

**City of Williamsburg
210 West State Street
PO Box 596
Williamsburg IA 52361**

Regular Session
September 23, 2002
7:30 p.m.

Mayor Armstrong and council members Kirkpatrick, Phillips, Greiner, and VonAhsen were present. Wanner was absent.

Delbert Clubb, Public Works Director, informed the council that Well #6 was taken off line today because it has iron bacteria build up in it. Someone will be cleaning the reservoir this week.

Grand opening for the Recreation Center will be Sunday October 27, 2002 at 2:00 p.m. It will be named the Williamsburg Community Recreation Center.

1. Motion by Phillips and seconded by Kirkpatrick to approve the consent agenda:

- a) Minutes of the September 9 and 12, 2002 council meetings
- b) Bills as presented
- c) Sundown Lounge liquor license
- d) Fast Stop beer permit

Do not pay Hawkeye Community College and table the police reserve until Mike Gabriel, Police Chief can be here

All ayes. Motion carried.

2. Motion by Greiner and seconded by Phillips-to approve Option #2 -- of TNT Landscaping's proposal and accept the bid to level the ten acres for a total cost of \$10,600 for the ten acres south of the Recreation Center to be paid out of Fund 33. Roll call: ayes; DK, TP, MG, nay; GV, absent; GW.

3. Motion by Phillips and seconded by VonAhsen to approve Resolution 35-9-02- hiring of building monitors for the Recreation Center. Roll call: ayes; DK, MG, GV, TP, absent; GW.

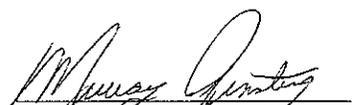
4. Motion by Kirkpatrick and seconded by Greiner to open a public hearing at 8:00 p.m. to rezone Bell and Western Knolls 7th Addition from Agricultural to Residential. All ayes. Motion carried.

5. Motion by Kirkpatrick and seconded by VonAhsen to close the public hearing at 8:04 p.m. All ayes. Motion carried.

6. Motion by Kirkpatrick and seconded by Greiner to approve Ordinance #477 to rezone from Agricultural to Residential. Roll call: ayes; DK, TP, MG, GV, absent; GW. Motion carried.

7. Motion by Phillips and seconded by Kirkpatrick to suspend the rules and that all requirements of considering and voting on said ordinance at one or two council meetings prior to the meeting at which it is finally acted upon be waived and the requirement of publication of said ordinance and making copies available at the time of said publication prior to the passage be waived and that Ordinance #477 be immediately considered and voted upon. Roll call: ayes; MG, DK, GV, TP, absent; GW. Motion carried.
8. Motion by Kirkpatrick and seconded by VonAhsen to open a public hearing at 8:15 p.m. to amend the stop sign, parking, and speed limit ordinances. All ayes. Motion carried.
9. Motion by Kirkpatrick and seconded by Greiner to closed the public hearing at 8:16 p.m. All ayes. Motion carried.
10. Motion by Phillips and seconded by Kirkpatrick to approve Ordinance #476 – amending the stop sign, parking, and speed limit ordinances. Roll call: ayes; DK, TP, MG, GV, absent; GW. Motion carried.
11. Motion by Phillips and seconded by VonAhsen to suspend the rules and that all requirements of considering and voting on said ordinance at one or two council meetings prior to the meeting at which it is finally acted upon be waived and the requirement of publication of said ordinance and making copies available at the time of said publication prior to the passage be waived and that Ordinance #476 be immediately considered and voted upon. Roll call: ayes; MG, DK, GV, TP, absent; GW. Motion carried.
12. Motion by Phillips and seconded by Kirkpatrick to authorize the Mayor to sign the Williamsburg City – School District Community Recreation Facility (28E) Agreement that has been signed by the Williamsburg School District. All ayes. Motion carried.
13. Motion by Kirkpatrick and seconded by Greiner to approve Resolution 33-9-02 authorizing the issuance and sale of an Independent and Assisted Living Facility Revenue Bonds and authorizing the execution of documents relating thereto (subject to the corrections). Roll call: ayes; DK, TP, MG, GV, absent; GW. Motion carried.
14. Motion by Kirkpatrick and seconded by Greiner to approve the revised job descriptions for the city clerk/treasurer and the public works director. All ayes. Motion carried.
15. Motion by Phillips and seconded by VonAhsen to approve Resolution 34-9-02 – fiscal year 2002 Road Use Tax Report. Roll call; ayes; DK, TP, MG, GV, absent; GW. Motion carried.
16. Motion by Phillips and seconded by Greiner approve form of contract for the Elm Street Reconstruction. Roll call: TP, GV, MG, absent; GW; abstained; DK because of being related. Motion carried.
17. Motion by Kirkpatrick and seconded by Greiner to adjourn at 9:35 p.m. All ayes. Motion carried.


