City Council; and Sandra Johnson and Illa Earnest acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary public

SIGNATURE PAGE OF OVERLAND PROPERTY GROUP, LLC

By: _____

Print name and title

STATE OF _____, COUNTY OF _____:

On this ____ day of _____, 2014, this document was executed by
_____ as _____, of Overland Property
Group.

Notary Public

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PRELIMINARY PLAT
OF WASHINGTON BUSINESS PARK SUBDIVISION PHASE I,
CITY OF WASHINGTON, WASHINGTON COUNTY, IOWA**

WHEREAS, the City of Washington has filed with the City Clerk the Preliminary Plat of a proposed subdivision located in the City, attached hereto as Exhibit A and to be known as Washington Business Park Subdivision, Phase I; and

WHEREAS, said Preliminary Plat was approved June 11, 2014, by the Planning and Zoning Commission of the City of Washington, Iowa; and

WHEREAS, said Preliminary Plat is found to conform to the requirements of the City's Code of Ordinances:

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

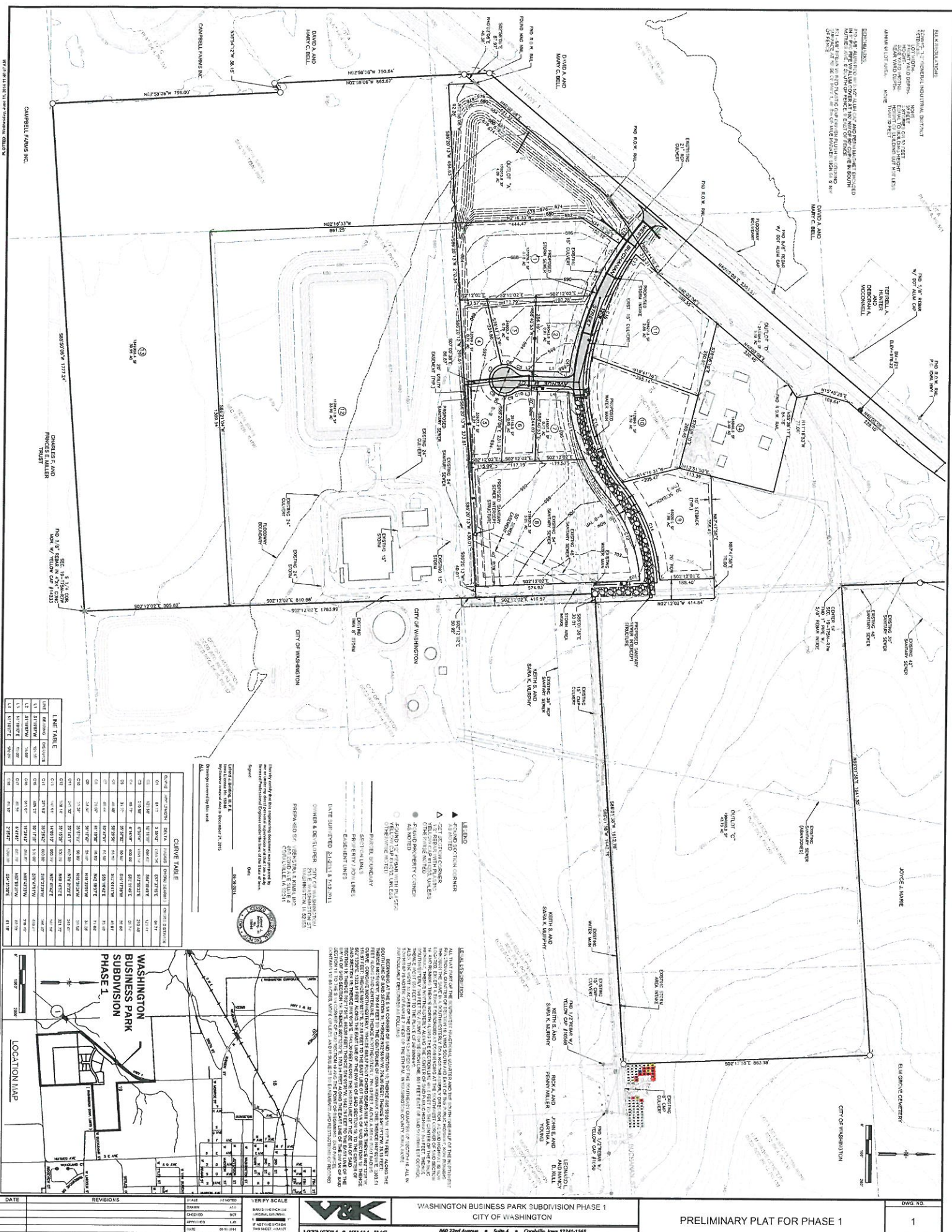
Section 1. Said Preliminary Plat, attached as Exhibit A to this resolution, is hereby approved.

