

CITY OF RIVERSIDE COUNCIL MEETING AGENDA
RIVERSIDE CITY HALL COUNCIL CHAMBERS
60 N GREENE STREET
REGULAR MEETING
Monday, April 2, 2018

6:30 Regular Meeting

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.

1. Call meeting to order
2. Approval of agenda
3. Consent agenda
 - a. Minutes from 2018-03-19
 - b. Expenditures for 2018-04-02
4. **Public forum.** 3 minutes per person. See guidelines for public comments at the Clerk's table
5. Riverside Fire Dept.- grass truck bids **pg 5**
6. **Public Hearing: City Budget, FY18-19**
Resolution 040218-01 Adopt City Budget pg 8
7. **Public Hearing: Proposed plans, specifications, form of contract and estimated cost for construction of Galileo Drive. pg 9**
Resolution 040218-02 Accept Plans for Galileo Drive pg 18
8. **Public Hearing: A & S Holdings, LLC development agreement.**
9. Discussion with Paul Gruefe on HR report **pg 19**
10. MMS Consultants report
 - a. Downtown streetscape project update
 - b. Galileo Drive project update
 - c. Highway 22 project discussion **pg 20**
11. A&S Holdings, LLC discussion of next steps
12. Discussion on Northern Heights development agreement
13. Approval of development agreement with ICE IT, LLC
14. Approval of Community Building lease agreement with John Sojka **pg 21**
15. Approval of agreement for west welcome sign placement **pg 27**
16. Committee Reports
 - a. RAGBRAI **pg 30**
17. Review of offer for Lot #10 Cherry Lane **pg 31**
18. Additional hours for Don Mullinnex – mowing parks
19. Junior Achievement Proclamation **pg 41**
20. Mayor's report
21. City Clerk's report
22. City Council comments and requests for information
23. Motion to adjourn

RIVERSIDE CITY COUNCIL MEETING: March 19, 2018

The Riverside City Council meeting opened at 6:31 pm in City Hall with Mayor Allen Schneider requesting roll call. Council members present were: Rob Weber, Jeanine Redlinger, Andy Rodgers, Bob Schneider Jr., and Tom Sexton.

Motion by Schneider to approve the agenda, Second by Redlinger, passed 5-0.

Weber moved to approve the minutes from March 5th, and the expenditures. Second by Redlinger, passed 5-0.

John Sojka discussed lease agreement of the Community Building. He would like permission to remove the ceilings. Schneider moved to table Resolution #301918-01. Second by Sexton, passed 5-0.

Schneider moved that City would pay for removal cost of ceilings if sale of Community Building fails. Second by Sexton, passed 5-0.

Chris Kirkwood commented that having Paul Gruefe investigating payroll issues of past employees would not be necessary since they are longer employed by the City.

Council accepted the Riverside Volunteer Fire Department February Report.

Weber moved to open Public Hearing on tax abatement for Ice It, LLC at 7:02 pm. Second by Rodgers, passed 5-0. Agreement would be for 10 years of tax abatement, not to exceed \$80,000. There were no written or public comments. Weber moved to close Public Hearing at 7:07 pm. Second by Rodgers, passed 5-0. Final agreement and Resolution will be on next agenda.

Paul Gruefe, HR Specialist, was unable to be reached by phone. Mayor will contact to reschedule.

Weber moved to pass Resolution 031918-02 Setting the date for the Public Hearing on April 2nd, 2018 during the Council meeting, which begins at 6:30 pm to discuss a tax rebate agreement with A & S Holdings for new construction of 27 unit rental complex on Walnut Ave, Riverside. Second by Sexton, passed 5-0.

Council discussed the Northern Heights development agreement. No action was taken on counter proposal from APEX and Jeff Edberg.

MMS Consultant Ben Mitchell updated Council on Galileo Drive, Downtown Streetscape, and Utility Relocation Agreement.

Schneider moved to approve Utility Relocation Agreement with Interstate Power and Light Company for the estimated cost of \$50,134 for direct bore, or \$16,281 for underground trenching. Second by Weber, passed 5-0.

Sexton moved to pass Resolution 031918-03 Setting the date for the Public Hearing on April 2nd 2018 during the Council meeting, which begins at 6:30 pm to accept the plan specifications, form of contract, and estimated costs for Galileo Drive street construction project. Second by Redlinger, passed 5-0.

Galileo Drive bids will be released this week. Bid letting will be April 11th. Contract will be awarded at the April 16th Council Meeting.

Bill Stukey, PeopleService, Inc. gave the February water report. RO filters have been cleaned. Well #6 needs to be closed/removed from Railroad Park. Water tower will be painted this year. The water tower sensor froze up on February 5th. City needs to look into insulating sensor before next winter. Water break on Sycamore Street was repaired Monday.

City will retain the fire department grass fire truck for use, turning into a dump truck for hauling snow, dirt, and rock. Lenz obtained bids for installing an aluminum dump box.

Schneider moved to accept the low bid from Cortex Truck Equipment of Cedar Rapids in the amount of \$12,128.90 for installing aluminum box.

Rodgers moved to provide monthly stick pick-up to residents on the first Wednesday of the month from April to November, 2018. Second by Redlinger, passed 4-1 Sexton opposed.

City Wide Clean Up day will be on Saturday, May 19, 2018. Location may have to be changed due to construction on Pioneer Street.

Schneider moved to pass Resolution 031918-04 Approving the RACC application to the WCRF for spring grant funds, Hall Park Improvements-Phase 2, in the amount of \$28,000. Second by Redlinger, passed 5-0.

Schneider moved to contribute \$10,000 toward this project of repairing bleachers and adding lights to demo pit area. Second by Weber, passed 5-0.

Council received draft of Walker Easement for new welcome sign. Sexton stated that an "exit clause" needs to be added so either party could withdraw from agreement in the future.

Schneider moved to pass Resolution #031918-05 Setting the date for a Public Hearing on the FY18-19 Budget for April 2, 2018 Council Meeting, which starts at 6:30 pm. Second by Redlinger, passed 5-0.

City Clerk received an e-mail from the State Auditor, requesting an extension from the March 31st deadline for completing our annual exam. Sexton moved to file for extension. Second by Redlinger, passed 5-0.

Mayor is working with Washington Y on Camp Highland Scholarships.

Council will have a work session on Monday, March 26th at 6:30 pm to work on Employee Handbook.

Weber asked about the High Voltage electric line coming through Riverside. The City, nor County Supervisors, has received any information.

Weber inquired about status of Ella Street repairs.

Redlinger is contacting Iowa DOT on requirements of speed signs on Hwy 22 through town.

Bob Yoder, Washington County Supervisor, informed Council of Washington County Trails meeting to be held tomorrow, March 20th at the Kalona Public Library, 6-8 pm.

Redlinger moved to adjourn at 9:07 pm. Second by Schneider, passed 5-0.


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

Work Session – Monday, March 26, 2018 at 6:30 pm
Council Meeting – Monday, April 2, 2018 at 6:30 pm

ATTEST:



Becky LaRoche; City Clerk



Allen Schneider; Mayor

EXPENDITURES APRIL 2, 2018				
COUNCIL MEETING				
1	ALLIANT ENERGY	PARKS	001-5-430-6371	\$ 254.74
2	ALLIANT ENERGY	SEWER	610-5-815-6371	\$ 923.23
3	ALLIANT ENERGY	CITY HALL	001-5-650-6371	\$ 233.99
4	ALLIANT ENERGY	WATER	600-5-810-6371	\$ 146.02
5	ALLIANT ENERGY	COMM BUILD	001-5-460-6371	\$ 179.89
6	ALLIANT ENERGY	STREET LIGHTS	001-5-230-6371	\$ 1,464.33
7	ALLIANT ENERGY	FIRE STATION	001-5-150-6330	\$ 491.29
8	BOUND TREE MEDICAL SUPPLY	EMS	001-5-150-6371	\$ 503.53
9	FISHER INSURANCE	CYBER LIABILITY	001-5-650-6400	\$ 1,000.00
10	IOWA LEAGUE OF CITIES	WORKSHOP PT2&3 TOM	001-5-610-6240	\$ 135.00
11	IOWA STATE U	RVFD TRAINING	001-5-150-6354	\$ 100.00
12	ITECH	MARCH SERVICE	001-5-650-6497	\$ 205.00
13	JAY STUELKE	FEB CELL	001-5-210-6373	\$ 50.00
14	JIMS SMALL ENGINE REPAIR	SHOP	001-5-430-6504	\$ 69.20
15	KALONA GRAPHICS	ENVELOPES	001-5-650-6506	\$ 232.13
16	LAROCHE, BECKY	FEB CELL	001-5-650-6373	\$ 50.00
17	LENZ, BRYAN	FEB CELL	001-5-210-6373	\$ 50.00
18	MENARDS	SHOP	001-5-210-6372	\$ 77.79
19	MID AMERICAN ENERGY	SHOP	001-5-210-6371	\$ 219.20
20	MID AMERICAN ENERGY	RVFD	001-5-150-6330	\$ 297.26
21	MID AMERICAN ENERGY	CITY HALL	001-5-650-6371	\$ 103.99
22	MID AMERICAN ENERGY	COMM BUILD	001-5-460-6371	\$ 66.68
23	PEOPLE SERVICES	SERVICE FEB	600-5-610-6500	\$ 10,736.50
24	PEOPLE SERVICES	SERVICE FEB	610-5-815-6500	\$ 10,736.50
25	PITNEY BOWES	METER LEASE 1/QTR	600-5-810-6508	\$ 90.00
26		TOTAL UNPAID BILLS		\$ 28,416.27
		MARCH EOM PAYABLES 3-26-18		
27	DELTA DENTAL	APRIL		\$ 106.98
28	IOWA DNR	GALILEO WATER PERMIT	310-5-750-6793	\$ 112.60
29	IOWA DNR	GALILEO SEWER PERMIT	301-5-750-6793	\$ 100.00
30	IOWA DNR	GALILEO NPDES PERMIT	301-5-750-6793	\$ 175.00
31	LINCOLN NAT'L LIFE	APRIL		\$ 179.14
32	MEDIACOM	RVFD	001-5-150-6332	\$ 139.30
33	MEDIACOM	CITY HALL	001-5-650-6373	\$ 149.30
34	US BANK	COPIER RENTAL	001-5-650-6496	\$ 166.37
35	VERIZON	COLLECTOR CELL SERVICE	600-5-810-6373	\$ 63.54
36	WELLMARK	APRIL		\$ 4,526.50
37		TOTAL PAID BILLS		\$ 5,718.73
38		TOTAL EXPENDITURES		\$ 34,135.00

Handwritten: 28,416.27 *with a red circle around the number and a signature.*
Be

RVFD

VIRTC1DP

CNGP530 VEHICLE ORDER CONFIRMATION 03/27/18 15:05:32

Dealer: F41776

2019 F-SERIES SD

Page: 1 of 2

Order No: 9999 Priority: G4 Ord FIN: QC483 Order Type: 5B Price Level: 915

Ord PEP: 640A Cust/Flt Name: RIVERSIDE FIR PO Number:

**DUAL
REAR
WHEEL**

	RETAIL		RETAIL
W3H F350 4X4 CRW CC \$41390		18B PLAT RUNNING BD	\$445
179" WHEELBASE		14000# GVWR PKG	
PQ RACE RED		213 ELECTRONIC SOF	185
A VNYL 40/20/40		41P SKID PLATES	100
S MEDIUM EARTH GR		425 50 STATE EMISS	NC
640A PREF EQUIP PKG		JOB #1 BUILD	
.XL TRIM		531 TRAILER TOW PKG	45
572 .AIR CONDITIONER	NC	65Z AFT AXLE TANK	NC
.AM/FM STER/CLK			
996 6.2L EFI V8 ENG	NC	TOTAL BASE AND OPTIONS	44585
44P 6-SPD AUTOMATIC	NC	TOTAL	44585
TD8 .LT245 BSW AS 17	NC	*THIS IS NOT AN INVOICE*	
X37 3.73 REG AXLE	NC	* MORE ORDER INFO NEXT PAGE *	
90L PWR EQUIP GROUP 1125		F8=Next	
TELE TT MIR-PWR			

VIRTC1DP

CNGP530 VEHICLE ORDER CONFIRMATION 03/27/18 15:05:39

Dealer: F41776

2019 F-SERIES SD

Page: 2 of 2

Order No: 9999 Priority: G4 Ord FIN: QC483 Order Type: 5B Price Level: 915

Ord PEP: 640A Cust/Flt Name: RIVERSIDE FIR PO Number:

	RETAIL
SP DLR ACCT ADJ	
SP FLT ACCT CR	
FUEL CHARGE	
B4A NET INV FLT OPT	NC
DEST AND DELIV	1295

TOTAL BASE AND OPTIONS 44585

TOTAL 44585

THIS IS NOT AN INVOICE

MSRP \$94585
DEALER DISC
+ GOVT PRICE (11222)
CONC.

\$33363

Sept. Delivery

F1=Help F2=Return to Order
F4=Submit F5=Add to Library
S099 - PRESS F4 TO SUBMIT

F7=Prev
F3/F12=Veh Ord Menu

QC03571

Council Packet

3/30/2018

3/27/2018

GM GlobalConnect

RVFD

<input type="checkbox"/>	5L5	Theft deterrent system fleet immobilizer modifications	\$50.00
<input type="checkbox"/>	5M7	Speedometer calibration	\$50.00
<input type="checkbox"/>	8F2	Ornamentation, delete	\$0.00
<input type="checkbox"/>	8W9	Increased front GAWR	\$45.00
<input type="checkbox"/>	8X1	Label, fasten safety belts	\$4.00
<input type="checkbox"/>	9B9	Governor, electronic speed sensor set to 70 MPH	\$50.00
<input type="checkbox"/>	9S1	Seats, Driver and passenger front, individual seats in base vinyl trim	\$0.00
<input type="checkbox"/>	9U3	Seats, Driver and passenger front individual seats in cloth trim	\$0.00
<input type="checkbox"/>	9V5	Paints, solid, Woodland Green	\$425.00
<input type="checkbox"/>	9W3	Paints, solid, Wheatland Yellow	\$425.00
<input type="checkbox"/>	9W4	Paints, solid, Tangier Orange	\$425.00
<input checked="" type="checkbox"/>	SFW	Back-up alarm calibration	\$0.00
<input type="checkbox"/>	TGK	Special Paint, Solid, one color	\$425.00

Fleet Customer Codes → Apply Fleet Customer Code

Base Price:	\$41,100.00
Total Options:	\$1,400.00
Total Price:	\$42,500.00
Destination Charge:	\$1,395.00
TOTAL PRICE W/ DFC†:	\$43,895.00

\$31,946

CANCEL

BACK

NEXT: CUSTOMER/OTHER INFO

NEXT: VIEW SUMMARY

† North American Order Workbench is intended solely for business use by GM Dealers. Pricing shown is for illustration purposes only. Refer to GM Pricing.com for official GM Price schedules. GM pricing is subject to change by GM at anytime, without notice. The GSA Price Level is for GM use only.

