

CITY OF RIVERSIDE COUNCIL TENTATIVE AGENDA

RIVERSIDE CITY HALL COUNCIL CHAMBERS

60 N GREENE STREET

Monday, June 6, 2016 at 6:30 pm

Work session at 6:00 at the Fire Station to look at the new Fire Truck.

NOTICE TO THE PUBLIC:

This is a meeting of the City Council to conduct the regular business of the City. Every item on the agenda is an item of discussion and action if needed.

When citizens are recognized to speak, please approach the podium, spell your first and last name. Time is limited to 3 minutes. Reminder to citizens, this is a privilege, not a right.

CALL MEETING TO ORDER: Mayor Schneider

Pledge of Allegiance

ROLL CALL:

APPROVAL OF AGENDA:

1. Approve Consent Agenda
 1. a) Expenditures 06/06/16
 1. b) Minutes from 05/16/16 & 05/20/16
 1. c.) Liquor License for Riverside Casino & St. Mary's Church
2. Committee Reports:
3. Citizens Comments
4. **Public Hearing – 6:45 P.M.** "Public hearing on proposal of Final Plat for Cherry Lane"
 - Open Public Hearing
 - Oral or Written Comments
 - Citizen Comments
 - Close Public Hearing
 - Return to Open Meeting
5. Resolution #06062016-01 "Resolution to accept Final Plat for Cherry Lane Subdivision"
pg 8-9
6. MMS Updates – Glen Meisner (Some items may need a motion)
 - Cherry Lane Update (Lot Markers)
 - Ella Street Update (Sidewalk)
 - Casey's Sewer

- Duffy's Cycle Shop
 - Gehrs Driveway/Garage
 -
7. Resolution #06062016-02 "Resolution accepting Change Order #5 for Ella Street Project" pg 10-11
 8. Resolution #06062016-03 "Cornerstone Excavating – Pay Request #2 for Ella Street" pg 12-15
 9. Resolution #06062016-04 "Resolution accepting Change Order #3 for Cherry Lane" pg 16-21
 10. Resolution #06062016-05 "Resolution to Award Bid for Casey's Sewer Project" pg 22-25
 11. Resolution #06062016-06 "Resolution authorizing and approving a certain Loan Agreement and providing for the issuance of \$1,265,000 General Obligation Corporate Purpose Bonds, Series 2016A and providing for the levy of taxes to pay the same" pg 26
 12. Northland Securities – Capital Improvements Plan Document pg 27-38
 13. Van Zante's Request to purchase some of the stuff in the house pg 39
 14. Resolution #06062016-07 "Set the Date for Public Hearing – Sidewalk Ordinance Amendment" pg 42-44
 15. Resolution #06062016-08 "Waive the Right to Review Plat for Byron Sweeting" pg 45-46
 16. Resolution #06062016-09 "Waive the Right to Review Plat for Hahn First Subdivision" pg 47-49
 17. Motion to delete rental of City owned Picnic Tables and Folding Chairs
 18. Pickering Proposal about renting storage shed at Hall Park
 19. Updates on Pat Callahan's recommendations pg 50-51
 20. Clerk Comments
 21. City Council Comments & Requests for Information with a majority vote
 22. Adjourn Council Meeting

Approved: _____

Date: _____

Allen Schneider, Mayor

EXPENDITURES 06-06-16					
COUNCIL MEETING					
UNPAID BILLS					
ALLIANT ENERGY	SEWER	610-5-815-6371	\$	691.29	
ALLIANT ENERGY	WATER	600-5-810-6371	\$	99.70	
ALLIANT ENERGY	FIRE STATION	001-5-150-6330	\$	289.77	
ALLIANT ENERGY	STREET LIGHTS	001-5-230-6371	\$	1,218.14	
ALLIANT ENERGY	PARKS	001-5-430-6371	\$	502.35	
ALLIANT ENERGY	CITY HALL	001-5-650-6371	\$	262.40	
ALLIANT ENERGY	COMM. BUILD	001-5-460-6371	\$	80.30	\$ 3,143.95
ARAMARK	CITY HALL	001-5-650-6310	\$	375.04	
ARAMARK	SHOP	001-5-210-6372	\$	221.30	
ARAMARK	WATER	600-5-810-6181	\$	103.93	
ARAMARK	SEWER	610-5-815-6181	\$	103.93	
ARAMARK	STREETS	001-5-210-6181	\$	103.92	
ARAMARK	PARKS	001-5-430-6181	\$	103.92	\$ 1,012.04
BUSINESS RADIO	NEW TRUCK RADIOS	001-5-150-6356	\$	5,413.44	
CALLAHAN MUN. CONSULTANTS	CITY COUNCIL WORK SESSION	001-5-650-6499	\$	1,120.00	
CARUS	WATER SUPPLY	600-5-810-6501	\$	695.36	
ELDER SERVICES	RIVERSIDE CONTRIBUTION	001-5-460-6150	\$	500.00	
ELDER SERVICES	CITIZENS PAID	001-5-460-6160	\$	597.50	\$ 1,097.50
FASTENAL	SHOP	001-5-210-6372	\$	356.16	
FELD FIRE	TOOL MOUNTS-NEW TRUCK	001-5-150-6356	\$	227.40	
FREEMAN LOCK & ALARM	FIRE ALARM MONITORING	001-5-150-6356	\$	84.00	
HACH	SEWER	610-5-815-6507	\$	140.25	
IOWA PAPER INC	PARKS	001-5-430-6325	\$	338.53	
JAY STUELKE	INSPECTIONS	001-5-170-6499	\$	122.50	
JOHNSON CO. REFUSE	CLEAN-UP DAY	001-5-520-6753	\$	380.43	
JOHNSON CO. REFUSE	JUNE SERVICE	670-5-840-6499	\$	1,719.50	\$ 2,099.93
KCTC	CARBON ITE ANTI-VIRUS ANNUAL	001-5-650-6497	\$	659.98	
KUENSTER	PARK WATER FOUNTAIN	001-5-430-6325	\$	273.75	
LL PELLING	CHIP AND SEAL	110-5-210-6417	\$	31,483.15	
LORY YOUNG	JUNE CELL	001-5-650-6373	\$	50.00	
LORY YOUNG	IIMC CONFERENCE	001-5-650-6240	\$	484.30	\$ 534.30
MARTIN GARDNER	SCHEMATIC DESIGN - COMM. CENTER	301-5-750-6786	\$	2,537.50	
MENARDS	PARKS	001-5-430-6325	\$	123.46	
MENARDS	CITY HALL	001-5-650-6506	\$	6.18	
MENARDS	SEWER	610-5-815-6507	\$	118.46	\$ 248.10
MID AMERICAN ENERGY	SHOP	001-5-210-6371	\$	36.05	
MID AMERICAN ENERGY	FIRE STATION	001-5-150-6330	\$	25.23	
MID AMERICAN ENERGY	CITY HALL	001-5-650-6371	\$	13.88	
MID AMERICAN ENERGY	COMM. BUILD	001-5-460-6371	\$	22.14	\$ 97.30
PEOPLES TRUST BANK	PC PARKS	001-5-430-6181	\$	10.00	
PEOPLES TRUST BANK	PC PHOTO	001-5-520-6510	\$	25.00	
PEOPLES TRUST BANK	RR PARK	001-5-510-6320	\$	25.00	\$ 60.00
PITNEY BOWES	POSTAGE	600-5-810-6508	\$	250.00	
PITNEY BOWES	POSTAGE	610-5-815-6508	\$	250.00	\$ 500.00
PJ GREUFE & ASSOC	H/R AUDIT	001-5-650-6499	\$	3,480.00	
PRECISION METALWORKS	QUILT SPACESHIP	145-5-650-6430	\$	175.00	
RIVERSIDE BALL ASSOC.	REPLACE STOLEN ITEMS	001-5-430-6323	\$	436.80	
SANDRY FIRE SUPPLY	NEW TRUCK EQUIPMENT	001-5-150-6356	\$	2,294.99	
MEARDON, SUPPEL, & DOWNER	GENERAL LEGAL	001-5-640-6411	\$	2,348.18	
MEARDON, SUPPEL, & DOWNER	ELLA STREET	301-5-750-6782	\$	258.06	
MEARDON, SUPPEL, & DOWNER	CHERRY LANE	301-5-750-6772	\$	96.77	
MEARDON, SUPPEL, & DOWNER	PROPERTY ACQUISITION	145-5-650-6427	\$	1,290.32	\$ 3,993.33
THREE CHICKS	PUBLISHING	001-5-650-6402	\$	421.29	
TYLER	SYSTEM MAINTENANCE FY16/17	001-5-650-6497	\$	3,789.80	
UPS	SHIPPING	610-5-815-6508	\$	79.35	
US BANK	JUNE RENTAL - COPIER	001-5-650-6496	\$	166.37	
US CELLULAR	MAY BILLING-STREETS	001-5-210-6373	\$	66.72	
US CELLULAR	MAY BILLING-WATER	600-5-810-6373	\$	66.72	\$ 133.44
USA BLUEBOOK	SHOP PUMP STATION	001-5-210-6507	\$	302.52	
UNITED LABS	WATER	600-5-810-6504	\$	571.30	
VEENSTRA & KIMM	36139-3 WATER PLANT PIPE REPAIR	600-5-810-6374	\$	300.00	
YAHNKE, NATE	MOWING	001-5-430-6320	\$	100.00	
	TOTAL UNPAID BILLS		\$	68,489.33	
	PAID BILLS				
LINCOLN NATIONAL	LIFE, AD&D INS PREMIUMS -JUNE		\$	301.03	
WELLMARK INS.	JUNE BILLING		\$	6,039.84	
DELTA DENTAL	JUNE BILLING		\$	533.78	
MEDIACOM	MAY PHONE-INTERNET	001-5-650-6373	\$	227.58	
TWIN COUNTY AUCTION	PLANTERS-SOLD \$225 -NET COST \$455.88	001-5-510-6320	\$	680.88	
	TOTAL PAID EXPENDITURES		\$	7,783.11	
	TOTAL ALL EXPENDITURES		\$	76,272.44	

*v w/ A-P
Be*

PACKET: 02783 EXPENDITURES 6-6-16 BL
 VENDOR SET: 01 City of Riverside
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----	ITM DATE BANK CODE	-----DESCRIPTION-----	GROSS DISCOUNT	P.O. # G/L ACCOUNT	---ACCOUNT NAME---	DISTRIBUTION	
** G/L ACCOUNT TOTALS **							
BANK YEAR	ACCOUNT	NAME	AMOUNT	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
	301-5-750-6772	CHERRY LANE CONSTRUCTION	96.77	590,000	239,904.67	1,433,184	172,232.05- Y
	301-5-750-6782	ELLA STREET SPINE	258.06	550,000	331,927.30	1,433,184	172,393.34- Y
	301-5-750-6786	COMMUNITY CENTER PROJECT	2,537.50	0	17,634.00- Y	1,433,184	174,672.78- Y
	600-2020	ACCOUNTS PAYABLE	1,791.11-*				
	600-5-810-6181	UNIFORMS	103.93	500	601.77- Y	255,054	31,354.76
	600-5-810-6371	ELECTRIC AND GAS	99.70	32,000	5,134.49	255,054	31,358.99
	600-5-810-6373	TELEPHONE	66.72	3,500	1,131.44	255,054	31,391.97
	600-5-810-6374	WATER EXPENSE	300.00	20,000	6,503.19	255,054	31,158.69
	600-5-810-6501	CHEMICALS	695.36	25,000	7,072.25	255,054	30,763.33
	600-5-810-6504	REPLACEMENT ITEMS	275.40	5,000	3,608.18	255,054	31,183.29
	600-5-810-6508	POSTAGE - WATER	250.00	2,000	479.92- Y	255,054	31,208.69
	610-2020	ACCOUNTS PAYABLE	1,383.28-*				
	610-5-815-6181	UNIFORMS	103.93	1,000	226.72- Y	236,670	27,169.52
	610-5-815-6371	ELECTRIC & GAS	691.29	58,000	5,359.62	236,670	26,582.16
	610-5-815-6507	OPERATING SUPPLIES	258.71	5,000	4,566.22- Y	236,670	27,014.74
	610-5-815-6508	POSTAGE - SEWER	329.35	2,000	1,536.38- Y	236,670	26,944.10
	670-2020	ACCOUNTS PAYABLE	1,719.50-*				
	670-5-840-6499	JOHNSON CO REFUGE	1,719.50	22,500	1,866.00	23,700	2,466.00
	999-1330	DUE FROM OTHER FUNDS	68,489.33 *				

** 2015-2016 YEAR TOTALS

68,489.33

✓ w/ Exp. 6-6-16 BE

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

** END OF REPORT **

RIVERSIDE CITY COUNCIL MEETING; May 16, 2016

The Riverside Council meeting opened at 6:34 pm in City Hall with Mayor Schneider requesting roll call. Council members present were: Ralph Schnoebelen, Jeanine Redlinger, Bob Schneider Jr., Tom Sexton and Rob Weber.