PASSED AND APPROVED this 17th day of June, 2014.

Sandra Johnson, Mayor

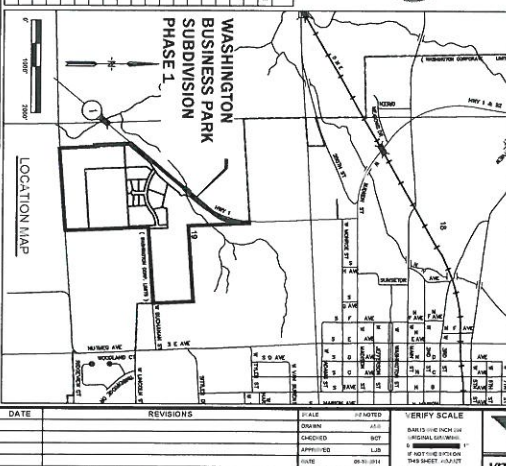
ATTEST:

Illa Earnest, City Clerk



LINE TABLE		
LINE	GEORIG	DATE
L1	311997W	12-78
L2	311997W	7-88
L3	311997E	4-88
L4	311997E	12-88

GRADE TABLE				
Grade	Top (Feet)	Bottom (Feet)	Thick (Feet)	Thick (Feet)
C1	41.5	3.942	37.558	8.119
C2	37.6	17.16	20.44	
C3	23.08	16.39	6.69	
C4	8.19	6.19	2.00	
C5	2.00	0.00	2.00	
C6	0.00	0.00	0.00	
C7	0.00	0.00	0.00	
C8	0.00	0.00	0.00	
C9	0.00	0.00	0.00	
C10	0.00	0.00	0.00	
C11	21.19	16.242	4.958	106.67
C12	16.24	10.292	5.958	106.67
C13	10.29	4.342	5.958	106.67
C14	4.34	0.392	4.00	106.67
C15	0.39	0.392	0.00	106.67
C16	0.39	0.392	0.00	106.67
C17	0.39	0.392	0.00	106.67
C18	0.39	0.392	0.00	106.67
C19	0.39	0.392	0.00	106.67
C20	0.39	0.392	0.00	106.67
C21	0.39	0.392	0.00	106.67
C22	0.39	0.392	0.00	106.67
C23	0.39	0.392	0.00	106.67
C24	0.39	0.392	0.00	106.67
C25	0.39	0.392	0.00	106.67
C26	0.39	0.392	0.00	106.67
C27	0.39	0.392	0.00	106.67
C28	0.39	0.392	0.00	106.67
C29	0.39	0.392	0.00	106.67
C30	0.39	0.392	0.00	106.67
C31	0.39	0.392	0.00	106.67
C32	0.39	0.392	0.00	106.67
C33	0.39	0.392	0.00	106.67
C34	0.39	0.392	0.00	106.67
C35	0.39	0.392	0.00	106.67
C36	0.39	0.392	0.00	106.67
C37	0.39	0.392	0.00	106.67
C38	0.39	0.392	0.00	106.67
C39	0.39	0.392	0.00	106.67
C40	0.39	0.392	0.00	106.67
C41	0.39	0.392	0.00	106.67
C42	0.39	0.392	0.00	106.67
C43	0.39	0.392	0.00	106.67
C44	0.39	0.392	0.00	106.67
C45	0.39	0.392	0.00	106.67
C46	0.39	0.392	0.00	106.67
C47	0.39	0.392	0.00	106.67
C48	0.39	0.392	0.00	106.67
C49	0.39	0.392	0.00	106.67
C50	0.39	0.392	0.00	106.67
C51	0.39	0.392	0.00	106.67
C52	0.39	0.392	0.00	106.67
C53	0.39	0.392	0.00	106.67
C54	0.39	0.392	0.00	106.67
C55	0.39	0.392	0.00	106.67
C56	0.39	0.392	0.00	106.67
C57	0.39	0.392	0.00	106.67
C58	0.39	0.392	0.00	106.67
C59	0.39	0.392	0.00	106.67
C60	0.39	0.392	0.00	106.67
C61	0.39	0.392	0.00	106.67
C62	0.39	0.392	0.00	106.67
C63	0.39	0.392	0.00	106.67
C64	0.39	0.392	0.00	106.67
C65	0.39	0.392	0.00	106.67
C66	0.39	0.392	0.00	106.67
C67	0.39	0.392	0.00	106.67
C68	0.39	0.392	0.00	106.67
C69	0.39	0.392	0.00	106.67
C70	0.39	0.392	0.00	106.67
C71	0.39	0.392	0.00	106.67
C72	0.39	0.392	0.00	106.67
C73	0.39	0.392	0.00	106.67
C74	0.39	0.392	0.00	106.67
C75	0.39	0.392	0.00	106.67
C76	0.39	0.392	0.00	106.67
C77	0.39	0.392	0.00	106.67
C78	0.39	0.392	0.00	106.67
C79	0.39	0.392	0.00	106.67