Jennifer J. Karsten
City Clerk/Treasurer


Murray Armstrong, Mayor

DATE 9/19/2002

CITY OF WILLIAMSBURG
CLAIMS REGISTER REPORT

PAGE 1

ACCO	LIQUID CHLORINE	781.20
ALLIANT UTILITIES	ELECTRIC BILL	14.96
APEX OFFICE SUPPLY	RECREATION CNTR SUPPLIES	703.28
	H2O	8.00
AT&T	PHONE BILL	55.50
CEDAR RAPIDS WELDING	OXYGEN	19.53
CLUBB, DELBERT	INS REIMBURS	150.80
COX SANITATION & RECYCLI	2ND 1/2 9/02 ALLOCATION	3,125.00
DELTA DENTAL PLAN OF IOW	10/02 PREMIUM	890.33
DONS JOHNS	PORTABLES	150.00
ECKENROD, TRACI	MLG-PICK UP EQUIPMENT	35.41
GABRIEL, MICHAEL	HOTEL REIMB-TOBACCO MTG	72.64
GARRINGER, FONDA	AQUATIC CONCESSIONS	24.39
GAZETTE COMMUNICATIONS I	GRADE III OPERATOR AD	330.46
HAWKEYE COMMUNITY COLLEG	B PHILLIPS CERTIFICATION	35.00
HAWKINS INC	CHLORINE #463967	595.50
IOWA COUNTY RECORDER	ORD 475/RES 30-9-2	17.00
IOWA MUNICIPAL FINANCE	JEN-FALL MTG	35.00
IOWA ONE CALL	8/02 LOCATES	18.90
IOWA TELECOM	PHONE BILL	37.05
JENSEN, RICHARD	SIDEWALK REIMB	38.00
KARSTEN, JENIFER	INS REIMB	6.50
LAREYS	CITY HALL MATS/#28489	56.87
LARUE DISTRIBUTING INC	SLUSH #500515	53.99
MULTI COUNTY OIL	GASOLINE	1,004.59
NIDEX PETERSON ERDAHY &	8/02 LEGAL FEES	1,350.00
PARSONS, JUSTIN	RIFLE INSTRUCTION MLG	1,169.36
PITNEY BOWES	POSTAGE METER 6/30-9/30	270.00
QUILL CORP	OFFICE SUPPLIES	240.54
SCHIMBERG CO	MANHOLE RINGS	319.00
SINN, TAMMY	MLG	41.61
SPRATT, JULIE	BULK PRMT/MAIL BROCHURES	598.43
STUKEY, STUART N	INS REIMB	14.48
SYSCO FOOD SERVICES	UNTON DUES REIMB	18.00
TESTAMERICA INC	#206130559 AQUATIC CONC	12.44
USA BLUE BOOK	SEWER TEST	205.20
VAN WINKLE JACOB ENG	SEWER-RAVEN PROCESS CENT	539.84
	WASTE WATER PLANT OPERAT	2,528.00
	FRANKLIN ST EXTENSION	416.50
	ELM ST RECONSTRUCTION	4,626.50
	10/01 PREMIUM	7,725.76
WELLMARK	SP COMPL/WATER SUPPLIES	35.00
WILLIAMSBURG LUMBER STOR	SLUETH USERS MEETING-POL	50.00
WORTH COUNTY SHERIFF'S O		