Order Workbench: [FAQs](#) [Site Map](#)

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RVFD

DEERY BROTHERS MOTORS OF IOWA CIT
651 HIGHWAY 1 W
IOWA CITY, IA 522464219

Configuration Preview

Date Printed: 2018-03-27 1:34 PM VIN:
Estimated Ship Date: VON:

Quantity: 1
Status: BA - Pending order
FAN 1: 013SB City of Riverside Iowa
FAN 2:
Client Code:
Bid Number: TB8061
PO Number:

Sold to:
DEERY BROTHERS MOTORS OF IOWA INC. (45512)
651 HIGHWAY 1 W
IOWA CITY, IA 522464219

Ship to:
DEERY BROTHERS MOTORS OF IOWA CITY, INC. (45512)
651 HIGHWAY 1 W
IOWA CITY, IA 522464219

Vehicle: 2018 3500 CREW CHASSIS CAB 4X4 (172.4 in WB - CA of 60 in) (DD8L93)

	Sales Code	Description	MSRP(USD)
Model:	DD8L93	3500 CREW CHASSIS CAB 4X4 (172.4 in WB - CA of 60 in)	40,745
Package:	22A	Customer Preferred Package 22A	0
	ESB	6.4L V8 Heavy Duty HEMI Engine	0
	DFP	6-Spd Automatic 66RFE Transmission	0
Paint/Seat/Trim:	PR4	Flame Red Clear Coat	0
	APA	Monotone Paint	0
	*TX	HD Vinyl 40/20/40 Split Bench Seat	0
	-X8	Black/Diesel Gray	0
Options:	4ES	Delivery Allowance Credit	0
	MAF	Fleet Purchase Incentive	0
	XEF	Transfer Case Skid Plate Shield	95
	YEP	Manufacturer Statement of Origin	0
	XEA	Tow Hooks	50
	MML	Body Color Fender Flares	100 - 91
	XHC	Trailer Brake Control	295
	XXS	Upfitter Electronic Module (VSIM)	295
	DK3	Elec Shift-On-The-Fly Transfer Case	295
	4DH	Prepaid Holdback	0
	5N6	Easy Order	0
	4FM	Fleet Option Editor	0
	4FT	Fleet Sales Order	0
	151	Zone 51-Chicago	0
	4EA	Sold Vehicle	0
Non Equipment:	4FA	Special Bid-Ineligible For Incentive	0
Bid Number:	TB8061	Government Incentives	0
Destination Fees:			1,395

Total Price: 43,270

Order Type: Fleet
Scheduling Priority: 1-Sold Order
Customer Name:
Customer Address:
USA

PSP Month/Week:
Build Priority: 99

\$ 29,135

Instructions:

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.

RESOLUTION #040218-01

**RESOLUTION TO ADOPT THE CITY BUDGET FOR FISCAL
YEAR JULY 1ST, 2018 THROUGH JUNE 30TH, 2019**

WHEREAS, the Riverside City Council and the City Clerk prepared a city budget in compliance with Iowa Code, Section 384.16, showing estimated Revenues and Expenses.

WHEREAS, a notice of public hearing on this budget was published as required by law, and a Public Hearing was held April 2nd, 2018 at the Riverside City Council meeting starting at 6:30 pm in City Hall to allow for public comment.

THEREFORE, BE IT RESOLVED, the Riverside City Council adopts this City Budget for Fiscal Year 18-19.

IT WAS MOVED by Councilperson ----- seconded by Councilperson -----r that the foregoing resolution be adopted.

Roll Call Vote: Schneider, Redlinger, Sexton, Weber, Rodgers

Ayes:

Nays:

Absent:

Passed and Approved by the City Council of Riverside, Iowa and approved this 2nd day of April, 2018.

Signed: _____
Allen Schneider, Mayor

Attest: _____
Becky LaRoche, City Clerk

PROJECT NOTICE

PROJECT: Galileo Drive Addition - City of Riverside, Iowa

PROPOSALS RECEIVED: Until 2:00 P.M., April 11, 2018, by the City Clerk of the City of Riverside, Iowa, in the Council Chambers at City Hall, 60 North Greene Street, Riverside, Iowa, 52327.

PROJECT LOCATION: Between Tupelo Boulevard and Kleopfer Street and to west of Riverside Elementary School on the north side of Riverside, Iowa.

DESCRIPTION OF WORK: The project includes all labor, materials and equipment necessary to construct new sanitary and storm sewer, water main, PCC Paving, HMA paving, PCC sidewalk and ADA curb ramps, erosion control and seeding, and other related work.

All work is to be done in strict compliance with the plans and specifications prepared by MMS Consultants, Inc.

ENGINEER'S ESTIMATE: Base Bid: \$580,000

SCHEDULE: Work shall begin as soon as possible after award and be completed by September 28, 2018. Liquidated damages in the amount of \$500 per day shall be included in the project.

BID SECURITY: Bid bond in the amount of five percent (5%) of the bid.

PERFORMANCE BOND: Equal to one hundred percent (100%) of the contract price, said bond to be issued by a responsible surety approved by the City Council, and shall guarantee the prompt payment of all materials and labor, and also protect and save harmless the City from all claims and damages of any kind caused directly or indirectly by the operation of the contract, and shall also guarantee the maintenance of the improvement for a period of two (2) years from and after its completion and formal acceptance by the City.

PAYMENTS: Monthly estimates equivalent to 95% of the contract value of the work completed during the preceding calendar month.

BIDDING DOCUMENTS: Available beginning March 23, 2018 from MMS Consultants, Inc., 1917 South Gilbert Street, Iowa City, Iowa, 52240, telephone # 319-351-8282 or fax # 319-351-8476. Hard copies of bid documents shall be provided at no charge to the bidder. Electronic PDF format bid documents are also available.

PROJECT ENGINEER: Scott B. Pottorff, P.E.

6.33 AC



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SCIENTISTS
1000 WEST 15TH AVENUE
DENVER, CO 80202
PHONE: 303.733.8222
WWW.MMSCONSULTANTS.COM

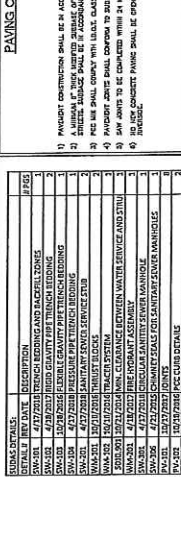
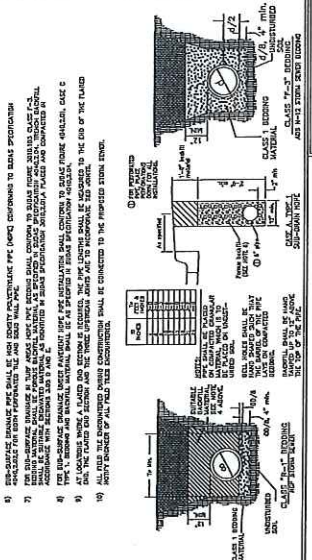
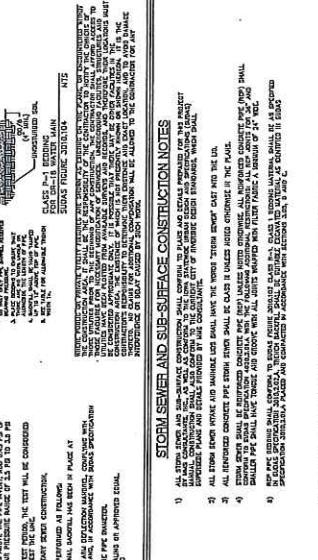
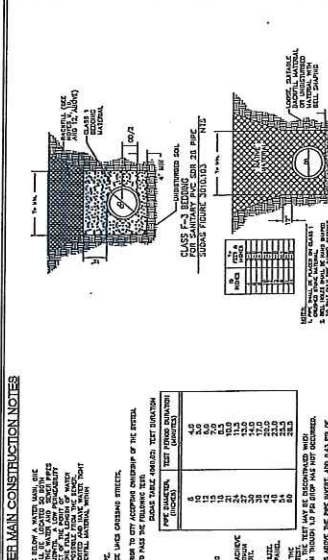
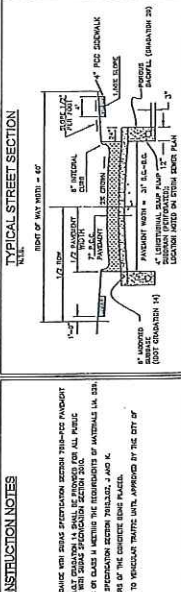
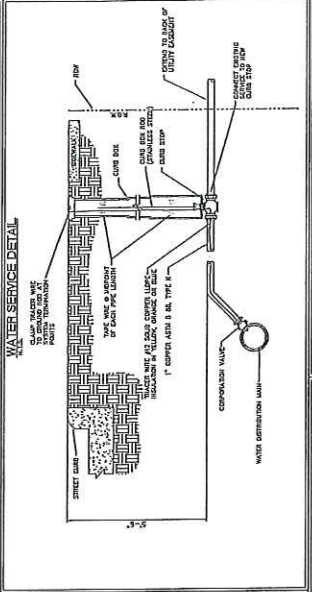
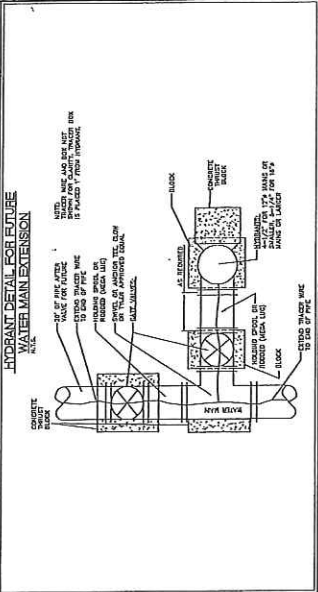
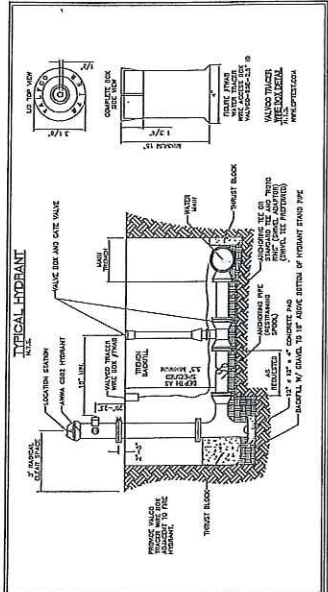
2018 10/10/2018

GENERAL NOTES AND DETAILS

GALILEO DRIVE ADDITION

CITY OF RIVERSIDE
STATE OF IOWA

MMS CONSULTANTS, INC.
03/22/2018
Project No. 18-001
Drawing No. 18-001-001
Revision No. 2
2245-039



SANITARY SEWER AND WATER MAIN CONSTRUCTION NOTES

- 1) ALL SANITARY SEWER MAINS SHALL BE CONSTRUCTED WITH 15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED.
- 2) ALL WATER MAINS SHALL BE CONSTRUCTED WITH 12" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED.
- 3) ALL TRENCH EXCAVATIONS SHALL BE COMPLETED IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 4) SANITARY SEWER MAINS SHALL BE CONSTRUCTED WITH 15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED.
- 5) SANITARY SEWER MAINS SHALL BE CONSTRUCTED WITH 15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED.
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- 20) SANITARY SEWER MAINS SHALL BE CONSTRUCTED WITH 15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED.

STORM SEWER AND SUB-SURFACE CONSTRUCTION NOTES

- 1) ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 2) ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 3) ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
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- 13) ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 14) ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 15) ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 16) ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 17) ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 18) ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 19) ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 20) ALL STORM SEWER AND SUB-SURFACE CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH BIDDING SPECIFICATIONS.

PAVING CONSTRUCTION NOTES

- 1) PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 2) PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 3) PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 4) PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
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- 11) PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
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- 17) PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 18) PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 19) PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH BIDDING SPECIFICATIONS.
- 20) PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH BIDDING SPECIFICATIONS.

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
1	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
2	12" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
3	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
4	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
5	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
6	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
7	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
8	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
9	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
10	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
11	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
12	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
13	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
14	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
15	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
16	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
17	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
18	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
19	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			
20	15" DIA. 15' MANHOLE SPACING UNLESS OTHERWISE NOTED			

8.33 AC



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

IMMS CONSULTANTS, INC.
 1000 W. UNIVERSITY BLVD.
 SUITE 100
 DENVER, CO 80202
 PHONE: 303-733-2222
 WWW.IMMSCONSULTANTS.COM

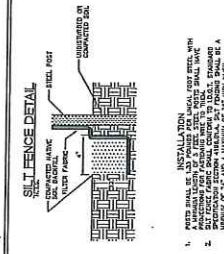
Title: _____
 Revision: _____

**DEMOLITION
 PLAN AND
 GRADING AND
 EROSION
 CONTROL PLAN
 AND SWPPP**

**GALILEO DRIVE
 ADDITION**
 CITY OF DENVER
 STATE OF COLORADO

IMMS CONSULTANTS, INC.
 1000 W. UNIVERSITY BLVD.
 SUITE 100
 DENVER, CO 80202
 PHONE: 303-733-2222
 WWW.IMMSCONSULTANTS.COM

Project No: 17002
 Job No: 17002
 Date: 03/23/2018
 Drawn By: J. W. B. / JWB
 Checked By: J. W. B. / JWB
 Project No: 17002
 Job No: 17002
 Date: 03/23/2018
 Drawn By: J. W. B. / JWB
 Checked By: J. W. B. / JWB
 Project No: 17002
 Job No: 17002
 Date: 03/23/2018
 Drawn By: J. W. B. / JWB
 Checked By: J. W. B. / JWB



1. FILTER FABRIC SHALL BE 18" WIDE WITH 12" OVERLAP AND SHALL BE INSTALLED WITH THE FIBER SIDE TO THE DOWNHILL SIDE.
 2. SEDIMENT TRAP SHALL BE 18" WIDE WITH 12" OVERLAP AND SHALL BE INSTALLED WITH THE TRAP SIDE TO THE DOWNHILL SIDE.
 3. SLOPED SOIL SHALL BE 1:1.
 4. SLOPED SOIL SHALL BE 1:1.
 5. SLOPED SOIL SHALL BE 1:1.
 6. SLOPED SOIL SHALL BE 1:1.
 7. SLOPED SOIL SHALL BE 1:1.
- MAINTENANCE**
1. SILT FENCE SHALL BE INSPECTED DAILY AND AFTER EACH ATTRACTION.
 2. SLOPED SOIL SHALL BE MAINTAINED AT ALL TIMES.
 3. SLOPED SOIL SHALL BE MAINTAINED AT ALL TIMES.
 4. SLOPED SOIL SHALL BE MAINTAINED AT ALL TIMES.
 5. SLOPED SOIL SHALL BE MAINTAINED AT ALL TIMES.
 6. SLOPED SOIL SHALL BE MAINTAINED AT ALL TIMES.
 7. SLOPED SOIL SHALL BE MAINTAINED AT ALL TIMES.