Motion by Sexton, second by Redlinger to approve agenda, moving item #14 up in the agenda after #3. Passed 5-0.

Motion by Schneider to approve consent agenda, minutes, Casey's tobacco permit, Kum & Go's liquor permit, and expenditures, pulling Schnoebelen Inc. invoice for separate vote. Second by Sexton, passed 5-0. Schneider moved to pay the Schnoebelen Inc. invoice, second by Redlinger. Passed 4-0, Schnoebelen abstained.

Committee Reports; Larry Simon, Visioning Committee, reported on progress of quilt block.

Citizens Comments; Kathy Lindhorst asked Council about cleaning downtown street before Trek Fest.

Katie Schneider of Riverside Ball Assoc. reported to Council that items had been stolen from the ball park. Discussion was held on insurance coverage and deductibles. City Insurance Agent informed Clerk that Ball Assoc. needs their own Liability and Equipment policy. City coverage only applies to buildings and City Liability. All outside organizations using the park need to have their own Certificate of Liability Insurance. Weber moved to replace stolen items, up to \$500. Second by Redlinger, passed 4-1 Sexton opposed.

Jeff Heil of Northland Securities, Inc. explained the bonding process to Council. Bonds have all been pre-sold at a premium. Total funding is \$1,265,000 at a rate of 1.49%. Schneider moved to pass Resolution #05162016-01 Bond Purchase Agreement for Ella Street Project. Second by Redlinger, passed 3-2, Sexton and Weber opposed.

Glen Meisner updated Council on Capital Improvement Projects.

Schnoebelen moved to pass Resolution #051620106-02 Ella Street Change Order #3 – Additional Water Mains, in the amount of \$5,738.25. Second by Weber, passed 5-0.

Schneider moved to pass Resolution #05162016-03 Ella Street change Order #4 – Removal of tree stumps in the amount of \$650.00. Second by Schnoebelen, passed 5-0.

Kevin Engel presented the monthly Water and Waste Water Report.

Schneider moved to pass Resolution #05162016-04 Transfer of Funds per Capital Budget for Fiscal Year 2015-2016. Second by Schnoebelen, passed 5-0.

Schnoebelen moved to remove tree in City Right of Way at 60 E 4th Street in the amount of \$900 - \$1000. Second by Weber, passed 5-0.

Final changes were made to the Cherry Lane Covenants.

Clerk Young reported problem with water meters at Walnut Towers. Meter have been fixed. Schneider moved to average out two months of new usage, and make adjustments to previous bills. Second by Weber, passed 5-0.

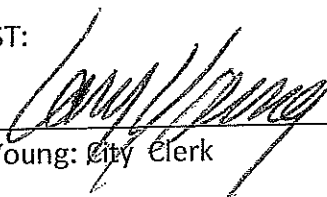
Council set next work session for June 1, 2016 at 6pm.

Schnoebelen moved to adjourn at 8:46 pm. Second by Redlinger, passed 5-0.

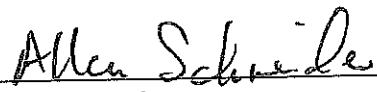
Full content of Council Meetings can be viewed on the City Web Site;
www.cityofriversideiowa.com

Council Work Session – May 18, 2016 at 6 pm with Pat Callahan.
Council Work Session – June 1, 2016 at 6 pm.
NEXT CITY COUNCIL MEETING – Monday, June 6, 2016 at 6:30 pm.

ATTEST:



Lory Young; City Clerk



Allen Schneider; Mayor

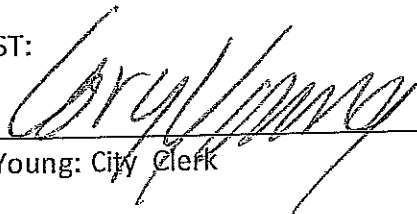
RIVERSIDE CITY COUNCIL SPECIAL MEETING; May 20, 2016

The Riverside Council Special meeting opened at 6:03 pm in City Hall with Mayor Schneider requesting roll call. Council members present were: Ralph Schnoebelen, Bob Schneider Jr., Tom Sexton and Rob Weber.


Motion by Schnoebelen to pass Resolution #05202016-01 Set the Date for Public Hearing for accepting the final Plat for Cherry Lane Subdivision. Second by Weber, passed 4-0.

Meeting adjourned at 6:05 pm.

ATTEST:



Lory Young: City Clerk



Allen Schneider; Mayor

Becky LaRoche

From: Licensing@IowaABD.com
Sent: Tuesday, May 24, 2016 2:33 AM
To: becky@cityofriversideiowa.com
Cc: Licensing@IowaABD.com
Subject: [POSSIBLE SPAM] Liquor License Pending Dram Shop

The following licensees have completed a renewal application and are awaiting dram certification:

License #	License Status	Business Name
LB0001970	Pending Dram Shop	Riverside Casino and Golf Resort (3184 Highway 22 Riverside Iowa, 52327)

Please do not respond to this email. Contact the Division's Licensing Section with questions regarding the application process or application status toll-free at 866.IowaABD (866.469.2223) (select option 1), locally 515.281.7400 (select option 1).

For assistance by email contact Licensing@IowaABD.com

Becky LaRoche

From: Licensing@IowaABD.com
Sent: Thursday, May 26, 2016 2:32 AM
To: becky@cityofriversideiowa.com
Cc: Licensing@IowaABD.com
Subject: [POSSIBLE SPAM] Liquor License Pending Dram Shop

The following licensees have completed a renewal application and are awaiting dram certification:

License #	License Status	Business Name
	Pending Dram Shop	St. Mary's Church of Riverside, IA (360 Washburn St. Riverside Iowa, 52327)

Please do not respond to this email. Contact the Division's Licensing Section with questions regarding the application process or application status toll-free at 866.lowaABD (866.469.2223) (select option 1), locally 515.281.7400 (select option 1).

For assistance by email contact Licensing@IowaABD.com

RESOLUTION #06062016-01

RESOLUTION TO ACCEPT THE FINAL PLAT FOR CHERRY LANE SUBDIVISION

WHEREAS, the City of Riverside City Council, held a public hearing on the acceptance of the final plat for the Cherry Lane Subdivision, on June 6th, 2016 at 6:45 p.m. in the City Council Chambers located at the Riverside City Hall, 60 North Greene Street, Riverside, Iowa.

THEREFORE, BE IT RESOLVED, The City of Riverside City Council, hereby approves the Final Plat for the Cherry Lane Subdivision.

IT WAS MOVED BY Councilperson _____ seconded by Councilperson _____ that the foregoing resolution be adopted.

Roll Call Vote: Schneider, Sexton, Schnoebelen, Weber

Ayes:

Nays:

Absent:

Resolution approved by City Council on June 6th, 2016.

Signed: _____
Allen Schneider, Mayor

Attest : _____
Lory Young, City Clerk

**NOTICE OF PUBLIC HEARING ON
ACCEPTANCE OF FINAL PLAT FOR CHERRY LANE SUBDIVISION**

YOU ARE HEREBY NOTIFIED that the City of Riverside, Iowa, will hold a public hearing on Monday, June 6th, 2016, at 6:45 p.m. in the City Council Chambers located at the Riverside City Hall, 60 North Greene Street, Riverside, Iowa, on the proposal to accept the Final Plat for the Cherry Lane Subdivision located in riverside, IA.

Following the public hearing, the City Council will adopt the final plat and the lots will be zoned R-1 Single Family Residential. The proposed Final Plat is available for review at the City Clerk's Office in the Riverside City Hall during regular business hours.

All interested persons are invited to attend the public hearing and to offer comments, orally or in writing, in support of or in opposition to the proposed final plat. Written comments may be submitted to the Riverside City Clerk, P.O. Box 188, Riverside, IA 52327-0188, in advance of the public hearing. Any questions regarding the final plat may also be directed to City Hall.

This notice is published at the direction of the City Council for the City of Riverside,
Iowa.

Sent to News Paper on Friday, May 20, 2016 for publication.

RESOLUTION #06062016-02

RESOLUTION APPROVING CHANGE ORDER #5 FOR THE ELLA STREET IMPROVEMENTS CONSTRUCTION PROJECT

Whereas, the City of Riverside City at the recommendation of the City Engineering Firm, MMS Consultants, Scott Pottorff and it is the opinion of the City Engineering Firm that the City Council accept this change order in the amount of \$2,000.00 for additional removing existing Storm Manholes for the Ella Street Improvements Construction Project.

Therefore, be it resolved the City of Riverside City Council does hereby accept the Change Order #5 in the amount of \$2,000.00 for changes to the project.

It was moved by Councilperson _____, seconded by Councilperson _____ to adopt the foregoing resolution on June 6th, 2016.

Roll Call: Redlinger, Schneider, Sexton, Weber, Schnoebelen

Ayes:

Nays:

Absents:

Resolution passed on June 6th, 2016.

Signed: _____

Allen Schneider, Mayor

Attest: _____

Lory Young, City Clerk



MMS Consultants, Inc.
Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240
319.351.8282
mmsconsultants.net
mms@mmsconsultants.net

June 1, 2016

2245-012

Ella Street Improvements
Change Order #5

The following changes to the contract are requested to reimburse the contractor for removal of a box culvert that was removed instead of storm sewer.

There was a box culvert under 2nd Street at Ella Street that was removed. The plans showed storm sewer removal at this location. This work is comparable to removal of storm structures so it will be paid as removal of 2 storm structures at the contract unit price of \$1,000 Each. The contract changes for this work are as follows:

INCREASE

<u>Item</u>	<u>Est Quantity</u>	<u>Unit Price</u>	<u>Total Estimated Cost</u>
Remove Existing Storm Manhole Or Intake	2 EACH	\$1,000.00	\$2,000.00

Change to the Contract

This change order would increase the contract amount of the above item and increase the amount of the contract by \$2,000.00.

Reason for changes

The plans showed storm sewer to be removed at this location as storm sewer is coming out of storm structures on either end of this box culvert. During construction it was discovered that the existing storm sewer was stubbed into this box culvert on either end. Since the removal of the box culvert was more like removal of the storm structures, it was decided to pay for this work using the removal of storm structure item instead of removal of storm sewer. The removal of storm sewer item will not be paid for this area so the pay amount for removal of storm sewer will be reduced by approximately 30 feet, approximately \$375.00 based on the unit price for storm sewer removal.

Approved by:

Cornerstone Excavating

City of Riverside

2245012changeorder5.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

RESOLUTION #06062016-03

RESOLUTION APPROVING PAY REQUEST #2 FROM CORNERSTONE EXCAVATING FOR ELLA STREET IMPROVEMENTS PROJECT

Whereas, the City of Riverside City at the recommendation of the City Engineering Firm, MMS Consultants, Scott Pottorff and it is the opinion of the City Engineering Firm that the City Council accept this pay estimate from Cornerstone Excavating for work performed and billed on Pay Request #1 for the Ella Street Improvements Project.

Therefore, be it resolved the City of Riverside City Council does hereby approve this pay request to Cornerstone excavating for the Ella Street Improvements Project in the amount of \$292,834.37.

Moved by Councilperson _____, seconded by Councilperson _____, to adopt the foregoing resolution on June 6th, 2016.

Roll Call: Weber, Schneider, Sexton, Schnoebelen, Redlinger

Ayes:

Nays:

Absents:

Resolution passed June 6th, 2016.