	EXPENDED	LIQUID	ACCRUAL
GRAND TOTALS	27,420.56		
RECAP TOTALS			
FUND TOTALS			
GENERAL	12,821.95		
ROAD USE TAX	1,051.63		
LIBRARY	1,460.34		
2002 ELM STREET RECONSTRUCTION P	4,626.50		
FRANKLIN STREET EXTENSION PROJEC	416.50		
WATER	2,261.35		
SEWER	4,782.29		
****	27,420.58		

Marcus Green

Thomas Nelson

David S. [Signature]

Authorization Proceedings

(Williamsburg Retirement Community, Inc. Project)

Williamsburg, Iowa

September 23, 2002

The City Council of Williamsburg, Iowa, met in regular session on the 23rd day of September, 2002, at 7:30 o'clock, p.m., at the city hall in Williamsburg, Iowa, pursuant to law and to the rules of said City Council. The meeting was called to order and there were present the Mayor and the following named Council Members:

Present: Kirkpatrick, Greiner, Phillips, VonAhsen

Absent: Wanner

The City Council took up and considered matters relating to the issuance of Assisted Living Facility Revenue Bonds (Williamsburg Retirement Community, Inc. Project), in an aggregate principal amount of not to exceed \$11,000,000.

Council Member Kirkpatrick introduced the following Resolution and moved its adoption. The motion was seconded by Council Member Greiner and after due consideration thereof by the Council, the Mayor put the question on the motion and upon the roll being called, the Council Members voted:

Ayes: Kirkpatrick, Greiner, Phillips, VonAhsen

Nays: _____

Whereupon, the Mayor declared the said motion duly carried and the resolution adopted as follows:

RESOLUTION NO. 33-9-02

Resolution authorizing the issuance and sale of an Independent and Assisted Living Facility Revenue Bonds (Williamsburg Retirement Community, Inc. Project) in the aggregate principal amount of not to exceed \$11,000,000 (the "Bonds"), of the City of Williamsburg, Iowa, and authorizing the execution of documents relating thereto

Be It Resolved by the City Council of the City of Williamsburg, Iowa (the "Issuer") as follows:

Section 1. (A) The Issuer is a city authorized and empowered by the provisions of Chapter 419 of the Code of Iowa, 2001, as amended (the "Act"), to issue revenue bonds or notes for the purpose of financing the cost of acquiring, by construction or purchase, land, buildings, improvements and equipment, or any interest therein to be located either within the corporate limits of the Issuer or within eight miles of the corporate limits of the Issuer, suitable for the use of any facility for an organization described in Section 501(c)(3) of the Internal Revenue Code (the "Code") which is exempt from federal income tax under Section 501(a) of the Code (a "Tax Exempt Organization") or to refund any bonds previously issued pursuant to the Act.

(B) The Issuer has been requested by Williamsburg Retirement Community, Inc. (the "Borrower") to issue its Independent and Assisted Living Facility Revenue Bonds (Williamsburg Retirement Community, Inc. Project), in an aggregate principal amount not to exceed \$11,000,000 (the "Bonds") pursuant to the Act for the purpose of financing the costs of constructing and furnishing a housing complex containing approximately 50 independent living units and 51 assisted living units to be located at the southwest corner of the intersection of Cyclone Drive and Industrial Park Drive, Williamsburg, Iowa (the "Project") and paying for costs of issuance and certain other costs associated with the issuance of the Bonds.

(C) A Resolution proposing to finance the cost of the Project and the payment of such costs through the issuance of the Bonds in an aggregate principal amount not to exceed \$11,000,000 and to loan said amount to the Borrower was adopted on June 24, 2002.

(D) As required by the Act and Section 147(f) of the Code, the Issuer has, on July 22, 2002, held a public hearing on the issuance of the Bonds to finance the Project, and the payment of such costs.

