

**CITY OF RIVERSIDE COUNCIL MEETING AGENDA**  
**RIVERSIDE CITY HALL COUNCIL CHAMBERS**  
**60 N GREENE STREET**  
REGULAR MEETING  
Monday, August 20, 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 2018-08-06
  - b. Expenditures for 2018-08-20
4. **Public forum.** 3 minutes per person. See guidelines for public comments at the Clerk's table.
5. Committee Reports
  - a. July RVFD update **pg. 8**
6. Trek Fest report
7. Camp Highland report
8. PeopleService July water report **pg. 9**
  - a. Update on road to well
9. MMS Consultants report
  - a. Downtown streetscape project update
    - i. Resolution 082018-01 Pay Request #5 J&L Construction **pg. 16**
    - ii. Resolution 082018-02 Change Order #8 J&L Construction **pg.22**
  - b. Galileo Drive project update
    - i. Resolution 082018-03 Change Order #2 Triple B Construction **pg.28**
    - ii. Resolution 082018-04 Pay Request #3 Triple B Construction **pg. 30**
  - c. Highway 22 project
  - d. A&S Holdings Walnut Ave. update – Resolution 082018-05 Agreement **pg. 34**
10. Set City policy for sale of excise dirt from Capital Projects
11. Nuisance Abatement – W. Hickory Street
12. Mayor's report
13. City Clerk's report
14. City Council comments and requests for information
15. Set next meeting date and time (Labor Day)
16. Motion to adjourn

## COUNCIL PACKET

RIVERSIDE CITY COUNCIL MEETING: August 6, 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: Andy Rodgers, Tom Sexton, Bob Schneider Jr., Jeanine Redlinger, and Rob Weber.

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

Rodgers moved to approve the minutes from July 16<sup>th</sup>, expenditures, and St. Mary's beer permit. Second by Weber, passed 5-0.

Samantha Holden, Riverside Boy Scout representative reported on the Fall Jamboree that will be held in Hall Park on October 27th. There will be over 100 scouts and their families in attendance. Request was made to use fire pits in the park. Weber moved to allow the Boy Scouts to use fire pits in Hall Park. Second by Redlinger, passed 5-0.

P&Z Committee's July 23<sup>rd</sup> meeting minutes were presented.

Scott Pottorff, MMS, updated council on Capital Improvement projects.

Bid letting for Hwy 22 project was held on August 2<sup>nd</sup>. Pottorff presented bid tabulation.

Schneider moved to pass Resolution 080618-01; Awarding Hwy 22 project to Triple B Construction of Wilton, Iowa in the amount of \$ 1,884,454.00.

Hwy 22 storm water issues were addressed at the south corner of Glasgow. Rodgers moved to accept repair option #3, with an estimated cost of \$62,000. Second by Weber, passed 5-0.

Main street project is going well. Water line is in and tested. Schneider stated that some street lights need to be install now, and not wait till the end of project.

Mark Lyons addressed Council about storm water concerns with his property. Mayor will meet with Lyons, MMS, and street staff this week on site.

Triple B submitted updated project schedule. Paving street should start at the beginning of September.

Redlinger moved to pass Resolution 080618-02; Approving Change Order #1 for Triple B Construction, Galileo Street Project, for additional length of sanitary sewer in the amount of \$5,500. Second by Weber, passed 5-0.

Mike Welch, Axiom Consultants, answered Council questions on the A&S development. Plans were approved by P&Z on July 23, 2018. Final design will be sent to council.

Kevin Meller discussed TrekFest and Ragbrai events. There will be a follow-up meeting on Thursday at 7pm in City Hall.

## COUNCIL PACKET

Bryan Lenz asked about budgeted truck purchase. We currently have a 2006, 2008, and 2017 model year trucks. Sexton stated that City should wait one more year, and then set a truck rotation schedule.

Council discussed the Iowa Downtown Resource Center from the Iowa Economic Development Authority. Rodgers moved to approve the "Downtown Walk Around" assessment at a cost of \$300. Second by Redlinger, passed 5-0.

Rodgers moved to pass Resolution 080618-03; Approving Employee Compensation of \$.50 for Educational Certificates. LaRoche completed Municipal Clerk Institute I & II. Second by Weber, passed 5-0. Salary will be at \$21.00/hour starting 8-6-18.

Mayor reported that he has been in contact with City Attorney on the sale of the Community Building. City will contact John Danos about Northern Heights Development. He would like to get downtown tour scheduled before next meeting.

Clerk has received complaints about excessive speed on Kleopfer from Buckeye and Cherry. Washington County was contacted for portable speed sign. Clerk reminded Council on registration deadline for the Iowa League of Cities Fall Conference. Mayor approved conference, with Clerk reporting on final costs at next meeting. City clean up date will be Saturday, September 15<sup>th</sup>.

Council Comments; Sexton asked Mayor to contact State Fire Marshall concerning the burnt building on main street. Redlinger asked about a different playground surface in our City Parks. Schneider added that the surface should be ADA compliant. Weber stated that he felt the movies, and bands in the park was good for the town.

Weber moved to adjourn at 9:14 pm. Second by Redlinger, passed 5-0.

Full content of Council Meetings can be viewed on the City web site;  
[www.cityofriversideiowa.com](http://www.cityofriversideiowa.com)

Council Meeting – Monday, August 20th, 2018 at 6:30 pm.