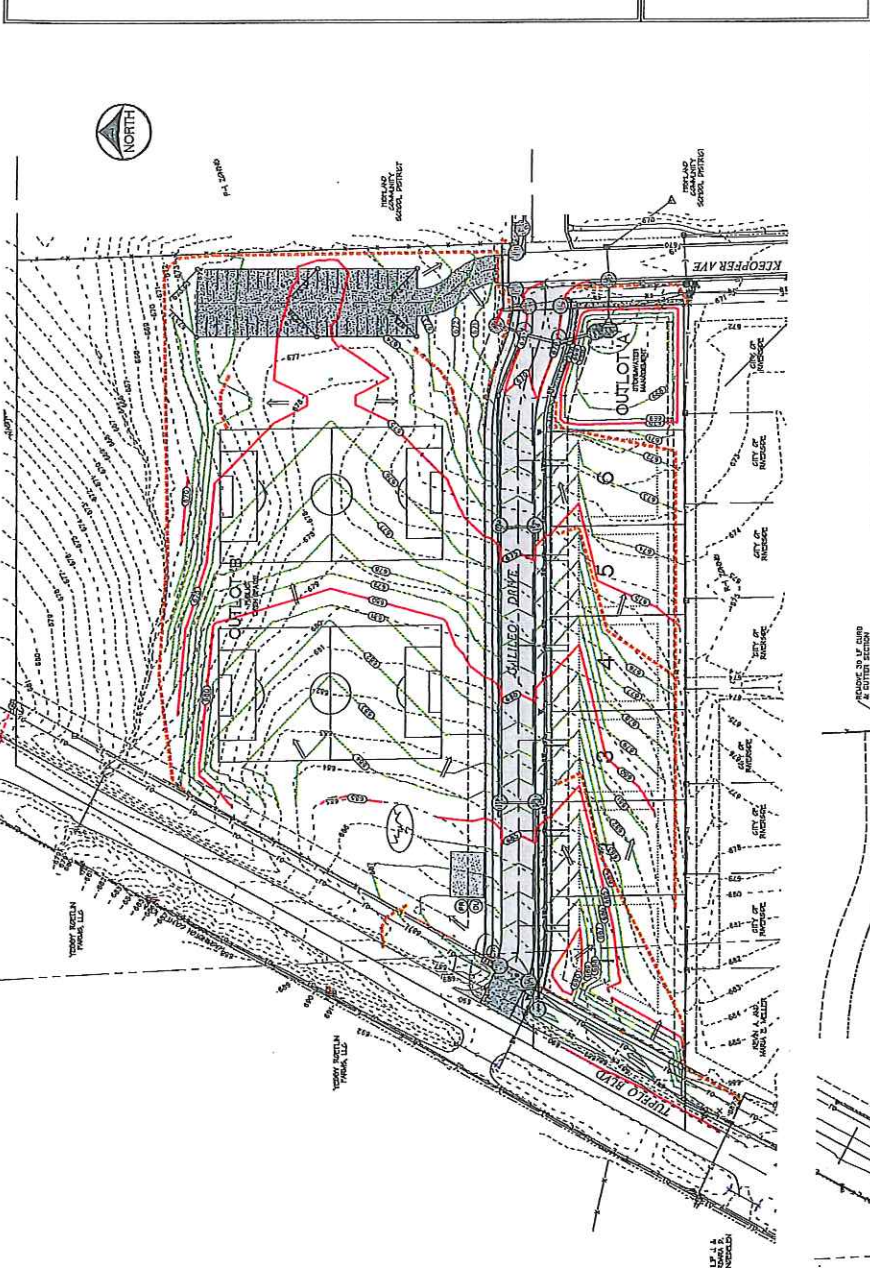
STABILIZATION SEEDING

STABILIZATION SEEDING SHALL BE ACCORDING TO THE FOLLOWING:

- 1. SEEDS SHALL BE OF THE FOLLOWING:
 - a. 25% BIRDSEED
 - b. 25% BIRDSEED
 - c. 25% BIRDSEED
 - d. 25% BIRDSEED
- 2. SEEDS SHALL BE APPLIED AT A RATE OF 100 LB PER ACRE.
- 3. SEEDS SHALL BE APPLIED AT A RATE OF 100 LB PER ACRE.
- 4. SEEDS SHALL BE APPLIED AT A RATE OF 100 LB PER ACRE.
- 5. SEEDS SHALL BE APPLIED AT A RATE OF 100 LB PER ACRE.

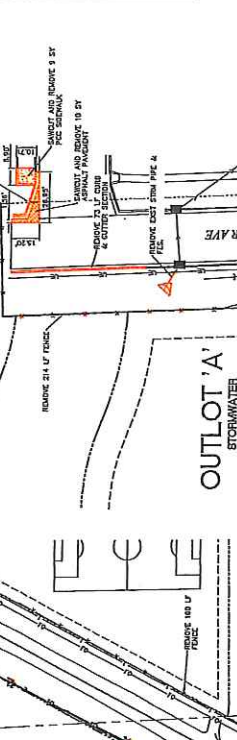
GRADING NOTES

1. MAXIMUM SLOPE ON SITE AND SLOPE SHALL BE 3:1, UNLESS OTHERWISE NOTED.
2. NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
3. ALL EXCAVATIONS SHALL BE PROTECTED WITH AN EXCAVATION SHIELD OR AT LEAST 18" OF COMPACTED SOIL.
4. COMPACTOR TO BE USED FOR ALL EXCAVATIONS DEEPER THAN 18" OR WIDER THAN 18".
5. ALL EXCAVATIONS SHALL BE PROTECTED WITH AN EXCAVATION SHIELD OR AT LEAST 18" OF COMPACTED SOIL.
6. ALL EXCAVATIONS SHALL BE PROTECTED WITH AN EXCAVATION SHIELD OR AT LEAST 18" OF COMPACTED SOIL.
7. ALL EXCAVATIONS SHALL BE PROTECTED WITH AN EXCAVATION SHIELD OR AT LEAST 18" OF COMPACTED SOIL.



EROSION CONTROL LEGEND

- 1. SILT FENCE/WATER BARRIERS
- 2. TEMPORARY SOIL STABILIZATION (HYDROMULCH)
- 3. PERMANENT EROSION CONTROL (CONCRETE CURBS, STABILIZED SOIL)
- 4. SLOPED SOIL (1:1)
- 5. SLOPED SOIL (2:1)
- 6. SLOPED SOIL (3:1)
- 7. SLOPED SOIL (4:1)
- 8. SLOPED SOIL (5:1)
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- 101. SLOPED SOIL (98:1)
- 102. SLOPED SOIL (99:1)
- 103. SLOPED SOIL (100:1)



0.33 AC



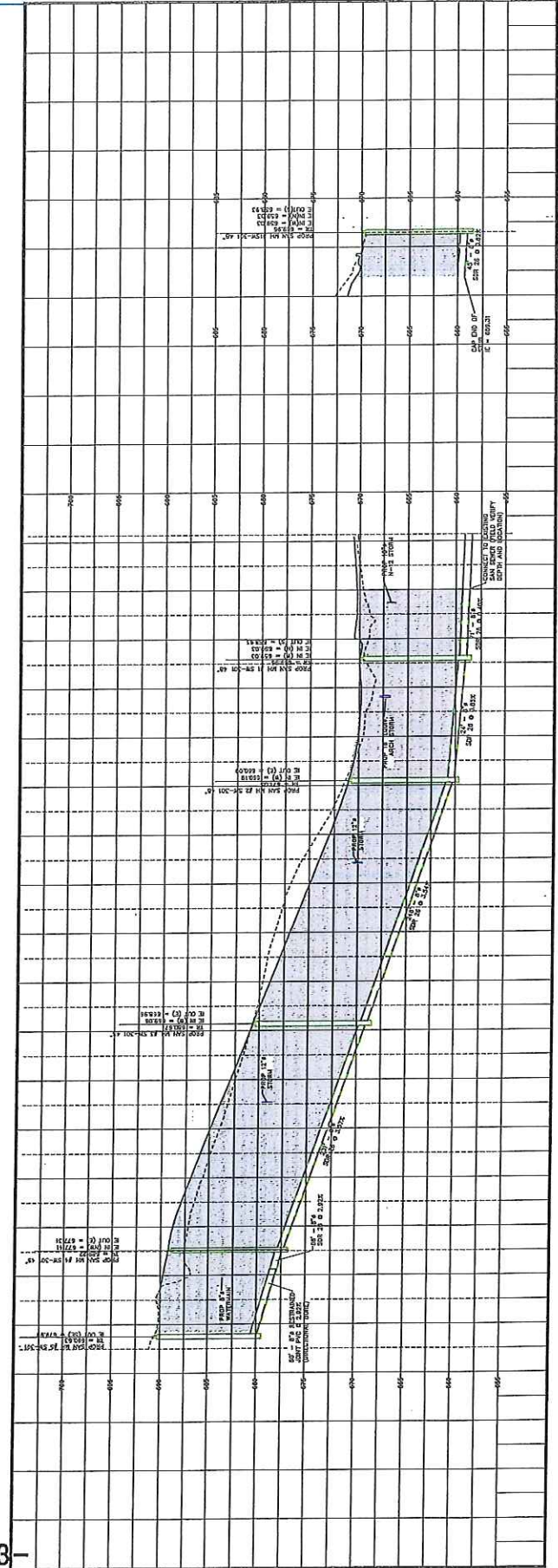
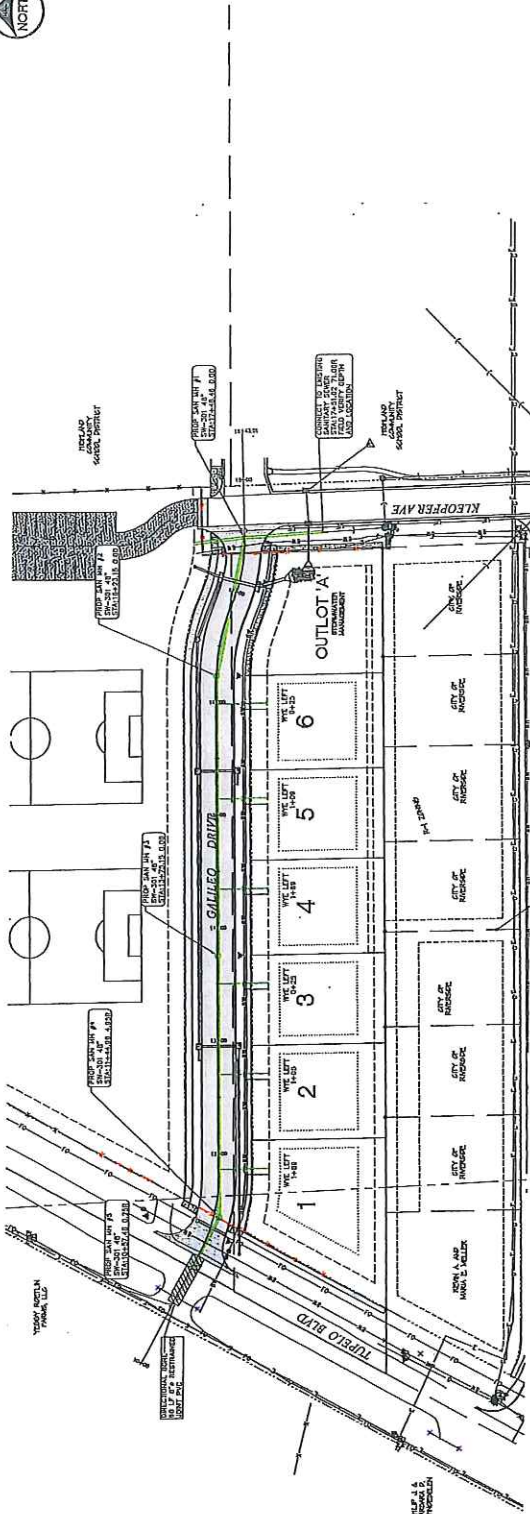
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
MMS CONSULTANTS, INC.
1001 W. UNIVERSITY AVENUE
DES MOINES, IOWA 50319-2222
WWW.MMSCONSULTANTS.COM

Date: _____
Revision: _____

SANITARY
SEWER PLAN
AND PROFILE

GALLEO DRIVE
ADDITION
CITY OF RIVERSIDE
WYANDOT COUNTY
STATE OF IOWA

MMS CONSULTANTS, INC.
3000 University Ave
Des Moines, IA 50319
03/29/2018
Designed by: JTB
Drawn by: JTB
Checked by: JTB
Project No.: 2245-039
Sheet No.: 4



B.33 AC



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

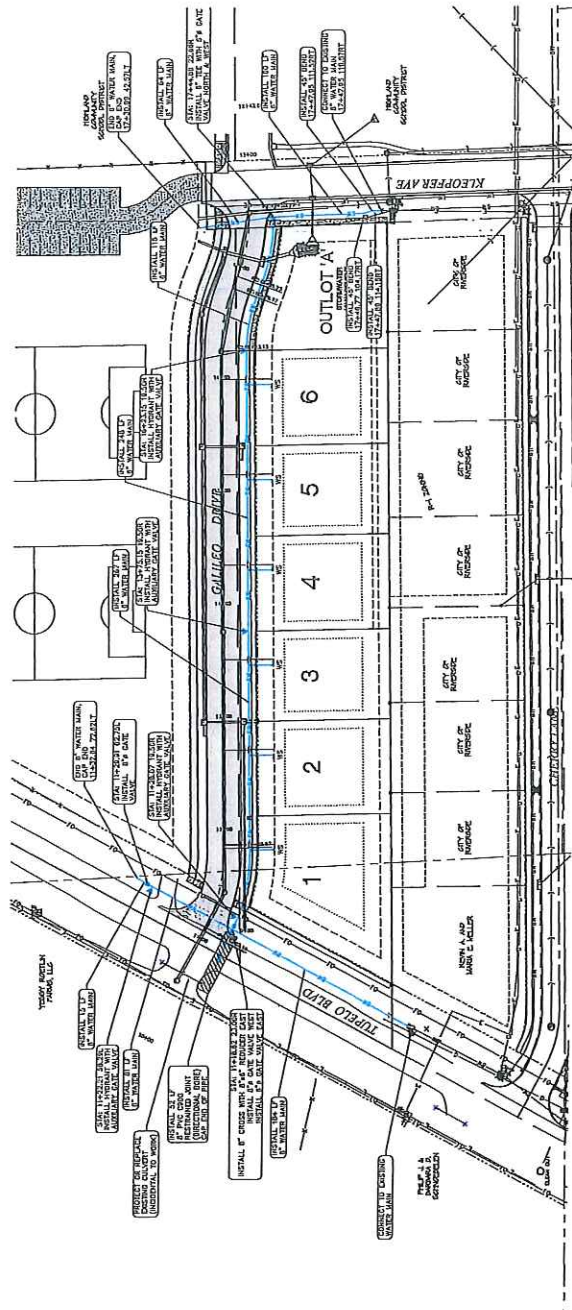
1817 E. GILBERT ST.
 OPAWA CITY, OHIO 43022
 www.mmsconsultants.com

Date	Description

WATERMAIN
 PLAN

GALILEO DRIVE
 ADDITION
 CITY OF RIVERSIDE
 WASHINGTON COUNTY
 STATE OF OHIO

MMS CONSULTANTS, INC. A CORPORATION OF OHIO	
Designed by: JTB	Issue Date: 03/23/2018
Drawn by: MANGALC	Scale: 1"=40'
Checked by: JTB	Sheet No. 6
Project No. 2245-039	2245-039

