

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

Regular Session
January 10, 2005
7:30 p.m.

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

The Council received a thank-you from the Two Bee Racing Team.

The Council received the December 2004 and the calendar year 2004 Police Department reports.

The Council received the December 2004 Recreation Department report.

The Council received the December 2004 Public Works Department report.

The Council received a memo from Dave Werner stating his concerns of the condition of Hawkeye Drive.

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

- (a) Minutes of December 13, 2004 council meeting
- (b) Bills as presented
- (c) Treasurer's report
- (d) 2005 City Council Committees
 - Finance & Insurance Don Kirkpatrick & Marcia Greiner
 - Fire, Police, & Civil Defense Paul Lortz & Gary Wanner
 - OSHA & Energy Paul Lortz & Theresa Phillips
 - Streets, Sidewalks & Lighting Marcia Greiner & Gary Wanner
 - Parks & Buildings Paul Lortz & Theresa Phillips
 - Water, Sewer & Solid Waste Marcia Greiner & Gary Wanner
 - Building Permits Don Kirkpatrick & Theresa Phillips
 - Personnel Don Kirkpatrick & Marcia Greiner
 - Landfill Theresa Phillips

All ayes. Motion carried.

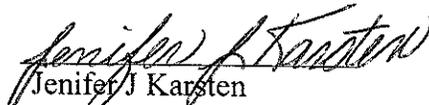
1. Motion by Phillips and seconded by Lortz to approve Resolution No. 01-01-05 – make an offer to Mark Hartnett to start working for the City of Williamsburg as a police officer effective January 22, 2005 at a starting wage of \$36,492 per year which is seventy-five percent of the police chief's salary and sign an agreement for a two-year commitment. After completing the academy salary would be at eighty percent of the police chief's salary. Probationary period would end after completion of the academy. Roll call: ayes; TP, DK, MG, PL, absent; GW. Motion carried.

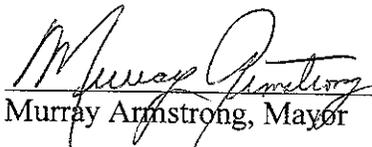
2. Motion by Phillips and seconded by Kirkpatrick to open a public hearing at 8:00 to rezone a 5.98 acre tract of land. All ayes. Motion carried.

3. Motion by Phillips and seconded by Kirkpatrick to close the public hearing at 8:02 p.m. All ayes. Motion carried.
4. Motion by Phillips and seconded by Greiner to approve Ordinance No. 493 to rezone a 5.98 acre tract of land. Roll call: ayes; DK, MG, PL, TP, absent; GW. Motion carried.
5. 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 No. 493 be immediately considered and voted upon. Roll call: ayes; DK, TP, MG, PL, absent; GW. Motion carried.
6. Motion by Lortz and seconded by Kirkpatrick to open a public hearing at 8:15 p.m. to establish a historical commission. All ayes. Motion carried.
7. Motion by Phillips and seconded by Lortz to close the public hearing at 8:20 p.m. All ayes. Motion carried.
8. Motion by Phillips and seconded by Kirkpatrick to approve Ordinance No. 494 establishing a historical commission. Roll call: ayes; DK, MG, PL, TP, absent; GW. Motion carried.
9. 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 No. 494 be immediately considered and voted upon. Roll call: ayes; PL, MG, DK, TP, absent; GW. Motion carried.
10. Motion by Phillips and seconded by Kirkpatrick to approve Resolution No. 02-01-05 to set a public hearing at 7:45 p.m. on Monday February 14, 2005 for the proposed issuance of revenue bonds or notes in one or more series. Roll call: ayes; TP, DK, MG, PL, absent; GW. Motion carried.
11. Motion by Phillips and seconded by Lortz to approve Resolution 03-01-05 approving Southwind Pointe Second Addition contingent upon setting up an escrow account with the City in the amount of \$2,200 for a water bacteria test and general site clean-up and subject to finalizing a development agreement with the City for the trunk sewer project. Roll call: ayes; MG, PL, DK, TP, absent; GW. Motion carried.
12. Motion by Kirkpatrick and seconded by Greiner that the Williamsburg Journal Tribune be named as an official newspaper for the City of Williamsburg. All ayes. Motion carried.
13. Motion by Greiner and seconded by Kirkpatrick to approve Resolution No. 04-01-05 -- form of contract for the 2004 Police Department Office Remodel project contingent upon the maintenance bond and certificate of insurance being received at city hall. Roll call: ayes; TP, PL, MG, DK, absent; GW. Motion carried.

14. Motion by Kirkpatrick and seconded by Phillips to approve Resolution No. 05-01-05 naming of an annexed street to Sunset Avenue. Roll call: TP, DK, PL, MG, absent; GW. Motion carried.