ATTEST:



Becky LaRoche; City Clerk

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Allen Schneider; Mayor

# COUNCIL PACKET

EXPENDITURES 8/20/18					
COUNCIL MEETING					
		UNPAID BILLS:			
1	ALLIANT ENERGY	PARKS	001-5-430-6371	\$ 847.07	
2	ALLIANT ENERGY	SEWER	610-5-815-6371	\$ 724.94	
3	ALLIANT ENERGY	CITY HALL	001-5-650-6371	\$ 646.33	
4	ALLIANT ENERGY	WATER	600-5-810-6371	\$ 127.41	
5	ALLIANT ENERGY	COMM BUILD	001-5-460-6371	\$ 146.20	
6	ALLIANT ENERGY	STREET LIGHTS	001-5-230-6371	\$ 1,380.45	
7	ALLIANT ENERGY	FIRE STATION	001-5-150-6330	\$ 713.91	\$ 4,586.31
8	CASEY'S	MOWER FUEL	001-5-430-6323	\$ 127.01	
9	HAWKEYE FIRE	EXT. RE-CHARGE	001-5-150-6356	\$ 274.00	
10	HIGHLAND FOOTBALL	RAGBRAI DONATION	001-5-650-6444	\$ 1,000.00	
11	IOWA TOWNSHIP TRUSTEE	CEMETARY FY-19 DONATION	001-5-450-6499	\$ 6,000.00	
12	JOHNS	PUMP HOUSE ROOF REPAIRS	600-5-810-6374	\$ 414.22	
13	KALONA AUTO	PARKS	001-5-430-6325	\$ 43.51	
14	KEVIN MELLER	RAGBRAI EXPENSES	001-5-650-6444	\$ 683.76	
15	KOENIG UNLIMITED, LLC	RAGBRAI REEFER RENT	001-5-650-6444	\$ 691.73	
16	KUENSTER	CITY HALL- A/C REPAIR	001-5-650-6310	\$ 107.28	
17	LEAF	COPIER LEASE	001-5-650-6496	\$ 251.50	
18	MAHASKA	RAGBRAI VOL. EXPENSE	001-5-650-6444	\$ 220.00	
19	MEARDON, SUEPPEL & DOWNER	CHERRY LANE	301-5-750-6772	\$ 476.39	
20	MEARDON, SUEPPEL & DOWNER	COMM BUILD	301-5-750-6675	\$ 1,331.01	
21	MEARDON, SUEPPEL & DOWNER	LEGAL	001-5-640-6411	\$ 1,922.07	
22	MEARDON, SUEPPEL & DOWNER	ICE IT	001-5-640-6411	\$ 225.53	\$ 3,955.00
23	MENARDS	PARKS	001-5-430-6320	\$ 104.70	
24	MESSERSCHMIDT ICE	RAGBRAI EXPENSES	001-5-650-6444	\$ 392.50	
25	MMS	HWY 22-WATERMAIN	301-5-750-6785	\$ 4,283.12	
26	MMS	HWY 22- RESURFACE	301-5-750-6785	\$ 46,417.30	
27	MMS	GALILEO	301-5-750-6793	\$ 3,336.80	
28	MMS	AKERS & SWEETING	001-5-650-6407	\$ 1,054.00	\$ 55,091.22
29	PAWS & MORE	RES 022018-08	145-5-650-6423	\$ 2,500.00	
30	PIP PRINTING	RAGBRAI - LAWN SIGNS	001-5-650-6444	\$ 870.00	
31	REC	SIGN	001-5-520-6510	\$ 101.63	
32	REC	SEWER	610-5-815-6371	\$ 3,617.00	
33	REC	SHOP	001-5-210-6371	\$ 48.90	
34	REC	WATER PLANT	600-5-810-6371	\$ 2,659.20	
35	REC	CASINO LIFT	610-5-815-6371	\$ 223.40	
36	REC	TRAFIC LIGHT	001-5-230-6371	\$ 128.85	\$ 6,778.98
37	RIVER PRODUCTS	RVFD BURN UNIT	001-5-150-6354	\$ 168.70	
38	RIVER PRODUCTS	ROADS	110-5-210-6417	\$ 94.35	\$ 263.05
39	RIVERSIDE BOY SCOUTS	RAGBRAI DONATION	001-5-650-6444	\$ 1,000.00	
40	RIVERSIDE TRAVEL MART	RVFD FUEL	001-5-150-6350	\$ 526.44	
41	SIMPLY TREES	8/7/18 STICKS	001-5-510-6320	\$ 350.00	
42	SOUND CONCEPTS	RAGBRAI BARN STAGE	001-5-650-6444	\$ 1,963.00	
43	SOUND CONCEPTS	PARK STAGE 2	001-5-650-6444	\$ 1,170.00	\$ 3,133.00
44	STANDARD PEST CONTROL	AUG SERVICE	001-5-650-6310	\$ 50.00	
45	T-SHIRT MILL	RAGBRAI VOLUNTEERS	001-5-650-6444	\$ 405.00	
46	VISA	NOTARY RENEWAL	001-5-650-6401	\$ 30.00	
47	VISA	U-STREAM	001-5-650-6497	\$ 99.00	
48	VISA	2 WKS CLERK SCHOOL	001-5-650-6240	\$ 1,376.97	
49	VISA	SHOP	001-5-210-6372	\$ 4.24	
50	VISA	RABGRAI - BIG 10 RENTAL	001-5-650-6444	\$ 781.70	\$ 2,291.91
51	WASH. CO. RECORDER	RECORDING	001-5-650-6401	\$ 12.00	
52	WINDSTREAM	JULY SERVICE	001-5-210-6373	\$ 109.67	
53	YOTTY	RAGBRAI GOLF CART RENT	001-5-650-6444	\$ 500.00	
54	YOTTY	PICNIC TABLE PAINT	001-5-430-6325	\$ 85.05	\$ 585.05
				\$ 92,817.84	
		PAID BILLS:			
55	IOWA DEPT OF REVENUE	IOWA WITHHOLDINGS - 2018 JUNE		\$ 482.00	
56	IOWA DEPT OF REVENUE	IOWA SALES TAX - 2018 JULY		\$ 1,254.00	
57	IOWA DEPT OF REVENUE	WATER EXCISE TAX -2018 JULY		\$ 2,031.00	
58	IPERS	CONTRIBUTIONS - 2018 JULY		\$ 1,777.84	
59	IRS	941 TAX DEPOSIT - 2018 JULY		\$ 2,483.36	
60	PAYROLL	PAYCHECKS - 2018 JULY		\$ 9,172.03	
61	DIANE POCH	JULY HOURS	001-5-650-6499	\$ 1,549.55	
		TOTAL PAID BILLS			\$ 18,749.78
		TOTAL EXPENDITURES		\$ 111,567.62	