Signed: _____

Allen Schneider, Mayor

Attest: _____

Lory Young, City Clerk

CONSTRUCTION PROGRESS PAYMENT

Project Description	<u>Ella Street Improvements</u>	PN:	<u>2245012</u>
Contract Date	<u>16-Oct-15</u>		
Contractor:	<u>Cornerstone Excavating</u>	Owner:	<u>City of Riverside</u>
Address:	<u>P.O. Box 928</u>	Attn:	<u></u>
City, St., Zip:	<u>Washington, Iowa 52353</u>	Address:	<u>60 N. Greene Street</u>
Phone:	<u>319-653-3957</u>	City, St., Zip:	<u>Riverside, IA 52327</u>
Fax:	<u>319-653-9067</u>	Phone:	<u>319-648-3501</u>
		Fax:	<u></u>

Estimate #	<input checked="" type="checkbox"/> 2	FOR PERIOD:	Owner PN
	<input type="checkbox"/> Partial Payment	FROM: <u>4/25/16</u>	Federal PN
	<input type="checkbox"/> Final Payment	TO: <u>5/27/16</u>	State PN

Base Contract Price	\$1,108,055.85	
Change #	1	\$10,182.60
Change #	2	\$11,000.50
Change #	3	\$5,738.25
Change #	4	\$650.00
Change #		
Change #		
Total Contract	\$1,135,627.20	

Materials on Hand	\$ -
Construction Completed	\$453,126.85
Total Earned	\$453,126.85
Less Retainage	\$22,656.34
Less Previous Payment	\$137,636.14
Amount Due This Est	\$292,834.37

Requested by: Jim Zieglowsky
 Title: President
 Date: _____

Recommended by: Scott Pottorff
 Title: Project Engineer
 Date: _____

Approved by: _____
 Title: _____
 Date: _____

Attested by: _____
 Title: _____
 Date: _____

MMS Consultants, Inc.
 1917 South Gilbert Street, Iowa City, IA 52240

i:\proj\forms\payreqst.xls

Ella Street Improvements

Pay Estimate No.: 2

Payable to: Cornerstone Excavating
 Date: May 31, 2016
 Week Ending: May 27, 2016

Item No.	Item Description	Units	Contract Quantity	Unit Price	Contract Amount	Quantity This Estimate	Amount This Estimate	To Date Quantity	To Date Amount
1	Traffic Control	LS	1	\$15,700.00	15,700.00	-	-	0.50	7,850.00
2	Mobilization	LS	1	\$72,500.00	72,500.00	-	-	0.50	36,250.00
3	Cleaning and Grubbing	LS	1	\$15,000.00	15,000.00	-	-	1.00	15,000.00
4	Off Site Topsoil	CY	500	\$34.00	17,000.00	-	-	-	-
5	Class 10 Excavation, Import	CY	U.P.D	\$15.00	-	-	-	-	-
6	Excavation, Class 13	CY	2,000	\$10.95	21,900.00	-	-	-	-
7	Below Grade Excavation (Core Cut)	CY	2,000	\$37.95	75,900.00	-	-	-	-
8	Subgrade Preparation	SY	6,098	\$1.80	10,966.40	-	-	-	-
9	Subbase, Modified, 6" Thick for Full Depth HMA*	SY	126	\$5.75	724.50	-	-	126.00	724.50
10	Subbase, Modified, 4" Thick for 6" FCC Sidewalk	SY	1,406	\$5.25	7,381.50	-	-	-	-
11	Subbase, Macadam Stone, 6" Thick	SY	623	\$6.75	4,205.25	-	-	-	-
12	Subbase, Class A Crushed Stone, 4" Thick	SY	623	\$4.50	2,803.50	-	-	-	-
13	Removal of Culverts	EA	22	\$250.00	5,500.00	17.00	4,250.00	17.00	4,250.00
14	Backfilling of Curbs	LF	3,436	\$2.00	6,872.00	-	-	-	-
15	Trench Foundation	TONS	50	\$21.30	1,075.00	-	-	-	-
16	Replacement of Unsuitable Backfill Material, Granular Backfill	CY	50	\$34.75	1,737.50	-	-	-	-
17	Granular Trench Backfill, Class A Roadstone, 8" Sanitary Main	LF	488	\$40.00	19,520.00	488.00	19,520.00	488.00	19,520.00
18	Granular Trench Backfill, Class A Roadstone, 12" Storm Sewer	LF	594	\$11.50	6,811.00	507.00	5,830.50	507.00	5,830.50
19	Granular Trench Backfill, Class A Roadstone, 15" Storm Sewer	LF	95	\$11.50	1,092.50	95.00	1,092.50	95.00	1,092.50
20	Granular Trench Backfill, Class A Roadstone, 18" Storm Sewer	LF	35	\$11.50	402.50	35.00	402.50	35.00	402.50
21	Granular Trench Backfill, Class A Roadstone, 24" Storm Sewer	LF	120	\$10.00	1,200.00	90.00	900.00	120.00	1,200.00
22	Granular Trench Backfill, Class A Roadstone, 6" Water Main	LF	40	\$16.75	670.00	-	-	40.00	670.00
23	Granular Trench Backfill, Class A Roadstone, 8" Water Main	LF	60	\$16.75	1,005.00	81.00	1,356.75	141.00	2,361.75
24	Sanitary Sewer Gravity Main, Trenched, PVC (SDR 26), 8" Dia.	LF	488	\$39.45	19,251.60	488.00	19,251.60	488.00	19,251.60
25	Remove Existing Sanitary Sewer	LF	488	\$10.00	4,880.00	488.00	4,880.00	488.00	4,880.00
26	Sanitary Sewer Existing Service Lateral Reconnection	EA	8	\$1,125.00	9,000.00	6.00	6,000.00	8.00	9,000.00
27	Storm Sewer, Trenched, RCP, 12" Dia.	LF	1,265	\$49.25	62,301.25	780.00	38,907.50	780.00	38,907.50
28	Storm Sewer, Trenched, RCP, 15" Dia.	LF	391	\$45.00	17,595.00	391.00	17,595.00	391.00	17,595.00
29	Storm Sewer, Trenched, RCP, 18" Dia.	LF	348	\$45.75	16,258.00	343.00	16,035.25	348.00	16,269.00
30	Storm Sewer, Trenched, RCP, 24" Dia.	LF	293	\$55.75	16,334.75	228.00	12,785.75	293.00	16,384.75
31	Removal of Storm Sewer	LF	288	\$12.50	3,612.50	123.00	1,537.50	187.00	2,337.50
32	Longitudinal Subdrain, Type 2, 4"	LF	638	\$8.45	5,393.85	-	-	-	-
33	Subdrain Clearout, Type A-1	EA	3	\$425.00	1,275.00	-	-	-	-
34	Subdrain Outlet, Connection to Structure	EA	3	\$225.00	675.00	-	-	-	-
35	Connect Existing Sump Pump Outlet to Storm Sewer or Subdrain, East Side	EA	2	\$500.00	1,000.00	2.00	1,000.00	2.00	1,000.00
36	Connect Existing Sump Pump Outlet to Intake or Subdrain, West Side	EA	2	\$750.00	1,500.00	3.00	2,250.00	3.00	2,250.00
37	Water Main, 6", PVC C900	LF	184	\$32.35	5,952.40	-	-	184.00	5,952.40
38	Water Main, 8", PVC C900	LF	733	\$35.00	25,655.00	-	-	733.00	25,655.00
39	Fire Hydrant Assembly	EA	1	\$4,050.00	4,050.00	-	-	-	-
40	Cut in 4"x4" Tee	EA	2	\$2,300.00	4,600.00	-	-	2.00	4,600.00
41	Cut in 8"x8" Tee	EA	2	\$3,000.00	6,000.00	-	-	2.00	6,000.00
42	Relocate Existing Fire Hydrant Assembly	EA	1	\$1,250.00	1,250.00	-	-	-	-
43	Water Service Stub, Main to Curb Stop Short, 1" Copper (Type K)	EA	3	\$1,375.00	4,125.00	3.00	4,125.00	3.00	4,125.00
44	Water Service Stub, Main to Curb Stop Long, 1" Copper (Type K)	EA	4	\$1,950.00	7,800.00	4.00	7,800.00	4.00	7,800.00
45	Remove Tee and Install Sleeve	EA	2	\$1,100.00	2,200.00	2.00	2,200.00	2.00	2,200.00
46	Remove Tee and Valve and Install Sleeve	EA	2	\$1,200.00	2,400.00	1.00	1,200.00	1.00	1,200.00
47	Remove Valve Box and Rod	EA	2	\$250.00	500.00	-	-	-	-
48	Gate Valve, 4"	EA	2	\$825.00	1,650.00	-	-	2.00	1,650.00
49	Gate Valve, 6"	EA	2	\$925.00	1,850.00	-	-	2.00	1,850.00
50	Gate Valve, 8"	EA	7	\$1,225.00	8,575.00	1.00	1,225.00	7.00	8,575.00
51	Sanitary Manhole, Type SW-301, 48" Dia	EA	2	\$3,400.00	6,800.00	2.00	6,800.00	2.00	6,800.00
52	Storm Manhole, Type SW-301, 48" Dia	EA	7	\$3,000.00	21,000.00	7.00	21,000.00	7.00	21,000.00
53	Storm Manhole, Type SW-301, 48" Dia with SW-504, Type 3B Grate	EA	2	\$5,000.00	10,000.00	4.00	12,000.00	4.00	12,000.00
54	Storm Inlet, Type SW-501	EA	2	\$2,975.00	5,950.00	1.00	2,975.00	1.00	2,975.00

Item No.	Item Description	Units	Contract Quantity	Unit Price	Contract Amount	Quantity This Estimate	Amount This Estimate	To Date Quantity	To Date Amount
55	Storm Intake, Type SW-509	EA	6	\$4,725.00	28,350.00	3.00	14,175.00	3.00	14,175.00
56	Storm Intake, Type SW-512, 24"	EA	11	\$1,875.00	20,625.00	8.00	15,000.00	8.00	15,000.00
57	Storm Intake, Type SW-513, 48"x48"	EA	1	\$3,000.00	3,000.00	1.00	3,000.00	1.00	3,000.00
58	Storm Intake, Type SW-541 with SW-542 Extension	EA	4	\$7,000.00	28,000.00	2.00	14,000.00	2.00	14,000.00
59	Storm Intake, Type SW-545 (12)	EA	1	\$8,600.00	8,600.00	0.50	4,300.00	0.50	4,300.00
60	Storm Intake, Type SW-545 (14)	EA	4	\$9,600.00	38,400.00	0.50	4,800.00	0.50	4,800.00
61	Manhole Adjustment, Minor	EA	1	\$500.00	500.00	-	-	-	-
62	Connect to Existing Manhole	EA	1	\$1,500.00	1,500.00	-	-	-	-
63	Remove Existing Sanitary Manhole	EA	2	\$2,000.00	4,000.00	-	-	-	-
64	Remove Existing Storm Manhole or Intake	EA	5	\$1,000.00	5,000.00	5.00	5,000.00	6.00	6,000.00
65	PCC Curb and Gutter, 24" Wide	LF	3,436	\$17.75	60,986.00	-	-	-	-
66	Granular Surfacing, Class A Crushed Stone	TONS	200	\$16.30	3,260.00	-	-	-	-
67	Removal of Pavement, Composite, Highway 22	SY	150	\$16.50	2,475.00	-	-	126.00	2,079.00
68	Composite Pavement, 3" HMA on 7" PCC, Highway 22	SY	150	\$105.00	15,750.00	-	-	126.00	13,230.00
69	HMA Base 3/4" Mixture, 300K ESAL *	TONS	1,225	\$72.30	88,567.50	-	-	-	-
70	HMA Surface 1/2" Mixture, 300K ESAL *	TONS	615	\$81.00	49,815.00	-	-	-	-
71	HMA Binder, PG 64-22	TONS	110	\$336.00	37,180.00	-	-	-	-
72	Removal of Sidewalk	SY	743	\$7.50	5,572.50	181.00	1,357.50	181.00	1,357.50
73	Removal of PCC Driveway	SY	200	\$7.50	1,500.00	-	-	-	-
74	Sidewalk, PCC, 6"	SY	420	\$85.45	35,889.00	-	-	-	-
75	Sidewalk, PCC, 6"	SY	1172	\$69.75	81,747.00	-	-	-	-
76	Detectable Warnings	SF	465	\$47.50	22,087.50	-	-	-	-
77	PCC Driveway, 6"	SY	274	\$69.75	19,111.50	-	-	-	-
78	Pavement Scarification	SY	500	\$14.45	7,225.00	-	-	-	-
79	Removal of PCC Curb and Gutter	LF	35	\$10.00	350.00	-	-	-	-
80	Bituminous Seal Coat	SY	623	\$8.20	5,108.60	-	-	-	-
81	Seeding, Fertilizing and Mulching, Permanent, Type, 1	AC	1.0	\$3,600.00	3,600.00	-	-	-	-
82	SWPPP Management	LS	1	\$4,000.00	4,000.00	-	-	-	-
83	Silt Fence	LF	500	\$2.00	1,000.00	-	-	-	-
84	Removal of Silt Fence	LF	500	\$0.50	250.00	-	-	-	-
85	Inlet Protection Device	EA	27	\$50.00	1,350.00	13.00	650.00	13.00	650.00
86	Inlet Protection Device Maintenance	EA	27	\$25.00	675.00	-	-	-	-
87	Painted Pavement Markings, Waterborne or Solvent	STA	16.32	\$170.30	2,779.30	-	-	-	-
	TOTAL CONTRACT				1,077,621.80		277,883.35		417,601.00
C.O.#1	Upsize 48" Storm Manholes to 60"	EA	4,000	\$1,095.65	4,382.60	4,000	4,382.60	4,000	4,382.60
	Additional Tree Removal at 4th and Ella Street	LS	1,000	\$2,850.00	2,850.00	-	-	1.00	2,850.00
	Additional Tree Removal (3 Evergreen Trees), cut down grade, install downspout connection to ditch	LS	1,000	\$2,950.00	2,950.00	-	-	0.75	2,212.50
	TOTAL CHANGE C.O. #1				10,182.60		4,382.60		9,445.10
C.O.#2	Pavement Removal Milling and Stockpile	SY	5,075,000	\$3.90	19,792.50	5,075,000	19,792.50	5,075,000	19,792.50
	6" Subbase - Placement of Millings	SY	11,418.75	\$2.25	25,692.19	-	-	-	-
	Import 6" Base Material (Millings Stockpile or Virgin Modified Subbase)	SY	1,778,000	\$5.75	10,223.50	-	-	-	-
	TOTAL CHANGE C.O. #2				41,434.79		19,792.50		19,792.50
C.O.#3	Water Main Additional Fittings and Bends	LS	1,000	\$5,738.25	5,738.25	1.00	5,738.25	1.00	5,738.25
	TOTAL CHANGE C.O. #3				5,738.25		5,738.25		5,738.25
C.O.#4	Grub Tree Stumps	LS	1,000	\$650.00	650.00	1.00	650.00	1.00	650.00
	TOTAL CHANGE C.O. #4				650.00		650.00		650.00
	TOTAL CONTRACT WITH CHANGE ORDERS				1,135,627.20		308,245.70		453,126.65