15. Motion by Phillips and seconded by Kirkpatrick to adjourn at 9:45 p.m. All ayes. Motion carried.


Jenifer J. Karsten
City Clerk/Treasurer


Murray Armstrong, Mayor

ADVANCED WATER TECHNOLOG			
ALLIANT ENERGY			
APEX OFFICE SUPPLY			
ARK PEST CONTROL			
AVALON NETWORKS INC			
BURG CLEANING VILLAGE			
BURG INSURANCE AGENCY			
CENTRAL IOWA DISTRIBUTIN			
CHARLES CAPPER FORD INC			
CLEARVIEW DEVELOPMENT			
COX SANITATION & RECYCLI			
DELTA DENTAL PLAN OF IOW			
DISH NETWORK			
DRISCOLL WELDING			
ECKENROD TRACI			
EVANS SALES CO			
HACH CO			
HANSON LIBRARY PETTY CAS			
INGRAM BOOK COMPANY			
IOWA CITY PRESS CITIZEN			
IOWA COMMUNICATIONS NETW			
IOWA COUNTY RECORDER			
IOWA MOBILE CONCRETE			
IOWA ONE CALL			
IOWA PAPER & CHEMICAL			
IOWA TELECOM			
KARSTEN, JENIFER			
LAREYS			
MARTIN EQUIPMENT OF IA I			
MATT PARROTT & SONS CO			
MPC NEWSPAPERS			
MULTI COUNTY OIL			
NATIONAL WATERWORKS INC			
NO SWEAT SERVICE			
PEPSI COLA GEN BOT IN			
PITNEY BOWES			
QUILL CORP			
RECORDED BOOKS INC			
REIC OF IOWA COUNTY			
SCHIMBERG CO			
SECOND CHANCE			
SERVICEMASTER BY LINDHAR			
SPRATT JULIE			
STAPLES CREDIT PLAN			
SUREFIRE LLC			
TAUNTON DIRECT INC			
TESTAMERICA INC			
TIP RURAL ELECTRIC COOP			
POLYQUEST #23771			774.08
UTILITY BILL			16,057.52
#1 997 27 REC CTR			8.00
#3631610 REC CTR			30.00
# 1 331 72 CITY HALL			8.00
PEST CONT #1814, 1815, 1			40.00
CITY WEB, FIRE& REC INTE			54.85
POLICE CAR WASH			53.00
1/2 FIRE POLICY			371.85
PUBLIC OFFICIAL BOND			525.00
PARKS SUPPLIES #140853			64.68
350 DUMP TRUCK REPAIR			119.91
PARTIAL ESCROW RELEASE			32.84
INTEREST 12/3/04-1/10/05			23,650.00
1ST 1/2 1/05 ALLOCATION			3,125.00
REC CTR #412310775			1,720.00
1/05 PREMIUM			1,161.54
REC CTR			41.98
SNOW PLOW REPAIR			17.17
INS REIMB			17.00
STREET SUPPLIES			178.95
H20 SAMPLING			78.00
LIB-POSTAGE			127.36
LIB-BOOKS			357.51
LIB-VIDEOS			87.75
LIB-PERIODICALS			7.82
LIB-PHONE #160304			19.00
12/13 BELLAND/GALLO VARI			420.10
REPAIR FIRE HYDR/OAK ST			28.80
11/04 LOCATES			46.00
#64156 REC CTR SUPPLIES			1,135.80
PHONE BILLS			18.23
BUDGET MTG MILEAGE			107.74
#32003 #32002 CITY HALL			833.03
MAINT BACK HOE/SKID LOAD			153.91
W2S/1099S			644.04
ADVERTISING			770.78
GASOLINE			2,838.57
#1917814 1941999 MXUS			2,255.00
REC CTR EQUIPMENT REPAIR			134.00
REC CTR #4053835802			270.00
OTRLY MAINT			197.80
#4167846 #3896935 CITY H			296.32
LIB-BOOKS			10,488.00
3RD CTR FY05 ALLOCATION			684.62
#479513 H20 SUPPLIES			505.50
POLICE VESTS			90.23
11/04 12/04 CLEANING			50.28
DRUG/INS REIMB			97.31
LIB-SUPPLIES			24.95
POLICE BATTERIES			567.00
LIB-PERIODICALS			997.21
#4037513607 #4037561107			
UTILITIES			

DATE 1/07/2005

CITY OF WILLIAMSBURG
CLAIMS REGISTER REPORT

PAGE

2

TREASURER STATE OF IOWA
TRUCK COUNTRY
US CELLULAR
VAN WINKLE JACOB ENG

12/04 UTILITY SALES TAX
12/04 REC CTR SALES TAX
TRUCK REPAIRS
CELL PHONE BILLS
COUNCIL MTGS
WMSBG DESIGN STANDARDS
WMSBG SIGN BASEMENT
SOUTH TRUNK SEWER
STATE ST 11/1-12/15
WELSH ST

1,994.02
1,718.34
409.90
158.43
1,140.00
110.00
372.50
3,284.87
82.50
82.50
6,180.00
11,198.79
93.11
76.99

WELLMARK
WILLIAMSBURG CARQUEST
WILLIAMSBURG LUMBER STOR
WINEGARDEN, NICHOLE

CITY HALL REMODEL
1/05 PREMIUM
SUPPLIES
SUPPLIES
TRAINING REIMB

DATE 1/07/2005

CITY OF WILLIAMSBURG
CLAIMS REGISTER REPORT

PAGE 3

	EXPENDED	LIQUID	ACCRUAL
GRAND TOTALS	95,824.13		

001	RECAP TOTALS	EXPENDED	LIQUID	ACCRUAL
002	FUND TOTALS	47,932.40		
003	GENERAL	8,262.55		
110	RECREATION	3,240.59		
300	LIBRARY	8,580.13		
303	ROAD USE TAX	6,248.32		
600	CAPITAL IMPROVEMENTS	3,284.87		
610	2004 STATE/WELSH CONSTRUCTION	11,329.88		
	2004 TRUNK SEWER PROJECT	6,780.39		
	WATER	95,824.13		
	SEWER			

Marcia Green

[Signature]

[Signature]

[Signature]

Memorandum of Agreement and Setting
Date for Hearing

Williamsburg, Iowa

January 10, 2005

The City Council of Williamsburg, Iowa, met in regular session on the 10th day of January, 2005 at 7:30 p.m., at the City Hall in Williamsburg, Iowa. The meeting was called to order and there were present the Mayor and the following named Council Members:

Present: Phillips, Lortz, Greiner, Kirkpatrick

Absent: Wanner.

