

LEGAL NOTICES

City of Washington
Council Minutes 4-15-2025
At 5:00 P.M. the Council of the City of Washington, Iowa, met in Regular Session in the Council Chambers, 215 East Washington Street with Mayor Millie Youngquist in the chair.
On roll call present: Morgan, Stigers, Earnest, Schroeder, Rangel, Youngquist. Absent: Moore
Mayor Millie Youngquist asked for a Motion for approval of the agenda. Motion by Stigers, second by Rangel to approve the Agenda. Motion carried. 5-0
CONSENT:
1. Council Minutes for April 1, 2025 Special Session
2. Council Minutes for April 1, 2025 Regular Session
3. Veenstra & Kimm, Inc., 12th Avenue & Washington Street Intersection Improvements, \$1,544.00
4. Veenstra & Kimm, Inc., Central Park Restrooms, \$819.50
5. Christer Contracting, Inc., Central Park Restroom Reconstruction Pay Request No. 4, \$92,993.98
6. Lynch Dallas Legal, Union Negotiations, \$220.00
7. ECICOG, Home Rehab Grant Administration, \$14,775.00
8. Approve Plat of Survey in Extraterritorial Zone- Campbell Subdivision
9. Urban Chicken Permit, Linda Franzen, 502 N. Marion Ave. (new)
10. Department Reports
Motion by Morgan, second by Stigers to approve consent items 1-10. Motion Carried. 5-0
Mayoral Proclamation for Child Abuse Awareness Month for the month of April 2025 as well as a Proclamation for National Public Safety Telecommunicators Week for April 13th - April 19th, 2025, was presented by Mayor Youngquist.
Special Event request for the Farmers Market by Main Street at Central Park every Thursday from May 15th - October 19th, 2025, from 3:00 p.m. - 8:00 p.m. Motion to approve by Rangel, seconded by Earnest. Motion carried. 5-0.
Special Event request for the Marion Avenue Baptist Church, Youth Conference & Activities at the Central Park on May 8, 2025, from 3:00 p.m. - 11:00 p.m. Motion to approve by Morgan, seconded by Rangel. Motion carried. 5-0.
Special Event request for the Paws & More, 26th Annual Car Show at Central Park Square on August 17th, 2025, from 6:30 a.m. - 3:30 p.m. Motion to approve by Stigers, seconded by Morgan. Motion carried. 5-0.
Special Event request for the Washington Chamber's Spring Craft Fair Site Plan Update at Central Park on May 3rd, 2025. Motion to approve by Morgan, seconded by Schroeder. Motion carried. 5-0.
Special Event request for Indivisible Iowa, "Hands Off" Protest at Central Park on April 19, 2025, from 11:30 a.m. - 2:30 p.m. Motion to approve contingent on Certificate of Insurance being turned into City Hall by Friday, April 18, 2025 made by Earnest, seconded by Schroeder. Motion carried. 3-2
No Public Comment.
The claims were presented by Finance Director, Kelsey Brown. Motion by Morgan, seconded by Stigers to approve April 15, 2025 claims report. Motion carried. 5-0