* Quantity Change with Change Order #2

Retainage _____ 5% \$ 22,666.34
 Total Value of Completed Work Less Retainage \$ 430,470.51
 Previous Payments \$ 137,535.14
 Current Payment Due \$ 292,935.37

\$ 137,535.14
 \$ -
 \$ -

RESOLUTION #06062016-04

RESOLUTION APPROVING CHANGE ORDER #3 FOR THE CHERRY LANE SUBDIVISION CONSTRUCTION PROJECT

Whereas, the City of Riverside City at the recommendation of the City Engineering Firm, MMS Consultants, Scott Pottorff and it is the opinion of the City Engineering Firm that the City Council accept this change order in the amount of \$50,974.38 for cement stabilization of the subgrade of Cherry Lane Subdivision Construction Project.

Therefore, be it resolved the City of Riverside City Council does hereby accept the Change Order #3 in the amount of \$50,974.38 for the subgrade stabilization on Cherry Lane.

It was moved by Councilperson _____, seconded by Councilperson _____, to adopt the foregoing resolution.

Roll Call: Redlinger, Schneider, Sexton, Weber, Schnoebelen

Ayes:

Nays:

Absents:

Resolution approved June 6th, 2016.

Signed: _____
Allen Schneider, Mayor

Attest: _____
Lory Young, City Clerk



MMS Consultants, Inc.
Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240
319.351.8282
mmsconsultants.net
mms@mmsconsultants.net

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

June 1, 2016

2245-015

Cherry Lane Improvements
Change Order #3

The following change to the contract is requested to provide cement stabilization of the subgrade of Cherry Lane.

The subgrade of Cherry Lane was so soft and unstable that a proof roll could not even be performed. It was decided to perform cement stabilization of the subgrade soils in order to gain adequate subbase support for the roadway. The work included stabilization of 12" depth of the entire length with an additional 12" depth (total 24") through the middle section (approximately 450 feet long). The deeper stabilization required the removal and replacement of 12" of soil. The changes for this work are as follows:

<u>Item</u>	<u>Est Quantity</u>	<u>Unit Price</u>	<u>Total Estimated Cost</u>
Remove 12" Soil and Replace After Stabilization	1650 SY	\$10.15	\$16,747.50
Geo Max Soil Stabilization	1 LS	\$34,226.88	\$34,226.88

Change to the Contract

This change order would add and delete the above items to the contract and increase the amount of the contract by \$50,974.38.

Reason for changes

The subgrade of Cherry lane was very soft and unstable. During proofroll the equipment nearly became stuck in the soft soils. The subgrade required some pretty significant improvement before it was able to be adequate for paving. The contractor discussed significant coreout areas with geogrid reinforcement as an option. The cement stabilization was discussed as an alternative to the geogrid and extra core out and rock. Upon comparison, the cement stabilization was determined to be more cost effective so it was the method chosen to stabilize the subbase.

Other Information

The contract included \$8,000.00 in core out and backfill with rock as well as \$22,200.00 in Replacement of Unsuitable Backfill for pipe trenches. The Replacement of Unsuitable Backfill item was not used and will not be paid. Only a portion of the coreout item will be used so there will be some of that item not paid as well.

Approved by:

Rathje Construction
2245015changeorder2.docx

City of Riverside

Lory Young

From: Glen Meisner <G.meisner@mmsconsultants.net>
Sent: Wednesday, May 18, 2016 9:02 AM
To: 'Mayor'; lory@cityofriversideiowa.com
Cc: 'Scott Pottorff'; d.caldwell@mmsconsultants.net
Subject: FW: Cherry Street subgrade
Attachments: 20160517_134936_resized.jpg; _Certification_.htm

Good morning Allen and Lory,
Yesterday, Della, Scott and I witnessed the proof-roll compaction test for cherry street. We knew prior to the test that there would be areas that we might need to do some core outs and fix with rock. The contractor proposed using the process where you lay down a geo-mesh material and place rock on top. We have about \$30,000.00 in the contract to cover some of the costs. His process would exceed the money that we have in the contract. We investigated another alternative being a "soil cement stabilization process" and we believe that will be a less expensive and better solution. We have asked the contractor for a cost to do this while checking with another contractor that we have used previously on this process. We will keep you posted but wanted to share this with you and the council.
As you can see from the attached photo that the subgrade is in need of a lot of help.
Hope to have an answer late today.
Please share this with the City Council.
Glen



MMS Consultants, Inc.
Experts in Planning and Development Since 1975

Glen Meisner, P.L.S. & P.E.

Partner

Office: (319) 351-8282

Mobile: (319) 631-2705

G.meisner@mmsconsultants.net

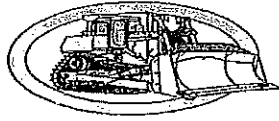
www.mmsconsultants.net

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From: Glen Meisner [<mailto:g.meisner@mmsconsultants.net>]
Sent: Wednesday, May 18, 2016 8:39 AM
To: Glen Meisner
Subject: Cherry Street subgrade

6/3/2016





RATHJE CONSTRUCTION CO.

305 44th Street • P.O. Box 408 • Marion, IA 52302
Office (319)377-3179 • Fax (319)377-3827

May 18, 2016

To: City of Riverside Iowa
Riverside, Iowa

Project: Riverside Iowa
Cherry Lane

Re: COR-5
Core Out and Soil Stabilization


Rathje #: 6657

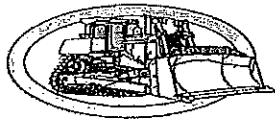
The price below is for Geo max soil stabilization of the top 12" of subgrade for the Cherry Lane Road. From station 2+50 to 7+00 full width there will be an additional 12" of soil removed and the lower 12" will be soil stabilized and the 12" of dirt replaced. Due to the existing rock backfill over the storm sewer on the South side of road the width figured was for 33' wide.

<u>Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Extended Price</u>
Core out 12" and replace	1,650.00	SY	\$ 10.15	\$ 16,747.50
Geo Max Soil Stabilization	1.00	LS	\$34,266.88	\$ 34,226.88

COR Total \$ 50,974.38

Please let me know if you have any questions.


Matt Bockenstedt



RATHJE CONSTRUCTION CO.

305 44th Street • P.O. Box 408 • Marion, IA 52302
Office (319)377-3179 • Fax (319)377-3827

May 18, 2016

To: City of Riverside Iowa
Riverside, Iowa

Project: Riverside Iowa
Cherry Lane

Re: COR-5
Core Out and Geo Grid with up to 2' of granular subbase


Rathje #: 6657

The price below is for geo grid and multiple depths of modified subbase.
 From station 2+00 to 7+50 17.5' width by 1.5' deep = 534.72 CY
 From Station 7+50 to 8+40 17.5' width by 1' deep = 58.33 CY
 From Station 0+00 to 1+25 17.5 width by .5' deep = 40.51 CY
 From Station 1+25 to 2+00 17.5 width by 1' deep = 48.64 CY
 From Station 0+00 to 2+00 17.5' width by .5' deep = 64.82 CY
 From Station 2+00 to 8+40 17.5' width by .75' deep = 311.11 CY

<u>Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Extended Price</u>
Core out	1,058.13	CY	\$ 40.00	\$ 42,325.20
geo grid TX 160	3,287.00	SY	\$ 6.00	\$ 19,722.00

COR Total \$ 62,047.20

Please let me know if you have any questions.


 Matt Bockenstedt

RESOLUTION #06062016-05

RESOLUTION TO AWARD THE BID FOR THE CASEY'S SEWER PROJECT

WHEREAS, on the 1stth day of June, 2016 the City of Riverside held a public bid opening for the Casey's Sewer Replacement Project. The City of Riverside received four bids for the project.

THEREFORE, be it resolved by the City of Riverside City Council, per recommendation of the City Engineering Firm, MMS Consultants, does hereby accept the Bid for work to be done on the Casey's Sewer Project from KMA Trucking and Excavating in the amount of \$32,512.00 per the recommendations of the City Engineering firm, MMS Consultants.

THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE, APPROVES THE Plans, Specifications and Contract for the Cherry Lane Project.

It was moved by Councilperson _____, seconded by Councilperson _____ that the foregoing Resolution be adopted.

Roll Call: Redlinger, Schneider, Sexton, Weber, Schnoebelen

Ayes:

Nays:

Absents:

Resolution passed by Riverside City Council on June 6th, 2016.

Signed: _____

Allen Schneider, Mayor

Attest: _____

Lory Young, City Clerk

Jim Ziegrowsky

From: Scott Pottorff <S.pottorff@mmsconsultants.net>
Sent: Tuesday, May 24, 2016 3:04 PM
To: Lory Young; kevin@cityofriversideiowa.com
Cc: 'Glen Meisner'
Subject: Casey's Sanitary Sewer - Riverside, Iowa - Construction Schedule Change

The specs sent out with the bid package included a completion date of July 8, 2016. This is to be changed as follows:

Trek Fest in Riverside is the weekend of June 25-26. This project shall not be under construction during that weekend. Therefore the work either needs to be completed by June 24 or it cannot be started until after June 27 and completed by July 29.

Please confirm receipt of this email as verification that you understand the revised project schedule.

Sign up for our newsletter – *We promise short, meaningful updates just six times a year.*



MMS Consultants, Inc.
Experts in Planning and Development Since 1975

Scott Pottorff, P.E.