Matters were discussed relative to a financing for Williamsburg Retirement Community, Inc., pursuant to Chapter 419 of the Iowa Code. Whereupon, Council Member Phillips introduced the following resolution and moved its adoption, seconded by Council member Kirkpatrick; and after due consideration thereof by the Council, the Mayor put the question upon the motion and the roll being called, the following named members of the Council voted:

Ayes: Phillips, Lortz, Greiner, Kirkpatrick

Nays: _____.

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

RESOLUTION No. 02-01-05

A Resolution authorizing the execution of a Memorandum of Agreement with Williamsburg Retirement Community, Inc. d/b/a Highland Ridge and fixing a date for a hearing on the proposed issuance of revenue bonds or notes in one or more series.

WHEREAS, the City of Williamsburg, State of Iowa (the "Issuer"), is a City authorized and empowered by the provisions of Chapter 419 of the Code of Iowa, 2003, as amended (the "Act"), to issue revenue bonds or notes, in one or more series, for a project located within, or within eight miles of, the Issuer for the purpose of financing the cost of acquiring, by construction or purchase, land, buildings, improvements and equipment, or any interest therein, suitable for the use of any facility for an organization described in Section 501(c)(3) of the Internal Revenue Code (the "Code") which is exempt from federal income tax under Section 501(a) of the Code (a "Tax Exempt Organization"), to refund any bonds issued pursuant to the Act, and to retire any existing indebtedness on a facility for a Tax Exempt Organization; and

WHEREAS, the Issuer has been requested by Williamsburg Retirement Community, Inc. d/b/a Highland Ridge (the "Borrower"), a Tax Exempt Organization, to issue its revenue bonds or notes in one or more series, in an aggregate principal amount not to exceed \$10,000,000 (the "Bonds") pursuant to the Act, for the purpose of (a) refunding a previous issue of Independent and Assisted Living Facility Revenue Bonds, Series 2002 (Williamsburg Retirement Community, Inc. Project) (the "Series 2002 Bonds") and a previous issue of Independent and Assisted Living Facility Revenue Bonds, Series 2003 (Williamsburg Retirement Community, Inc. Project) (the "Series 2003 Bonds," and together with the Series 2002 Bonds, the "Prior Bonds") originally issued by the Issuer to finance the costs of constructing and furnishing a housing complex containing approximately 50 independent living units and 51 assisted living units located 100 Village View Circle, Williamsburg, Iowa, and to pay costs associated with the issuance of the Prior Bonds, and (b) paying costs of issuance and certain other costs associated with the issuance of the Bonds; and

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

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

WHEREAS, before the Bonds may be issued, it is necessary to conduct a public hearing on the proposal to issue the Bonds, all as required and provided for by Section 419.9 of the Act and Section 147(f) of the Internal Revenue Code; and

WHEREAS, a Memorandum of Agreement in the form and with the contents set forth in Exhibit A attached hereto, has been presented to the Issuer under the terms of which the Issuer agrees, subject to the provisions of such Agreement, to pursue proceedings necessary under the Act to issue the Bonds for such purpose; and

NOW, THEREFORE, IT IS RESOLVED by the City Council of the Issuer, as follows:

Section 1. The Memorandum of Agreement in the form and with the contents set forth in Exhibit A attached hereto is hereby approved, and the Mayor is hereby authorized to execute said Memorandum of Agreement and the City Clerk is hereby authorized to attest the same and to affix the seal of the Issuer thereto; said Memorandum of Agreement, which constitutes and is hereby made a part of this Resolution, to be in substantially the form, text and containing the provisions set forth in Exhibit A attached hereto.

Section 2. Officials of the Issuer are hereby authorized to take such further action as may be necessary to carry out the intent and purpose of the Memorandum of Agreement.

Section 3. This Council shall meet on the 14th day of February, 2005, at the City Hall, Williamsburg, Iowa, at 7:45 p.m., at which time and place any resident or property owner of the Issuer may present oral or written objections on the proposal to issue the Bonds referred to in the preamble hereof.

Section 4. The Clerk is hereby directed to give notice of intention to issue the Bonds, setting forth the amount and purpose thereof, the time when and place where the hearing will be held, by publication at least once not less than fifteen (15) days prior to the date fixed for the hearing, in a newspaper published and having a general circulation within the Issuer. The notice shall be in substantially the following form:

NOTICE OF INTENTION TO ISSUE
REVENUE REFUNDING BONDS OR NOTES
(WILLIAMSBURG RETIREMENT COMMUNITY, INC. PROJECT)