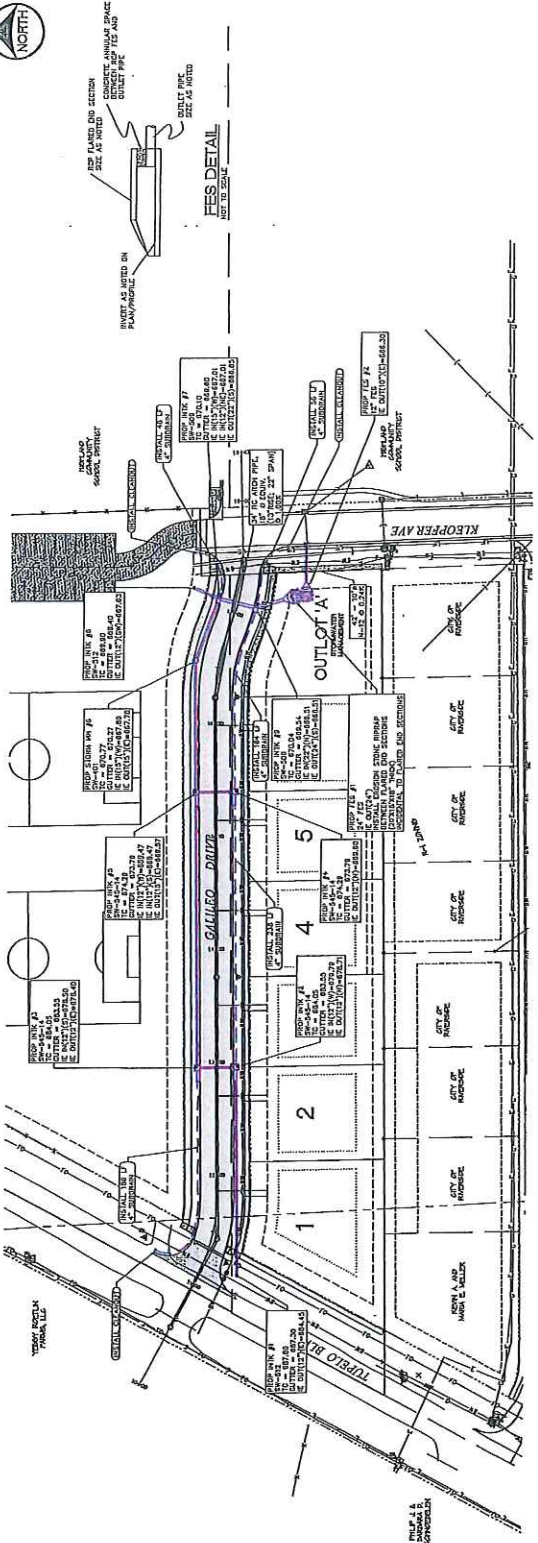


0.33 AC



CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS
 1000 S. UNIVERSITY AVENUE
 SUITE 200
 IOWA CITY, IOWA 52242
 (319) 335-0338
 WWW.MSCONSULTANTS.COM

Date	Revision
------	----------



HATCHED WITH DIAGONAL LINES
 12" DUCTILE IRON PIPE
 18" DUCTILE IRON PIPE
 24" DUCTILE IRON PIPE
 30" DUCTILE IRON PIPE
 36" DUCTILE IRON PIPE
 42" DUCTILE IRON PIPE
 48" DUCTILE IRON PIPE
 54" DUCTILE IRON PIPE
 60" DUCTILE IRON PIPE
 66" DUCTILE IRON PIPE
 72" DUCTILE IRON PIPE
 78" DUCTILE IRON PIPE
 84" DUCTILE IRON PIPE
 90" DUCTILE IRON PIPE
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 972" DUCTILE IRON PIPE
 978" DUCTILE IRON PIPE
 984" DUCTILE IRON PIPE
 990" DUCTILE IRON PIPE
 996" DUCTILE IRON PIPE
 1002" DUCTILE IRON PIPE

**STORM SEWER
 PLAN AND
 PROFILE**

**GALILEO DRIVE
 ADDITION**
 CITY OF RIVERSIDE
 COUNTY OF CALIFORNIA
 STATE OF IOWA

M&S CONSULTANTS, INC.

Prepared by: JGP
 Date: 02/22/2018
 Drawn by: JAG/AC
 Scale: 1"=40'
 Checked by: JLL
 Project No.: 2245-038
 Job No.: 2245-038

B.33 AC



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

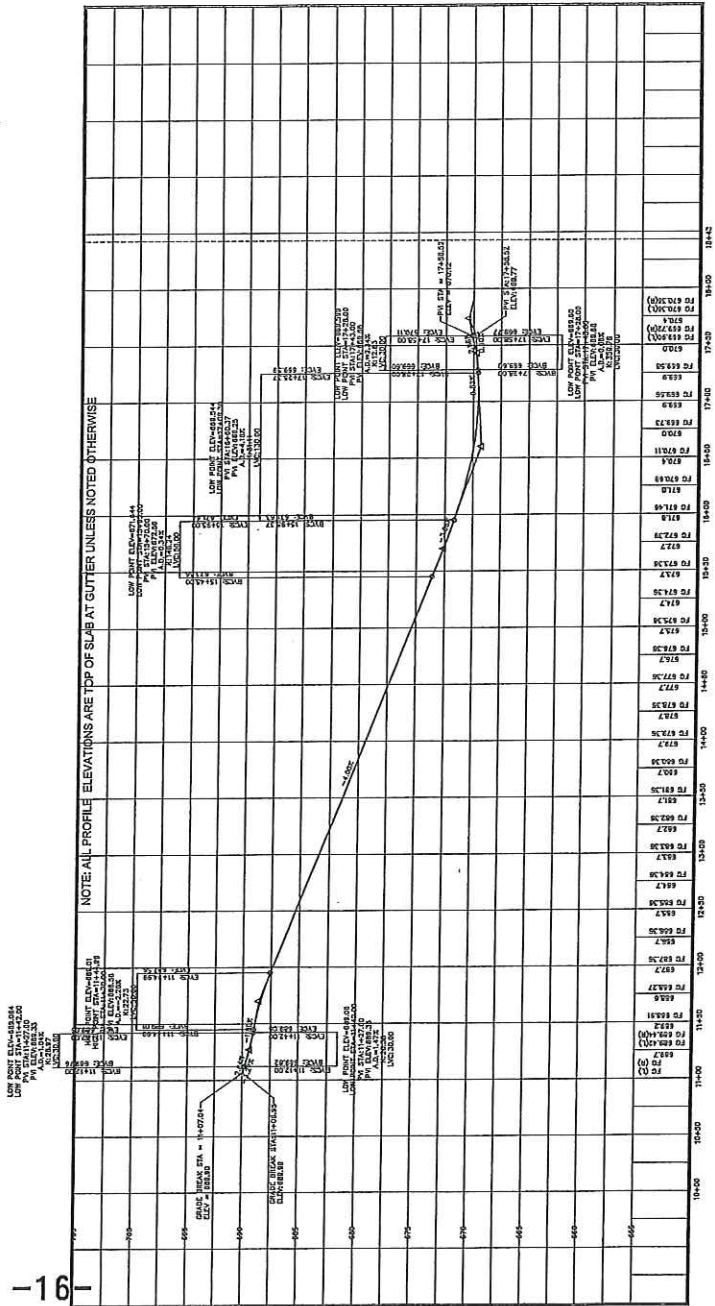
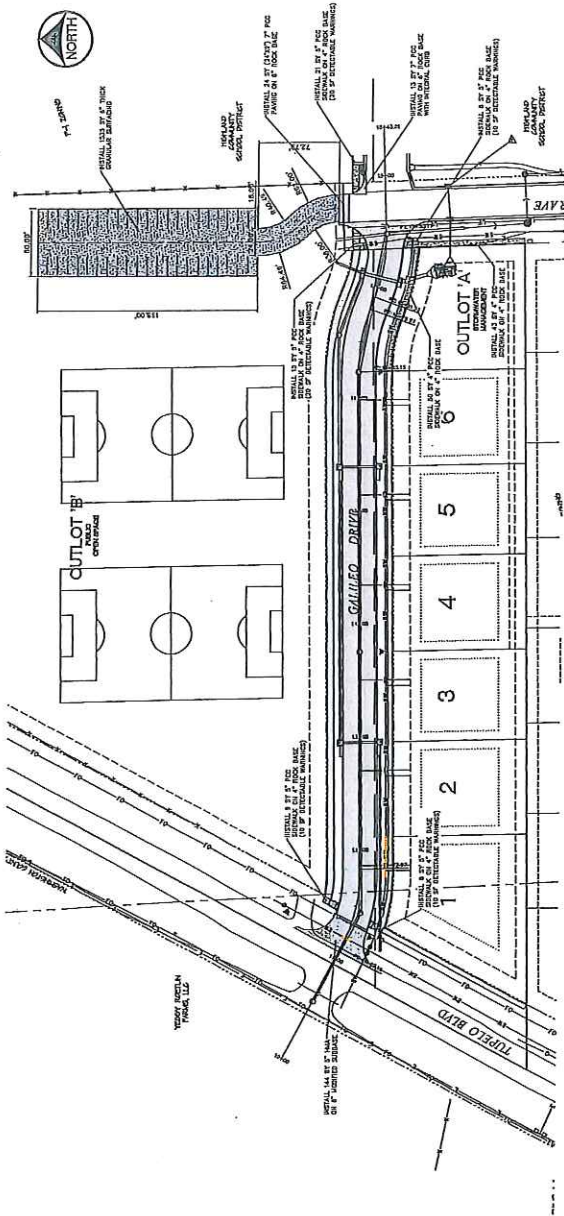
LOWE, P.C. CONSULTANTS
 1000 W. GARDNER ST.
 SUITE 100
 DES MOINES, IA 50319
 WWW.LOWECONSULTANTS.COM

Date	Revision

GALILEO DRIVE ADDITION
CITY OF RIVERSIDE
WASHTENAW COUNTY
STATE OF IOWA

MMS CONSULTANTS, INC.
 1000 W. GARDNER ST.
 SUITE 100
 DES MOINES, IA 50319

Designed by: MMS
 03/23/2018
 Checked by: MMS
 Drawn by: MMS
 Project No: 17-011
 Sheet No: 22-65-033



B.33 AC

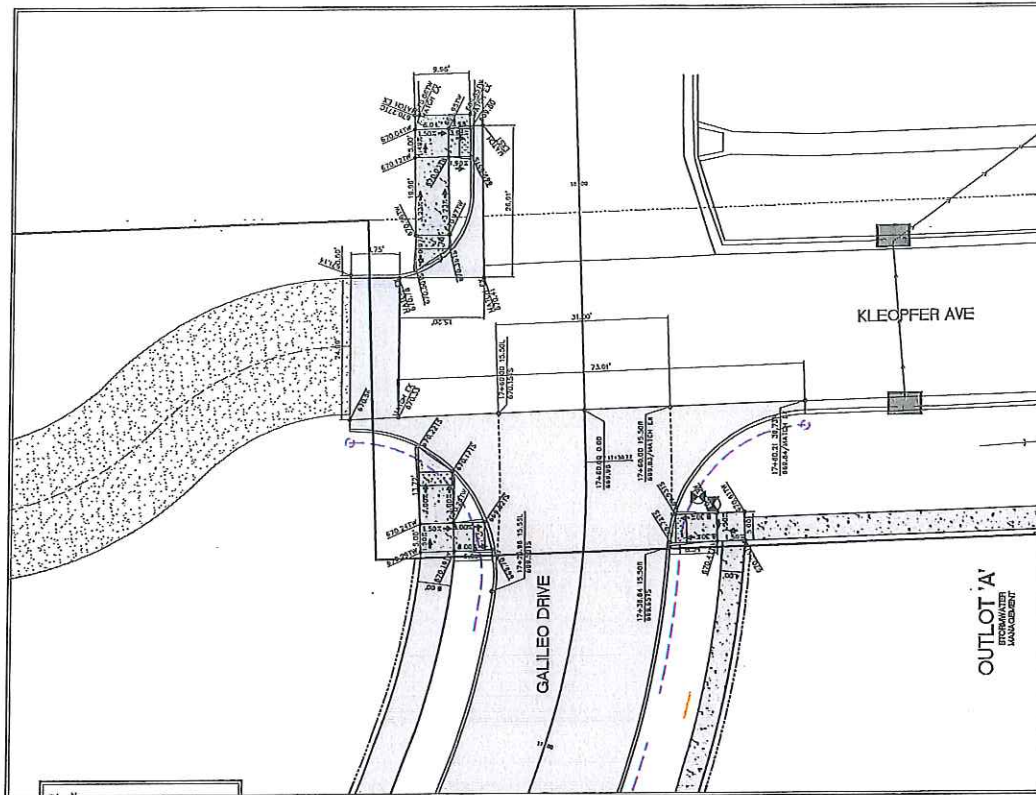


CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
COWI, INC. 10100 15th St
Des Moines, IA 50319
www.cowiconsultants.com

Zone: Revision:

GALLEO DRIVE
ADDITION
CITY OF RIVERSIDE
RIVERSIDE COUNTY
STATE OF IOWA

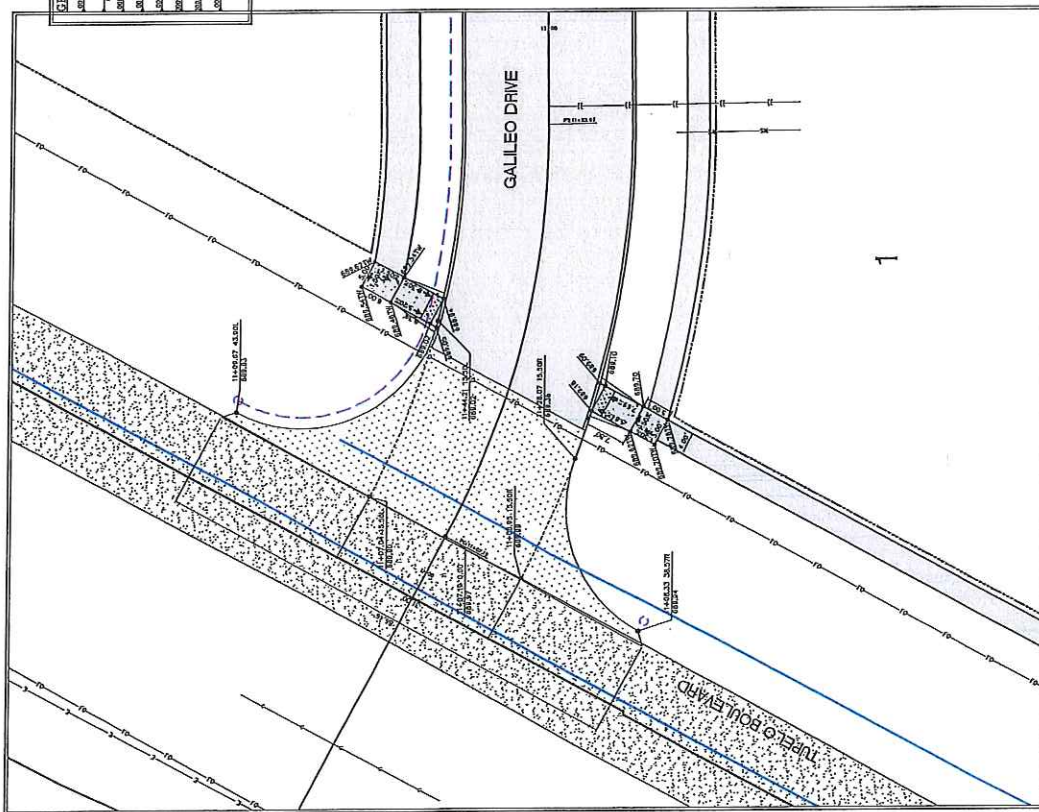
MMS CONSULTANTS, INC.
2245-039
03/23/2018
Prepared by: GSP
Checked by: MMS
Drawn by: MMS
Project No.: 2245-039
Sheet No.:



INTERSECTION DETAIL
SCALE: 1"=10'

SHADING LEGEND

00000000	- EXISTING CURB
00000001	- TOP ELS
00000002	- TOP WALK
00000003	- TOP DRIVE
00000004	- TOP PAV
00000005	- TOP OF WALL
00000006	- BOTTOM OF WALL
00000007	- FINISHED GRADE



INTERSECTION DETAIL
SCALE: 1"=10'

RESOLUTION #040218-02

RESOLUTION TO ACCEPT PLANS AND SPECIFICATION DESIGN FOR GALILEO DRIVE STREET DEVELOPMENT

WHEREAS, City of Riverside has contracted with MMS Consultants to plan and design the Galileo Drive Street Project for the City of Riverside. Project will put in a street with residential lots for single family housing on the south side.