C80	0.39	0.392	0.00	106.67
C81	0.39	0.392	0.00	106.67
C82	0.39	0.392	0.00	106.67
C83	0.39	0.392	0.00	106.67
C84	0.39	0.392	0.00	106.67
C85	0.39	0.392	0.00	106.67
C86	0.39	0.392	0.00	106.67
C87	0.39	0.392	0.00	106.67
C88	0.39	0.392	0.00	106.67
C89	0.39	0.392	0.00	106.67
C90	0.39	0.392	0.00	106.67
C91	0.39	0.392	0.00	106.67
C92	0.39	0.392	0.00	106.67
C93	0.39	0.392	0.00	106.67
C94	0.39	0.392	0.00	106.67
C95	0.39	0.392	0.00	106.67
C96	0.39	0.392	0.00	106.67
C97	0.39	0.392	0.00	106.67
C98	0.39	0.392	0.00	106.67
C99	0.39	0.392	0.00	106.67
C100	0.39	0.392	0.00	106.67

[illegible][illegible]

RESOLUTION NO. 14-XX

A resolution authorizing the Washington Public Library, an agency of the City of WASHINGTON, Iowa, to apply for a grant from the Washington County Riverboat Foundation (WCRF) for the purpose of obtaining a wireless access point to extend the library's wireless Internet signal to the full downtown area.

WHEREAS, the Washington Public Library of Washington, Iowa, desires to apply for and enter into an Agreement if granted, with the Washington County Riverboat Foundation (WCRF).

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

1. That effective June 18, 2014, the City of Washington, shall apply to the Washington County Riverboat Foundation (WCRF) for a grant to obtain funding for the equipment and installation of a wireless access point in downtown Washington;
2. That Debbie Stanton, Washington Library Director, is hereby authorized to execute on behalf of the City of Washington necessary documents for this grant;
3. That all resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved on the 17 day of June, 2014.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

RESOLUTION NO. 2014-

**A RESOLUTION ENDORSING AN APPLICATION FOR MINI-GRANT FUNDS
(Water Tower Park Outfield Fence)**

WHEREAS, the City is in need of more ball parks and Water Park is an under utilized area; and

WHEREAS, Water Tower Park can be better utilized with some upgrades; and

WHEREAS, the Council supports this objective and sees the value to the City in applying for grant funds to defray some of the costs of the project:

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

Section 1. The City Council endorses the submission of an application for mini-grant funds from the Washington County Riverboat Foundation in the amount of \$2,000 for outfield fencing at Water Tower Park.