The City Council of Williamsburg, Iowa, (the "Issuer") will meet on the 14th day of February, 2005, at 7:45 p.m., at the City Hall in Williamsburg, Iowa, for the purpose of conducting a public hearing on the proposal to issue revenue bonds or notes (Williamsburg Retirement Community, Inc. Project) of the Issuer, in one or more series, in an aggregate principal amount not to exceed \$10,000,000 (the "Bonds"), and to loan said amount to Williamsburg Retirement Community, Inc. d/b/a Highland Ridge (the "Borrower"), for the purpose of (a) refunding a previous issue of Independent and Assisted Living Facility Revenue Bonds, Series 2002 (Williamsburg Retirement Community, Inc. Project) (the "Series 2002 Bonds") and a previous issue of Independent and Assisted Living Facility Revenue Bonds, Series 2003 (Williamsburg Retirement Community, Inc. Project) (the "Series 2003 Bonds," and together with the Series 2002 Bonds, the "Prior Bonds") originally issued by the Issuer to finance the costs of constructing and furnishing a housing complex containing approximately 50 independent living units and 51 assisted living units located 100 Village View Circle, Williamsburg, Iowa and to pay costs associated with the issuance of the Prior Bonds, and (b) paying costs of issuance and certain other costs associated with the issuance of the Bonds.

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

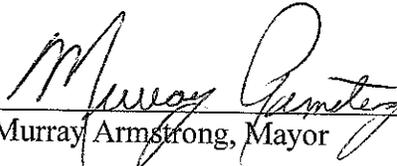
At the time and place, oral or written objections from any resident or property owner of the Issuer may be presented. At such meeting or any adjournment thereof, the Issuer shall adopt a resolution determining whether or not to proceed with the issuance of the Bonds. Written comments may also be submitted to the Issuer at the Williamsburg City Hall, P.O. Box 596, Williamsburg, Iowa 52361-0596. Written comments must be received by the above hearing date.

By order of the City Council of Williamsburg, Iowa.

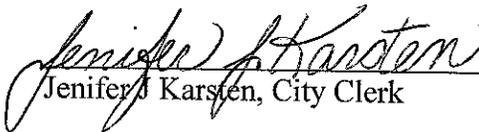
City Clerk

Section 5. All resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved January 10, 2005.


Murray Armstrong, Mayor

Attest:


Jenifer J. Karsten, City Clerk

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On motion and vote, the meeting adjourned.

STATE OF IOWA
COUNTY OF IOWA SS:
CITY OF WILLIAMSBURG

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 to authorize the execution of a Memorandum of Agreement by and between Williamsburg Retirement Community, Inc. d/b/a Highland Ridge and said City and to set a public hearing date as set forth therein.

WITNESS my hand and the seal of said City hereto affixed this 10th day of January, 2005.



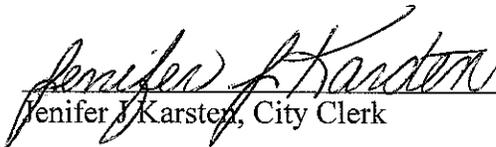
Jenifer J. Karsten, City Clerk

(Seal)

STATE OF IOWA
COUNTY OF IOWA SS:
CITY OF WILLIAMSBURG

I, the undersigned, City Clerk of the aforementioned City, do hereby certify that I caused a notice, of which the printed slip annexed to the publisher's affidavit hereto attached is a true and complete copy, to be published in The Journal Tribune, a legal newspaper, printed wholly in the English language, published in Iowa County and of general circulation in the City, as evidenced by the said affidavit.

WITNESS my hand and the seal of the aforementioned City hereto affixed this 20th day of January, 2005.


Jennifer J. Karsten, City Clerk

(Seal)

(PLEASE NOTE: This certificate must be dated as of or subsequent to the actual date of publication of the notice.)

EXHIBIT A
MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT is between the City of Williamsburg, Iowa, (the "Issuer") and Williamsburg Retirement Community, Inc. d/b/a Highland Ridge (the "Borrower").

1. Preliminary Statement. Among the matters of mutual inducement which have resulted in the execution of this Agreement are the following:

(a) The Issuer is authorized by Chapter 419 of the Code of Iowa, 2003, as amended (the "Act") to issue revenue bonds or notes for a project located within, or within eight miles of, the Issuer for the purpose of financing the cost of acquiring, by construction or purchase, land, buildings, improvements and equipment, or any interest therein, suitable for the use of any facility for an organization described in Section 501(c)(3) of the Internal Revenue Code (the "Code") which is exempt from federal income tax under Section 501(a) of the Code (a "Tax Exempt Organization"), to refund any bonds issued pursuant to the Act, and to retire any existing indebtedness on a facility for a Tax Exempt Organization; and

(b) The Borrower wishes to obtain satisfactory assurance from the Issuer that, subject to the public hearing required by the Act and Section 147(f) of the Code, such bonds will be issued by the Issuer in a principal amount sufficient to finance the costs of (a) refunding a previous issue of Independent and Assisted Living Facility Revenue Bonds, Series 2002 (Williamsburg Retirement Community, Inc. Project) (the "Series 2002 Bonds") and a previous issue of Independent and Assisted Living Facility Revenue Bonds, Series 2003 (Williamsburg Retirement Community, Inc. Project) (the "Series 2003 Bonds," and together with the Series 2002 Bonds, the "Prior Bonds") originally issued by the Issuer to finance the costs of constructing and furnishing a housing complex containing approximately 50 independent living units and 51 assisted living units located 100 Village View Circle, Williamsburg, Iowa and to pay costs associated with the issuance of the Prior Bonds, and (b) paying costs of issuance and certain other costs associated with the issuance of the bonds; and

(c) It is expressly understood by both parties to this Memorandum of Agreement that its execution by the Issuer is intended both as an expression of the Issuer's current intention to proceed with the issuance of the Bonds on the basis of the understandings set forth herein and to constitute official action of the Issuer for purposes of the Code as amended, and the regulations promulgated thereunder. The execution of this Memorandum of Agreement by the Issuer is not intended to nor does it create a binding commitment on the part of the Issuer to proceed with the issuance of the Bonds.