# COUNCIL PACKET

		MTD TREASURERS REPORT			
MTD TREASURERS REPORT		07/31/2018	REVENUES	EXPENSES	
63	GENERAL FUND		\$ 15,007.43	\$ 70,125.66	
64	ROAD USE TAX FUND		\$ 9,470.03	\$ 126.50	
65	LOCAL OPTION SALES TAX		\$ 8,501.54	\$ -	
66	CASINO REVENUE RUND		\$ 104,581.02	\$ 35,363.76	
67	DEBT SERVICE		\$ -	\$ -	
68	CAPITAL PROJECTS FUND		\$ 96,700.00	\$ 101,491.09	
69	WATER FUND		\$ 49,296.31	\$ 17,532.86	
70	SEWER FUND		\$ 34,311.94	\$ 16,378.25	
71	GARBAGE/LANDFILL FUND		\$ 1,980.56	\$ 1,874.25	
72	STORM WATER FUND		\$ 1,564.19	\$ -	
	TOTAL		\$ 321,413.02	\$ 242,892.37	

CITY OF RIVERSIDE  
 MTD TREASURERS REPORT  
 AS OF: JULY 31ST, 2018

FUND	BEGINNING CASH BALANCE	M-T-D REVENUES	M-T-D EXPENSES	CASH BASTS BALANCE	NET CHANGE OTHER ASSETS	NET CHANGE LIABILITIES	ACCRUAL ENDIN CASH BALANCE
001-GENERAL FUND	2,362,560.74	15,007.43	70,125.66	2,307,442.51	( 400.00)	19,638.34	2,288,204.11
110-ROAD USE TAX	222,663.69	9,470.03	126.50	232,007.22	0.00	0.00	232,007.22
121-LOCAL OPTION SALES TAX	230,986.46	8,501.54	0.00	239,488.00	0.00	0.00	239,488.00
125-TIF	0.00	0.00	0.00	0.00	0.00	0.00	0.00
145-CASINO REVENUE FUND	414,354.63	104,581.02	35,363.76	483,571.89	0.00	0.00	483,571.89
200-DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
301-CAPITAL PROJECTS	6,296.29	96,700.00	101,491.09	1,505.20	0.00	0.00	1,505.20
600-WATER FUND	696,820.95	49,296.31	17,532.86	728,584.40	0.00	0.00	728,584.40
610-SEWER FUND	214,577.53	34,311.94	16,378.25	232,511.22	0.00	0.00	232,511.22
670-LANDFILL/GARBAGE	8,603.66	1,980.56	1,874.25	8,709.97	0.00	0.00	8,709.97
680-STORM WATER	4,077.32	1,564.19	0.00	5,641.51	0.00	0.00	5,641.51

GRAND TOTAL 4,160,941.27 321,413.02 242,892.37 4,239,461.92 ( 400.00) ( 19,638.34) 4,220,223.51

COUNCIL PACKET

\*\*\* END OF REPORT \*\*\*

COUNCIL PACKET

CITY OF RIVERSIDE

POOLED CASH REPORT (FUND 999)

AS OF: JULY 31ST, 2018

FUND ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
<u>CLAIM ON CASH</u>				
001-1110	CHECKING ACCT-GENERAL FUND	2,362,560.74 (	74,356.57)	2,288,204.17
110-1110	CHECKING ACCT-ROAD USE TAX	222,663.69	9,343.53	232,007.22
121-1110	CHECKING ACCT-LOST	230,986.46	8,501.54	239,488.00
125-1110	CHECKING ACCT-TIF	0.00	0.00	0.00
145-1110	CHECKING ACCT-CASINO REVENUE	414,354.63	69,217.26	483,571.89
200-1110	CHECKING ACCT-DEBT SERVICE	0.00	0.00	0.00
301-1110	CHECKING ACCT-CAP PROJECTS	6,296.29 (	4,791.09)	1,505.20
600-1110	CHECKING ACCT-WATER	696,820.95	31,763.45	728,584.40
610-1110	CHECKING ACCT-SEWER	214,577.53	17,933.69	232,511.22
670-1110	CHECKING ACCT-GARBAGE	8,603.66	106.31	8,709.97
680-1110	CHECKING ACCT-STORM WATER	4,077.32	1,564.19	5,641.51
TOTAL CLAIM ON CASH		4,160,941.27	59,282.31	4,220,223.58

CASH IN BANK - POOLED CASH

999-1110	CASH IN BANK	653,537.33	63,914.38	717,451.71
999-1112	PEOPLES BANK MONEY MARKET	2,107,167.34	1,521.20	2,108,688.54
999-1114	HILLS BANK	784,598.05	12,286.54	796,884.59
999-1115	CB FUND	15,438.81	11.15	15,449.96
999-1116	COMMUNITY BUILDING CD #18936	282,582.90	1,409.04	283,991.94
999-1117	COMMUNITY BUILDING CD#18975	274,665.79	0.00	274,665.79
SUBTOTAL CASH IN BANK - POOLED CASH		4,117,990.22	79,142.31	4,197,132.53