CITY OF WASHINGTON, IOWA
CLAIMS BY FUND
APRIL 15, 2025

GENERAL
4 H WOOD PRODUCTS CEDAR MULCH 500.00
SUN-LESS SYSTEMS LEASING COPIER LEASE 433.61
ACE-N-MORE SUPPLIES 421.29
ALL AMERICAN PEST CONTROL PEST CONTROL 125.00
ALLIANT ENERGY ALLIANT ENERGY 3854.43
AMAZON CAPITAL SERVICES LIBRARY MATERIALS/SUPPLIES 353.58
ARMSTRONG, RON INSPECTION ASSISTANCE 27.00
ARNOLD MOTOR SUPPLY/MOWER FILTERS 52.34
ATCO INTERNATIONAL ENZYME 241.15
AUDITOR OF STATE - IOWA FILING FEES- FY23/FY24 1700.00
BAKER & TAYLOR LIBRARY MATERIALS 694.35
BDH TECHNOLOGY LLC IT CONTRACT 1012.00
BLUE ANTHLETICS BASE ANCHORS 581.74
BEAM MOON SATTELLITES, LLC PORTABLE TOILETS 700.00
BRUNS, DAVID INSPECTION ASSISTANCE 27.00
GENGAGE INC/GENING INC/GALE LIBRARY MATERIALS 49.48
CENTRAL IOWA DISTRIBUTING JANITORIAL SUPPLIES 809.00
CINTAS CORP LOC. 342 TOWEL/MAT SERVICE 409.11
COBLENTZ, ELIAS STORYTELLER PROGRAM 200.00
COURTESY DOOR SALES & SER DOOR REPAIR 386.00
CRITICAL HIRE APPLICANT TESTING 25.00
ELLIOTT BULK SERVICES, LLC FUEL 2798.80
ELLIOTT OIL COMPANY/ATCO TRIP FUEL 49.38
FIRE SERVICE TRAINING BUREAU TRAINING 50.00
G & R MILLER CONSTRUCTION TILE PARTS 123.60
GALLS LLC VEST/UNIFORM/PANTS/NAME TAG 396.10
GFC LEASING - WI PRINTER LEASE 249.64
GOOGLE LLC EMAIL SUBSCRIPTION 395.99
HARTSOCK, BILL INSPECTION ASSISTANCE 81.00
HAWKEYE FIRE & SAFETY INSPECTION 190.00
HELMUTH REPAIR, INC SUPPLIES 25.50
IGRAPHIX, INC SHIPPING 16.17
IMPRESSIONS COMPUTERS, INC COMPUTER MAINTENANCE 1438.00
IOWA ASSN. OF MUNICIPAL UTILITIES QUARTER 2 SAFETY TRAINING 1792.00
JAKE'S HANDYMAN SERVICES LLC BATHROOM COUNTER TOPS DEPO 1501.57
KCTC PHONE & INTERNET 2367.58
KIECK'S CAREER APPAREL & UNIFORMS UNIFORMS - BRDECKA 199.98
MC CLELLAN, MATTHEW TUNING & HUMIDIFIER PADS 165.00
MID-AM RES. CHEMICAL CORP CLEANING SUPP AND WEED KILLER 1027.80
MIDWEST BREATHING AIR TESTS 17.70
MOWERS PLUM MOWER BLADES 81.24
PLAYAWAY PRODUCTS LIBRARY MATERIALS 56.99
RANGEMASTERS UNIFORMS OUTER VEST CARRIERS 1625.00
RESA FIRE SCHOOL REGISTRATION 250.00
SHIMMERING-CORY, INC. MARCH SUPPLEMENT ORD# 1167 93.00
STOUT COMPANIES SEED & FERTILIZER 3828.50
TYLER TECHNOLOGIES PROJECT MANAGEMENT 583.34
ULINE PROGRAM SUPPLIES 131.61
WASH CO RECORDER RECORDING 98.00
WASH COUNTY MINIBUS LOST - APRIL 22917.83
WASHINGTON NOON KIWANIS CLUB 2025 DUES-GAA 373.50
WINTER PUBLIC SAFETY GROUP FIRE BOOTS \$43.10
WMPF GROUP LLC LEGAL ADVERTISING 603.95
TOTAL 58665.95
AIRPORT
BAUTISTA MIRANDA, YOLANDA MARCH CLEANING 375.00
CLOUDBURST 9 INTERNET 106.35
KCII ADVERTISING 113.52
QT POD- PETROLEUM BASE ACCESS PLAN-1 YEAR 1675.00
VETTER'S INC-CULLIGAN WATER AIRPORT WATER 33.70
WINDSTREAM IOWA COMMUNICATIONS APRIL SERVICE 221.06
TOTAL 2524.63
ROAD USE
ALTORFER INC CONCRETE SAW RENTAL 1821.60
AGRILAND FS, INC FERTILIZER 129.68
ELLIOTT BULK SERVICES, LLC FUEL 1115.78
HI-LINE INC PARTS 221.94
HIWAY SERVICE CENTER PARTS 1202.00
JOHN DEERE FINANCIAL SEWER JET PARTS 73.67
L L PELLING CO COLD MIX-POD HOLES 1031.48
MIDWEST WHEEL TIRE LED/SHOP SUPPLY 348.69
WMPF GROUP LLC EMPLOYMENT ADVERTISING 134.00
TOTAL 6083.84
STREET LIGHTING
ALLIANT ENERGY ALLIANT ENERGY 12078.58
J MARIE ELECTRIC LLC SERVICE 57.35
TOTAL 12135.93
WELLNESS PARK
ACE ELECTRIC, INC SOCCER BUILDING PROJECT 15816.67
CARSON PLUMBING & HEATING SRVS INC WELLNESS PARK SOCCER PROJECT 7813.67
TOTAL 23630.34
LIBRARY
AMAZON CAPITAL SERVICES LIBRARY/PROGRAM MATERIALS 191.11
BAKER & TAYLOR LIBRARY MATERIALS 948.41
BLACKSTONE PUBLISHING AUDIOBOOKS 394.24
KANOPY INC DIGITAL MATERIALS 59.00
MCCLLENAHAN, CRAIG AUDIO 101 100.00
OVERDRIVE, INC. DIGITAL MATERIALS 1152.47
PROQUEST LLC ANCESTRY FOR LIBRARIES 2890.24
TUCCI, JESSICA H. POTTERY CLASS 351.74
ULINE SHELVING 547.85
TOTAL 6635.06
WATER UTILITY
AGRILAND FS, INC GRASS SEED 666.00
ALL AMERICAN PEST CONTROL PEST CONTROL 35.00
ALLIANT ENERGY ALLIANT ENERGY 18024.30
AMAZON CAPITAL SERVICES SUPPLIES 14.69
AVILA, CHRISTOPHER WATER DEPOSIT REFUND 59.52
BARCO MUNICIPAL PRODUCTS INC SIGNS & BARRICADES 1186.50
BORN, CHRISTOPHER WATER DEPOSIT REFUND 91.17
CINTAS FIRST AID & SAFETY FIRST AID SUPPLIES 93.32
CONWELL, GRACE WATER DEPOSIT REFUND 117.62
DOUDS STONE LLC ROADSTONE 372.84
ELECTRIC PUMP SERVICE AGREEMENT 2181.94
ELLIOTT BULK SERVICES, LLC FUEL 257.18
EPPERLY, RANDY MILEAGE REIMBURSEMENT 13.30
FILLINGER, LIADEN WATER DEPOSIT REFUND-REISSUE 268.16
GLOBAL PAYMENTS DC/CC ADMIN FEES 5585.11
IDEPOT OF REVENUE WET TAX 8610.43
ION ENVIRONMENTAL SOLUTIONS LAB SERVICES 152.00
KCTC PHONE & INTERNET 262.98
LUCAS, KALEB WATER DEPOSIT REFUND 56.39
TYLER TECHNOLOGIES PROJECT MANAGEMENT 583.33
TOTAL 38631.78
SEWER UTILITY
ACE-N-MORE SUPPLIES 294.05
ALLIANT ENERGY ALLIANT ENERGY 1830.22
ARNOLD MOTOR SUPPLY GOLF CART BATTERY 104.71
ATCO INTERNATIONAL ENZYMES 408.00
COURTESY DOOR SALES & SER GARAGE DOOR WORK 206.00
ELLIOTT BULK SERVICES, LLC FUEL 653.86
EUROFINS ENVIRONMENT TESTING NC CERTIFIED TESTING 1652.08
IA DEPT OF REVENUE SALES TAX 2100.20
JOHN DEERE FINANCIAL MOWER PARTS/TANK TRUCK TIMER 427.30
KCTC PHONE & INTERNET 312.93
TYLER TECHNOLOGIES PROJECT MANAGEMENT 583.33
WINDSTREAM IOWA COMMUNICATIONS APRIL SERVICE 67.58
YOTTSY, INC. GOLF CART TUNE UP KIT 48.00
TOTAL 8690.26
SANITATION
ABC DISPOSAL SYSTEMS RECYCLING & REFUSE 53952.76
TOTAL 53952.76
SELF INSURANCE
EMPLOYEE BENEFIT SYSTEMS EBS ADMIN FEE 373.12
TOTAL 373.12
TOTAL 209523.67
Financial report for March 31, 2025 was also presented by Finance Director, Kelsey Brown. Motion by Morgan, second by Rangel to approve. Motion carried. 5-0
CITY OF WASHINGTON, IOWA
MONTH TO DATE REVENUE REPORT
MARCH 31, 2025