On the 2nd day of April, 2018 the City Council of the City of Riverside held a Public hearing at City Hall regarding this project at the Council Meeting starting at 6:30 PM.

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

IT WAS MOVED BY Councilperson _____ seconded by Councilperson _____ that the foregoing Resolution be approved.

Roll call: Schneider, Sexton, Redlinger, Weber, Rodgers

Ayes:

Nays:

Passed by the City Council of Riverside, Iowa, and approved this 2nd day of April, 2018.

Signed: _____
Allen Schneider, Mayor

Attest: _____
Becky LaRoche, City Clerk

File Edit Options Help



Vendor Set: 01-City of Riverside
 Vendor: 0704 Next Vendor #

Name: PJ GREUFE & ASSOC.
 Status: Active

Printer
 Name:
 Status:
 Type:
 Where:
 Comment:

General | Other | Detail | Checks | Information | Comments | Purchase Orders

Bank	Date	Type	Check #	Amount	Status
AP/PY	10/04/2016	Check	023752	\$630.00	Posted
AP/PY	09/06/2016	Check	023598	\$2,790.00	Posted
AP/PY	06/07/2016	Check	023317	\$3,480.00	Posted
AP/PY	05/17/2016	Check	023267	\$5,040.00	Posted
AP/PY	04/05/2016	Check	023129	\$6,840.00	Posted
AP/PY	03/09/2016	Check	023058	\$3,840.00	Posted
AP/PY	02/03/2016	Check	022944	\$7,350.00	Posted
AP/PY	01/19/2016	Check	022907	\$5,010.00	Posted
AP/PY	03/17/2015	Check	022063	\$1,200.00	Posted
AP/PY	01/27/2015	Check	021921	\$1,300.02	Posted

Print range
 All
 Page
 Selection

\$ 37,480.02

8/18 2,350.00 } not

9/13 1,900.00 } pd.

Edit This Record

View cityasst

41,730.02 total

50,000.00 Ins. Theft

\$ 8,270.00 credit Bal.

Becky LaRoche

From: Scott Pottorff <S.pottorff@mmsconsultants.net>
Sent: Wednesday, March 28, 2018 2:41 PM
To: becky@cityofriversideiowa.com; mayor@cityofriversideiowa.com
Cc: b.mitchell@mmsconsultants.net
Subject: Highway 22 Project

Can we schedule a work session with the Council for later in April on the Highway 22 project? Right now here is what we are thinking for timeline:

Authorize to go out to bids	May 21
Public Hearing	June 4
Letting	June 13
Award	June 18
Complete Construction	November 15

We may be able to move the timeline up two weeks but right now we are not counting on that.

With that timeline I would like to have a work session the week of April 23rd and the maybe another the week of May 7th or 14th. We should probably also have a public information meeting maybe the week of the 21st or something like that.

Let me know your thoughts.

[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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RESOLUTION #040218-04

RESOLUTION TO LEASE PROPERTY LOCATED AT 81 E 1ST STREET, KNOWN AS THE RIVERSIDE COMMUNITY BUILDING TO JOHN SOJKA

WHEREAS, the City of Riverside, Iowa, on November 6th, 2017 a public hearing was held during the City Council Meeting beginning at 6:30 pm, to accept the proposed sale of the property located at 81 E 1st Street, known as the "Riverside Community Building" to John Sojka for an amount not to exceed \$33,400.00.

THEREFORE, BE IT RESOLVED, The City of Riverside City Council, hereby approves the leasing of this building to John Sojka for the cost of utilities, until which time the sale of building can be completed. The City of Riverside agrees to have Sojka remove drop ceilings in said building. City will reimburse Sojka cost of ceiling removal if sale of building fails to proceed.

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

ROLL CALL VOTE: Schneider, Sexton, Redlinger, Weber, Rodgers

Ayes:

Nays:

Absent: Sexton

Passed and Approved by the City Council of Riverside, Iowa and approved this 2nd day of April, 2018.

Signed: _____
Allen Schneider, Mayor

Attest : _____
Becky LaRoche, City Clerk

AMENDED AND RESTATED LEASE AGREEMENT

THIS AGREEMENT is made by and between the City of Riverside, Iowa, a municipal corporation, hereinafter referred to as "City," and John and Joan Sojka, husband and wife, hereinafter referred to as "Tenant."

1. PREMISES AND TERM. The City, in consideration of the rents herein reserved and the agreement and conditions herein contained, on the part of the Tenant, leases to the Tenant and Tenant hereby rents and leases from the City the building, known as the "Riverside Community Building," located at 81 1st Avenue East in Riverside, Iowa.

This Lease shall commence on April 16, 2018, and will run on a month-to-month basis until a contemplated sale is completed between the City and Tenant or as otherwise adjudicated by an Iowa court.

2. RENTAL. Tenant shall be responsible for all utilities and taxes, if applicable, during the term of this Lease. Tenant shall pay utilities as they become due to avoid delinquency.

3. SECURITY DEPOSIT. There shall be no security deposit required as a part of this Lease.

4. POSSESSION. Tenant shall be entitled to possession on the first day of the term of the Lease, and shall yield possession to the City at the time and date of the close of this Lease term, except as herein otherwise expressly provided. Should City be unable to give possession on said date, Tenant shall not be entitled to any damages from the City, except for reimbursement of the Tenant's cost to remove the suspended ceiling on the above-referenced property. Costs shall be limited to reimbursement of Tenant's time and material.

It is understood and agreed that the City has asserted ownership of the above-referenced property, but that a quiet title action will be necessary to ultimately determine the City's ownership rights. In the event that the title to the above-described property is quieted in the City of Riverside, the parties will agree to move forward with a sale of the property to the Tenant in accordance with the terms and conditions of a purchase agreement executed by the parties. If the City is unsuccessful in establishing ownership, the City and the Tenant will abide by the court decision. The Tenant understands and agrees that no cause of action will be asserted against the City based on the City's ownership or possession of the property described herein and the Tenant agrees not to seek any damages from the City as a result of the City's failure to quiet and acquire title in the above-described property.

5. USE OF THE PREMISES. Tenant covenants and agrees during the term of this Lease to use and occupy the Leased Premises only for the purposes permitted in the commercial zoning district or as otherwise approved by the City of Riverside.

6. RIGHT OF REVERSION. Upon the termination of this Lease, all improvements constructed on the Leased Premises shall revert to City, and Tenant shall, thereafter, have no interest therein. The Tenant shall not seek or be entitled to any reimbursement for the improvements the Tenant made to or constructed on the Leased Premises.

7. MAINTENANCE OF CONDITION OF PREMISES. The Leased Premises shall be reasonably maintained by Tenant throughout the term of this Lease, and no waste shall be committed thereon.

8. UTILITIES. All utilities will be paid by Tenant. Utilities include water, sewer, electricity and gas costs, including expenses for heating, cooling and lighting the premises.

9. MECHANIC'S LIENS. Tenant shall ensure that no mechanic's liens are filed against the above-described property during the term of this Lease.

10. SURRENDER OF PREMISES AT END OF TERM. Tenant agrees that upon the termination of this Lease, it will surrender, yield up and deliver the Leased Premises in good and clean condition, except for the effects of ordinary wear and tear and depreciation arising from lapse of time, or damage without fault or liability of Tenant.

11. ASSIGNMENT. Tenant may not assign or sublease any portion of the rights or interest granted under this Lease without the express written permission of the Riverside City Council. Any such assignment shall not relieve the liability of Tenant. Any such assignment shall pass to the assignee all responsibilities of Tenant set forth herein. In the event of such an assignment, the assignee must be required to utilize the above-described real estate for the purposes intended herein. Furthermore, any such assignment must be approved by City, which approval shall not be unreasonably denied or withheld.

12. GOVERNMENTAL LAWS, RULES AND REGULATIONS. Tenant covenants and agrees to comply with all applicable laws, ordinances, rules and regulations of the city, county, state and other governmental authorities regarding the leased premises. Tenant shall hold City harmless therefrom.

13. INSURANCE.

- a) City agrees to have in force on the date of occupancy, and to keep in force thereafter for the term of this Lease, fire and extended coverage insurance on the entire premises.
- b) Tenant shall maintain general liability insurance naming the City as an additional insured, in an amount not less than \$ _____. Tenant also shall be responsible for insuring its personal property on the premises.
- c) City and Tenant each hereby waive any and all rights of recovery against the other arising from any loss occurring to or at the premises which is covered or required to be covered by insurance pursuant to the provisions of this Lease. All insurance policies required to be maintained under the provisions of this Lease shall contain an endorsement, to the extent that

such endorsements are available, pursuant to which the insurance carrier waives all rights of subrogation.

14. FIRE AND CASUALTY—DAMAGE OR DESTRUCTION OF PREMISES. In the event of damage to or destruction of the Leased Premises, this Lease shall not terminate, and each party agrees to take all reasonable steps to continue operations, and to rebuild the Facility.

15. SIGNS. Tenant shall have the right and privilege of attaching, affixing, painting, or exhibiting signs on the Leased Premises.

16. INDEMNIFICATION. Tenant agrees to indemnify, protect and hold harmless City from any and all costs, loss, damage, liability, expense, and penalties arising from bodily injury or damage to property that may arise or be claimed against City or the Leased Premises by any person or entity for injuries to the person or property or damage of whatever kind or character arising from any neglect or fault of Tenant in the use or occupancy of the leased premises; provided that City will give to Tenant prompt notice, in writing, of any claims communicated to or made against City. If any suit shall be brought against City relating to any matter described in this Lease, such written notice shall be given to Tenant. Tenant agrees to defend any such suit or claim and to pay whatever judgments may be recovered against City, provided that City shall furnish Tenant on a prompt basis, all notices of any such suit served upon City. City agrees to cooperate with Tenant in the defense thereof.

17. INSPECTIONS. The City upon reasonable notice to Tenant has the right to inspect the Leased Premises at reasonable times for the purpose of insuring that provisions of this Lease are performed by the Tenant. The right of inspection of the Leased Premises shall not be construed to reserve any right to the City for administrative management of the Leased premises during the term of the Lease. Any inspection must respect the privacy rights of the residents, if any.

18. GOVERNING LAW. It is agreed that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Iowa.

19. ENTIRE AGREEMENT. This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

20. MODIFICATION OF AGREEMENT. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party.

21. AMERICAN DISABILITIES ACT COMPLIANCE. Tenant shall be responsible for compliance with the American Disabilities Act (42 U.S.C. §12101, and following). The cost of such compliance shall be paid by Tenant.

22. CONSTRUCTION. Words and phrases herein, including acknowledgment, hereof shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender, according to the context.

CITY OF RIVERSIDE, IOWA

By: _____
Allen Schneider, Mayor

By: _____, City Clerk

TENANT

By: _____
John M. Sojka

By: _____
Joan Sojka

STATE OF IOWA)

WASHINGTON COUNTY)

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Allen Schneider and _____, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Riverside, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the municipal corporation, and that the instrument was signed and sealed on behalf of the municipal corporation by the authority of its City Council; and that Allen Schneider and _____ acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss:
WASHINGTON COUNTY)

This instrument was acknowledged before me on _____, 2018, by John M. Sojka and Joan Sojka, husband and wife.

Notary Public in and for the State of Iowa

DRAFT

City of Riverside Sign Easement

With rights of first option to purchase.

This agreement made and entered into by and between Dennis M. Walker and Corrine M. Walker, husband & wife of Washington County, Iowa, owner of the real estate described herein, (hereinafter referred to as "Walker," which expression shall include, his, her, or their heirs, agents, successors or assigns), and City of Riverside, Iowa, a Municipal Corporation (hereinafter referred to as "City," which expression shall include their agents, successors or assigns), witnesseth:

It is hereby agreed as follows:

In consideration of the mutual covenants and agreements contained herein and for other valuable consideration, receipt of which is hereby acknowledged, beginning April 1, 2018, Walker hereby grants and conveys to the City a signage easement for the purpose of excavating, constructing, installing, operating, replacing, maintaining and using a City of Riverside welcome sign, together with the right of ingress and egress thereto, for the above purposes. In further consideration of the easement, the City will pay Walker \$300.00 per year due April 1 of each year. The lease will run for 20 years, expiring April 1, 2038. Said easement shall be located on, below, over and across property owned by Walker, more particularly described and depicted in Exhibit A attached hereto and made a part of this easement by reference.

Walker further grants to City:

- 1.) The right of excavating said strip for the full width thereof to such extent as the City may find reasonably necessary;
- 2) The right to trim and cut down and clear away any and all trees and brush now on said strip and to trim and to cut down and clear away any trees on either side of said strip which now in the opinion of the City may be a hazard to maintenance or may interfere with the exercise of the City's rights hereunder in any manner; provided, however, that all trees which the City is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of Walker, but all tops, lops, brush and refuse wood shall be burned or removed by the City;
- 3) The right of ingress to and egress from said strips over and across said lands by means of roads and lanes thereon, if such there be, otherwise, by such route or routes as shall occasion the least practicable damage and inconvenience to Walker; provided that such right of ingress and egress shall not extend to any portion of said lands which is isolated from said strip or any public road or highway now crossing or hereafter crossing said land.
- 4) The right to mark the location of said strips by suitable markers set in the ground; provided that said markers shall be placed in fences or other locations which will not interfere with any reasonable use Walker shall make of said strips.
 - a.) City shall not fence said strip;
 - b.) City shall promptly reseed any disturbance made by it on said strip and repair any damage it shall do to Walker's private roads or lanes on said lands;

- c.) Walker shall have no right to grant additional easements or sub-easements on, along or across the easement granted to the City.
 - d.) City shall indemnify Walker against any loss and damage which shall be caused by the exercise of said ingress and egress, construction, and maintenance or by any wrongful or negligent act, omission of the City or of its agents or employees in the course of their employment.
- 5) City shall have sole discretion as to the size, materials, color and content of the sign.
 - 6) Walker reserves the right to use said strips for purposes which will not interfere with the City's full enjoyment of the rights hereby granted.
 - 7) Walker does hereby covenant with the City that they are lawfully seized and possessed of the real estate above described, that they have a good and lawful right to convey it or any part thereof.
 - 8) This Agreement shall be binding on and inure to the benefit of their heirs, assigns, and successors of the parties hereto.