WAGES PAYABLE

999-2010	WAGES PAYABLE	0.00	0.00	0.00
SUBTOTAL WAGES PAYABLE		0.00	0.00	0.00

TOTAL CASH IN BANK - POOLED CASH		4,117,990.22	79,142.31	4,197,132.53
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DUE TO OTHER FUNDS - POOLED CASH

999-2100	DUE TO OTHER FUNDS	4,161,441.27	59,282.31	4,220,723.58
TOTAL DUE TO OTHER FUNDS		4,161,441.27	59,282.31	4,220,723.58

# COUNCIL PACKET

8-10-2018 01:09 PM

CITY OF RIVERSIDE

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POOLED CASH REPORT (FUND 999)

AS OF: JULY 31ST, 2018

FUND ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
<u>DUE TO POOLED CASH</u>				
001-2020	ACCOUNTS PAYABLE	19,860.00	( 19,860.00)	0.00
<del>110-2020</del>	<del>ACCOUNTS PAYABLE</del>	<del>23,591.05</del>	<del>0.00</del>	<del>23,591.05</del>
121-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
125-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
145-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
200-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
301-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
600-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
610-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
670-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
680-2020	ACCOUNTS PAYABLE	0.00	0.00	0.00
<b>TOTAL DUE TO POOLED CASH</b>		<b>43,451.05</b>	<b>( 19,860.00)</b>	<b>23,591.05</b>
<u>DUE FROM OTHER FUNDS</u>				
999-1330	DUE FROM OTHER FUNDS	43,451.05	( 19,860.00)	23,591.05
<b>TOTAL DUE FROM OTHER FUNDS</b>		<b>43,451.05</b>	<b>( 19,860.00)</b>	<b>23,591.05</b>
<u>ACCOUNTS PAYABLE - POOLED CASH</u>				
999-2020	ACCOUNTS PAYABLE CONTROL	0.00	0.00	0.00
<b>TOTAL ACCOUNTS PAYABLE POOLED CASH</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

pd July / James June  
 Library  
 - LL Bell  
 Paid Aug  
 James - June

\*\*\* PROOF CASH BALANCES \*\*\*

(A)	(B)	(C)	(D)
CLAIM ON CASH 4,220,223.58	CLAIM ON CASH 4,220,223.58	CASH IN BANK 4,197,132.53	
CASH IN BANK 4,197,132.53	DUE TO OTHER FUNDS 4,220,723.58	DUE TO OTHER FUNDS 4,220,723.58	
DIFFERENCE ( 23,091.05)	500.00	23,591.05	

\*\*\* PROOF ACCOUNTS PAYABLE BALANCES \*\*\*

(D)	(E)	(F)	(G)
AP PENDING 0.00	AP PENDING 0.00	DUE FROM OTHER FUNDS 23,591.05	
DUE FROM OTHER FUNDS 23,591.05	ACCOUNTS PAYABLE 23,591.05	ACCOUNTS PAYABLE 23,591.05	
DIFFERENCE ( 23,591.05)	( 23,591.05)	0.00	

\*\*\* END OF REPORT \*\*\*



**RIVERSIDE FIRE  
DEPARTMENT**  

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**FIRE / RESCUE / EMS / HAZMAT**



**July 2018 Update**

**Calls for Service:**

Medicals - 16  
Structure Fire – 1  
Vehicle Fires - 1  
Car accidents – 2  
Total calls – 20 calls for service in July

(Members were again very busy this month responding to all types of calls)

**Training:**

Members had live fire training at 2 barns we had made available to us to burn. This provided our members with an excellent opportunity to use our new air packs in a live fire environment. We also covered fire behavior, aerial operations, water supply, hose lines, fire attack, apparatus positioning and pumping. The members also continued their annual pump training with their assigned squads.

**RESA**

The members were very busy with the RAGBRAI event on July 27<sup>th</sup>, we had 24 members who took the day off of work to provide fire and EMS coverage for the day, along with working at the station selling food and beverages. We also had several past members and members of the community volunteer time that day at the station. We will provide an update on how the fundraiser for that day went in the future.

**Other News**

The concrete for the burn building was poured thanks to several members who took time to complete this portion of the project. We expect the containers to be set on the concrete sometime in August with a few final props to be completed on site. Fire Chief Smothers reviewed site plans with MMS representatives for the Sweeting/Akers project. A few changes were made to accommodate fire ground operations and sent to the builder. We will be looking into iPads for use in the vehicles and around the station. These will be used to enhance emergency response, track equipment and apparatus checks and for on scene of emergency's for our command staff.