PASSED AND APPROVED this 17th day of June, 2014.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

RESOLUTION NO. _____

**A RESOLUTION ADOPTING APPLICATION PROCEDURES FOR
TEMPORARY ENCROACHMENT PERMITS**

WHEREAS, the City Council established regulation of temporary encroachments on City right-of-way due to construction activity in Ordinance #1018, adopted on June 3, 2014; and

WHEREAS, it is now necessary to establish administrative procedures to aid in the enforcement of the ordinance:

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

Section 1. The temporary encroachment application and release forms, attached as Exhibit A to this resolution, are hereby adopted, including permit fee charges.

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

PASSED AND APPROVED this 17th day of June, 2014.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

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



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

TEMPORARY ENCROACHMENT APPLICATION FORM

1. Applicant Information:

- Contractor's Information:

Name: _____ Address: _____

Phone: _____ E-mail: _____

- Building Owner's Information (if different from above):

Name: _____ Address: _____

Phone: _____ E-mail: _____

2. Project Description (attach additional description if needed):

3. Timeframe for Project

No permit is required for 48 hours or less

_____ More than 48 hours but less than one week No Fee

_____ More than one week but less than one month \$25

Temporary Encroachment Permit Application Form (continued)

_____	More than one month but less than three months	\$75
_____	More than three months but less than six months	\$125

Projects longer than six months must reapply. Otherwise, permitted projects extending beyond the original planned duration may have the permit extended by notification to the City of the need for such change and the payment of the difference in fee amount to the next level on the fee schedule.

4. Application Checklist	<u>Owner's Submittal</u>	<u>Staff Review</u>
---------------------------------	---------------------------------	----------------------------

- | | | |
|--|-------|-------|
| • Application Fee | _____ | _____ |
| • Must submit Site Plan which meets ordinance guidelines | _____ | _____ |
| • Proof of Insurance | _____ | _____ |
| • Indemnification Form | _____ | _____ |

(See Exhibit A)

5. Statement of Understanding:

I hereby acknowledge the City of Washington Temporary Encroachment Permit requirements, have been provided a copy of the ordinance and agree to abide by the listed rules & regulations as a condition of continued enjoyment of said license.

In addition, I specifically make the following certifications:

- I agree to maintain sidewalk access to the greatest extent possible during construction, and agree to abide by the applicable ADA guidelines should closure of the sidewalk be needed at any point in the project.
- I certify that I have provided notification to all business and residential occupants within 50 feet of the project area.
- I certify that I will notify the Washington County Communications Center (319-653-2107) in advance of closing any travelled portion of a street or alley.

Contractor

Signature

Print Name

Building Owner (if different from above)

Signature

Print Name

RELEASE, INDEMNIFICATION & HOLD HARMLESS AGREEMENT
Exhibit A

WHEREAS, the undersigned desires to engage in construction activity in the public right-of-way in the City of Washington; and

WHEREAS, the City of Washington may permit the undersigned to conduct such activity, provided that the City shall not thereby incur the risk of any liabilities to the undersigned, or to any third party or employee of the undersigned, by virtue of the presence or actions of the undersigned:

NOW, THEREFORE, the undersigned agrees to release, indemnify, defend and hold harmless the City of Washington, its officers, employees and agents against any and all loss, liability, damage, claims, costs, attorney's fees and expenses which it may hereafter incur as a result of the undersigned's construction activity. The undersigned shall at his or her own expense, appear, defend and pay all attorney's fees and all costs and other expenses arising therefrom or incurred in connection with the undersigned's construction activity. If any judgments are rendered against the City in any such action, the undersigned shall satisfy and discharge the same excluding only such claims, demands or losses which result from the sole negligence of the City of Washington or its officers, agents or employees; and

FURTHER, the undersigned agrees to provide proof of at least \$1 million of general liability insurance with the City named as an additional insured, with a certificate to be provided to the City before work may proceed.