9) The City may terminate this easement upon sixty (60) days' notice to Walker if the purposes for which the City acquired this easement change and no longer suit the City's needs. In such an event, the City will restore the property to its condition prior to the execution of the easement, reasonable wear and tear excepted.

10) If, during the term of this Agreement, Walker offers for sale the property described herein, the City shall have the option to purchase the property described herein at the same price as that contained in a bona fide offer to purchase. The City shall have thirty (30) days to exercise said option after its receipt of a written notice from Walker that Walker has received an offer to purchase the property described herein.

Dated this _____ day of March, 2018.

WALKER

CITY OF RIVERSIDE

By: _____
Dennis M. Walker

By: _____
Allen Schneider, Mayor

By: _____
Corrine M. Walker

By: _____
Becky LaRoche, City Clerk

STATE OF IOWA)
) ss:
WASHINGTON COUNTY)

This instrument was acknowledged before me on March _____, 2018, by Dennis M. Walker and Corrine M. Walker, husband and wife.

Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss:
WASHINGTON COUNTY)

On this _____ day of March, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Allen Schneider and Becky LaRoche, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Riverside, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the municipal corporation, and that the instrument was signed and sealed on behalf of the municipal corporation by the authority of its City Council; and that Allen Schneider and Becky LaRoche acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

Riverside Ragbrai Budget - Tentative

Preliminary Budget

Revenue	Vendor Fees	3000
Expenses	Entertainment	12000
	Logistics	4543
	Port-a-potties/Trash	5075
	Safety	3000
	Volunteer T-shirts	1500
	Marketing	4000
	Misc/Other/unplanned	2000
	Liability Insurance	3000
	Cooling/Water Stations	2000
	Trash/Cleanup	3000
	Total	34618
Net		-32118

Definitions:

- Entertainment - bands, sound rental/management, misc games, water inflatables
- Logistics – Tents, tables, chairs, hand washing station
- Port-a-potties/Trash – 30 portapotties, purchasing (20) 55 gallon trash cans, Trash bags, atvs or golf cart rentals to hall trash, 3 dumpsters
- Safety – Rental Security/Crowd Control, 1st aid stations
- Misc/Other/unplanned – small misc supplies or unknown expenses
- Cooling/Water Stations – Misters, Fans, Misting Fans,
- Trash/Cleanup – Pay the volunteer groups that come clean up the next day or pay external

Key Assumptions:

- Trash cans could be made instead of purchased – unsure if they could be rented
- Logistics must be booked immediately
- Safety and Liability Insurance are SWAG
- Community Nonprofits would not be charged vender fees but are expected to contribute volunteer hours to be part of the event
- Riverside Businesses would not be charged Vendor feeds
- Capt Kirk Statue and Space Ship would need to be in Hall Park for Ragbrai
- Beer, Food, and drink sales expenses are not in the above costs and will be paid for by the community groups
- Marketing is needed to promote event along route and to also attract neighboring community members to come check out Riverside and Ragbrai

The goal is to have Ragbrai back through Riverside every time the route is nearby by promoting our hosting a fun event that the riders and town enjoy.



RESIDENTIAL LOTSVACANT LAND PURCHASE AGREEMENT
This form approved by the Iowa City Area Association of REALTORS®

Date of Agreement March 28, 2018

TO City of Riverside

(SELLERS:)

1. REAL ESTATE DESCRIPTION. The undersigned BUYERS hereby offer to buy real estate in Washington County, Iowa, locally known as: 116 Cherry Lane Riverside, IA. (Lot #10) AND FOLLOWING THE LEGAL DESCRIPTION CONTAINED IN THE TITLE DOCUMENT BY WHICH SELLERS RECEIVED TITLE TO THE PROPERTY, SUBJECT TO APPROVAL OF BUYERS' ATTORNEY, or described as follows: Cherry Lane ADD Lot 10. Actual legal description to be taken from abstract.

with any easements and appurtenant servient estates.

2. PURCHASE PRICE. The Purchase Price shall be \$ 33,000.00 (Thirty Three Thousand Dollars) and the method of payment shall be as follows: \$ 500.00 with this offer to be deposited upon acceptance of this offer, in the trust account of Iowa Realty Trust Account to be delivered to the SELLERS upon performance of SELLERS' obligations and satisfaction of BUYERS' contingencies, if any, and the balance of the purchase price as designated below.

Select: (A) (B) and/or (C) or (D)

A. NEW MORTGAGE.

This agreement is contingent upon the BUYERS obtaining a written commitment for a first real estate mortgage for % of the purchase price with interest on the promissory note secured thereby of not more than % amortized over a term of not less than years, with a balloon due date of not less than years. BUYERS agree to pay no more than % for loan origination fees and points, and to pay in addition all other customary loan costs. BUYERS agree upon acceptance of this offer to immediately make application for such mortgage with a commercial mortgage lender and to exercise good faith efforts to obtain a mortgage commitment as above provided. Upon receiving written loan commitment, (supported by the lender's required appraisal), BUYERS shall release this contingency in writing. If BUYERS have not obtained a written mortgage loan commitment containing the above terms, or terms acceptable to BUYERS on or before the day of either SELLERS or BUYERS may declare this agreement null and void and all payments made hereunder shall be returned. BUYERS shall pay the balance of the purchase price at the time of the closing by combination of BUYERS' personal funds and the net mortgage proceeds.

B. CASH: BUYERS will pay the balance of the purchase price in cash at the time of closing. This agreement is not contingent upon BUYERS obtaining such funds.

C. OTHER FINANCING TERMS:

D. If a Mortgage Assumption, installment contract Assumption, or Installment contract Sale, see attached addendum.

3. POSSESSION. If BUYERS timely perform all obligations, possession for the Real Estate shall be delivered to BUYERS on May 1, 2018 with any adjustments of rent, taxes, interest, and other applicable matters to be made as of the date of transfer of possession. Closing of the transaction shall occur after approval of title and all personal property and equipment is removed from the premises by the SELLERS. Possession shall not be delivered to the BUYERS until completion of the closing, which shall mean delivery to the BUYERS of all title transfer documents and receipt of the purchase price funds then due from BUYERS. If by mutual agreement the parties select a different possession or closing date, they shall execute a separate agreement setting forth the terms thereof.

4. REAL ESTATE TAXES. SELLERS shall pay all real estate taxes which are due and payable, as of the date of possession, and constitute a lien against the above described Real Estate and any unpaid real estate taxes for any prior years. Except for the tax proration hereinafter set forth, BUYERS shall pay all subsequent real estate taxes. SELLERS shall also pay a prorated share, based on the date of possession, of the real estate taxes for the fiscal year ending June 30, 2016, and payable in the fiscal year commencing July 1, 2016, based upon one of the following formulas: Select (A) or (B)

A. Net taxes payable in the current fiscal year in which possession is given to BUYERS.

B. An amount calculated based upon the assessed valuation, legislative tax rollback, and real estate tax exemptions that will actually be applicable to and used for the calculation of taxes payable in the fiscal year commencing July 1, . If, at the time of closing, the tax rate is not certified, then the most current, certified tax rate shall be used.

5. SPECIAL ASSESSMENTS. Select: (A) or (B)

A. SELLERS shall pay all special assessments which are a lien on the Real Estate as of the date of closing.


B. SELLERS shall pay all installments of special assessments which are a lien on the Real Estate and, if not paid, would become delinquent during the calendar year this offer is accepted, and all prior installments thereof. All other special assessments shall be paid by BUYERS.

6. DEED. Upon payment of the purchase price, SELLERS shall convey the Real Estate to BUYERS or their assignees, by Deed, free and clear of all liens, restrictions, and encumbrances. Any general warranties of title shall extend only to the time of acceptance of this offer, with special warranties as to acts of SELLERS continuing up to time of delivery of the deed.

7. TIME IS OF THE ESSENCE. Time is of the essence in this contract.

Buyers' Initials Sellers' Initials

8. OPTIONAL CONDITIONS. Provisions 8-A through 8-E, if Initialed by BUYERS, are included in this agreement:


- _____ A. SURVEY. Upon acceptance of this offer, BUYERS shall have the property surveyed by a licensed surveyor at the expense of the BUYERS, SELLERS. The surveyor shall set and flag all property pins, to be approved by BUYERS before _____. If the survey, certified by a Registered Land Surveyor, shows any encroachment on said property or if any improvements (not excluding landscaping, plantings or fencing) located on the subject property encroach on lands of others, such encroachments shall be treated as a title defect.
- _____ B. SOILS TEST. Upon acceptance of this offer, BUYERS shall have the right to have soils investigations conducted by a licensed soils engineer, including, but not limited to, percolation tests, to ascertain whether the property is suitable for the improvements which BUYERS propose to make. All expenses for the tests shall be borne by BUYERS, SELLERS. BUYERS shall be responsible for the repair and restoration of any damage to the property which may be caused by such tests. If in the reasonable opinion of the soils engineer, the property is not suitable for the proposed development, this agreement, at the option of the BUYERS, may be terminated and all earnest money shall be refunded. BUYERS shall be deemed to have waived this condition unless written notice to the contrary is delivered to SELLERS' agent within _____ days of acceptance.
-  _____ C. COVENANTS. SELLERS shall provide the BUYERS with the covenants within 7 days of acceptance of this offer. BUYERS shall then have 7 days from receipt of these covenants to review and provide written approval to SELLERS' agent.
- _____ D. WELL WATER TEST. Upon acceptance of this offer, BUYERS shall obtain a water test limited to sanitary or safe water supply, per the State Hygienic Laboratory report, at the expense of BUYERS, SELLERS. BUYERS shall be deemed to have approved said report unless written notice is delivered to SELLERS' agent within _____ days of acceptance. In the event of disapproval, BUYERS may terminate this agreement and all earnest money shall be returned.
- _____ E. WELL REPORT. Upon acceptance of this offer, BUYERS shall obtain a well report of the existing well(s) from a licensed well drilling contractor at the expense of the BUYERS, SELLERS. BUYERS shall be deemed to have approved said report unless written notice to the contrary is delivered to SELLERS' agent within _____ days of acceptance. In the event of disapproval, BUYERS may terminate this agreement and all earnest money shall be returned.

9. PROPERTY INVESTIGATIONS. This agreement is contingent upon BUYERS' independent investigation within 10 days from the acceptance of this offer of the following examples of conditions relating to the property:

- A. Zoning, other ordinances, general plan description, environmentally protected areas, flood zones, master plans of drainage, dedication of land for public use, topography, or (other) _____
- B. Availability of utilities and costs of development.
- C. Building Department requirements, fees, and costs of offsite and onsite improvements.
- D. Any easements of record for public utilities, roads or highways. Also consider liens, other easements, and interests of others.

BUYERS shall be deemed to have approved of said investigations unless written notice is delivered to SELLERS' agent within 10 days of acceptance of this Purchase Agreement. In the event of disapproval, BUYERS may terminate this agreement and all earnest money shall be returned.

- 10. USE OF PURCHASE PRICE. At time of settlement, funds of the purchase price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.
- 11. ABSTRACT AND TITLE. SELLERS, at their expense, shall promptly obtain an abstract of title to the Real Estate continued through the date of acceptance of this offer, and deliver it to BUYERS for examination. It shall show merchantable title in SELLERS' names in conformity with this agreement, Iowa law, and Title Standards of the Iowa State Bar Association. The abstract shall become the property of the BUYERS when the purchase price is paid in full. SELLERS shall pay the costs of any additional abstracting and title work due to any act or omission of SELLERS, including transfers by or the death of SELLERS or their assignees. If, at the time of closing there remain unresolved title objections, the parties agree to escrow from the sale proceeds a sufficient amount to protect the BUYERS' interests until said objections are corrected, allowing a reasonable time for the corrections of said objections; provided, however, that if the commercial mortgage lender of the BUYERS will not make the mortgage funds available with such escrow, the provisions for escrow for title defects shall not be applicable.
- 12. JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE. If SELLERS, immediately preceding acceptance of the offer, hold title to the Real Estate in joint tenancy with full right of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of the SELLERS, then the proceeds of this sale, and continuing or recaptured rights of SELLERS in the Real Estate, shall belong to SELLERS as joint tenants with full rights of survivorship and not as tenants in common; and BUYERS, in the event of the death of either SELLER, agree to pay any balance of the price due SELLERS under this contract to the surviving SELLER and to accept a deed from the surviving SELLER consistent with paragraph 7.
- 13. JOINDER BY SELLER'S SPOUSE. SELLER'S spouse, if not a title holder immediately preceding acceptance of this offer, executes this contract only for the purpose of relinquishing of all rights of dower, homestead and distributive share or in compliance with Section 561.13 of the Iowa Code and agrees to execute the deed or real estate contract for this purpose.
- 14. REMEDIES OF THE PARTIES.
 - A. If BUYERS fail to timely perform this contract, SELLERS may forfeit it as provided in the Iowa Code, and all payments made shall be forfeited or, at SELLERS' option, upon Thirty (30) days written notice of intention to accelerate the payment of the entire balance because of such failure (during which thirty days such failure is not corrected) SELLERS may declare the entire balance immediately due and payable. Thereafter this contract may be foreclosed in equity and the Court may appoint a receiver.
 - B. If SELLERS fail to timely perform this contract, BUYERS have the right to have all payments made returned to them.
 - C. BUYERS and SELLERS also are entitled to utilize any and all other remedies or actions at law or in equity available to them and shall be entitled to obtain judgment for costs and attorney fees as permitted by law.
 - D. In the event the BUYERS fail to perform their obligations hereunder and the SELLERS successfully forfeit any payments made under this contract, the Broker shall receive from the SELLERS one-half of the forfeited payment, said one-half not to exceed the total commission due to the Broker. In the event the SELLERS fail to perform SELLERS' obligations under this contract when required to do so, SELLERS shall pay to Broker the Broker's commission in the amount set forth in the SELLERS' Listing Agreement with the SELLERS' Broker.
- 15. STATEMENT AS TO LIENS. If BUYERS intend to assume or take subject to a lien on the Real Estate, SELLERS shall furnish BUYERS with a written statement prior to closing from the holder of such lien, showing the correct balance due.
- 16. APPROVAL OF COURT. If the sale of the Real Estate is subject to Court approval, the fiduciary shall promptly submit this contract for such approval. If this contract is not so approved by the _____ day of _____, either party may declare this contract null and void, and all payments made hereunder shall be returned to BUYERS.
- 17. CONTRACT BINDING ON SUCCESSORS IN INTEREST. This contract shall apply to and bind the successors and interest of the parties.
- 18. CONSTRUCTION. Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to context.

Buyers' Initials  Sellers' Initials _____

- 19. AGENCY DISCLOSURE. The Listing and Selling Agents/Brokers are agents of the parties hereto as outlined below, and their fiduciary duties of loyalty and faithfulness are owed to the party they represent. However, they must treat the other party with honesty and fairness.

The SELLERS in this transaction are represented by:

Kris Westfall - Iowa Realty

(Agent/Brokerage Names).

The BUYERS in this transaction are represented by:

Jeff Hazelett - Elliott Realty Group

(Agent/Brokerage Names).