(E) The Issuer hereby determines to issue the Bonds and to sell the Bonds to various purchasers to be obtained by the Borrowers (the "Purchasers") as provided herein. The Issuer will loan the proceeds of the Bonds to the Borrower in order to finance the costs of the Project and to pay a portion of costs of issuance.

(F) Pursuant to a Loan Agreement (the "Loan Agreement") to be entered into between the Issuer and the Borrower, the Borrower agrees to repay the loan of the proceeds of the Bonds (the "Loan") in specified amounts and at specified times sufficient to pay in full when due the principal of, premium, if any, and interest on the Bonds. In addition, the Loan

Agreement contains provisions relating to acquisition and construction of the Project, indemnification, insurance, and other agreements and covenants which are required or permitted by the Act and which the Issuer and the Borrower deem necessary or desirable. A draft of the Loan Agreement has been submitted to the City Council for their review.

(G) Pursuant to an Assignment and Pledge Agreement (the "Pledge Agreement") to be entered into between the Issuer and the Purchasers, the Issuer, among other things, will grant to the Purchasers a security interest in all of the Issuer's rights, title and interest in and to the Loan Agreement, including, but not limited to, the right to receive Loan Repayments (as defined in the Loan Agreement). A draft of the Pledge Agreement has been submitted to the City Council for their review.

(H) The Bonds will be special limited obligations of the Issuer. The Bonds shall not be payable from or charged upon any funds other than the Loan Repayments made by the Borrower and pledged to the payment thereof, nor shall the Issuer be subject to any liability thereon. No holder of the Bonds shall ever have the right to compel any exercise of the taxing power of the Issuer to pay the Bonds or the interest thereon, nor to enforce payment thereof against any property of the Issuer. The Bonds shall not constitute a debt of the Issuer within the meaning of any constitutional or statutory limitation. Drafts of the Bonds have been submitted to the City Council for their review.

Section 2. In order to provide for the financing of the Project and the payment of costs, the Issuer hereby authorizes the issuance of the Bonds in the aggregate principal amount of not to exceed \$11,000,000. The Bonds shall be issued in two series as follows: Independent and Assisted Living Facility Revenue Bonds, Series 2002 (Williamsburg Retirement Community, Inc. Project) in an aggregate principal amount not to exceed \$9,000,000 (the "Series 2002 Bonds"); and Independent and Assisted Living Facility Revenue Bonds, Series 2003 (Williamsburg Retirement Community, Inc. Project) in the aggregate principal amount of not to exceed \$2,000,000 (the "Series 2003 Bonds"). The Bonds shall be in the forms submitted to the City Council and shall mature in the years and amounts, be subject to redemption, and provide interest at the rate as therein specified.

Section 3. The Loan Agreement, the Pledge Agreement, and the Bonds are hereby made a part of this Resolution as though fully set forth herein and are hereby approved in substantially the forms presented to the City Council, subject to review by bond counsel. The Mayor and the City Clerk are authorized and directed to execute, acknowledge, and deliver said documents on behalf of the Issuer with such changes, insertions and omissions therein as the City Attorney or bond counsel may hereafter deem appropriate, such execution to be conclusive evidence of approval of such documents in accordance with the terms hereof.

Section 4. The Mayor and the City Clerk are authorized and directed to execute and deliver all other documents which have been prepared by bond counsel and which may be required under the terms of the Loan Agreement or Pledge Agreement and to take any other action as may be required or deemed appropriate for the performance of the duties imposed thereby to carry out the purposes thereof.

Section 5. In order to qualify the Series 2002 Bonds as “qualified tax exempt obligations” within the meaning of Section 265(b)(3) of the Code, the Issuer hereby makes the following factual statements and representations:

(A) The Issuer hereby designates the Series 2002 Bonds as “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Code;

(B) The reasonably anticipated amount of tax-exempt obligations (other than obligations described in clause (ii) of Section 265(b)(3)(c) of the Code) which will be issued by the Issuer (and all entities whose obligations will be aggregated with those of the Issuer) during this calendar year 2002 will not exceed \$10,000,000; and

(C) Not more than \$10,000,000 of obligations issued by the Issuer during this calendar year 2002 (including the Series 2002 Bonds) have been designated for purposes of Section 265(b)(3) of the Code.