Thanks  
Fire Chief Smothers



Date: August 10, 2018

To: Riverside Council

From: Bill Stukey, Operator

O & M Report: July 2018

### **Water Operation & Maintenance**

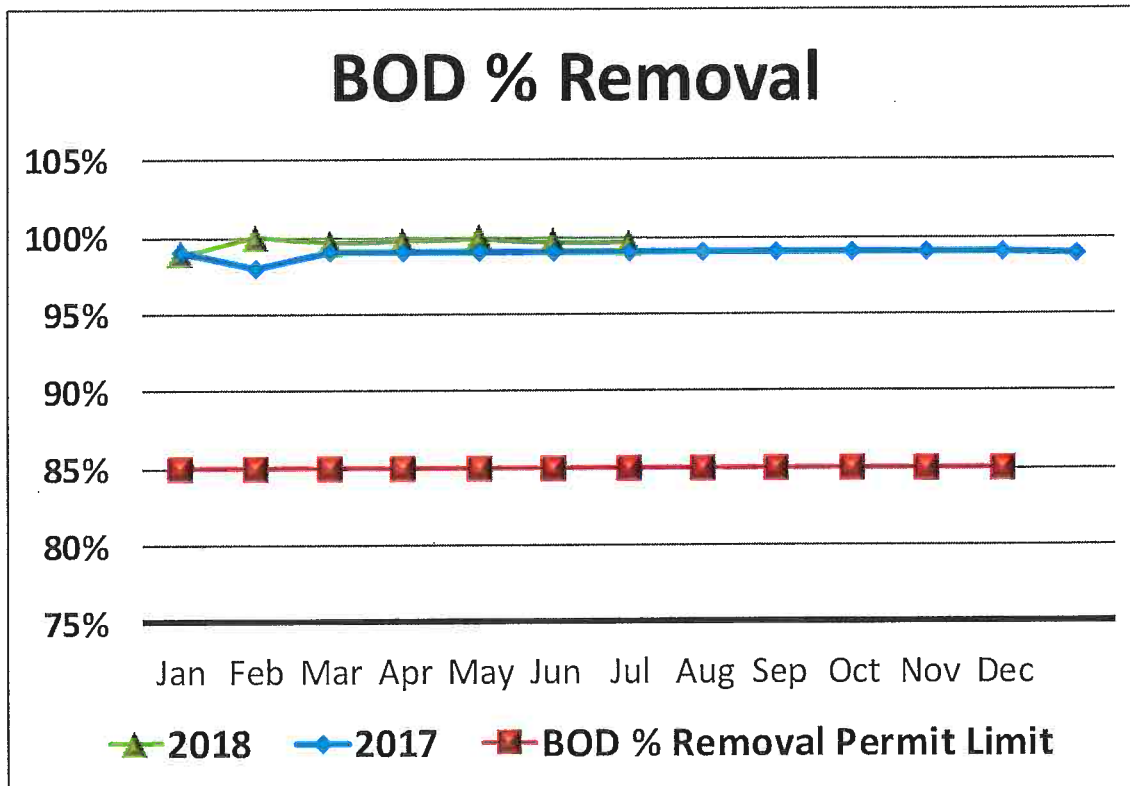
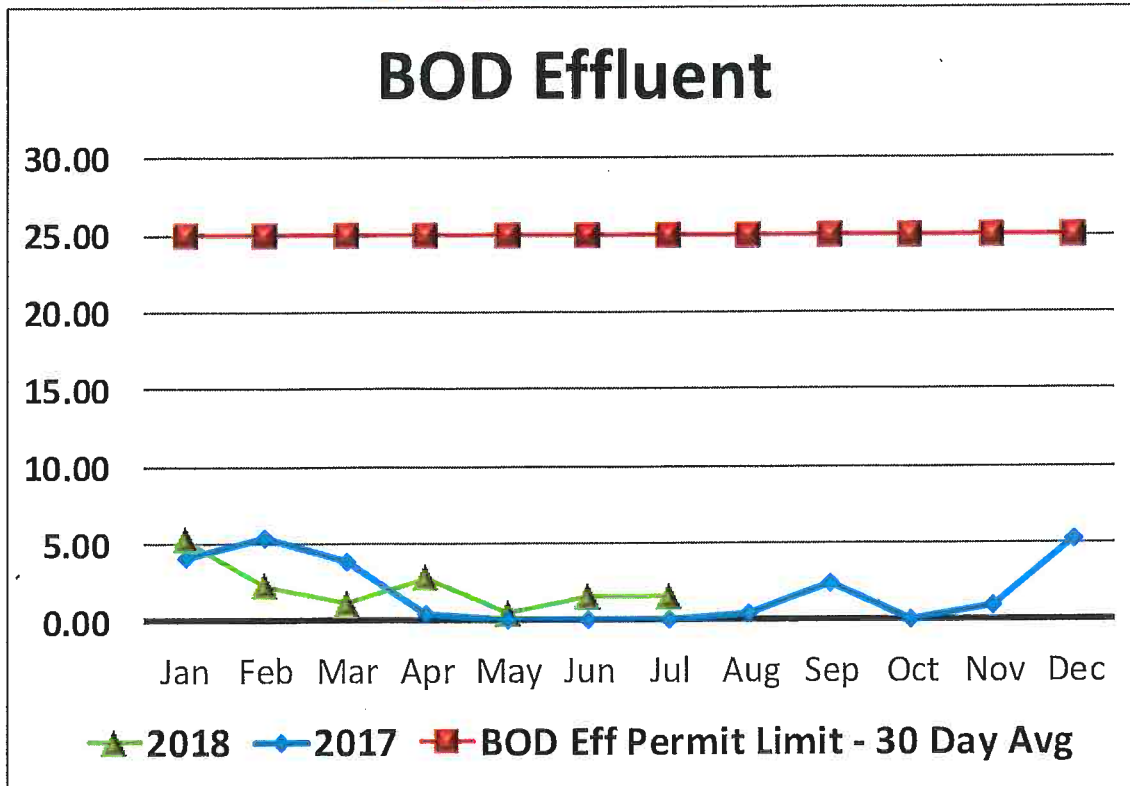
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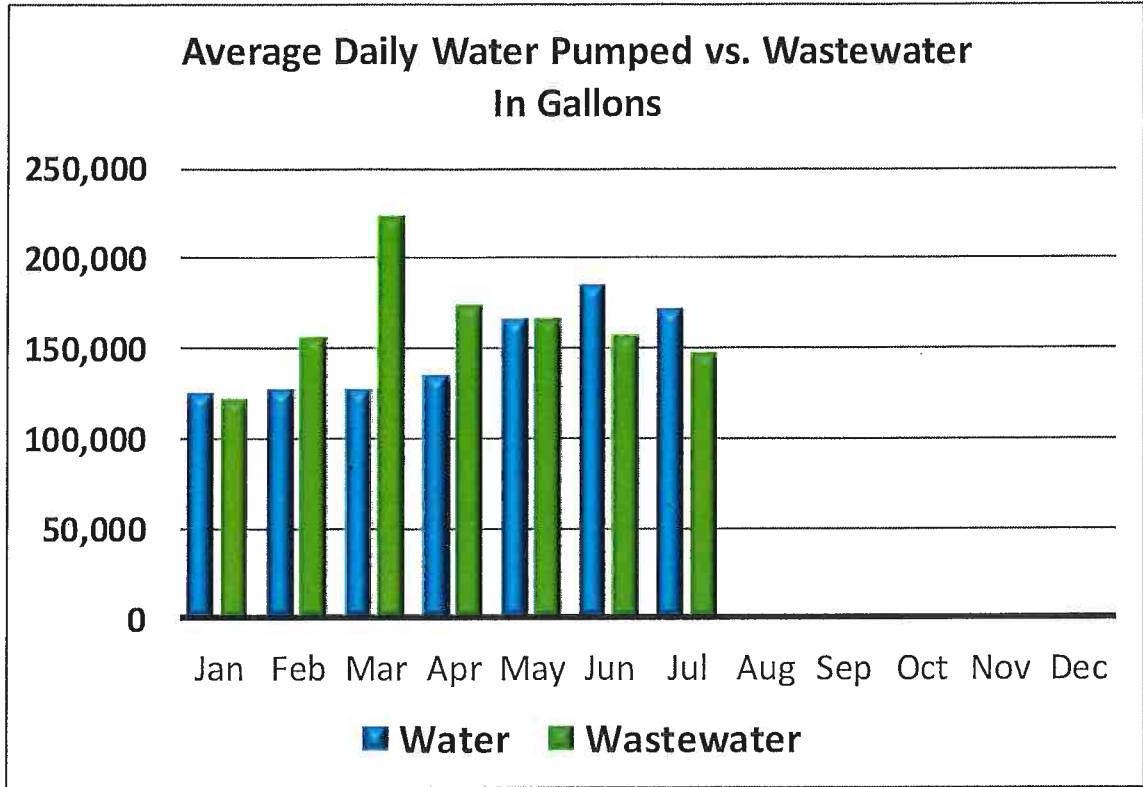
- Eric and I replaced the east chlorine bulk tank. The old tank was degrading and was no longer suitable for chemical storage.
- We fixed 8 curb stops along Sycamore St. We cut out small sections of the sidewalk around the curb stops that were sticking up in the air causing trip hazards and lowered the existing curb stops before replacing the cement.
- I investigated a high-water bill for the VFW. After some inspections and talking to the staff, it appeared the leak was coming from a toilet that was constantly running.
- On 7-22-18 I arrived at the water plant for weekend rounds. The plant had just started running and I noticed water coming from the bag filter area of the plant. After further inspection it appears the glue joint for an 8" schedule 80 joint had failed and was spraying a large amount of water. I shut down the plant and called Eric to assist. We were able to make a new joint with parts we had on hand and had the plant fixed within a few hours.
- 26 locates for the month of July, all completed.