Project Manager

Office: (319) 351-8282

Mobile: (319) 631-0365

S.pottorff@mmsconsultants.net

www.mmsconsultants.net

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From: Scott Pottorff [mailto:S.pottorff@mmsconsultants.net]

Sent: Thursday, May 12, 2016 11:08 AM

To: Lory Young; kevin@cityofriversideiowa.com

Cc: 'Glen Meisner'

Subject: Casey's Sanitary Sewer - Riverside, Iowa

Please find attached the plans, proposal form, specifications and scope of work sheet, and performance bond form for the Casey's Sanitary Sewer project in Riverside, Iowa. This project is an informal quotation project with invited bidders. Quotes will be accepted at Riverside City Hall until June 1, 2106 at 2:00 PM.

Feel free to contact me with any questions.

ShareFile Attachments



MMS Consultants, Inc.
Experts in Planning and Development Since 1975

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Iowa City, Iowa 52240
319.351.8282
mmsconsultants.net
mms@mmsconsultants.net

June 1, 2016

2245-022

Mayor Allen Schneider and City Council
City of Riverside
60 North Greene Street
Riverside, IA 52327

Re: Casey's Sanitary Sewer Project

Contractor bids were received for the work to construct the Casey's Sanitary Sewer Project at 2:00 PM on Wednesday, June 1, 2016. Four bids were received with KMA Trucking and Excavating of LeClaire, Iowa being the apparent low bidder with a base bid of \$32,512.00. The full bid tabulation is attached for review.

Upon careful review of the bids, we recommend the Council award the bid. MMS Consultants recommends award of the bid to KMA Trucking and Excavating.

Respectfully Submitted,

Scott Pottorff, P.E.
MMS Consultants, Inc.

T:\2245\2245-022-\2245022bidrecommend.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

Casey's Sanitary Sewer Bid Tabulation		Engineer's Estimate		KMA Trucking and Excavating 22050 277th Ave LeClaire, IA 52753		Hagerty Earthworks LLC 300 E. 2nd Street, Suite 304 Muscatine, Iowa 52761		B.G. Brack, Inc. 4140 F Avenue NW Cedar Rapids, Iowa 52405		Comerstone Excavating, Inc. 1320 West Main Street Washington, Iowa		
No.	Item Code	Item	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	1070-206-A-3	Traffic Control	1	LS	\$1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 250.00	\$ 250.00	\$ 5,000.00	\$ 5,000.00
2	2010-108-D-3	Off Site Dposal	100	CY	\$25.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 25.00	\$ 2,500.00	\$ 6,400.00	\$ 6,400.00
3	3010-108-C-0	Trench Foundation	25	TONS	\$25.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 25.00	\$ 625.00	\$ 662.50	\$ 662.50
4	3010-108-D-0	Replacement of Unsuitable Backfill Material, Granular Backfill	50	CY	\$50.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 50.00	\$ 2,500.00	\$ 1,757.50	\$ 1,757.50
5	4010-108-A-1	Sanitary Sewer Gravity Main, Trenched, PVC (SDR 26), 8" Dia.	312	LF	\$50.00	\$ 15,600.00	\$ 15,600.00	\$ 15,600.00	\$ 50.00	\$ 15,600.00	\$ 39.45	\$ 12,308.40
6	4010-108-E-0	Remove Existing Sanitary Sewer	312	LF	\$10.00	\$ 3,120.00	\$ 3,120.00	\$ 3,120.00	\$ 10.00	\$ 3,120.00	\$ 20.00	\$ 6,240.00
7	4010-108-K-1	Sanitary Sewer Existing Service Lateral Reconnection	2	EA	\$750.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 750.00	\$ 1,500.00	\$ 600.00	\$ 2,250.00
8	4030-108-A-0	Remove and Replace Driveway Culverts	2	EA	\$1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00
9	6010-108-G-0	Sanitary Manhole, Type SW-301, 48" Dia	2	EA	\$4,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 4,000.00	\$ 8,000.00	\$ 3,650.00	\$ 7,300.00
10	6010-108-G-0	Connect Existing Sanitary Sewer to New Manhole	1	EA	\$500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 3,000.00	\$ 3,000.00
11	7030-108-H-1	Granular Driveway, 6"	80	SY	\$40.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 40.00	\$ 3,200.00	\$ 12.00	\$ 960.00
12	9010-108-A-0	Seeding, Fertilizing and Mutching, Permanent, Type 1	0.2	AC	\$5,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 1,000.00	\$ 10,000.00	\$ 2,000.00
13	9020-108-A-2	SWPPP Management	1	LS	\$1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 750.00	\$ 750.00	\$ 625.00	\$ 625.00
TOTAL BASE BID						\$ 43,545.00	\$ 32,512.00	\$ 35,477.20	\$ 36,600.00	\$ 51,483.40		

#11.

Lory Young

From: donaldson.rebecca@dorsey.com
Sent: Wednesday, June 01, 2016 3:33 PM
To: lory@cityofriversideiowa.com
Subject: RE: Agenda title (Riverside #18)

Even if you are paying for the project(s) with some other money because it is a general obligation debt a tax levy must be in place. For your purposes it is in place just in case you need to use the tax levy.

From: Lory Young [mailto:lory@cityofriversideiowa.com]
Sent: Wednesday, June 01, 2016 3:20 PM
To: Donaldson, Rebecca
Subject: RE: Agenda title (Riverside #18)

Not sure what this is about, we are not doing a tax levy to pay for this loan.

From: donaldson.rebecca@dorsey.com [mailto:donaldson.rebecca@dorsey.com]
Sent: Wednesday, June 01, 2016 2:56 PM
To: lory@cityofriversideiowa.com
Cc: Danos.John@dorsey.com; Bjork.Amy@dorsey.com; hammond.emily@dorsey.com
Subject: Agenda title (Riverside #18)

Good afternoon, Lory,

Below please find the agenda title to use for the June 6th City Council meeting in connection with the General Obligation Corporate Purpose Bonds, Series 2016A:

"Resolution authorizing and approving a certain Loan Agreement and providing for the issuance of \$1,265,000 General Obligation Corporate Purpose Bonds, Series 2016A and providing for the levy of taxes to pay the same"

Please contact John Danos or Emily Hammond with any questions.

Sincerely,
Rebecca Donaldson
Paralegal



DORSEY & WHITNEY LLP
801 Grand Avenue
Suite 4100 | Des Moines, IA 50309-8002
P: 515.699.3263

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Capital Improvement Planning Report

For
City of Riverside, Iowa

May 2016



Northland Securities, Inc.
6600 Westown Parkway, Suite 255
West Des Moines, Iowa 50266
Toll Free 1-800-851-2920 Main 612-851-5900
www.northlandsecurities.com
Member FINRA and SIPC

Introduction

Northland was asked to work with City staff to develop a capital improvement plan for the City's proposed project ideas over the coming seven years. This plan is designed to serve as a financial guide as the City is faced with decisions about the timing and scope of projects over the coming years. As a part of the plan, Northland developed worksheets that are designed to be used by the City throughout the implementation of the plan so that the plan can continue to be adapted and changed as the priority, scope and costs of projects change. This financial plan for the City's proposed capital improvements is designed to be a living document that continues to be useful as the details play out.

As a way of identifying the funds available for capital projects, this report provides an analysis of each of the City's funds that were identified as having the potential to provide funds for capital projects. By conducting this analysis, we were able to clearly identify the funding available for projects and build the funding portion of the project worksheet included in the attachments. The projects listed were given to Northland through work with City staff, city engineer and City Council review. This report does not make any recommendation or conclusion related to the timing or value of specific improvement projects but rather develops a financial plan to fund the projects based upon the timing and scope outlined by the city council in consultation with the city engineer.

Capital Project Fund

The Capital Project Fund is the primary fund the City uses to track and pay for capital expenditures. Most of the revenue deposited into the Capital Project Fund is not directly received in this fund, but rather it receives revenues indirectly through transfers from other City funds. This form of accounting helps to ensure that the City draws a clean line between the funding source and the project or projects being funded.

Aside from the revenue received through the transfer of funds, the Capital Project Fund can sometimes receive other types of funding. For Riverside, the capital plan includes revenues received from the issuance of debt, grants and from the sale of lots at the Cherry Lane development.

The projects worksheet shown in the first attachment outlines the Capital Project Fund including its revenues and expenditures. The goal of this plan is to ensure that the Capital Project Fund receives enough revenue from other City sources to complete the set of projects the council wishes to pursue. The analysis shown below for each of the other funds works toward the goal of establishing the appropriate amount of funding that can be transferred to the capital projects fund and applied to completing projects.

Please note that some of the funds transferred to the Capital Projects Fund must be applied toward a certain type of project. For example it is anticipated that the funds coming from the storm sewer fee will be applied toward storm sewer projects or the storm sewer portion of a larger project.

Casino Revenue Fund

The Casino Revenue Fund ("Casino Fund") provides the largest annual contribution to the City's Capital Project Fund. Under the agreement with the Riverside Casino, the City receives \$1,200,000 annually. The payment is received in 12 monthly installments of \$100,000. The agreement shall remain in effect until August 31, 2022. The agreement also contains a provision that modifies this payment if the total gaming revenue is more or less than \$90,000,000 annually as reported to the Iowa Gaming Commission. For the purposes of this analysis, we have assumed the original total payment of \$1,200,000. The agreement will terminate in the event that the casino no longer holds a license to conduct gambling in Washington County, Iowa.

The \$1,200,000 received from the casino includes three parts. The first is the hotel motel tax received from the casino. 50% of the hotel motel tax must be used for recreation, convention, cultural or entertainment facilities. This also includes memorials, monuments, civic center, auditoriums, coliseums, parking, promotion of tourism or debt payments for debt related to these purposes. The City currently budgets for approximately \$187,000 from the hotel motel tax on an annual basis.

The second portion of the casino revenue comes in the form of the City's share of the wagering tax payable to the City under Chapter 99F.11 of the Code of Iowa. This is estimated to be \$405,000 on an annual basis and can be used for the proposed capital projects in this report.

The final portion of the agreement is a payment to the City in lieu of any statutory admission fee the City could enact under Section 99F.11(3) of the Code of Iowa. The portion is equal to the difference between \$1,200,000 and the revenue received from the hotel/motel tax and the wagering tax which is approximately \$608,000.

Given the details of the agreement, the City can contribute approximately \$1,000,000 annually going forward toward capital projects. This leaves an allocation for the restricted portion of hotel/motel tax and also falls in line with the historical use of casinos funds for other grant projects within the City. This contribution to capital projects assumes that the City will not apply any of the casino funds to the general operations of the City.

Table 1 on the following page illustrates the expected cash flow in the casino fund at the time of this report. Table 1 has also been provided to the City as an excel worksheet to be updated and used as a part of the annual budgeting process. An examination of the current expectation of the Casino Fund illustrates that after contributing \$1,000,000 to capital projects on an annual basis the City will still be in a strong position to use funds for other purposes and maintain a strong fund balance.

Table 1

City of Riverside, Iowa							
Casino Revenue Fund Cash Flow							
	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Weekly Gaming Water Tax	415,000	405,000	405,000	405,000	405,000	405,000	405,000
Casino Agreement - Casino Funds	598,000	608,000	608,000	608,000	608,000	608,000	608,000
Hotel Motel Tax - Casino Funds	187,000	187,000	187,000	187,000	187,000	187,000	187,000
TOTAL REVENUES	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
OTHER USES / EXPENDITURES							
Transfer to Capital Projects Fund	800,000	973,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
County Agreement	175,000	-	-	-	-	-	-
Riverside History Center Grant Funds	15,000	15,000	15,000	15,000	15,000	15,000	15,000
RACC - Trek Fest Grant Funds	13,500	30,000	30,000	30,000	30,000	30,000	30,000
Camp Highland Grant Funds	8,000	10,000	10,000	10,000	10,000	10,000	10,000
Paws and More Grant Funds	2,500	-	-	-	-	-	-
Property Acquisition Grant Funds	100,000	135,000	-	-	-	-	-
Misc. Comm. Donation Grant Funds	8,000	5,000	5,000	5,000	5,000	5,000	5,000
Community Building Set Aside	50,000	-	-	-	-	-	-
City Vehicle Purchase	25,000	25,000	-	-	-	-	-
Fire Truck Purchase	300,000	-	-	-	-	-	-
Fire Truck Loan Payoff	235,000	-	-	-	-	-	-
TOTAL EXPENDITURES	1,732,000	1,193,000	1,060,000	1,060,000	1,060,000	1,060,000	1,060,000
Net Cash Flow	(532,000)	7,000	140,000	140,000	140,000	140,000	140,000
BEGINNING FUND BALANCE	1,217,247	685,247	692,247	832,247	972,247	1,112,247	1,252,247
ENDING FUND BALANCE	685,247	692,247	832,247	972,247	1,112,247	1,252,247	1,392,247

General Fund

An analysis of the City's General Fund reveals that the City will have an opportunity to use property tax revenues from the General Fund to contribute to the larger capital improvement plan. As a part of the original development of the casino and the related infrastructure, the City, along with Washington County created an urban renewal area to utilize tax increment financing. Because the casino's property taxes had been set aside in the Tax Increment Fund, the City did not initially see a large change in property tax revenues flowing into the General Fund. As the commitments related to the initial infrastructure for the casino have been fully paid, the urban renewal area has released the tax increment value into the general taxation of the City, County and School District.