M-T-D REVENUES

001-GENERAL FUND	220286.99
002-AIRPORT FUND	30560.64
010-CHAMBER REIMBURSEMENT	16279.30
011-MAIN STREET REIMBURSEMENT	5198.11
012-WEDG REIMBURSEMENT	8773.61
050-DOWNTOWN INCENTIVE GRANT	0.00
110-ROAD USE	101619.84
112-EMPLOYEE BENEFITS	31926.81
113-LIABILITY INSURANCE	91143.32
114-EMERGENCY LEVY	0.00
121-LOCAL OPTION SALES TAX	105940.20
122-LOST DEBT SERVICE	0.00
123-LOST DEBT SERVICE RESERVE	0.00
124-HOTEL/MOTEL TAX	3587.20
125-UNIF COMM UR-NE IND	17260.62
126-SE RES UR	0.00
127-UNIF COMM UR - BRIARWOOD	0.00
128-URBAN RENEWAL AREA #3B/D	0.00
129-SC RES UR	2529.37
130-URBAN RENEWAL AREA #3D	0.00
131-URBAN RENEWAL AREA #4	0.00
132-UNIF COMM UR - EBD	29530.75
133-UNIF COMM UR-IRE	0.00
134-DOWNTOWN COMM UR	0.00
135-UNIFIED COMM UR-BAZOOKA	32158.68
145-HOUSING REHABILITATION	0.00
146-LMI TIF SET-ASIDE	0.00
200-DEBT SERVICE	44796.89
301-CAPITAL EQUIPMENT	29645.44
301-CAPITAL PROJECTS FUND	91143.32
303-WWTP CAPITAL PROJ FUND	0.00
305-RIVERBOAT FOUND CAP PROJ	162824.28
308-INDUSTRIAL DEVELOPMENT	5700.63
309-MUNICIPAL BUILDING	0.00
310-WELLNESS PARK	0.00
311-SIDEWALK REPAIR & REPLACE	0.00
312-TREE REMOVAL & REPLACE	0.00
315-RESIDENTIAL DEVELOPMENT	2265.42