The Issuer shall use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designation made by this paragraph.

Section 6. The Series 2003 Bonds will be issued and delivered during calendar year 2003. In order to qualify the Series 2003 Bonds as “qualified tax exempt obligations” within the meaning of Section 265(b)(3) of the Code, the Issuer hereby makes the following factual statements and representations:

(A) The Issuer hereby designates the Series 2003 Bonds as “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Code;

(B) The reasonably anticipated amount of tax-exempt obligations (other than obligations described in clause (ii) of Section 265(b)(3)(c) of the Code) which will be issued by the Issuer (and all entities whose obligations will be aggregated with those of the Issuer) during this calendar year 2003 will not exceed \$10,000,000; and

(C) Not more than \$10,000,000 of obligations to be issued by the Issuer during calendar year 2003 (including the Series 2003 Bonds) have been designated for purposes of Section 265(b)(3) of the Code.

The Issuer shall use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designation made by this paragraph.

Section 7. The Mayor, City Clerk and other officers of the Issuer are authorized to furnish to the Purchasers, the Borrower, and bond counsel certified copies of all proceedings and records of the Issuer relating to the Bonds, and such other affidavits and certificates as may be required to show the facts relating to the legality and marketability of the Bonds as such facts appear from the books and records in the officer's custody and control or as otherwise known to them.

Passed and approved this 23rd day of September, 2002.



Mayor, Murray Armstrong

Attest:



City Clerk, Jenifer J Karsten

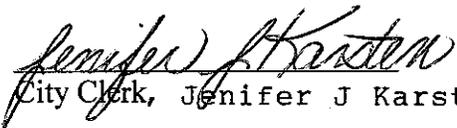
(Seal)

STATE OF IOWA
COUNTY OF IOWA
CITY OF WILLIAMSBURG

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the aforementioned City and that as such I have in my possession or have access to the complete official records of said City and of its Council and officers; and that I have carefully compared the transcript hereto attached with the aforesaid official records and that said transcript hereto attached is a true, correct and complete copy of all of the official records showing the action taken by the City Council of said City on September 23, 2002 to authorize the issuance of the Bonds referred to therein.

WITNESS my hand and the seal of said City hereto affixed this 23rd day of September, 2002.


City Clerk, Jenifer J Karsten

(Seal)