As illustrated in Table 2 below, the tax increment valuation was reduced from 69,976,823 to zero between FY 2013 and FY 2016 (Column 2). This caused the City's taxable valuation to increase from approximately 32,000,000 in FY 2013 to 97,000,000 in FY 2016 (Column 3). Because of this change in the urban renewal area, the City began receiving its share of property tax dollars from the casino creating a significant increase in revenue for the General Fund (Column 5).

The increase in property tax revenue has also been aided by an increase in the levy rate from \$5.10/1,000 to \$8.10 /1,000 (Column 4). While this increase represents increased taxes to the residents of Riverside, the tax rate still remains well below average for cities across Iowa.

For the first several years the casino operated in Riverside, the City used the casino revenues to fund some portions of the general operations of the City. This was necessary because the General Fund was not receiving property taxes from the casino property. With the change in tax increment valuation, the City is now in a better position to fully fund the general operations of the City from the General Fund. This change also allows for more of the casino revenues to be applied directly to long term capital projects instead of general operations. It is estimated that the current general fund budget can provide for a transfer of approximately \$250,000 to the Capital Project Fund on an annual basis.

Table 2

General Fund Analysis					
	(1)Taxable Valuation for Debt Service	(2)Tax Increment Valuation	(3)Taxable Valuation for Other Funds	(4)City Tax Rate (\$/1,000)	(5)Property Tax Revenue
FY 2010	91,446,144	70,562,052	20,884,092	\$6.10000	\$127,393
FY 2011	94,243,944	74,266,048	19,977,896	\$5.09999	\$101,887
FY 2012	97,902,651	69,818,684	28,083,967	\$5.09999	\$143,228
FY 2013	100,872,726	68,976,823	31,895,903	\$5.10000	\$162,669
FY 2014	102,371,926	61,675,600	40,696,326	\$5.10002	\$207,552
FY 2015	100,085,028	32,938,668	67,146,360	\$6.10000	\$409,593
FY 2016	97,243,388	-	97,243,388	\$7.10391	\$690,808
FY 2017	106,715,236	-	106,715,236	\$8.10000	\$864,393

Utility Funds

As a part of the City's capital improvement planning, Northland also analyzed the City's utility fund cash flows. This analysis provides a clear look at the ability of the current rate structure to cover operating costs and provide funding for capital improvements. The complete cash flow analysis for the water and sewer utilities can be seen in the attachments to the report.

Water Utility Fund

Recent rate increases in the Water Utility Fund put the utility in a stronger position from an expected cash flow perspective. With the current rate structure, the analysis projects approximately \$381,000 of annual revenue in the utility. If operating expenses are in line with budgeted projections and past financial performance, the analysis anticipates total operating expenditures of approximately \$270,000 annually. The analysis assumes operating expenditures will increase at a rate of 3% annually. Given these assumptions, the cash flow projects the City will have about \$110,000 on an annual basis to be applied to capital improvement projects or to building reserves in the Water Utility Fund. The analysis illustrates that this \$110,000 will decrease over time as operating costs increase.

As of June 30, 2015, the Water Utility Fund balance was \$529,712. This is a very healthy fund balance with approximately two years of expenditures available and it provides some ability to draw on funds for capital projects. The capital project worksheet assumes the City use some of the fund balance for purchasing new meters and smaller water improvements in the City. These projects together are estimated to be \$400,000. As reserve funds rebuild over the coming years, the City may have an opportunity to use funding from the water utility to complete other projects.

Sewer Utility Fund

The analysis for the Sewer Utility Fund reveals a utility with a low fund balance and an annual deficit in each of the past four completed fiscal years. Recent rate increases are projected to reverse this trend and put the City in a position to rebuild the utility fund balance.

For the fiscal year ended June 30, 2015, the sewer utility had total revenues of \$212,000 and operating expenses of \$282,000. This is an operating deficit of approximately \$70,000. This deficit along with operating deficits over recent years has slowly reduced the fund balance from \$247,000 on June 30, 2011 to \$5,836 on June 30, 2015.

The new rates are projected to increase the Utility's revenue to approximately \$356,000. If operating expenditures are in line with historical trends of the utility, this will provide an annual operating surplus of \$60,000-70,000. With the current fund balance in the utility, it is assumed that this surplus will primarily be used to rebuild the reserves fund and not be applied to any large capital projects in the near term. The utility will be in much better position to contribute to the City's overall capital improvements once the fund balance has been restored to a healthier level.

Local Option Sales Tax Fund

The City projects it will receive approximately \$110,000 into the local option sales tax fund in future years. According to the ballot language, the City transfers 40% to the general fund and 60% to the capital projects fund on an annual basis. This provides approximately \$66,000 annually to be applied toward capital projects as shown in the project worksheet.

Storm Sewer Utility Fund

The City has implemented a storm sewer fee of \$3.00 on residents to aid in funding storm sewer projects. The fee generates approximately \$18,900 in revenue on an annual basis that can be applied toward storm sewer projects. Given the natural landscape of the City of Riverside, many of the planned projects include an element of storm sewer improvements. As a part of the projects worksheet, it has been assumed that the City will apply this toward projects on an annual basis.

Road Use Tax Fund

With the recent increase in the gas tax in Iowa, the City expects to receive approximately \$130,000 annually in road use tax from the state. For the purposes of this analysis it is assumed that all of this revenue will be applied to general street maintenance and equipment purchases in the street department not contemplated in this report. The projects worksheet does not include any contribution from the road use tax fund.

Proposed Borrowing

The projects worksheet includes line items for bond proceeds at four different points throughout the period of this capital projects plan. The timing and size of the borrowings have been input based upon keeping the projected Capital Project Fund balance in a positive position. This report does not provide any specific advice as to the timing, terms and structure of any one borrowing, but rather uses sample bond issues to fill gaps identified in the process. As the City continues to move forward with the project list, the final project timing and costs will better determine the appropriate timing and terms of any proposed borrowing.

Conclusions and Recommendations

The City of Riverside is in a unique financial situation compared to similar cities across the state in terms of having a significant opportunity to complete projects on an accelerated timeframe. The timeline of this plan matches the remaining life of the City's current casino agreement finalized in September 2014. Both the funding available as a part of this casino agreement, along with the realization of property revenues from the casino property, put the City in a great position to apply funds toward capital projects. The current casino agreement does not provide the same level of funding to the City as the previous agreement, but this is substantially offset by increased revenues in the general fund. The City no longer needs to subsidize the general operations of the City through funds from the casino agreement and can more fully apply these funds, along with a part of the increase in revenues in the general fund, to capital projects.

For the City's utilities it will be important to monitor the impact of the recent rate increases and adjust as necessary so that these funds fully cover annual utility operations and provide any required contribution to the City's upcoming capital projects. The City should focus on improving the fund balance in the sewer fund and maintaining a healthy balance in the water fund.

As the projects outlined in the report are implemented, it will be important to update the project summary worksheet included in the attachments. This spreadsheet has been provided to the City and it is intended to be a living document that is constantly updated as project cost, project priority and project timing change over the seven fiscal years included here. The plan is designed to give the City a clear direction and the ability implement processes and tools to better understand alternatives as the City Council makes the final project determinations.

Attachments

- ❖ Capital Project Summary Worksheet
- ❖ Water Utility Fund Cash Flow Analysis
- ❖ Sewer Utility Fund Cash Flow Analysis

City of Riverside, Iowa - Capital Projects Summary

PROJECTS	FY 2015-2016	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	Future Years
Cherry Lane Subdivision	450,000							
Fire Truck Purchase	755,828							
Pioneer Street Project		800,000						
Ella Street Project	550,000	750,000						
Boise Street Watermain & Sewer Project	215,505							
Casey's Sewer Main Replacement	36,000							
Remote Read Meters		250,000						
2nd St paving between Washington & Greene		400,000	400,000					
Hwy 22 Preliminary Upgrades	3,264	300,000						
Captain Kirk Pocket Park	130,000	75,000						
Hall Park Extension - Van Zante's	110,000	175,000						
3rd St Water Main - Washington -Hickory			350,000					
St. Mary's Water Main and Schnoebelen St			250,000					
Washburn Paving & Storm to Catholic Church			500,000					
Green St. Paving & Storm & Vine			800,000					
Hwy 22 Resurfacing, Upgrades & St Scape				1,450,000				
3rd St Paving Washington - Hickory					800,000			
Ash/Tupelo Rodenberry Rd Est paving & Storm Sewer					800,000			
7 Single Family Lots						300,000		
Rodenberry Road & Kleopfer Ext						500,000		
Community Center							4,000,000	
Cherry Meadows Estates - Phase 1								1,000,000
Cherry Meadows Estates - Phase 2								1,000,000
Miscellaneous	3,086							
TOTAL PROJECTS	2,253,683	2,750,000	2,300,000	1,450,000	1,600,000	800,000	4,000,000	2,000,000



Prepared on: 5/2/2016

FUNDING SOURCES	FY 2015-2016	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022
Casino Funds	800,000	973,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Casino Funds (one time from Fund Balance)	300,000						
LOST Funds	60,000	66,000	66,000	66,000	66,000	66,000	66,000
WCRF quarterly payment	54,000	54,000	54,000	54,000	54,000	54,000	54,000
Sale of Cherry Lane lots	185,000	250,000					
Riverboat Grant Funds (one time for fire truck)	125,000						
Fire Donation Fund (one time for fire truck)	105,000						
Fire Truck Note	231,000						
Casey's Portion of Sewer Main	18,000						
Casino Fund Property Acquisition	100,000						
Water Fund(Meters)		250,000					
Water Fund		150,000					
Sewer Fund							
Storm Sewer Fund		18,900	18,900	18,900	18,900	18,900	18,900
Bond Proceeds	1,270,000		1,600,000		600,000		2,966,000
Transfer from General Fund		250,000	250,000	250,000	250,000	250,000	250,000
BOND PAYMENTS (Transfers to Debt Service Fund)							
GO Bonds 2016 (6 Year)		(230,000)	(230,000)	(230,000)	(230,000)	(230,000)	(230,000)
GO Bonds 2017 (10 Year)				(175,000)	(175,000)	(175,000)	(175,000)
GO Bonds 2019 (10 year)						(70,000)	(70,000)
GO Bonds 2021							
TOTAL FUNDING SOURCES	3,248,000	1,781,900	2,758,900	983,900	1,583,900	913,900	3,879,900
SURPLUS/DEFICIT	994,317	(968,100)	458,900	(466,100)	(16,100)	113,900	(120,100)
Beginning Balance	3,685	998,002	29,902	488,802	22,702	6,602	120,502
Ending Balance	998,002	29,902	488,802	22,702	6,602	120,502	402



City of Riverside, Iowa
Water Enterprise Fund
Cash Basis Cash Flow Analysis

Assumptions	
Water Sales Growth	0.00%
Meter Growth	0.00%
Operating Expenses	3.00%
Gallons in Base Rate	0

Date	Potential Rate Adjustments								
	7/1/2015	7/1/2016	7/1/2017	7/1/2018	7/1/2019	7/1/2020	7/1/2021	7/1/2022	7/1/2023
Flow Rate (\$)	\$3.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Flow Rate (%)	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Base Rate (\$)	\$3.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Base Rate (%)	33.33%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Current