317-ARPA CAPITAL PROJECTS 1769.33
325-BUILDING FACILITY MAINT 0.00
510-MUNICIPAL BAND 0.00
520-DOG PARK 2365.00
530-TREE COMMITTEE 0.00
535-NEIGHBORHOOD PRIDE 0.00
540-POLICE FORFEITURE 0.00
541-K-9 PROGRAM 0.00
545-SAFETY FUND 0.00
550-PARTY GIFT 99.98
570-LIBRARY GIFT 31074.09
580-CEMETERY GIFT 0.00
590-CABLE COMMISSION 0.00
600-WATER UTILITY 234032.84
601-WATER DEPOSIT FUND 450.00
602-BUS SINKING 152.00
603-WATER CAPITAL PROJECTS 152.00
610-SANITARY SEWER 235602.86
612-SEWER SINKING 0.00
613-SEWER CAPITAL PROJECTS 7424.18
620-SANITATION 61468.48
630-LIBRARY TRUST 0.00
640-BUS INSURANCE 3051.97
951-UNEMPLOYMENT SELF INS 1488923.94
TOTAL BALANCE
Motion made by Morgan, seconded by Earnest to open Public Hearing to Adopt the Annual Budget for Fiscal Year 2025-2026. Roll Call on Motion. Ayes: Morgan, Earnest, Rangel, Stigers, Schroeder. Nays: None. Motion carried. 5-0. No comments from Public. Motion made by Rangel, seconded by Stigers to close public hearing. Roll call on Motion. Ayes: Earnest, Rangel, Stigers, Schroeder, Morgan. Nays: None. Motion carried. 5-0
Motion made by Stigers, seconded by Rangel to approve the Resolution to Adopt the FY2026 Budget. Roll Call on Motion. Ayes: Rangel, Stigers, Schroeder, Morgan, Earnest. Nays: None. Motion carried. 5-0 (**Resolution No. 2025-018**)
Motion made by Rangel, seconded by Morgan to approve the Resolution approving a contract with TK Concrete for Pavement Widening and Striping. Roll call on Motion. Ayes: Schroeder, Morgan, Stigers, Earnest, Rangel. Nays: None. Motion carried. 5-0 (**Resolution No. 2025-019**)
Motion made by Morgan, seconded by Stigers to approve a site plan for the Washington County Courthouse Maintenance Building. Motion carried. 5-0
Motion made by Rangel, seconded by Morgan to approve a site plan for Storage units at Lot 3 Wiley's Subdivision 2nd addition. Motion carried. 4-1
Department reports were presented.
Motion made by Morgan, seconded by Schroeder to enter into Closed Session at 7:02 p.m. per Iowa Code 21.5(1) - To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. Roll Call on motion. Ayes: Earnest, Morgan, Stigers, Rangel, Schroeder. Nays: None. Motion carried. 5-0. Motion to come out of closed session made by Schroeder, seconded by Morgan at 7:13 p.m. Roll call on Motion. Ayes: Morgan, Stigers, Earnest, Schroeder, Rangel. Nays: None. Motion carried. 5-0
Motion made by Rangel, seconded by Stigers to approve a deposit of \$25,000.00 for a potential purchase of real estate. Roll call on motion. Ayes: Morgan, Stigers, Earnest, Rangel, Schroeder. Nays: None. Motion carried. 5-0.
Motion by Morgan, seconded by Rangel that the Regular Session held at 6:00 p.m., Tuesday, April 15, 2025, is adjourned at 7:14 p.m. Motion passed unanimously.
ATTEST: Millie Youngquist
Kathy Kron, City Clerk

LEGAL NOTICES

ADVERTISEMENT FOR BIDS
FROM:
1.01 THE OWNER (HEREINAFTER REFERRED TO AS OWNER):
A. Washington County Hospital & Clinics
B. Owner's Office Address:
400 East Polk St
Washington, IA, 52353
1.02 DATE: 4/21/2025