I HAVE CAREFULLY READ THIS RELEASE AND FULLY UNDERSTAND ITS CONTENTS. I AM AWARE THAT THIS IS A RELEASE AND HOLD HARMLESS AGREEMENT, AND A CONTRACT BETWEEN THE CITY OF WASHINGTON AND ME, AND I SIGN IT OF MY OWN FREE WILL AND ACCORD.

Signed at _____ this ____ day of _____, 20____.
City, State *Date* *Month*

Contractor

Signature Print Name

Building Owner (if different from above)

Signature Print Name

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WASHINGTON, IOWA, BY AMENDING CHAPTER 77 PERTAINING TO THE OPERATION OF GOLF CARTS AND UTILITY TRAIL VEHICLES (UTV)

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

SECTION 1. **Delete Definition.** Section 77.02(1), "Golf Cart", is hereby repealed.

SECTION 2. **Add Definition.** A new Section 77.02(1), "Golf Cart" is added as follows:

"1. "Golf Cart" means a three or four wheeled recreational vehicle generally used for transportation of person(s) in a sport of golf that is either electric powered or gas powered with a ground speed limited to 25 mph."

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

SECTION 4. **Severability Clause.** If any section, provision or part of this ordinance shall be judged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. **Effective Date.** This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this _____ day of _____, 2014.

Sandra Johnson, Mayor

Attest:

Illa Earnest, City Clerk

Approved on First Reading: _____

Approved on Second Reading: _____

Approved on Third & Final Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2014.

City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF
WASHINGTON, IOWA, BY AMENDING CHAPTER 136

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

SECTION 1. **Delete Paragraph.** Section 136.02(7) is hereby repealed.

SECTION 2. **Add Paragraph.** A new Section 136.02(7) is adopted as follows:

“7. “Sidewalk Café” means an outdoor area temporarily located on public right-of-way contiguous with a building wherein a restaurant is located and where food and beverages are taken for consumption by persons sitting or standing at tables in that area. Permitted sidewalk cafés must abide by the requirements and limitations set forth in Section 136.20 of the City of Washington Code of Ordinances.”

SECTION 3. **Delete Paragraph.** Section 136.20(3L) is hereby repealed.

SECTION 4. **Add Paragraph.** A new Section 136.20(3L) is adopted as follows:

“3L. In no event shall the placement of furnishings or the operation of the sidewalk café obstruct access to any crosswalk, curb cut, fire hydrant, fire escape or fire door, manhole, valve or obstruct the clear view of any traffic signal, regulatory sign or street sign. Parking spaces may be utilized for a sidewalk café only if expressly permitted by the City Council.”

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

SECTION 6. **Severability.** If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this document, which are separable from the unlawful provision, shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 7. **Effective Date.** This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this _____ day of _____, 2014.

Sandra Johnson, Mayor

Attest:

Illa Earnest, City Clerk

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

I certify that the foregoing was published as Ordinance No. _____ on the _____ day
of _____, 2014.

City Clerk

Existing Ordinance

ORDINANCE NO. 997

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF
WASHINGTON, IOWA, BY AMENDING CHAPTER 136

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

SECTION 1. Add Definition and Renumber. Section 136.02 is hereby amended by adding the following definition and renumbering subsequent definitions listed to maintain alphabetical order:

7. "Sidewalk Café" means an outdoor area temporarily located on a public sidewalk contiguous with a building wherein a restaurant is located and where food and beverages are taken for consumption by persons sitting or standing at tables in that area. Permitted sidewalk cafés must abide by the requirements and limitations set forth in Section 136.20 of the City of Washington Code of Ordinances.

SECTION 2. Add New Section.

136.20 SIDEWALK CAFÉ LICENSE. No person or entity shall operate a restaurant which provides outdoor seating on public property for the purpose of serving food or beverages, without a valid sidewalk café license.