**STREET FINANCE REPORT
FROM ALL SOURCES FOR STREET PURPOSES**

Williamsburg City Name 8427 City #	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4
	ROAD USE TAX FUND	OTHER ROAD MONIES	DEBT SERVICE	TOTALS
(ROUND FIGURES TO NEAREST DOLLAR)				
A. 1. Ending Balance on 2001 SFR (Line O)	24,154	0	0	24,154
2. Adjustment (Explain on SFR-2B)				0
3. Actual Balance, July 1, 2001	24,154	0	0	24,154
ACTUAL RECEIPTS				
B. 1. Road Use Tax	210,016			210,016
2. Property Taxes	XXXXXXXXXX	321,874	170,866	492,740
3. Special Assessments	XXXXXXXXXX		35,324	35,324
4. Misc. (Itemize on Form SFR-2B)	XXXXXXXXXX	0	0	0
5. Proceeds From Bonds Sold, Notes, and Loans	XXXXXXXXXX			0
6. Interest Earned	XXXXXXXXXX	1,000	513	1,513
C. Total Receipts (Lines B1 thru B6)	210,016	322,874	206,703	739,593
D. TOTAL FUNDS AVAILABLE (Line A3 + Line C)	234,170	322,874	206,703	763,747
ACTUAL EXPENDITURES				
E. Maintenance				
1. Roadway Maintenance	6,000			6,000
2. Snow and Ice Removal	9,823			9,823
3. Storm Sewers	8,000			8,000
4. Traffic Services		404		404
5. Street Cleaning	5,000			5,000
F. Construction or Reconstruction				
1. Engineering	752	35,000		35,752
2. Right of Way Purchased				0
3. Roadway Construction		250,000		250,000
4. Storm Sewers		25,000		25,000
5. Traffic Services				0
6. Sidewalks		4,845		4,845
G. Administration	64,493	5,000		69,493
H. Street Lighting	31,832			31,832
I. Trees	5,000	2,625		7,625
J. Equipment (Purchased or Repaired)	4,000			4,000
K. Misc. (Itemize on Form SFR-2B)	XXXXXXXXXX	0	0	0
L. Bonds, Notes and Loans				
1. Principal Paid			179,703	179,703
2. Interest Paid			27,000	27,000
M. Non-Street Purposes	XXXXXXXXXX		XXXXXXXXXX	0
N. Total Expenditures (Lines E thru M)	134,900	322,874	206,703	664,477
O. BALANCE, June 30, 2002 (Line D minus Line N)	99,270	0	0	99,270
P. TOTAL FUNDS ACCOUNTED FOR	234,170	322,874	206,703	763,747
(Line N + Line O = Line D)				763,747

For assistance, call 515-239-1004

Send directly to: Iowa Department of Transportation, Office of Transportation Data,
800 Lincoln Way, Ames, Iowa, 50010 Attn: Karen Magie-Crouse

Resolution 35-10-02

A Resolution to hire building monitors for the Williamsburg Recreation Center.

Whereas, Tammy Sinn, Williamsburg Recreation Director, requested to hire employees for the Recreation Center.

Be it resolved by the Williamsburg City Council;

Section 1. The following persons shall be hired as building monitors for the Williamsburg Recreation Center at \$7.50 per hour; Marilyn Armstrong, Charles Nuechter, Deb O'Meara, Jennifer Pries, John Schropp, Lloyd Schropp, Marcy Wardenburg, and Nicole Winegarten.

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

Passed and approved this 23rd day of September 2002.


Jennifer J Karsten, City Clerk


Murray Armstrong, Mayor

Eric D. Tindal 600 Court Street Williamsburg 319-668-1323

WILLIAMSBURG CITY ORDINANCE # 476

An Ordinance amending the ordinances of the City of Williamsburg, Iowa County, Iowa.

The City Council of the City of Williamsburg, State of Iowa, does ordain as follows:

SECTION ONE

Title II, Division 2, Chapter 65, Section 65.02, shall be amended with the addition of the following:

1. Orville Avenue. Vehicles traveling on Orville Avenue shall stop at Highland Street.

SECTION TWO

Title II, Division 2, Chapter 69, Section 69.08 shall be amended with the addition of the following:

1. Orville Avenue on both sides to Highland Street.

SECTION THREE

Title II, Division 2, Chapter 63, Section 63.12 shall be amended with the addition of the following:

1. Orville Avenue to Highland Street.

SECTION FOUR

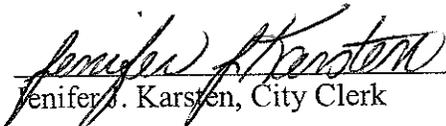
All ordinances or parts of ordinances inconsistent or in conflict with this ordinance are hereby repealed.

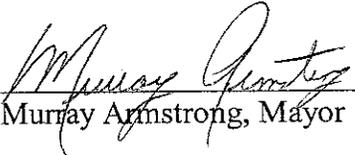
SECTION FIVE

This ordinance shall take effect and be enforced after its passage and adoption by the City Council of the City of Williamsburg, Iowa and publication as required by law.

Passed and approved by the City Council of the City of Williamsburg, Iowa this
23rd day of September 2002.

Attest:


Jennifer A. Karsten, City Clerk


Murray Armstrong, Mayor