	Unaudited	Audited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection
	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Rate and Usage Information																
Number of Meters	520	520	520	520	520	504	505	509	509	509	509	509	509	509	509	509
Rate per 1,000 Gallons	3.00	3.00	3.00	3.00	3.00	3.00	3.00	\$ 6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Rate per 1,000 Gallons over 50,000	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$ 8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Minimum Bill per 0 Gallons	9.00	9.00	9.00	9.00	9.00	9.00	9.00	\$ 12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
Operating Information																
Total Operating Revenues	251,759	277,855	265,824	278,229	238,100	205,585	282,401	381,777	381,777	381,777	381,777	381,777	381,777	381,777	381,777	381,777
Total Operating Expenditures	218,446	196,113	185,178	233,126	211,524	265,500	256,580	264,277	272,205	280,371	288,783	297,446	306,369	315,561	325,027	334,778
Net Operating Income	33,313	81,742	80,646	45,103	26,575	(59,916)	25,821	117,500	109,572	101,406	92,995	84,331	75,408	66,217	56,750	46,999
Total Non-Operating Items	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Revenue Available for Debt Service	33,313	81,742	80,646	45,103	26,575	(59,916)	25,821	117,500	109,572	101,406	92,995	84,331	75,408	66,217	56,750	46,999
Debt																
Total (Combined) Debt Paid by Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expenses and Transfers																
Capital Outlays	-	-	(9,059)	(3,350)	(3,923)	-	-	(400,000)	-	-	-	-	-	-	-	-
Transfers (to) / from General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers (to) / from LOST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers (to) / from Other Funds	(14,825)	-	14,822	-	60,014	-	10,151	-	-	-	-	-	-	-	-	-
Other Sources / (Uses) of Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balances																
Annual Surplus / (Deficit)	18,488	81,742	86,409	41,753	82,666	(59,916)	26,811	117,500	(290,428)	101,406	92,995	84,331	75,408	66,217	56,750	46,999
Unrestricted Beginning Cash Balance	251,758	270,246	351,989	438,398	480,151	562,817	502,902	529,712	647,213	356,785	458,191	551,185	635,517	710,924	777,141	833,891
Unrestricted Ending Cash Balance	270,246	351,989	438,398	480,151	562,817	502,902	529,712	647,213	356,785	458,191	551,185	635,517	710,924	777,141	833,891	880,890

City of Riverside, Iowa
Sewer Enterprise Fund
Cash Basis Cash Flow Analysis

Assumptions	
Water Sales Growth	0.00%
Meter Growth	0.00%
Operating Expenses	3.00%
Gallons in Base Rate	0

Date	Potential Rate Adjustments								
	7/1/2015	7/1/2016	7/1/2017	7/1/2018	7/1/2019	7/1/2020	7/1/2021	7/1/2022	7/1/2023
Flow Rate (\$)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Flow Rate (%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.06%	0.00%	0.00%	0.00%
Base Rate (\$)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Base Rate (%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Current

	Unaudited	Audited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	
	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Rate and Usage Information																
Number of Meters	520	520	520	520	520	504	504	504	504	504	504	504	504	504	504	504
Rate per 1,000 Gallons	-	3.00	3.00	3.00	3.00	-	-	\$ 6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Rate per 1,000 Gallons over 50,000	-	5.00	5.00	5.00	5.00	-	-	\$ 8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Minimum Bill per 0 Gallons	-	9.00	9.00	9.00	9.00	-	-	\$ 12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
Operating Information																
Total Operating Revenues	181,084	156,180	227,914	255,685	218,413	185,873	212,567	356,337	356,337	356,337	356,337	356,337	356,337	356,337	356,337	356,337
Total Operating Expenditures	230,937	191,406	180,108	227,825	223,667	290,216	282,971	291,460	300,204	309,210	318,486	328,041	337,882	348,019	358,459	369,213
Net Operating Income	(49,852)	(35,226)	47,805	28,660	(5,254)	(104,343)	(70,404)	64,877	56,133	47,127	37,850	28,296	18,454	8,318	(2,123)	(12,876)
Total Non-Operating Items	1,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Revenue Available for Debt Service	(48,102)	(35,226)	47,805	28,660	(5,254)	(104,343)	(70,404)	64,877	56,133	47,127	37,850	28,296	18,454	8,318	(2,123)	(12,876)
Debt																
Total (Combined) Debt Paid by Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expenses and Transfers																
Capital Outlays	-	-	(2,462)	(29,029)	(34,184)	-	-	-	-	-	-	-	-	-	-	-
Transfers (to) / from General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers (to) / from LOST	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers (to) / from Other Funds	75,000	88,532	48,065	-	(60,014)	-	15,226	-	-	-	-	-	-	-	-	-
Other Sources / (Uses) of Cash	14,825	-	(14,822)	-	-	-	-	-	-	-	-	-	-	-	-	-
Adjustment for Financial Reporting Methods	-	-	-	-	-	-	17,923	-	-	-	-	-	-	-	-	-
Fund Balances																
Annual Surplus / (Deficit)	41,723	53,306	78,586	(369)	(99,451)	(104,343)	(37,255)	64,877	56,133	47,127	37,850	28,296	18,454	8,318	(2,123)	(12,876)
Unrestricted Beginning Cash Balance	73,639	115,362	168,668	247,254	246,885	147,434	43,091	5,836	70,712	126,845	173,972	211,822	240,118	258,572	266,890	264,768
Unrestricted Ending Cash Balance	115,362	168,668	247,254	246,885	147,434	43,091	5,836	70,712	126,845	173,972	211,822	240,118	258,572	266,890	264,768	251,891

Lory Young

From: Julie Van Zante <jkvanzante@hotmail.com>
Sent: Monday, May 23, 2016 6:38 AM
To: Lory Young
Cc: jvanzante@southslope.net
Subject: House Items to Purchase

Lory,

We would like to purchase the boiler system and cast iron radiators @ 81 S. Pioneer Street. We would also like to have the sub panel and wiring which controls the bedrooms. This will not affect the main breaker panel to the house. The sub panel is located under the steps on the main level. We would like to pay a total of \$300.00 for these items.

Please let us know your thoughts.

Julie Van Zante
Joel Van Zante

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2016.0.7598 / Virus Database: 4568/12282 - Release Date: 05/23/16

RESOLUTION #06062016-07

**RESOLUTION TO SET THE DATE FOR PUBLIC HEARING
FOR PROPOSED AMENDMENT TO THE SIDEWALK
ORDINANCE**

WHEREAS, the City of Riverside, Iowa, will set the date to hold a public hearing on the proposed amendment to the City of Riverside, Code of Ordinance, Sidewalk Ordinance, on June 20th, 2016 at 6:45 p.m. in the City Council Chambers located at the Riverside City Hall, 60 North Greene Street, Riverside, Iowa.

THEREFORE, BE IT RESOLVED, The City of Riverside City Council, hereby approves the date for the Public Hearing.

IT WAS MOVED BY Councilperson _____, seconded by Councilperson _____ that the foregoing resolution be adopted.

Roll Call Vote: Schneider, Sexton, Schnoebelen, Weber

Ayes:

Nays:

Absent:

Resolution approved by Riverside City Council on June 6th, 2016.

Signed: _____
Allen Schneider, Mayor

Attest : _____
Lory Young, City Clerk

**NOTICE OF PUBLIC HEARING ON
PROPOSED AMENDMENT TO THE SIDEWALK ORDINANCE**

YOU ARE HEREBY NOTIFIED that the City Of Riverside, Iowa, will hold a public hearing on June 20th, at 6:45 p.m. in the City Council Chambers located at the Riverside City Hall, 60 North Greene Street, Riverside, Iowa, on the proposal to amend the Sidewalk Ordinance. The proposed Ordinance Amendment is available for review at the City Clerk's Office in the Riverside City Hall during regular business hours.

All interested persons are invited to attend the public hearing and to offer comments, orally or in writing, on support of or in opposition to the proposed changes in the Sidewalk Ordinance. Written comments may be submitted to the Riverside City Clerk, P.O. Box 188, Riverside, IA 52327-0188, in advance of the public hearing. Any questions regarding the Ordinance may also be directed to City Hall.

This notice is published at the direction of the City Council for the City of Riverside, Iowa.

Proposed changes to the "Chapter 136 – Sidewalk Regulations" of the City of Riverside City Ordinance:

136.02

4.7. "Safe Routes to School" is a sidewalk of 8 feet or more in width on a path through town to the school for children to take to improve their health and well-being by enabling and encouraging them to walk and bicycle to school.

136.03...the City will have the snow removed at a contracted rate set by City Council resolution.

136.20 SAFE ROUTES TO SCHOOL WIDE SIDEWALK.

1.) The City of Riverside is responsible for removing the snow and ice off the Safe Routes to School Sidewalk.

2.) The City of Riverside is responsible for the maintenance of all Safe routes to School Sidewalks.

RESOLUTION #06162016-08

WAIVE THE RIGHT TO REVIEW THE PLAT FOR BYRON SWEETING

Auditor Parcel A in the Southeast Quarter of the southeast Quarter of Section 16, Township 77 North, Range 6 West of the 5th P.M., Washington County, Iowa .

WHEREAS, the City of Riverside has the right under Iowa Law and City ordinance to review the Preliminary Plat of the above referenced parcel as it is located within the two mile radius of Riverside.

NOW THEREFORE BE IT RESOLVED, the City Council of Riverside does hereby waive their right to review the plot and allow Washington County to perform this task.

It was moved by _____, second by _____ to adopt this resolution.

Roll Call: Schneider, Redlinger, Sexton, Weber, Schnoebelen

AYES:

NAYS:

ABSTAIN/ABSENT:

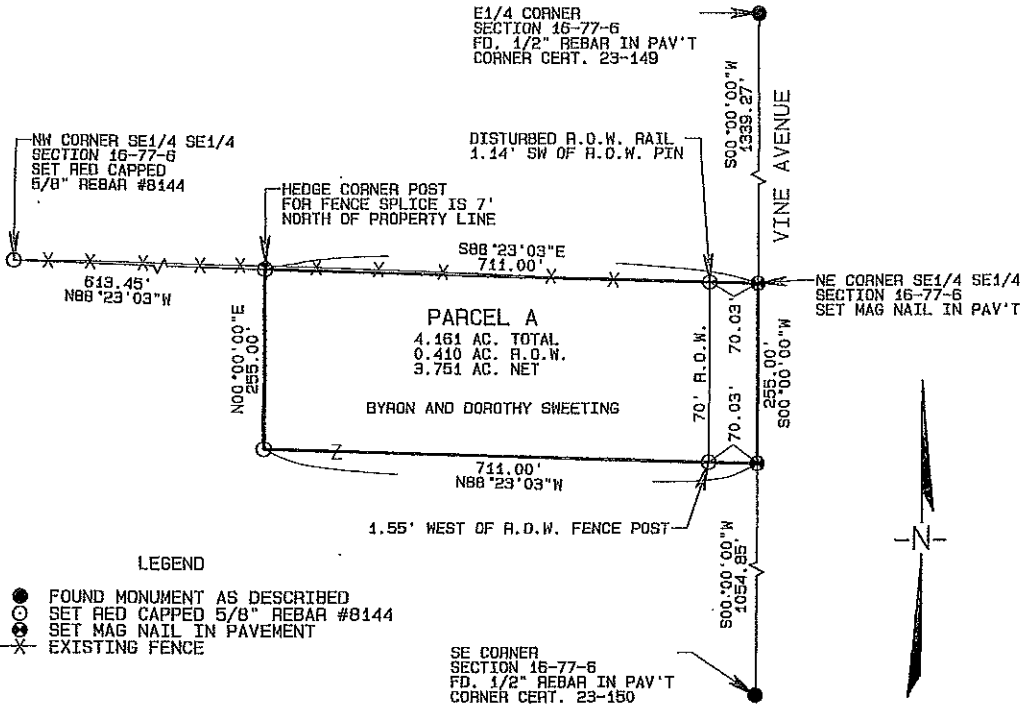
Passed and approved on June 6, 2016

ATTEST:

Lory Young, City Clerk

Allen Schneider, Mayor

PLAT OF SURVEY FOR
BYRON SWEETING
MAY 18, 2016



LEGEND

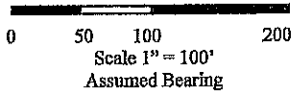
- FOUND MONUMENT AS DESCRIBED
- SET RED CAPPED 5/8" REBAR #8144
- SET MAG NAIL IN PAVEMENT
- X- EXISTING FENCE

SE CORNER
SECTION 16-77-6
FD. 1/2" REBAR IN PAV'T
CORNER CERT. 23-150

DESCRIPTION:

Auditor Parcel A in the Southeast Quarter of the Southeast Quarter of Section 16, Township 77 North, Range 6 West of the 5th P.M., Washington County, Iowa and more particularly described as follows:

Beginning at the northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 16, thence S00°00'00"W 255.00 feet along the section line, thence N88°23'03"W 711.00 feet, thence N00°00'00"E 255.00 feet to the north side of the said Southeast Quarter of the Southeast Quarter, thence S88°23'03"E 711.00 feet to the point of beginning and containing 4.161 Acres of which 0.410 Acre is existing road right of way and being subject to all easements and restrictions of record. All corners are monumented as shown on the May 18, 2016 plat of survey for Byron Sweeting.