If Agent (including Appointed Agency) and/or Brokerage (including Consensual Dual Agency) Names are shown as representing both parties, a detailed explanation of representation shall be attached. Further, the BUYERS and SELLERS acknowledge that prior to signing this agreement that their respective Listing or Selling Agent made a written disclosure of type of representation being provided.

- 20. NOTICE. Any notice required under this agreement shall be deemed perfected when it is received in writing either by personal delivery or upon the date of the posting of said notice posted by Certified Mail. Copies of all such notices shall be also sent to the Listing Agent and Selling Agent as designated in this agreement, or their Brokers.

For the SELLERS: City of Riverside Address:

For the BUYERS: MSJ, LLC Address: 107 South Marlon Ave, Washington, Iowa

- 21. REPRESENTATIONS. It is understood that no representations made by the agent in the negotiation of this sale are being relied upon unless incorporated herein or endorsed in writing.

- 22. COUNTER PARTS CLAUSE. All parties agree to be bound to this contract even if every party does not sign on one original, as long as each copy that is signed is identical to every other signed copy.

- 23. OTHER PROVISIONS.

City of Riverside agrees to all four lot pins located and clearly marked prior to closing.

Jeff Hazelett is a licensed REALTOR in the State of Iowa and has a financial interest in MSJ, LLC

Buyers' Initials JA Sellers' Initials _____

24. TIME FOR ACCEPTANCE. If this offer is not accepted by SELLERS on or before 5:00 o'clock (A.M./ P.M.), on April 2, 2018 it shall become void and all payments shall be repaid to the BUYERS.

*** THIS IS A LEGAL, BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE ***

DATED: March 28, 2018, at 2:00 (A.M., P.M.)

Jeff Hazlett for MSJ, LLC
BUYER (PRINT)

BUYER (PRINT)

Jeff Hazlett
BUYER (SIGNATURE)

BUYER (SIGNATURE)

This offer is accepted: _____, 20____, at _____ (A.M., P.M.).

City of Riverside
SELLER (PRINT)

SELLER (PRINT)

SELLER (SIGNATURE)

SELLER (SIGNATURE)

For information only.
The SELLERS acknowledge receipt of the offer _____
(DATE) (TIME) (INITIALS)

Buyers' Initials *JH* Sellers' Initials _____

MSJ LLC
107 S. Marion Ave.
Washington, IA 52353

1426
72-1567/0739

3-28-18 DATE

PAY TO THE ORDER OF *Iowa Realty Trust* \$ *500*
Five Hundred ⁰⁰/₁₀₀ DOLLARS

Federation Bank
WASHINGTON BRIGHTON
HIGHLAND WELLMAN
IOWA

MEMO *E.M. Lot #10 Riverside* *Jeff Stoyell*

⑆073915672⑆ 165058115⑉ 01126

Council Packet
AUDITOR'S PARCEL "E"

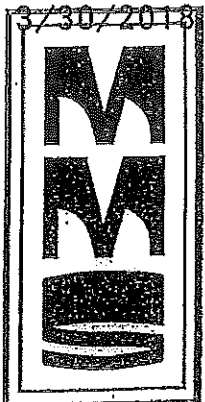
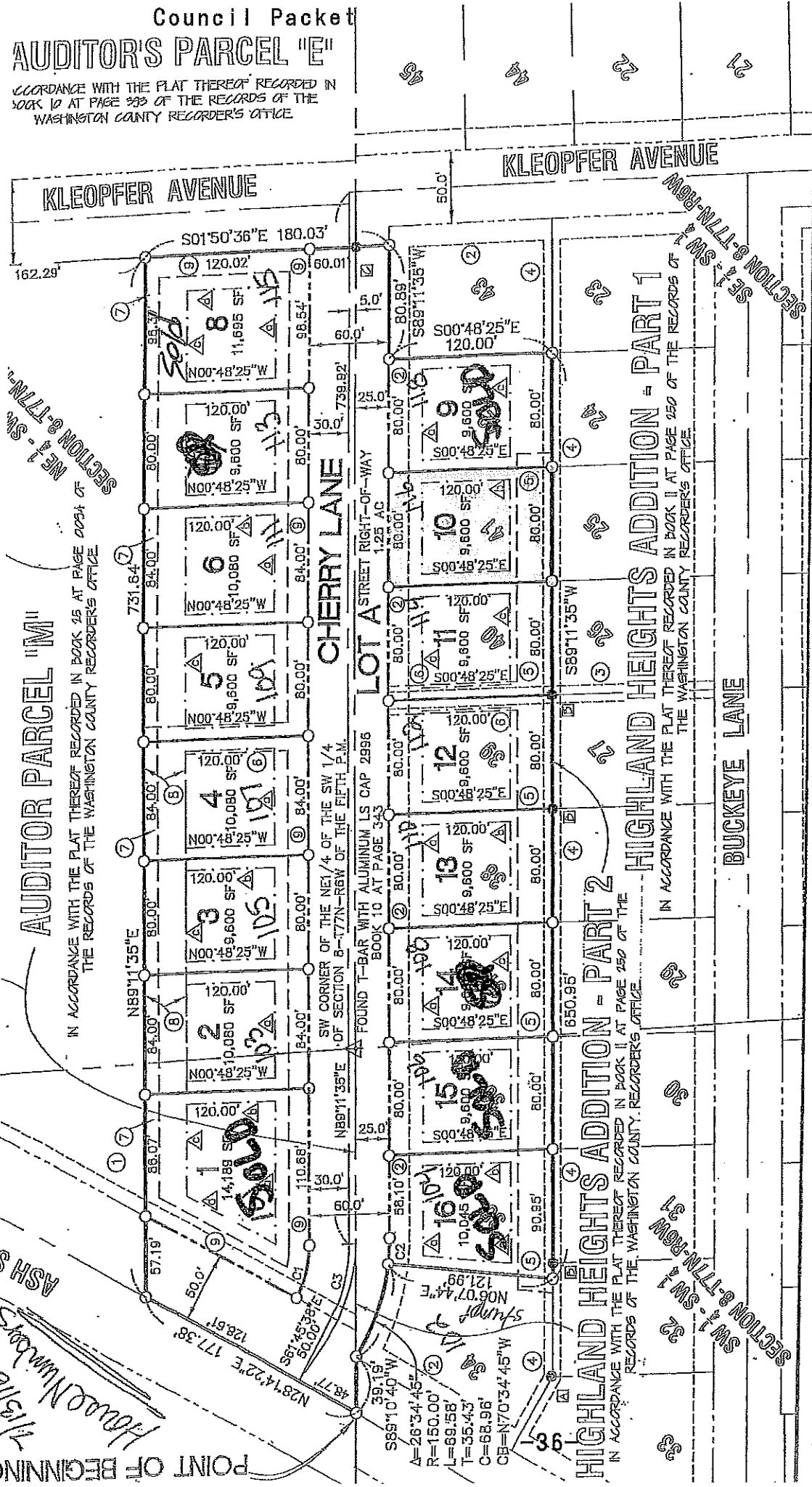
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 10 AT PAGE 333 OF THE RECORDS OF THE WASHINGTON COUNTY RECORDER'S OFFICE

SECTION 8-T77N-8-ME-1-SW
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 25 AT PAGE 609A OF THE RECORDS OF THE WASHINGTON COUNTY RECORDER'S OFFICE

AUDITOR PARCEL "M"

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 25 AT PAGE 609A OF THE RECORDS OF THE WASHINGTON COUNTY RECORDER'S OFFICE

POINT OF BEGINNING
House Numbers
7/31/16
ASH S



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

Date	Revision
02-19-16	PER GDM REVIEW - RLW
04-29-16	PER GDM SUBMITAL REVIEW - RLW

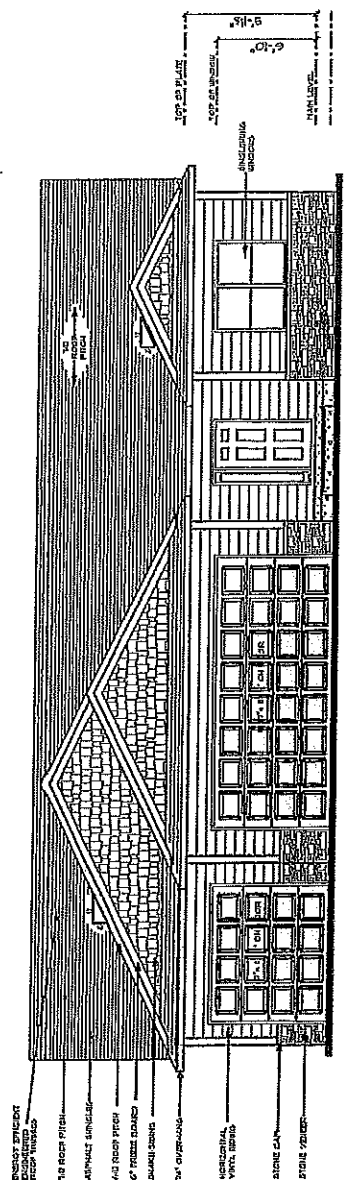
FINAL PLAT
CHERRY LANE
ADDITION

RIVERSIDE
WASHINGTON COUNTY
IOWA
MMS CONSULTANTS, INC.

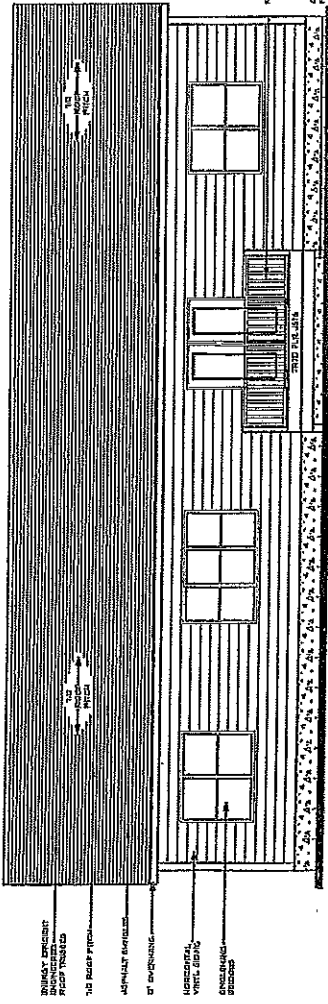
Date: 02-16-2016

Designed by: GDM	Field Book No: 1105
Drawn by: RLW	Scale: 1"=100'
Checked by: GDM	Sheet No: 2
Project No: IC 2245015	of: 2

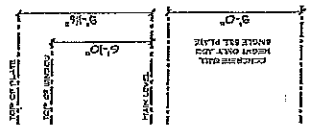
REVISIONS	DESIGN ELEMENTS	SCOTT GOODWIN CONST.	SCALE: 1/8" = 1'-0"
	DESCRIPTION: LIGHT CONCRETE, PERGOLA		DATE: 03/15/2018
	LATE PRICE: \$1750		DRAWN BY: JAC
	09-29-18	SPEC HOUSE	CHECKED BY: CMJ
			PROJECT NUMBER: PR 1870



FRONT ELEVATION



REAR ELEVATION



- INSIDE FINISH: BRICK
- 1/8" ROOF PITCH
- ARCHITECTURAL
- 4/4" ROOF PITCH
- 2" FRAME BOARD
- SHARD BOARD
- 3/4" GYP BOARD
- HORIZONTAL VINYL SIDING
- STONE CHIMNEY
- STONE SIDING

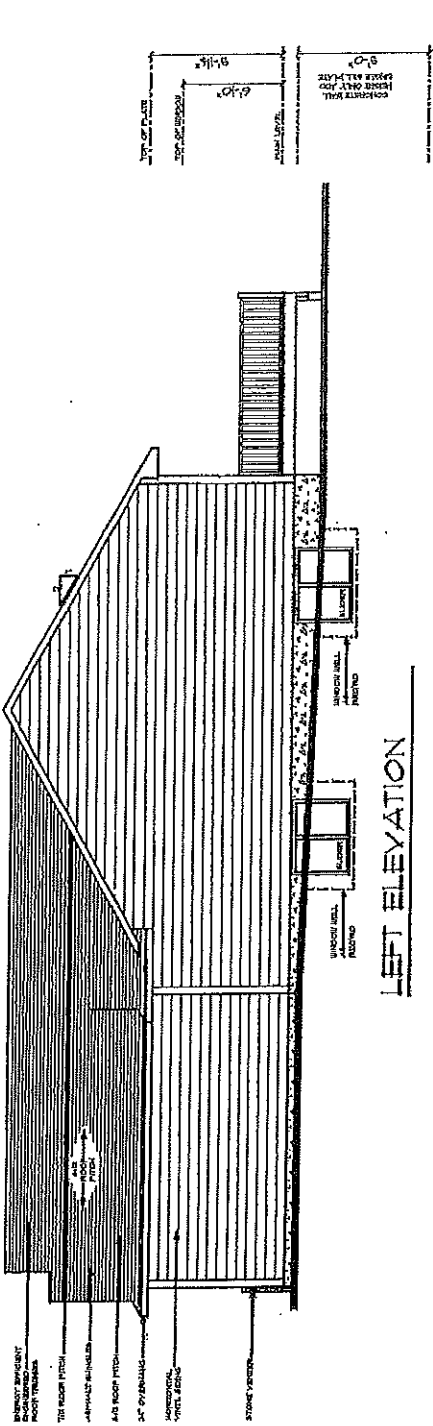
- INSIDE FINISH: BRICK
- 1/8" ROOF PITCH
- ARCHITECTURAL
- 4/4" ROOF PITCH
- 2" FRAME BOARD
- SHARD BOARD
- 3/4" GYP BOARD
- HORIZONTAL VINYL SIDING
- STONE CHIMNEY

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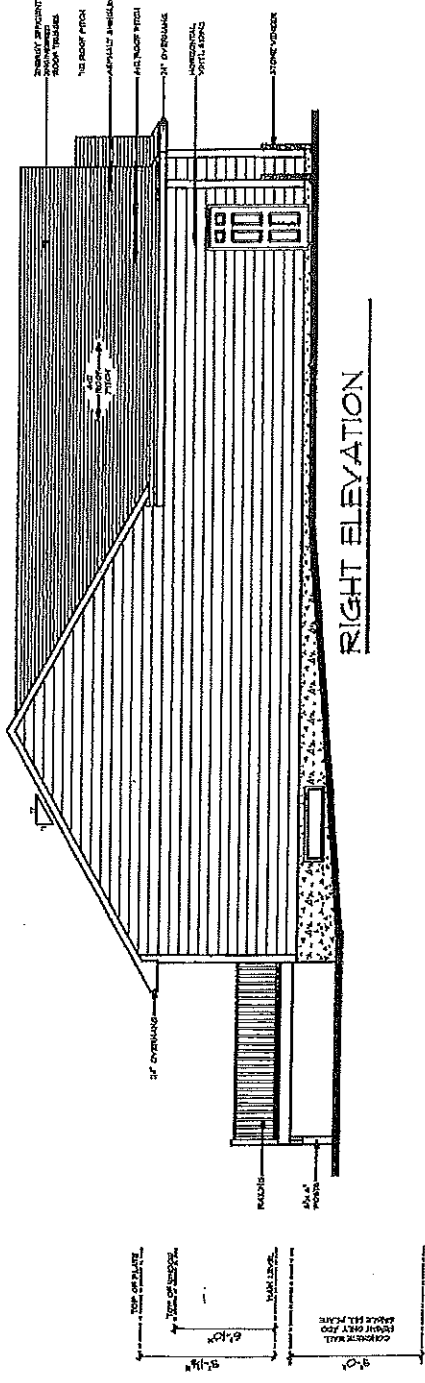
REVISED