2. Undertakings on the Part of the Issuer.

(a) The Issuer will begin the proceedings necessary to authorize the issuance of such bonds or notes, in one or more series, in an aggregate principal amount not to exceed \$10,000,000 (the "Bonds").

(b) Subject to due compliance with all requirements of law, including the provisions of and the public hearing required by the Act, it will cooperate with the Borrower in the issuance and sale of such Bonds, and the proceeds from the issuance of such Bonds shall be loaned to the Borrower upon terms sufficient to pay the principal of and interest and redemption premium, if any, on such Bonds, as and when the same shall become due.

(c) The Issuer shall determine when, in what amount, and if the Bonds may be issued without causing the Issuer to lose its qualification as a "qualified small issuer" within the meaning of Section 265(b)(3)(C) of the Code.

3. Undertakings on the Part of the Borrower.

(a) The Borrower will use all reasonable efforts to cooperate with the Issuer and comply with the Act and all other provisions of law relating to refunding of the Prior Bonds and the issuance and sale of the Bonds.

(b) The Borrower will enter into one or more Loan Agreements with the Issuer under the terms of which the Borrower will obligate itself to pay to the Issuer sums sufficient to pay the principal of and interest and redemption premium, if any, on such Bonds as and when the same shall become due and payable, the Loan Agreements to contain other provisions required by law and as shall be mutually acceptable to the issuer and the Borrower.

4. General Provisions.

(a) All commitments on the part of the Issuer and the Borrower herein are subject to the condition that on or before one year from the date hereof (or such other date as shall be mutually agreed to) the Issuer and the Borrower shall have agreed to mutually acceptable terms relating to the issuance and sale of such Bonds, and mutually acceptable terms and conditions of the documents referred to in paragraphs 2 and 3 hereof.

(b) The Borrower agrees that it will reimburse the Issuer for all reasonable and necessary direct out-of-pocket expenses, including but not limited to, legal fees (including fees of counsel to the Issuer), administrative costs, printing and publication costs and filing fees

arising from the execution of this Agreement and the performance, or preparation to perform by the Issuer of its obligations hereunder, or done at the request of the Borrower, whether or not such Bonds are issued.

(c) All commitments of the Issuer hereunder are further subject to the conditions that the Issuer shall in no event incur any liability for any act or omission hereunder, and that such Bonds described herein shall not constitute an indebtedness of the Issuer within the meaning of any constitutional or statutory provision and shall not constitute nor give rise to a pecuniary liability of the Issuer or a charge against its general credit or taxing powers.

The execution of this Memorandum of Agreement by the Issuer is not intended to nor does it create a binding commitment on the part of the Issuer to proceed with the issuance of the Bonds. It is further understood that the issuance of the Bonds is subject to further review by the City Council of the Issuer and compliance with all provisions of the Act and the Code, including the holding of a public hearing with respect thereto.

(d) Preparation of all resolutions, agreements, instruments, certificates or other documents in final form for adoption and execution shall be the sole responsibility of Bond Counsel.

(e) Counsel for the Issuer shall, if requested by Bond Counsel, timely certify the non-existence of threatened litigation, pending litigation or claims with respect to the proposed Bond issues. All other attorneys' opinions or certificates with respect to issuing authority, non-arbitrage, regularity of proceedings, or otherwise shall be the responsibility of Borrower Counsel or Bond Counsel.

(f) In the event Sections 145 and 146 of the Code, restrict the aggregate principal amount of Bonds for Tax-Exempt Organizations which the Issuer may issue in any calendar year, the Issuer may, in its discretion, rescind its commitments under Paragraph 2 hereof, without liability on the part of the Issuer.

(g) All commitments of the Issuer hereunder are further subject to the condition that the Bonds will only be issued if the Issuer determines, as described in Section 2(c), that such issuance will not cause the Issuer to lose its qualification as a "qualified small issuer" in any year.

Dated this 10th day of January, 2005.

CITY OF WILLIAMSBURG, IOWA

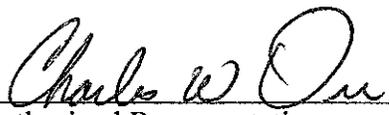
By 
Mayor

Attest:


City Clerk

(Seal)

WILLIAMSBURG RETIREMENT
COMMUNITY, INC. d/b/a HIGHLAND
RIDGE

By 
Authorized Representative

Resolution No. 01-01-05

Resolution hiring a police officer.