1.03 POTENTIAL BIDDERS
A. Notice is hereby given that sealed bids will be received by Owner for construction of the project, WCHC Mental Health. Bidders shall review section 00 21 13 - Instructions to Bidders for bid submission procedures. Bids will be accepted until 5/13/2025 at 2:00 PM current local time, after which, bids will be publicly opened and read aloud.
B. Project information:
Project Address: 400 East Polk St
Project Address: Washington, Iowa 52353
Architect's Project Number: 24-047.
Construction Manager's Project Number: 01-24-0034.
C. Project Description: A renovation to relocate Mental Health clinics from McCreedy Clinic to former Admin. Office Area. Work will include removal of approximately 1,750 SF of interior space. Work will include removal of existing finishes, reconfigure interior room layout, new interior finishes, and modify existing MEPFS systems for the new roof configuration.
D. Bidders will be required to provide Bid security in the form of a Bid Bond of a sum no less than 5 percent of the Bid Amount or Cashier's Check for a sum no less than 5% of the bid including all alternates.
E. Refer to other bidding requirements described in Document 00 21 13 - Instructions to Bidders and Document 00 31 00 - Available Project Information.
F. Submit your offer on the Bid Form provided. Bidders may supplement this form as appropriate.
G. Your offer will be required to be submitted under a condition of irrevocability for a period of 60 days after submission.
H. The Owner reserves the right to accept or reject any or all offers and waive any irregularities at their discretion.

PROJECT INFORMATION
1.01 PROJECT IDENTIFICATION
A. Project Name: WCHC Mental Health, located at: 400 East Polk St, Washington, Iowa.
B. Architect's Project Number: 24-047.
C. Construction Manager's Project Number: 01-24-0034.
D. The Owner, hereinafter referred to as Owner: Washington County Hospital & Clinics
1.02 PROJECT DESCRIPTION
A. Summary Project Description: A renovation to relocate Mental Health clinics from McCreedy Clinic to former Admin. Office Area. The renovation is approximately 1,750 SF of interior space.
Work will include removal of existing finishes, reconfigure interior room layout, new interior finishes, and modify existing MEPFS systems for the new roof configuration.
B. Contract Scope: renovation.
C. Contract Terms: Lump sum, Multiple prime contractors.
1.03 PROJECT CONSULTANTS
A. The Construction Manager, Russell Construction Co. Inc. hereinafter referred to as Construction Manager.
1. Address: 4700 E 53rd Street.
2. City, State, Zip: Davenport, IA 52807.
3. Phone: 563-459-4600.
4. General Email: Estimating@RussellCo.com.
5. Project Manager: James Davies
6. Project Manager Direct Phone: 563-594-9022
7. Project Manager Email: JDavies@RussellCo.com
B. The Architect, hereinafter referred to as Architect: ENCITE Architecture & Design, LLC
1. Address: 1000 E. 1st Street, Suite 100, Davenport, IA 52801.
2. City, State, Zip: Davenport, IA 52801.
3. Phone: 563-459-4600.
4. General Email: Estimating@RussellCo.com.
5. Project Manager: James Davies
6. Project Manager Direct Phone: 563-594-9022
7. Project Manager Email: JDavies@RussellCo.com

1.04 PROCUREMENT TIMETABLE
A. Bid Documents Available: via BuildingConnected, Rapids Reproduction, CityBlue, MBI.
B. Pre-Bid Meeting: 5/1/2025 at 10:00 AM.
C. Pre-Bid Meeting Location: 400 East Polk St, Washington, IA 52353
D. Last Request for Substitution Due: 5 days prior to due date of bids.
E. Last Request for Information Due: 5 days prior to due date of bids.
F. Due Date: 5/13/2025 at 2:00 PM local time. Refer to Section 00 21 13 - Instructions to Bidders for bid submission requirements and Section 00 41 00 - Bid Form for project bid form.
G. Bid Opening: Immediately following bid period closing.
H. Notice to Proceed: Refer to Project Schedule.
I. Bids May Not Be Withdrawn Until: 60 days after due date.
J. Contract Time: Refer to Project Schedule.
K. Final Completion date is critical due to requirements of Owner's operations.
L. The Owner reserves the right to change the schedule or terminate the entire procurement process at any time.

1.05 BID SECURITY
A. Bids shall be accompanied by a security deposit as follows (one of the following):
1. Bid Bond of a sum no less than 5 percent of the Bid Amount on AIA A310 Bid Bond Form.
2. Security made payable to Owner in an amount of five percent of proposer's maximum proposal price.
ORIGINAL NOTICE FOR PUBLICATION
EQUITY NO: EQE0007369
IN THE IOWA DISTRICT COURT OF WASHINGTON COUNTY
Data Mortgage, Inc., d/b/a Essex Mortgage Plaintiff,
vs.
Mitchell Trotman; Amanda Trotman; Mortgage Electronic Registration Systems, Inc., mortgagee; nominee for Primary Residential Mortgage, Inc., its successors and assigns; Parties in Possession, et al. Defendants.