### **Wastewater Operation & Maintenance**

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- We collected five E.coli samples from the effluent stream in accordance with our NPDES permit during the month of July, all samples came back with non-detect results.
- Eric and I dug up two hydrants at the wastewater plant that had been leaking for some time. The brass fittings at the bottom of the hydrants had corroded through causing the leaks. Both are now fixed and back in operation.





COUNCIL PACKET



		July-18	June-18	July-17
<b>Water</b>				
	<b>Units</b>			
Total Monthly Pumped	gallons	5,335,000	5,551,000	6,293,000
Average Daily Pumped	gallons	172,100	185,030	203,000
Maximum Daily Pumped	gallons	265,000	189,000	536,000
Minimum Daily Pumped	gallons	106,000	47,000	0
<b>Chlorine</b>				
Chlorine - Total Avg Residual Plant	mg/L	1.57	1.40	1.39
Chlorine - Total Avg Residual System	mg/L	1.68	1.53	1.45
Chlorine - Recommended Residual System	mg/L	0.30	0.30	0.30
Chlorine used	lbs	204.50	176.00	212.00
<b>Iron</b>				
Iron - Avg Raw	mg/L	2.26	2.58	1.51
<b>Polyphosphate</b>				
Polyphosphate - Avg Residual	mg/L	1.28	1.33	1.43
Polyphosphate - Recommended Residual	mg/L	0.5 - 2.0	0.5 - 2.0	0.5 - 2.0
Polyphosphate used	lbs	17.00	16.50	16.00
<b>Water Loss</b>				
Water Billed	gallons	4,245,662	3,979,944	0
Water used in main breaks/hydrant flushing	gallons	50,000	70,000	0
Water used at city buildings	gallons	10,000	10,000	0
Loss	gallons	19%	27%	100%
<b>Wastewater</b>				
<b>BOD</b>				
BOD Influent Avg	mg/L	376	450	256
BOD Effluent Avg	mg/L	2	1.5	0
BOD Eff Permit Limit - 30 Day Avg	mg/L	25	25	25
BOD % Removal	%	99.60%	99.66%	99.00%
BOD % Removal Permit Limit	%	85%	85%	85%
<b>TSS</b>				
TSS Influent Avg	mg/L	270	364	312
TSS Effluent Avg	mg/L	1	1	2
TSS Effluent Permit Limit - 30 Day Avg	mg/L	30	30	30
TSS % Removal	%	99.60%	99.86%	99.36%
TSS % Removal Permit Limit	%	85%	85%	85%
<b>Nitrogen Ammonia</b>				
NA Effluent Avg	mg/L	0	0	0
NA Effluent Permit Limit - 30 Day Avg	mg/L	5	4	5
<b>Influent Flow</b>				
Total Monthly	gallons	4,569,900	4,712,200	5,943,900
Average Daily	gallons	147,416	157,073	191,738
Maximum Daily	gallons	328,800	304,800	348,700
Minimum Daily	gallons	114,900	108,300	142,800
Permit Limit - 30 Day Avg	gallons	444,000	444,000	444,000
Permit Limit - Daily Maximum	gallons	1,425,000	1,425,000	1,425,000