Meets Subdivision Ordinance Requirements

Washington County Subdivision Coordinator _____ Date _____

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

Signed _____ Date _____
ROBERT J. BAUER Iowa License No. 8144

My license renewal date is December 31, 2017.

If this seal is not red colored, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies and all information should be disregarded unless verified by the licensee.
Sheets covered by this seal: 1

**BAUER ENGINEERING &
LAND SURVEYING, LLC**
906 B. JEFFERSON ST.
WASHINGTON, IA 52353
HOME (319) 653-2326
CELL (319) 653-1706
JOB 160503

RESOLUTION #06162016-09

**WAIVE THE RIGHT TO REVIEW THE PLAT FOR HAHN'S 1ST SUB DIVISION
LOT #11**

Lot 11A is a part of Lot 11 of Hahn's 1st Subdivision as is recorded in Book 13 on page 87 in the office of the Washington County Recorder, being located in the Southwest ¼ of Section 21, Township 77 North, Range 6 West of the 5th P.M., Washington County, Iowa.

WHEREAS, the City of Riverside has the right under Iowa Law and City ordinance to review the Preliminary Plat of the above referenced parcel as it is located within the two mile radius of Riverside.

NOW THEREFORE BE IT RESOLVED, the City Council of Riverside does hereby waive their right to review the plot and allow Washington County to perform this task.

It was moved by _____, second by _____ to adopt this resolution.

Roll Call: Schneider, Redlinger, Sexton, Weber, Schnoebelen

AYES:

NAYS:

ABSTAIN/ABSENT:

Passed and approved on June 6, 2016

ATTEST:

Lory Young, City Clerk

Allen Schneider, Mayor

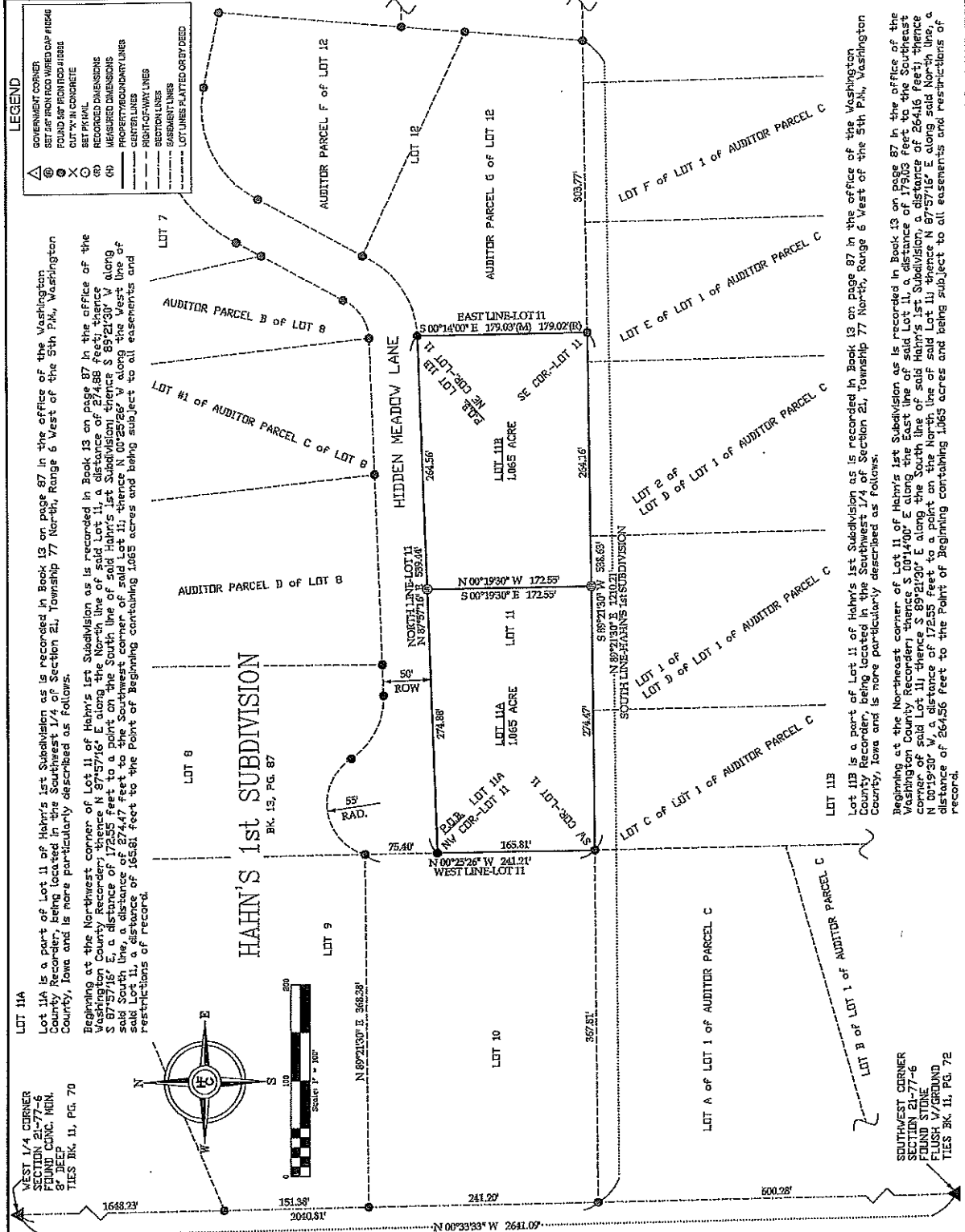
APPROVED BY CITY OF RIVERSIDE

MAYOR _____ DATE _____

CITY ADMINISTRATOR _____ DATE _____

HART-FREDERICK CONSULTANTS P.C.

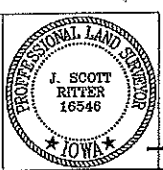
510 State Street P.O. Box 560 TEFUN, IOWA 52340-0560 Phone: (319) 545-7215
www.hartfred.com



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

J. Scott Ritter 6/2/16
Date

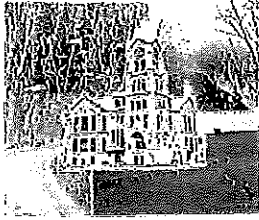
J. Scott Ritter, P.L.S.
Iowa License Number: 16546
My license renewal date is December 31, 2016.
Pages covered by this seat: THIS SHEET ONLY



PROPRIETOR:
JOHN & PATI HAHN

-48-

PLAT OF SURVEY PART OF LOT 11 OF HAHN'S 1st SUBDIVISION SOUTHWEST 1/4 OF SECTION 21, T-77-N, R-6-W WASHINGTON COUNTY, IOWA	
DATE: 6/2/16	DRN: JSR
APP: _____	PROJ. NO.: 16705.15
FLD BK: 15 & 17	



Subdivision/Auditor's Office
Deb Simmering 319-653-7718
222 West Main - PO Box 889
dsimmering@co.washington.ia.us
Washington, IA 52353

Application No. _____ (office use only)

Application for a Plat of Survey Approval

Property Split Property Line Adjustment Auditor's Plat Retracement R-O-W Sale

Property Owner Information:

Applicant Information (if different):

Name: John & Pati Hahn
Address: 3200 170th St.
City, ST, Zip: Riverside, IA. 52327
Phone: 319-648-2322 Fax: _____

Name: _____
Address: _____
City, ST, Zip: _____
Phone: _____ Fax: _____

Surveyor/Engineer Information:

Name/Company: Hart-Frederick Consultants PC Phone: 319-545-7215 Fax: 319-545-7220
Mailing Address: 510 State St. P.O. Box 560 City, ST, Zip: Tiffin, IA. 52340

Property Information:

Qtr SW Sec. 21 Twp. 77 North Range 6 West Township Name Iowa
Tax Parcel ID No. 0421351005 Property Address: None
Present Land Use R Proposed Land Use R
Is this property in a designated Agricultural District? Yes No (Ch 352-Co.Land Preservation)
If so, is the Request for Withdrawal prepared? Yes No
Will a property sale or transfer be completed with or after this action? Yes No
Will the above action be to an adjoining land owner? Yes No

Certification and Consent:

I/we certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owners of the property. I hereby give my consent to permit County official to enter upon the property for the purpose of inspection and, if necessary, for posing a public notice on the property.

Signature Pati L Hahn Date 6-2-16

Plat, application, submissions and fee to be submitted jointly to the Subdivision Coordinator. Please refer to "Plat of Survey, Application and Submittal Checklist".

CITY OF RIVERSIDE, IOWA

MAYOR & COUNCIL WORK SESSION

MAY 18, 2016

SUMMARY OF CONSULTANT'S RECOMMENDATIONS

- 1. City Administrator Position**
 - A. Make a decision regarding the need for the position
 - B. Revise the City Code, as needed
 - C. Revise job descriptions, as needed
 - D. Re-assign the duties of the city administrator

- 2. Contract with Peoples Service**
 - A. Clearly define the City's expectations with an RFP
 - B. Conduct a pro & con analysis
 - C. Prepare a cost analysis
 - D. Discuss with the City Employees
 - E. Prepare an implementation plan

- 3. Consider and Address Employee Concerns**
 - A. Schedule a work session with all employees to discuss concerns
 - B. Make decisions on best ways to resolve issues and concerns

- 4. Chain of Command and City Employee Supervision**
 - A. Implement work order form
 - B. Daily "check in" at City Hall by all City employees
 - C. Schedule Mayor & City Employees weekly update meetings for all employees
 - D. Schedule monthly City Council Work Session to review City Employee work plans and project updates

- 5. Personnel and Employee Documents**
 - A. Finish the review and updating of employee job descriptions
 - B. Approve job descriptions by Council resolution
 - C. Review Employee Handbook and revise, as needed
 - D. Review Employee Handbook with the City Employees
 - E. Prepare an employee performance evaluation form

- 6. City Employee Performance Evaluation Process**
 - A. Adopt an employee evaluation form and process
 - B. Schedule annual employee evaluation in April of each year for all employees
 - C. Prepare "Request for Closed Session" form for employees to sign.

7. City Employee Salary & Wage Review

- A. Conduct a salary & wage analysis or survey
- B. Determine an acceptable wage scale for each position
- C. Implement wage adjustments, as needed.
- D. Consider an annual review of employee wages

8. City Council Committee Structure

- A. Request a written city attorney opinion on whether Committee meetings are subject to the State Open Meetings Law.
- B. Clearly define the purpose and role of each Council Committee.
- C. Use City Council Work Sessions for major issues and projects.

9. City Council Meetings

- A. Review and adopt a protocol for public comments
- B. Set a Wednesday deadline for agenda items
- C. Deliver the Council packets on Thursday
- D. Request additional information from city staff on specific items on Friday.
- E. Develop a "briefing paper" format for new business items on the agenda.

10. City Code of Ordinances Updates

- A. Contrast with ECICOG on the update of the City Code
- B. Delete requirements or regulations that will not be enforced
- C. Determine who will be responsible for the enforcement of the sections of the City Code and the procedure that will be followed

11. Miscellaneous Council Actions

- A. Review, refine, and adopt the Mayor & City Council Code of Conduct
- B. Schedule a Mayor & City Council Goal Setting Session
- C. Develop an "Action Plan" for all capital projects and significant projects included in the City Budget (Cresco Example)

Prepared by:
Patrick Callahan
May 19, 2016
563-599-3708
Callahan.cmc@gmail.com