You are notified that a petition has been filed in the office of this court naming you as a defendant in this action. The petition was filed on February 4, 2025, and prays for foreclosure of Plaintiffs Mortgage in favor of the Plaintiff on the property described in this notice and judgment for the unpaid principal amount of \$127,148.19, with 8.75% per annum interest thereon from July 1, 2024, together with late charges, advances and the costs of the action including (but not limited to) title costs and reasonable attorney's fees, as well as a request that said sums be paid to a lien upon the following described premises from December 12, 2023, located in Washington county, Iowa: **The South 95-feet of Lot Six (6), in Breed's Sub-Division of Lot Five (5), in Block One (1), in the North Addition to the City of Washington, in Washington County, Iowa,** commonly known as 316 E 3rd St, Washington, IA 52353 (the "Property")
The petition further prays that the Mortgage on the above described real estate be foreclosed, that a special execution issue for the sale of as much of the mortgaged premises as is necessary to satisfy the judgment and for other relief as the Court deems just and equitable. For further details, please review the petition on file in the clerk's office. The Plaintiffs attorney is Richard Reinblatt, of SouthLaw, P.C., whose address is 10855 W Dodge Road, Suite 250, Omaha, NE 68154.
NOTICE
The plaintiff has elected foreclosure without redemption. This means that the sale of the mortgaged property will occur promptly after judgment unless you file a written demand with the court to delay the sale. If you file a written demand, the sale will be delayed until six months (or three months if the petition includes a waiver of deficiency judgment) from the entry of judgment if the mortgagee is a one-family or two-family residence and is a one-family or two-family dwelling or until two months from entry of judgment if the mortgaged property is not your residence or is your residence but not a one-family or two-family dwelling. You will have no right of redemption after the sale, and the purchaser at the sale will be entitled to immediate possession of the mortgaged property. You may purchase at the sale. You must serve a motion or answer on or before June 4, 2025, and within a reasonable time thereafter, you must file your motion or answer with the Clerk of Court for Washington County, at the county courthouse in Washington, Iowa. If you fail to respond, judgment by default may be rendered against you for the relief demanded in the petition. If you require the assistance of auxiliary aids or services to participate in court action because of a disability, immediately call your District ADA Coordinator at 641-326-6502. If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942.
This case has been filed in a county that utilizes electronic filing. You may find more information and general rules governing electronic filing in Iowa Court Rules Chapter 16. You may find information concerning protection of personal information in court filings in Iowa Court Rules Chapter 16, Division VI.

YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS.