WHEREAS, Mike Gabriel, Police Chief, informed the council that an officer resigned from his position with the City, and

WHEREAS, Chief Gabriel made a recommendation to hire Mark Hartnett to replace said officer, and

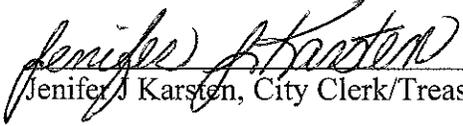
WHEREAS, we Murray Armstrong, Mayor and Jenifer J Karsten, City Clerk/Treasurer of the City of Williamsburg, Iowa do hereby certify that the foregoing Resolution was adopted (introduced by Phillips and seconded by Lortz), roll call: ayes; TP, DK, MG, PL, absent; GW) by the City Council of the City of Williamsburg, Iowa, at a meeting held on the 10th day of January 2005, four members of the council present;

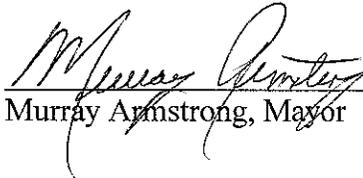
NOW THEREFORE, It is Resolved by the City Council of the City of Williamsburg, Iowa, as follows:

Section 1. The Williamsburg City Council approves making an offer to Mark Hartnett to start working for the City of Williamsburg as a police officer effective January 22, 2005 at a starting salary of \$36,492 per year, which is seventy-five percent of the police chief's salary, and sign an agreement for a two-year commitment. After completing the academy, salary would be at eight percent of the police chief's salary. Probationary period would end after completion of the academy.

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

Passed and approved January 10, 2005.


Jenifer J Karsten, City Clerk/Treasurer


Murray Armstrong, Mayor

CERTIFICATION: I hereby certify that the foregoing is a true and correct copy of a resolution of the City of Williamsburg adopted at a meeting of said public body, duly called and held on the 10th day of January, 2005, a quorum being present, as said resolution remains of record in the minutes of said meeting, and it now is in full force and effect.


Jenifer J Karsten, City Clerk

RESOLUTION No. 03-01-05
City of Williamsburg, Iowa

Resolution approving the Final Plat for Southwind Pointe Second Addition.

WHEREAS, the Final Plat for Southwind Pointe Second Addition was presented to the Williamsburg Planning and Zoning Commission on Monday, January 10, 2005 for approval, and;

WHEREAS, the Williamsburg Planning and Zoning Commission made a recommendation to the Williamsburg City Council to approve said plat at said meeting contingent upon establishing an escrow account with the City in the amount of \$2,200 for a water bacteria test and general site clean-up and subject to finalizing the development agreement with the City in regard to the trunk sewer project, and;

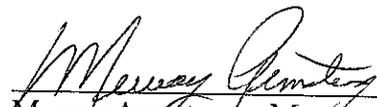
WHEREAS, we, Murray Armstrong, Mayor and Jenifer J Karsten, City Clerk/Treasurer of the City of Williamsburg, Iowa do hereby certify that the foregoing Resolution was adopted (introduced by Phillips and seconded by Lortz) roll call: ayes; MG, PL, DK, TP, absent; GW) by the City Council of the City of Williamsburg, Iowa, at a meeting held on this 10th day of January 2005, four members of the council present;

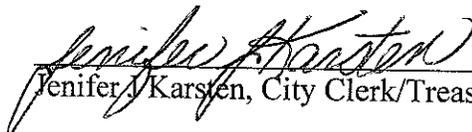
NOW THEREFORE, be it resolved by the Williamsburg City Council to approve the following:

Section 1. The Final Plat for Southwind Pointe Second Addition Subdivision as filed with the City Clerk, should be and the same is hereby approved and accepted subject to establishing an escrow account with the City in the amount of \$2,200 for a water bacteria test and general site clean-up and subject to finalizing a development agreement with the City for the trunk sewer project.

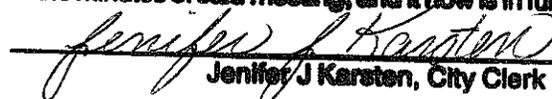
Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved January 10, 2005.


Murray Armstrong, Mayor


Jenifer J Karsten, City Clerk/Treasurer

CERTIFICATION: I hereby certify that the foregoing is a true and correct copy of a resolution of the City of Williamsburg adopted at a meeting of said public body, duly called and held on the 10th day of January, 2005, a quorum being present, as said resolution remains of record in the minutes of said meeting, and it now is in full force and effect.


Jenifer J Karsten, City Clerk

DOC. NO. 02643
REC.FEE 5.00
Surchg 1.00
Tech 1.00

Filed for Record this 16th day of
February 20 05 at 10:24 A M
Book 722 Page 90 Ind
Sue Peterson, Iowa County Recorder

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

WILLIAMSBURG CITY ORDINANCE No.493

An Ordinance rezoning property within the City of Williamsburg, Iowa County, Iowa.

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

5.98 acre tract in the SW Quarter of the NE Quarter of Section 4, Township 79 North, Range 10 West, Iowa County, Iowa

is hereby rezoned from HI Heavy Industrial District to RS 40 Residential District.

SECTION TWO

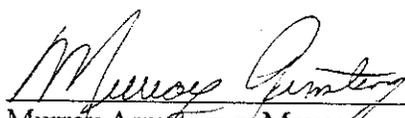
All ordinances or parts of ordinances inconsistent or in conflict with this ordinance are hereby repealed.

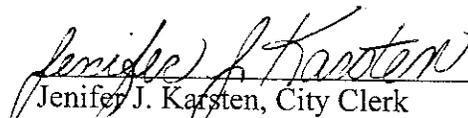
SECTION THREE

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.