Contract True-Ups - Current Contract Year				
Item	Budgeted Amount	Amount Spent	% of Budget	% of Time
Chemical Budget	\$25,117.00	\$495.00	2%	8%
Maintenance Budget	\$20,931.00	-\$3,524.41	-17%	8%
Total	\$46,048.00	-\$3,029.41	-7%	8%

COUNCIL PACKET



RIVERSIDE--JULY '18

Water Plant Maintenance

<u>Date</u>	<u>Vendor List</u>	<u>Description</u>	<u>Total</u>
7/12/18	Hawkins	Chemical Tank	\$450.50
7/22/18	First National Bank, VISA	Supplies	\$37.68
		<b>Total</b>	<b>\$488.18</b>

Water System Maintenance

<u>Date</u>	<u>Vendor List</u>	<u>Description</u>	<u>Total</u>
7/11/18	Core & Main (ACCR)		-\$4,050.00
7/22/18	First National Bank, VISA	Supplies	\$6.56
		<b>Total</b>	<b>(\$4,043.44)</b>

Wastewater Plant Maintenance

<u>Date</u>	<u>Vendor List</u>	<u>Description</u>	<u>Total</u>
7/22/18	First National Bank, VISA	Supplies	\$11.79
		<b>Total</b>	<b>\$11.79</b>

Wastewater System Maintenance

<u>Date</u>	<u>Vendor List</u>	<u>Description</u>	<u>Total</u>
7/22/18	First National Bank, VISA	Supplies	\$19.06
		<b>Total</b>	<b>\$19.06</b>

Water Plant Maintenance	\$488.18
Water System Maintenance	(\$4,043.44)
WW Plant Maintenance	\$11.79
WW System Maintenance	\$19.06
Month Total	(\$3,524.41)

Annual Maintenance Budget \$20,931.00

Total Maintenance Dollars Spent Year to Date (\$3,524.41)

Percent Maintenance Budget Spent Year to Date -17%

COUNCIL PACKET



RIVERSIDE - JULY '18

Water System Chemicals

<u>Date</u>	<u>Vendor List</u>	<u>Description</u>	<u>Total</u>
7/12/18	Hawkins	Sodium Hypochlorite	\$495.00
		<b>Total</b>	<b>\$495.00</b>

Wastewater System Chemicals

<u>Date</u>	<u>Vendor List</u>	<u>Description</u>	<u>Total</u>
		<b>Total</b>	<b>\$0.00</b>

Water System Chemicals	\$495.00
W/W System Chemicals	\$0.00
<b>Month Total</b>	<b>\$495.00</b>

**Annual Chemical Budget** \$25,117.00

**Total Chemical Dollars Spent Year to Date** \$495.00

**Percent Chemical Budget Spent Year to Date** 2%

Maintenance Month Total	-\$3,524.41
Chemical Month Total	\$495.00
<b>Month Total</b>	<b>-\$3,029.41</b>

**Annual Budget** \$46,048.00

**Total Spent Year to Date** -\$3,029.41

**Percent Budget Spent Year to Date** -7%

COUNCIL PACKET



Completed Work Order List Report

Completed	Equipment Name	Task	WO#
7/3/2018	6310-HTR	PREVENTATIVE MAINTENANCE	15475
7/3/2018	6310-HIGH SERVICE PUMPS 1,2,3,4	MONTHLY PREVENTATIVE MAINTENANCE	15476
7/3/2018	6310-GEN	MONTHLY PREVENTATIVE MAINTENANCE	15477
7/3/2018	6310-DEH	MONTHLY PREVENTATIVE MAINTENANCE	15479
7/3/2018	6310-CARTRIDGE FILTERS 1,2,3	MONTHLY PREVENTATIVE MAINTENANCE	15480
7/3/2018	6310-BUG FILTER 1 & 2	MONTHLY PREVENTATIVE MAINTENANCE	15481
7/3/2018	5310-UV	MONTHLY PREVENTATIVE MAINTENANCE	15489
7/3/2018	5310-SCREEN	MONTHLY PREVENTATIVE MAINTENANCE	15490
7/3/2018	5310-SAMP-INF	MONTHLY PREVENTATIVE MAINTENANCE	15491
7/3/2018	5310-SAMP-EFF	MONTHLY PREVENTATIVE MAINTENANCE	15492
7/3/2018	5310-LS-MAIN	MONTHLY-PM	15495
7/3/2018	5310-LS-5	LS QRTLY PM	15493
7/3/2018	5310-GEN	MONTHLY PREVENTATIVE MAINTENANCE	15496
7/3/2018	5310-FE	MONTHLY PREVENTATIVE MAINTENANCE	15497
7/3/2018	5310-BLOWERS 1,2,3	MONTHLY PREVENTATIVE MAINTENANCE	15498
7/5/2018	5310-LS-5	MONTHLY-PM	15494
7/5/2018	5310-LS-4	LS QRTLY PM	15493
7/5/2018	5310-LS-4	MONTHLY-PM	15494
7/5/2018	5310-LS-3	MONTHLY-PM	15494
7/5/2018	5310-LS-2	LS QRTLY PM	15493
7/5/2018	5310-LS-2	MONTHLY-PM	15494
7/5/2018	5310-LS-1	LS QRTLY PM	15493
7/5/2018	5310-LS-1	MONTHLY-PM	15494
7/13/2018	6310-FE	MONTHLY PREVENTATIVE MAINTENANCE	15478
7/15/2018	5310-LS-3	LS QRTLY PM	15493