PROCEEDINGS OF THE WASHINGTON COUNTY BOARD OF SUPERVISORS MEETING TUESDAY, APRIL 8, 2025

At 9:41 a.m., Chairperson Richard Young called to order in regular session a meeting of the Washington County Board of Supervisors which took place at Orchard Hill. Items on the agenda included the following: Pledge of Allegiance, approval of agenda, public comment related to agenda items, public hearing regarding review and approval of Final Plat for Timberline Estates Part III subdivision, 25-07 related to acceptance and approval of Preliminary Plat for Timberline Estates Part III subdivision, personnel change request - Outreach, approval of liquor license for The Exchange on Vine, LLC, Washington County Engineers' building. On motion by Fedler, seconded by Seward, the Board voted to approve and proceed with the contracts to Christner, Winger and Ace Electric for a base bid of \$1,300,589.00, to include two bays for a garage. The total estimated cost is \$1,847,503.00. The agenda also includes contingency costs are included. Fedler has requested more detailed information from Carl A. Nelson and also wants to determine how much of the design fee can be paid out of ARPA funds.
The Board then approved the Sheriff's Office law contacts as follows: City of Ainsworth at the annual rate of \$45,020.00. Motion made by Fedler, seconded by Yoder, to approve and authorize the Chairperson to sign.
City of Crawfordville at the annual rate of \$23,496.00. Motion made by Fedler, seconded by Seward, to approve and authorize the Chairperson to sign.
City of Kalona at the annual rate of \$336,451.00. Motion made by Yoder, seconded by Seward, to approve and authorize the Chairperson to sign.
City of Riverside at the annual rate of \$284,597.00. Motion made by Fedler, seconded by Seward, to approve and authorize the Chairperson to sign.
City of Wellman at the annual rate of \$158,187.00. Motion made by Seward, seconded by Fedler, to approve and authorize the Chairperson to sign.
City of West Chester at the annual rate of \$14,194.00. Motion made by Seward, seconded by Fedler, to approve and authorize the Chairperson to sign.
On motion by Fedler, seconded by Seward, the Board approved the Secondary Roads Five Year Program as amended by the State. Amendments were made to FY27 regarding the State's overlay of Hwy 218 allowing the county to pave some intersections and to correct some typographical errors. There was no Department Head comment.
At 11:10 a.m. on motion by Yoder, seconded by Fedler, the Board voted to adjourn.
ATTEST:/ Tamara S. Stewart, Washington County Auditor
1ST AYD CORPORATION supplies 326.00
3-E ELECTRICAL ENGINEERING EQUIP REPAIR 525.00
ACCESS SYSTEMS LEASING printer 96.40
ACE ELECTRIC supplies 582.79
ACE N MORE supplies 164.12
ADVANCED CORRECTIONAL HLTHCARE service 12,926.81
AHLERS & COONEY PC service 2,500.00
ALL AMER TERM PEST CONTROL pest control 145.00
ALLEGIANTECHNOLOGY software 46.42
ALLIANT utilities 8,790.03
AMER ARMOURED SERVICES reimb 54.95
AMERICAN CORRECTIONS SPECIALIST service 87.50
APAI registr 75.00
ARNOLD MOTOR SUPPLY supplies 631.26
ASPEN BROMELL reimb 255.74
AT & S service 2,230.09
BAILEY OFFICE OUTFITTERS supplies 1,957.68
BONNIE LINS reimb 322.00
BRIGHTREE HOME HLTH & HOSPICE software 2,981.00
BULLTOWN REPAIR service 243.13
CALHOUN BURNS & ASSOC Inspec 22,241.25
CARMAN DAVIS reimb 364.00
CAROSH service 12,150.00
CASH N CARRY CHEMICALS herbicides 184.00
CDW GOVERNMENT equipment 29.29
CENTRAL IOWA DETENTION service 3,339.25
CENTRAL IOWA DISTRIBUTING INC supplies 607.00
CINTAS uniforms 469.74
CITY OF KALONA utilities 31.83
CITY OF WASHINGTON utilities 705.24
CLAIM AD BILLING 100.00
CONSOLIDATED MANAGEMENT CO meals 15,639.17
CONSUMERS COOPERATIVE fuel 564.90
CONTINUOUS TOUCH service 96.08
CONTROL SOLUTIONS INC service 171.21
COPY SYSTEMS INC copies 85.88
CULLIGAN WATER COND water 395.10
DANIEL STIGERS fee 214.00
DELTA DENTAL OF IOWA claims 2,892.42
DEPT OF INSPECTIONS APPEALS