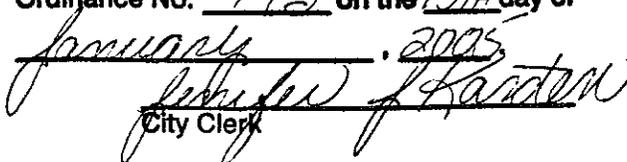
Passed and approved by the City Council of the City of Williamsburg, Iowa this 10th day of January, 2005.

Attest:


Murray Armstrong, Mayor


Jennifer J. Karsten, City Clerk

I certify that the foregoing was published as Ordinance No. 493 on the 13th day of

January, 2005

City Clerk



Eric D. Tindal

600 Court Street

Williamsburg

319-668-1323

WILLIAMSBURG CITY ORDINANCE No.493

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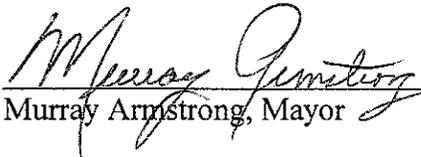
SECTION THREE

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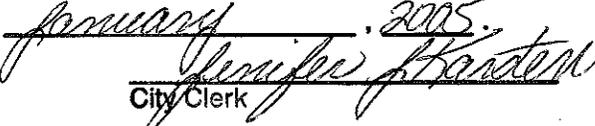
Passed and approved by the City Council of the City of Williamsburg, Iowa this 10th day of January, 2005.

Attest:


Jennifer J. Karsten, City Clerk


Murray Armstrong, Mayor

I certify that the foregoing was published as
Ordinance No. 493 on the 13th day of

January, 2005.

City Clerk

FORM OF CONTRACT

Resolution No. 04-01-05
CITY OF WILLIAMSBURG

2004 POLICE DEPARTMENT OFFICE REMODEL

THIS AGREEMENT, made and entered into this 4th day of January, 200~~4~~⁵,
by and between the City of Williamsburg, Iowa, party of the first part, hereinafter referred to
as the "Owner" and Bushong Construction Company, Inc., party
of the second part, hereinafter referred to as the Contractor.

WITNESSETH

THAT WHEREAS the Owner has heretofore caused to be prepared certain drawings, specifications, and Form of Proposal dated the 10th day of December, for the City of Williamsburg, Iowa 2004 POLICE DEPARTMENT OFFICE REMODEL, under the terms and conditions therein fully stated and set forth, and whereas, said drawings, specifications and proposal accurately and fully describe the terms and conditions upon which the Contractor is willing to perform the work specified:

NOW THEREFORE, IT IS AGREED:

1. That the Owner hereby accepts the proposal of the Contractor for the work and for the sum listed below:

CITY OF WILLIAMSBURG 2004 POLICE DEPARTMENT OFFICE REMODEL

CONTRACT AMOUNT \$ 37,970.00 *

*Base Bid: \$31,885.00 plus Alternate No. 1: \$6,085.00

2. That this contract consists of the following component parts which are made a part of this Agreement and Contract as fully and absolutely as if they were set out in detail in this Contract:
 - a. This Instrument
 - b. Addendum Numbers none,
 - c. Form of Proposal (signed copy)
 - d. General Conditions
 - e. Special Conditions
 - f. Specifications
 - g. Drawings

The components listed above are complimentary and what is called for by one shall be as binding as if called for by all. In the event that any provision in any component part of this Contract conflicts with any provision of any other component part, the most stringent provision shall govern.

3. That payments are made to the Contractor in accordance with and subject to the

DOC. NO. 02642
 REG. FEE 15.00
Surchg. 1.00
Tech 1.00

Filed for Record this 16th day of
February 20 05 at 10:19 AM
 Book 722 Page 87-89 Ind
 Sue Peterson, Iowa County Recorder

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

WILLIAMSBURG CITY ORDINANCE No. 494

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 IV, of the Code of Ordinances of the City of Williamsburg shall be amended with the addition of the following:

CHAPTER 118

HISTORICAL COMMISSION

118.01 HISTORICAL COMMISSION CREATED. A Historical Commission is hereby created to promote and encourage historical research; to acquire, by purchase, gift, devise, or otherwise, the title to, or the custody and control of, historic spots and places; to preserve and protect buildings and sites of historic interest; to collect and preserve records, relics, and other things of historic interest; to mark places of historic interest with suitable monuments and markers; to foster and promote public knowledge of and interest in local history.

118.02 STRUCTURE OF COMMISSION.

- A. The Commission shall consist of five (5) members.
- B. Members of the Commission shall be appointed by the Mayor with the advice and consent of the Council. Members shall demonstrate a positive interest in historic preservation.
- C. The original appointment of the members of the Commission shall be: three for two years and two for three years from January 1 following the year of such appointment or until their successor is appointed to serve for the term of three years.
- D. Vacancies occurring in the Commission, other than expiration of term of office, shall be only for the unexpired portion of the term of the member replaced.
- E. Members may serve for more than one term and each member shall serve until the appointment of a successor.

Eric D. Tindal

600 Court Street

Williamsburg

319-668-1323

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- D. Vacancies occurring in the Commission, other than expiration of term of office, shall be only for the unexpired portion of the term of the member replaced.
- E. Members may serve for more than one term and each member shall serve until the appointment of a successor.

- F. Vacancies shall be filled by the City according to the original selection as aforesaid.
- G. Members shall serve without compensation.
- H. A simple majority of the Commission shall constitute quorum for the transaction of business.
- I. The Commission shall elect a Chairperson who shall preside over all Commission meetings and elect a Secretary who shall be responsible for maintaining written records of the Commission's proceedings.
- J. The Commission shall meet at least three (3) times a year.