1. Application for License. A sidewalk café license shall be granted only to the operator of a restaurant which is in conformance with the City of Washington Zoning Ordinance. An application for an sidewalk café license shall be on a form provided by the City Clerk and request the following information:
 - A. Applicant Contact Information. The name, mailing address, phone number and e-mail address of the applicant.
 - B. Drawing. A detailed drawing to scale of the proposed site indicating the following: The building façade, the points of ingress and egress, the proposed location of the tables, chairs, fencing, serving equipment, planters, borders, awnings, umbrellas, or other facilities to be included in the outdoor seating area. The drawings must also include the location of existing improvements and features on the public property, including but not limited to fire hydrants, valves, manholes, street signs, street lights, traffic signals, trees, benches, fire escapes or other overhead obstructions and the proposed clear width of the public walking area that will remain after the establishment of the outdoor seating area. In no case may the open portion of the public sidewalk be reduced to less than five feet (5') clear of all obstructions.
 - C. Fee. The annual license fee is \$50.00, and must be submitted with the application.

- D. Indemnification. Licensee shall sign an agreement to indemnify, defend and hold harmless the City for any and all claims for liability or damages arising from the operation of the sidewalk café.
 - E. Insurance. A certificate of general liability insurance, workers' compensation insurance and if applicable, dram shop insurance. The amount of required coverage must be approved by the City's insurance carrier, but in no event shall liability coverage be in an amount less than \$1,000,000 per occurrence and \$500,000 per person. The City shall be named as an additional insured on the face of the certificate.
2. Administrative Review. When the City Clerk determines that the application is complete, the application shall be forwarded to the City Council for review. Upon approval of the Council, the City Clerk shall issue the license.
3. License Requirements. Except as temporary approved by council for good cause, issuance and continued enjoyment of the license shall be conditioned on the following:
- A. The licensee shall comply with all applicable health and sanitation laws and regulations, and operation of the area shall not be detrimental to the health, safety or welfare of persons residing or working in the vicinity.
 - B. No outdoor keeping or storage of food or beverages to be served shall be permitted. No open keeping or storage of used dishes, utensils or food scraps shall be permitted. All disposal of trash must occur in the adjacent business premises and not in the outdoor area.
 - C. Operation of sidewalk cafés shall be permitted only:
 - i. Between April 1 and November 15; and
 - ii. At such times as the main place of business is open for business; and
 - iii. Between 6am and 11pm.
 - D. No animals, except those assisting the disabled, shall be allowed in the sidewalk cafe area.
 - E. Smoking is prohibited in or within 10 feet of an area governed by this license, and licensee shall place a no-smoking sign that complies with Iowa Code 142D.6 at the front entrance to the sidewalk café area.
 - F. Use of amplified sound equipment shall not be permitted in the sidewalk cafe area.
 - G. The sale and consumption of alcoholic beverages in the outdoor seating area shall be restricted by the liquor license governing the restaurant. No alcoholic beverages may be removed from the outdoor seating area, except

to the interior of the restaurant.

- H. For all sidewalk café areas with seating for more than four (4) persons, fencing is required. Fencing design shall be approved by the City. Any permanent anchoring locations installed must be made weather-tight by the licensee at the end of each license season.
- I. The outdoor seating area shall not obstruct any fire exit, fire escape or other required ingress or egress.
- J. The use of public sidewalks or right-of-way for a sidewalk café shall be permitted only when incidental to the operation of a restaurant on private contiguous property and only along the frontage of said restaurant. In the case of a corner location, the City Council may consider allowing seating within the right-of-way of the intersecting street if access to sidewalk ramps is not obstructed.
- K. In no event shall the operation of the sidewalk café area interfere with the passage of pedestrian or vehicular traffic, or reduce the open portion of the public sidewalk to less than five feet (5') clear of all obstructions.
- L. In no event shall the placement of furnishings or the operation of the sidewalk café obstruct access to any crosswalk, curb cut, parking space, fire hydrant, fire escape or fire door, manhole, valve or obstruct the clear view of any traffic signal, regulatory sign or street sign.
- M. The licensee shall be responsible for the maintenance and upkeep of the public right-of-way used for the sidewalk café and the replacement of damaged public property.
- N. When notified by the City to do so, the licensee shall promptly remove all furnishings and obstructions from the public right-of-way to accommodate special events permitted by the City or to accommodate City repair or maintenance as needed.
- O. No electrical appliance or conductors, open flame devices, petroleum products or other flammable liquids shall be placed or kept in the outdoor seating area.
- P. No special sales on alcoholic beverages are allowed in the sidewalk café (i.e., no "happy hour" or "2 for 1" specials).
- Q. All licensed features of the sidewalk café must be removed by December 1 each year through and including March 15 of the succeeding year.
- R. No licensed sidewalk café may be operated until the execution of a temporary easement agreement with the City Clerk. Said easement agreement will allow use of the public right-of-way for the exclusive

purposes of the license, and no property right is to be conferred by this agreement.