LEGAL NOTICES

there are ditches and retention basins in place to direct and divert storm water. Gerot stated he has given no permission to drain onto his property and that is a violation of the law. Additional examples of potential issues were given by Gerot for the Board's consideration, including the location of the existing gas pipeline easement.
Todd Hahn, developer of Timberline Estates Part III, responded to Gerot's concerns stating that the pipeline is the lowest spot currently on the land and the run-off has been spread out to do less damage according to the subdivision plan. Hahn and the Board stated everything done for this subdivision has been in compliance with the County, State and utility companies. Fedler inquired about the effect of new construction on the drainage of the land once driveways and homes are in place and questioned if the county confirms that improvements are adequately completed. Burnham addressed this question by stating that there would be no increase in water issues and that the project engineers and developer are responsible for ensuring the project is completed as approved.
Attorney Moreland stated the Board previously approved the Preliminary Plat and there have been no changes since that time that should prevent approval of the Final Plat. The developer signs a subdivision agreement with the county to ensure that the requirements continue to be met as construction continues.
Mary Ann Parton voiced her concerns regarding increased traffic on the existing road, specifically the effect of this on the dirt portion and the risk of accidents.
Susan Thomann also spoke to inform the Board of her concern for the trees in the area that provide privacy for her home and also the burial of her husband amongst these trees. She also echoed Parton's concerns about the increased traffic and more people utilizing the water in the area.
Thorius responded to the above questions by stating it is the responsibility of the developer, not the county, to inspect the improvements. The county is planning to do improvements to the dirt portion of the road. There will be road improvements from the east entrance of the subdivision to Highway 218. In answer to additional questions by the Board, Thorius stated that the county does not approve the contractor used by the developer and that the county issues permits for storm water prior to construction beginning.
The Board voted close the public hearing at 10:31 a.m. on motion by Yoder, seconded by Fedler.
Talbert alerted the Board that a change was made to the Final Plat for Timberline Estates Part III, which altered the road shoulder and that the county is waiting on receiving the bond to cover the improvements. Moreland stated that they are still waiting on final costs to be included in the bond and that the shoulders are being changed from gravel to grass, as this was in error on the original platting. Young then noted that the agenda stated Resolution 25-07 is for approval of the preliminary plat rather than the final, therefore the item would be tabled. Seward stated he was not comfortable voting on the issue today and wanted input from the county attorney.
County Attorney Repp addressed the Board regarding the storm water concerns for the subdivision, stating that there is some level of concern but it does meet the county ordinance requirements. Moreland once more asked the Board to approve the proposed subdivision based on the prior approval of the preliminary plat to which no major changes have been made. This item will be on the agenda for Tuesday, March 15, 2025.
On motion by Fedler, seconded by Yoder, the Board voted to approve and authorize the Chairperson to sign, a Class C retail alcohol liquor license including outdoor services for The Exchange on Vine, LLC.
Thorius presented bids related to construction of a new Washington County Engineers' building. On motion by Fedler, seconded by Seward, the Board voted to approve and proceed with the contracts to Christner, Winger and Ace Electric for a base bid of \$1,300,589.00, to include two bays for a garage. The total estimated cost is \$1,847,503.00. The agenda also includes contingency costs are included. Fedler has requested more detailed information from Carl A. Nelson and also wants to determine how much of the design fee can be paid out of ARPA funds.
The Board then approved the Sheriff's Office law contacts as follows: City of Ainsworth at the annual rate of \$45,020.00. Motion made by Fedler, seconded by Yoder, to approve and authorize the Chairperson to sign.
City of Crawfordville at the annual rate of \$23,496.00. Motion made by Fedler, seconded by Seward, to approve and authorize the Chairperson to sign.
City of Kalona at the annual rate of \$336,451.00. Motion made by Yoder, seconded by Seward, to approve and authorize the Chairperson to sign.
City of Riverside at the annual rate of \$284,597.00. Motion made by Fedler, seconded by Seward, to approve and authorize the Chairperson to sign.
City of Wellman at the annual rate of \$158,187.00. Motion made by Seward, seconded by Fedler, to approve and authorize the Chairperson to sign.
City of West Chester at the annual rate of \$14,194.00. Motion made by Seward, seconded by Fedler, to approve and authorize the Chairperson to sign.
On motion by Fedler, seconded by Seward, the Board approved the Secondary Roads Five Year Program as amended by the State. Amendments were made to FY27 regarding the State's overlay of Hwy 218 allowing the county to pave some intersections and to correct some typographical errors. There was no Department Head comment.
At 11:10 a.m. on motion by Yoder, seconded by Fedler, the Board voted to adjourn.
ATTEST:/ Tamara S. Stewart, Washington County Auditor
1ST AYD CORPORATION supplies 326.00
3-E ELECTRICAL ENGINEERING EQUIP REPAIR 525.00
ACCESS SYSTEMS LEASING printer 96.40
ACE ELECTRIC supplies 582.79
ACE N MORE supplies 164.12
ADVANCED CORRECTIONAL HLTHCARE service 12,926.81
AHLERS & COONEY PC service 2,500.00
ALL AMER TERM PEST CONTROL pest control 145.00
ALLEGIANTECHNOLOGY software 46.42
ALLIANT utilities 8,790.03
AMER ARMOURED SERVICES reimb 54.95
AMERICAN CORRECTIONS SPECIALIST service 87.50
APAI registr 75.00
ARNOLD MOTOR SUPPLY supplies 631.26
ASPEN BROMELL reimb 255.74
AT & S service 2,230.09
BAILEY OFFICE OUTFITTERS supplies 1,957.68
BONNIE LINS reimb 322.00
BRIGHTREE HOME HLTH & HOSPICE software 2,981.00
BULLTOWN REPAIR service 243.13
CALHOUN BURNS & ASSOC Inspec 22,241.25
CARMAN DAVIS reimb 364.00
CAROSH service 12,150.00
CASH N CARRY CHEMICALS herbicides 184.00
CDW GOVERNMENT equipment 29.29
CENTRAL IOWA DETENTION service 3,339.25
CENTRAL IOWA DISTRIBUTING INC supplies 607.00
CINTAS uniforms 469.74
CITY OF KALONA utilities 31.83
CITY OF WASHINGTON utilities 705.24
CLAIM AD BILLING 100.00
CONSOLIDATED MANAGEMENT CO meals 15,639.17
CONSUMERS COOPERATIVE fuel 564.90
CONTINUOUS TOUCH service 96.08
CONTROL SOLUTIONS INC service 171.21
COPY SYSTEMS INC copies 85.88
CULLIGAN WATER COND water 395.10
DANIEL STIGERS fee 214.00
DELTA DENTAL OF IOWA claims 2,892.42
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LICENSING permit 75.00
DES MOINES CO SHERIFF service 33.30
DIANE WALDSCHMIDT reimb 219.10
DOUDS STONE LLC roadstone 147,639.17
DYNAMIC IOT DATA INC. radio 1,128.04
EASTMAN I/A LIGHT & POWER utilities 778.82
ELLIOTT BULK SERVICES, LLC fuel 4,753.22
ENGLISH RIVER CONCRETE concrete 37,4