118.03 POWERS OF THE COMMISSION.

- A. Recommend to the City a policy to preserve, research, interpret, and promote to the public an awareness and understanding of local history.
- B. Make recommendations to the City on historically related matters.
- C. Perform other functions prescribed by law to further historically related matters to the City.
- D. In addition to those duties and powers specified above, the Commission may, with Council approval,
 - 1. Accept unconditional gifts and donations of real and personal property, including money, for the purpose of historic preservation;
 - 2. Preserve, restore, maintain and operate museums under the ownership or control of the Commission;
 - 3. Cooperate with Federal, State and local governments in the pursuance of the objectives of historic preservation;
 - 4. Provide information for the purpose of historic preservation to the Council; and
 - 5. Promote and conduct an educational and interpretive program on historic preservation within its jurisdiction.

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 - 4. Provide information for the purpose of historic preservation to the Council; and
 - 5. Promote and conduct an educational and interpretive program on historic preservation within its jurisdiction.

- 6. The Commission shall not obligate itself or the City in any financial undertaking unless authorized to do so by the Council

118.04 ANNUAL REPORT. The Commission shall prepare and send to the City Council annually, a report that shall include an accounting of all monies received and expended, a summary of all its activities, and any recommendations or suggestions it may have for the City Council.

SECTION TWO

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

SECTION THREE

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 10th day of January, 2005.

Attest:

Jennifer J. Karsten
 Jennifer J. Karsten, City Clerk

Murray Armstrong
 Murray Armstrong, Mayor



I certify that the foregoing was published as Ordinance No. 494 on the 13th day of

January, 2005.
Jennifer J. Karsten
 City Clerk

6. The Commission shall not obligate itself or the City in any financial undertaking unless authorized to do so by the Council

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SECTION TWO

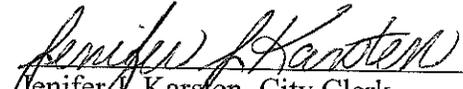
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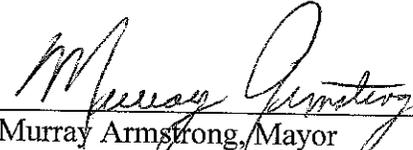
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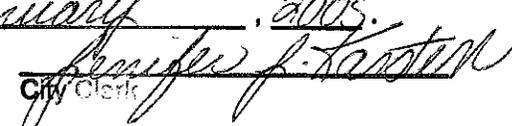
Passed and approved by the City Council of the City of Williamsburg, Iowa this 10th day of January, 2005.

Attest:


Jennifer J. Karsten, City Clerk


Murray Armstrong, Mayor

I certify that the foregoing was published as
Ordinance No. 494 on the 13th day of

January, 2005.

City Clerk

**Resolution No. 05-01-05
City of Williamsburg, Iowa**

Resolution naming city street.

WHEREAS, Chapter 177 of the Ordinances of the City of Williamsburg provides for the naming of streets by resolution of the city council, and

WHEREAS, it is the desire of the City Council to name certain streets, and

WHEREAS, we Murray Armstrong, Mayor and Jenifer J Karsten, City Clerk/Treasurer of the City of Williamsburg, Iowa do hereby certify that the foregoing Resolution was adopted (introduced by Kirkpatrick and seconded by Phillips, roll call: ayes; TP, DK, PL, MG, absent; GW) by the City Council of the City of Williamsburg, Iowa, at a meeting held on the 10th day of January 2005, four members of the council present, and

NOW, THEREFORE, be it resolved by the Williamsburg City Council as follows:

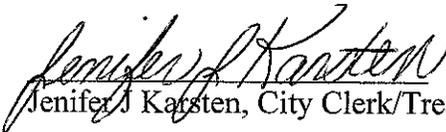
Section 1. The real estate described as follows:

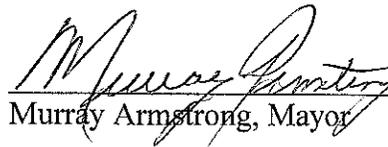
Thirty-three feet either side of the west line of the SW ¼ of Section 8, Township 79 North, Range 10 West, from the intersection at or near the centerline of Welsh Street to the intersection at or near the centerline of North Street,

has been annexed into the City of Williamsburg and shall be named and shall hereinafter be referred to as Sunset Avenue.

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

Passed and approved this 10th day of January 2005.


Jenifer J Karsten, City Clerk/Treasurer


Murray Armstrong, Mayor

DOC. NO. 02644
REC.FEE 5.00
Sup Chg 1.00
Tech 1.00

Filed for Record this 16th day of
February 20 05 at 10:27AM
Book 722 Page 91 Ind
Sue Peterson, Iowa County Recorder

Preparer: Eric D. Tindal 600 Court Street Williamsburg, IA 52361 319-668-1323

**Resolution No. 05-01-05
City of Williamsburg, Iowa**

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WHEREAS, it is the desire of the City Council to name certain streets, and

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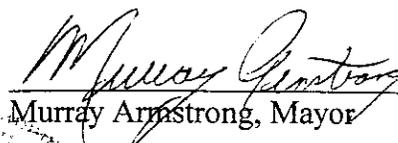
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Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 10th day of January 2005.


Jenifer J. Karsten, City Clerk/Treasurer


Murray Armstrong, Mayor