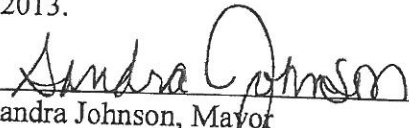
4. License Renewal. Each sidewalk café license shall be valid for a term not to exceed one (1) year, and may be renewed annually thereafter. A renewal application shall provide all the same information as an original application, but copies of the previous year's site plan may be used if there are no changes from the last submission.
5. License Revocation. Sidewalk café licenses may be suspended or revoked by the City Clerk for any violation of license requirements as described herein.

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


SECTION 4. **Severability.** If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this document, which are separable from the unlawful provision, shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 5. **Effective Date.** This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this 2nd day of January, 2013.



Sandra Johnson, Mayor

Attest:


Illa Earnest, City Clerk

Approved on First Reading: December 5, 2012
Approved on Second Reading: December 19, 2012
Approved on Third & Final Reading: January 2, 2013

I certify that the foregoing was published as Ordinance No. 997 on the 8th day of January, 2013.


City Clerk

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



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

Memorandum

May 15, 2014

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

From: Brent Hinson
City Administrator

Re: Ordinance Amending Utility Rates

During the budget process, the Council preliminarily approved the following rate amendments, which are reflected in the attached ordinance:

Water: 10% increase on usage, no base rate increase
Sewer: 5% increase on usage, no base rate increase
Sanitation: 3.5% increase on monthly charge

After reviewing this issue with City Attorney Olson, he feels that any changes to rates should be done by ordinance and should not be adjusted by resolution. That is why these changes are presented this time in ordinance format.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 92, WATER RATES,
SECTION 99, SEWER USER CHARGE AND
SECTION 106, COLLECTION OF SOLID WASTE**

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

SECTION 1. The Code of Ordinances of the City of Washington, Iowa, 2012, Section 92.02, titled, “Rates for Service”, is hereby amended to read as follows by amending Section 92.02(2):

“92.02 RATES FOR SERVICE. Water service shall be furnished at the following rates with the City:

2. Usage Rates. Customers shall be charged for water usage in accordance with the following rate schedule:

(Code of Iowa, Sec. 384.84[1])

Cubic Feet Used Per Month	Rate
All Usage	\$3.16 per 100 cubic feet

”

SECTION 2. The Code of Ordinances of the City of Washington, Iowa, 2012, Section 99.05, titled, “Rates for Service”, is hereby amended to read as follows by amending Section 99.05(1) and (2):

“99.05 CHARGES. The monthly sewer use charge shall be in accordance with the following:

1. Non-Residential Customers.

A. For each water meter of every nonresidential property receiving municipal sewer service using 1,400 cubic feet or less of water, with or without a water meter, the charge shall be an amount equal to the sum of \$30.00 per month plus \$3.31 per 100 cubic feet of water used.

B. For each water meter of every nonresidential property receiving municipal sewer service using between 1,401 and 15,000 cubic feet of water, with or without a water meter, the charge shall be an amount equal to the sum of \$60.00 per month plus \$3.31 per 100 cubic feet of water used.

C. For each water meter of every nonresidential property receiving municipal sewer service using between 15,001 and 100,000 cubic feet of water, with or without a water meter, the charge shall be an amount equal

to the sum of \$120.00 per month plus \$3.31 per 100 cubic feet of water used.

D. For each water meter of every nonresidential property receiving municipal sewer service using more than 100,001 cubic feet of water, with or without a water meter, the charge shall be an amount equal to the sum of \$240.00 per month plus \$3.31 per 100 cubic feet of water used.