SCOTT GOODWIN CONST.
SPEC HOUSE

SCALE: VS-10
DATE: 02/22/18
DRAWN BY: JAC
PROJECT NUMBER: 174-1720



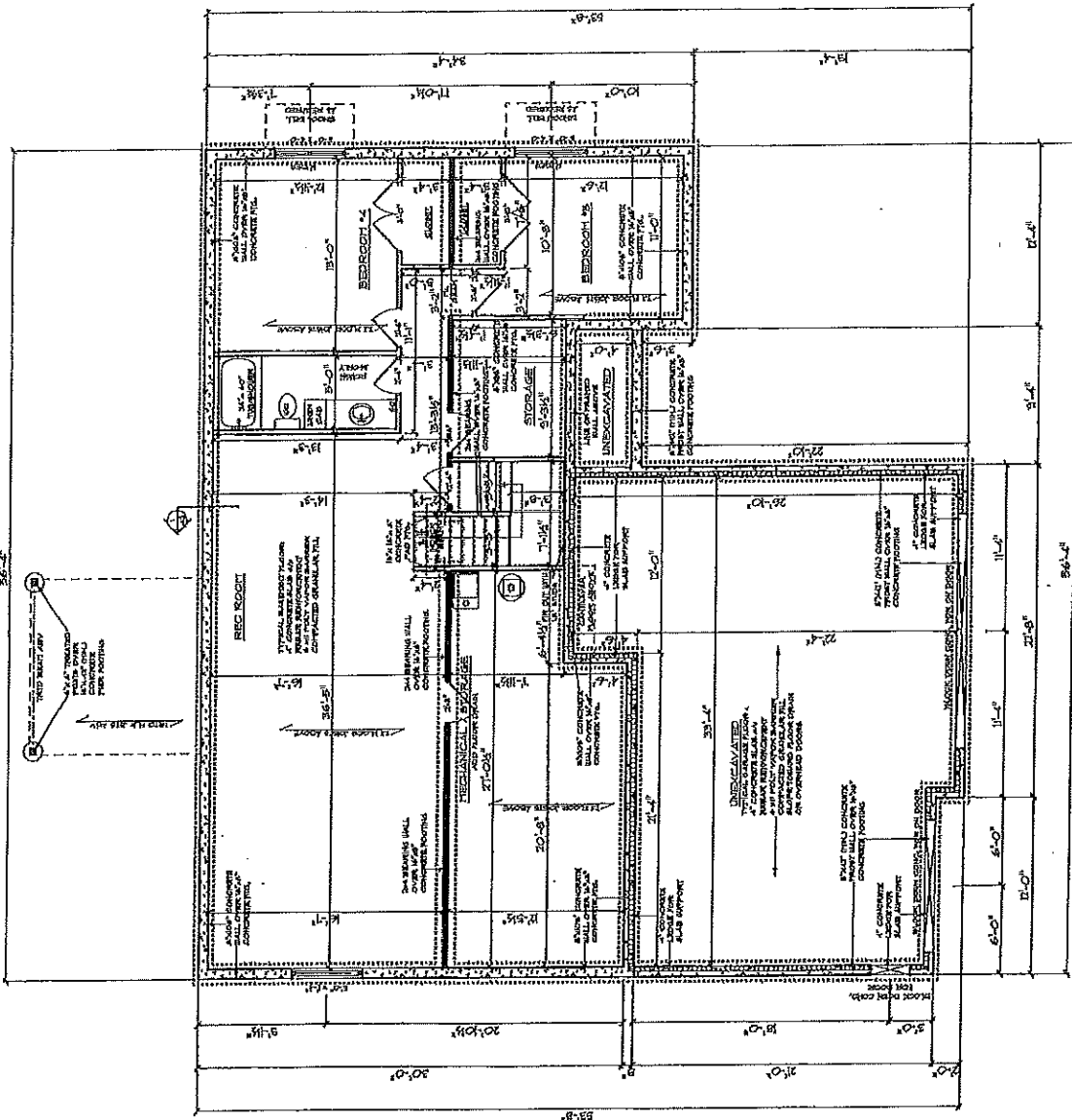
LEFT ELEVATION



RIGHT ELEVATION

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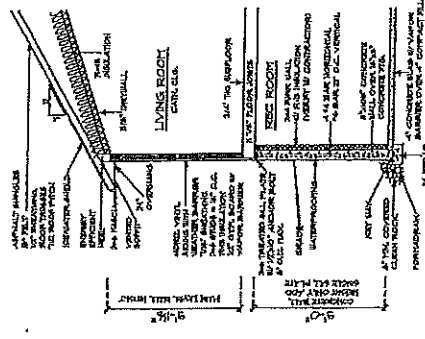
REVISONS	PECKIN ELEMENTS 12505 E. HIGHWAY 101 DENVER, CO 80231 (303) 755-1100 www.peckin.com	SCOTT GOODWIN CONST. 536C HOUSE	SCALE: VS = 1/4" DRAWN BY: JAC DATE: 02/20/18 PROJECT NO: PR 1870
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LOWER LEVEL / FOUNDATION PLAN
 MAIN LEVEL: 1668 SQ. FT. OPTIONAL LOWER LEVEL: FINISHED: 671 SQ. FT.
 TOTAL SQ. FT.: 2339 SQ. FT.

- NOTES**
- * 3'-0" CONCRETE WALL HEIGHT UNLESS NOTED
 - * SLIDER WINDOWS TO BE USED UNLESS NOTED - VERIFY SIZES
 - * FOUNDATIONS ARE FINISHED AND DIMENSIONS ARE FINISH TO FINISH UNLESS NOTED
 - * THE STATE OF CONSTRUCTION CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF COLORADO
 - * INTERIOR WALLS ARE 2x4S AT 16" O.C.
 - * EXTERIOR WALLS ARE 2x4S AT 16" O.C.
 - * GARAGE WALLS ARE 2x4S AT 16" O.C.
 - * ALL EXTERIOR WALLS ARE TO BE CONSTRUCTED WITH 2x4S AND 2x6S SIDES ARE TO BE FLUSHING WALLS AS REQUIRED
 - * 2x6 FLUSHING WALLS AS REQUIRED TO CLEARANCE
 - * 2x4 CLEARANCE IN FRONT OF OPENING TO SHOWER
 - * 2' CLEARANCE IN FRONT OF WATER CLOSET
 - * 4" MINIMUM RISE OF 1/4" DIA. RISE 1/4"
 - * ACCESS TO ALL ROOMS TO BE DETERMINED BY CONTRACTOR
 - * SMOKE DETECTORS ARE TO BE INSTALLED IN ALL BEDROOMS, HALLWAYS AND AT ALL STAIRWELLS PER CODE
 - * ALL EXTERIOR BEARING WALL OPENINGS TO BE FINISHED WITH 2x4S UNLESS SPECIFIED BY ENGINEER
 - * RADON CONTROL METHOD REQUIRED

- FOUNDATION NOTES**
- * 300 PSF SOIL BEARING CAPACITY ASSUMED
 - * ALL FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL CODES
 - * DO NOT RAISE OR LOWER WALLS UNLESS SPECIFIED BY ENGINEER
 - * ALL FOUNDATIONS TO BE CONSTRUCTED WITH 3000 PSI CONCRETE
 - * DO NOT PLACE ANY FOOTINGS OR UNBARRED REINFORCING IN WALLS UNLESS SPECIFIED BY ENGINEER
 - * FOOTINGS ARE TO BE SET TO LOCAL FINISH UNLESS NOTED
 - * REVISIONS:



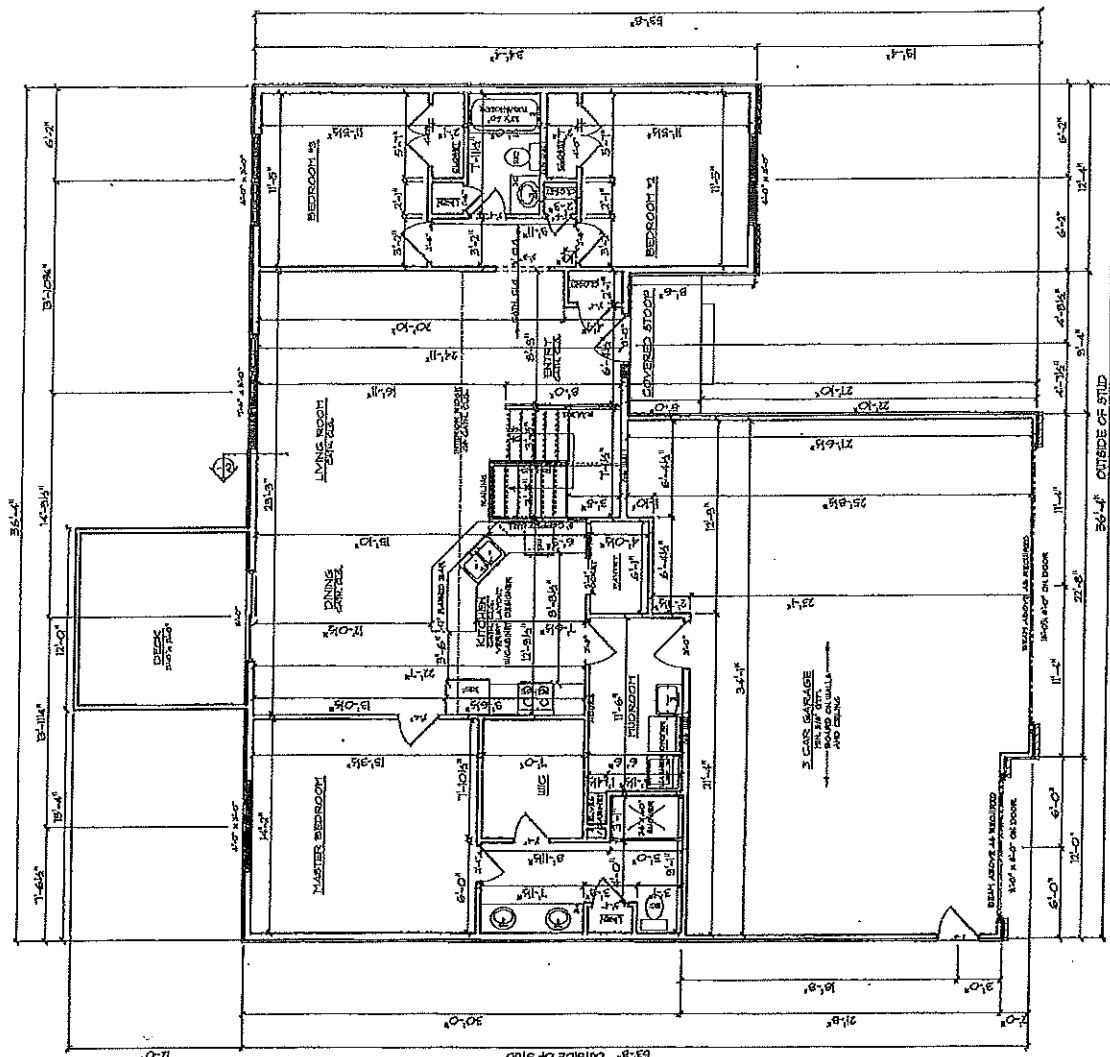
CROSS SECTION THRU DINING ROOM

SCOTT GOODWIN CONST. SPEC HOUSE

DATE: 05/20/2017
 DRAWN BY: JAC
 PROJECT NUMBER: 02-070

PREPARED BY: [unreadable]
 DATE: 05/20/2017
 PROJECT NUMBER: 02-070

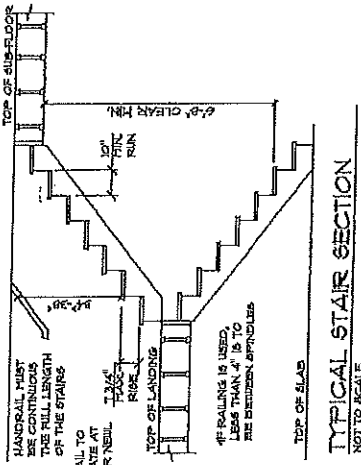
REVISIONS



MAIN LEVEL FLOOR PLAN
 MAIN LEVEL: 1885 SQ. FT.
 TOTAL SQ. FT.: 5545 SQ. FT.

- ### NOTES
- ALL WALL HEIGHT UNLESS NOTED OTHERWISE TO BE USED UNLESS NOTED OTHERWISE
 - ALL DIMENSIONS ARE RELATIVE TO FINISH
 - ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
 - INTERIOR WALLS ARE 2x4s AT 16" O.C.
 - GARAGE WALLS ARE 2x4s AT 16" O.C.
 - FLOOR JOISTS AND BEAMS SIZES ARE TO BE DETERMINED BY SUPPLIER.
 - ALL FINISHING WALLS AS REQUIRED TO SHOWER IN FRONT OF OPENING
 - 2" CLEARANCE IN FRONT OF WATER CLOSET
 - STAIRS - MIN. RISE 1" - MAX. RISE 1 1/4"
 - LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR
 - BATHROOMS ARE TO BE INSTALLED IN ALL BEDROOMS, HALLWAYS AND AT ALL ATTAINABLE PER CODE
 - ALL EXTERIOR BEARING WALL OPENINGS TO HAVE SPLIT JOIST HEADERS AS REQUIRED UNLESS SPECIFIED BY ENGINEER
 - PAVEN CONTROL METHOD REQUIRED

- ### STAIRS NOTES
- MAX. RISE: 6-9"
 - MIN. HEADROOM: 6-8"
- HANDRAIL HEIGHTS: 34"-36"
 OR MINIMUM THAT ENCROACH WIDTH OF STAIRS
 HANDRAILS SHALL BE LOCATED ABOVE THE GRADE/FLOOR GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT



TYPICAL STAIR SECTION
 NOT TO SCALE



PROCLAMATION

WHEREAS, the City of Riverside recognizes Junior Achievement of the Heartland's purpose to inspire and prepare young people to succeed in a global economy.

WHEREAS, the City of Riverside will observe Junior Achievement Day on April 5, 2018, as an opportunity to recognize and celebrate Junior Achievement of the Heartland for empowering our young people to own their economic success.

WHEREAS, Junior Achievement of the Heartland's educational contribution equips our young people to become the next generation of productive employees and self-sufficient citizens to ensure the economic prosperity of Riverside.

WHEREAS, Junior Achievement of the Heartland includes opportunities for educators, parents and community volunteers to connect classroom learning to life after graduation.

WHEREAS, it is fitting for Riverside to support the goals of Junior Achievement of the Heartland, and we encourage the continuing partnership of business, education, and community in achieving these said goals.

WHEREAS, it is fitting for parents, educators, businesses and other members of the community to join the celebration in an effort to ensure the future success and economic health of our young people and the communities in which they live.

NOW, THEREFORE, I, Allen Schneider, Mayor of Riverside, do hereby proclaim official recognition of April 5, 2018 as Junior Achievement Day in the City of Riverside.

Signed: _____

Mayor Allen Schneider