2. Residential Customers. For each water meter of every residential property (including multiple-family residential properties) receiving municipal sewer service, with or without a water meter, the charge shall be an amount equal to the sum of \$30.00 per month per dwelling unit plus \$3.31 per 100 cubic feet of water used.”

SECTION 3. The Code of Ordinances of the City of Washington, Iowa, 2012, Section 106.08, titled, “Collection Fees”, is hereby amended to read as follows by amending Section 106.08(1):

“106.08 COLLECTION FEES. The collection and disposal of solid waste as provided by this chapter are declared to be beneficial to the property served or eligible to be served and there shall be levied and collected fees therefore in accordance with the following:

1. Fees.

A. The fee for solid waste collection and disposal service used or available, for each residential premise, is five dollars and eighty cents (\$5.80) per month.

B. The fee for the identification stickers for disposable containers is one dollar and seventy-five cents (\$1.75) each.

C. The fee for the annual identification sticker for reusable containers is eighty-five dollars (\$85.00) per year prorated monthly.”

SECTION 4. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 6. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council on the _____ day of _____, 2014.

Sandra Johnson, Mayor

ATTEST:

Illa Earnest, City Clerk

Approved on First Reading: _____

Approved on Second Reading: _____

Approved on Third & Final Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day
of _____, 2014.

City Clerk

RESOLUTION NO.

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

WHEREAS, the City of Washington, Iowa is empowered to levy, assess, and collect costs of delinquent water service accounts to the property owner and,

WHEREAS, water service charges remain unpaid and delinquent for the following listed property owner:

The property of John S. Patterson at 219 W. Main Street for the amount of \$190.43. Legal description (02 14 OP PAR C). Parcel Number (11-17-313-031).

The property of Carl M. & Katherine A. Cummings at 903 S. 11th Ave. for the amount of \$17.35. Legal description (05 02 HOTLES SD) Parcel Number (11-20-278-008)

The property of Aaron J. Wenger at 406 E. Washington Street for the amount of \$108.03. Legal description (06 NE WASH LOT 8 EXC HWY). Parcel Number (11-17-412-009)

The property of Stanley R. & Roberta J. Skinner, 213-215 E. 3rd Street for the amount of \$177.95. Legal description (02 01 OP). Parcel Number (11-17-331-005)

The property of Ruben Jara & Bertha A. at 725 W. 3rd Street for the amount of \$202.64. Legal description (01 ROLLING HILLS SD). Parcel number (11-18-280-010)

The property of Ronald & Brenda Carey at 515 S 2nd Avenue for the amount of \$130.47. Legal description (15 ROUSSEAU SD). Parcel number (11-17-386-007)

The property of Joseph D. Hurlbut at 1109 E. 3rd Street for the amount of \$292.71. Legal description (25 SMOUSES E SID ADD). Parcel number (11-17-431-002)

The property of Nichalous Luke at 415 W. Main Street for the amount of \$60.19. Legal description (03 03 ADD TO WASH). Parcel number (11-17-311-002)

The property of Alfonso R Zavala & Julia Raymundo at 715 E. Washington Street for the amount of \$238.13. Legal description (03 E WASH W 60 FT N ½ OL). Parcel number (11-17-454-003)

The property of Kevin J. Kelly at 435 E. Madison Street for the amount of \$103.56. Legal description (20 COXS SD W ½ LOT 19 &). Parcel number (11-17-460-011)

The property of Emma A. Havel at 1108 E 2nd Street in the amount of \$114.79. Legal description (32 SMOUSES E SID ADD V#1171M6). Parcel number (11-17-431-007)

WHEREAS, due notice was given to the above property owner that said amount would be assessed to the property if payment was not made or an appeal was not made,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WASHINGTON, IOWA that the City Clerk be instructed to certify the above delinquent payment to be assessed against said property as listed above and that the City Clerk certify a copy of this resolution to the Washington County Treasurer.

Passed and Approved this 17th day of June, 2014.

Sandra Johnson, Mayor

Attest:

Illa Earnest, City Clerk