COUNCIL PACKET

RESOLUTION #082018-01

RESOLUTION APPROVING PAY REQUEST #5 FOR J & L CONSTRUCTION, LLC FOR THE DOWNTOWN STREETSCAPE 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 pay request in the amount of \$209707.01 for partial payment of this project from 7/09/18 to 8/10/18.

Therefore, be it resolved the City of Riverside City Council does hereby accept the Pay Request #5 for work done on the Downtown Streetscape Improvements Project with 58.98% complete.

It was moved by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, to approve the foregoing resolution.

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

Ayes:

Nays:

Absents:

PASSED AND APPROVED by City Council of Riverside, Iowa, on this 20th day of August, 2018.

Signed: \_\_\_\_\_ Date \_\_\_\_\_

Allen Schneider, Mayor

Attest: \_\_\_\_\_ Date \_\_\_\_\_

Becky LaRoche, City Clerk

COUNCIL PACKET

CONSTRUCTION PROGRESS PAYMENT

082018-01

Project Description	Downtown Streetscape Improvements Project	PN:	2245013
Contract Date	12-Mar-18		
Contractor:	J & L Construction, LLC	Owner:	City of Riverside
Address:	1971 Lexington Boulevard	Attn:	
City, St., Zip:	Washington, IA 52353	Address:	60 N. Greene Street
Phone:	319-653-3597	City, St., Zip:	Riverside, IA 52327
Fax:	319-653-2410	Phone:	319-648-3501
		Fax:	

Estimate #	<input checked="" type="checkbox"/> 5	FOR PERIOD:	Owner PN
	<input checked="" type="checkbox"/> Partial Payment	FROM: 7/9/18	Federal PN
	<input type="checkbox"/> Final Payment	TO: 8/10/18	State PN

Base Contract Price	\$1,713,250.05
Change #	1 (\$1,509.12)
Change #	2 \$2,213.19
Change #	3 \$5,126.75
Change #	4 \$1,212.32
Change #	5 \$1,478.46
Change #	6 \$2,371.17
Change #	7 \$1,811.25
Total Contract	\$1,725,954.07

Materials on Hand	\$ 77,880.26
Construction Completed	\$1,018,026.98
Total Earned	\$1,095,907.24
Less Retainage	\$50,901.35
Less Previous Payment	\$835,298.88
Amount Due This Est	\$209,707.01

Requested by: \_\_\_\_\_  
 Jay Peiffer  
 Title: Project Manager  
 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

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# COUNCIL PACKET

## Downtown Streetscape Improvements Project

Pay Estimate No.: 5

Payable to: J&L Construction  
 Date: August 14, 2018  
 Week Ending: August 10, 2018

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	\$19,120.00	\$ 19,120.00	0.20	\$ 3,824.00	0.90	\$ 17,208.00
2	Mobilization	LS	1	\$76,000.00	\$ 76,000.00	0.40	\$ 30,400.00	1.00	\$ 76,000.00
3	Off Site Topsoil	CY	150	\$39.00	\$ 5,850.00	-	-	95.00	\$ 3,705.00
4	Excavation, Class 13, Waste	CY	750	\$26.00	\$ 19,500.00	-	-	375.00	\$ 9,750.00
5	Below Grade Excavation (Core Out)	CY	100	\$57.00	\$ 5,700.00	-	-	73.00	\$ 4,161.00
6	Subgrade Preparation	SY	2,836	\$5.50	\$ 15,598.00	-	-	1,373.00	\$ 7,551.50
7	Subbase, Modified, 6" Thick Rock for Mainline PCC Paving	SY	2,836	\$8.25	\$ 23,397.00	-	-	1,373.00	\$ 11,327.25
8	Subbase, Modified, 4" Thick Rock for PCC Sidewalk	SY	1,120	\$8.00	\$ 8,960.00	-	-	-	-
9	Subbase, Macadam Stone, 6" Thick	SY	387	\$6.72	\$ 2,600.64	-	-	-	-
10	Subbase, Class A Crushed Stone, 4" Thick	SY	387	\$6.72	\$ 2,600.64	-	-	-	-
11	Trench Foundation	TONS	100	\$24.00	\$ 2,400.00	-	-	15.00	\$ 360.00
12	Replacement of Unsuitable Backfill Material, Granular Backfill	CY	160	\$45.00	\$ 7,200.00	-	-	-	-
13	Trench Compaction Testing	LS	1	\$5,460.00	\$ 5,460.00	-	-	0.50	\$ 2,730.00
14	Granular Trench Backfill, Class A Crushed Stone, Sanitary Sewer	LF	168	\$30.00	\$ 5,040.00	-	-	129.00	\$ 3,870.00
15	Granular Trench Backfill, Porous Backfill, 12" Storm Sewer	LF	264	\$27.00	\$ 7,128.00	-	-	-	-
16	Granular Trench Backfill, Porous Backfill, 15" Storm Sewer	LF	26	\$27.00	\$ 702.00	-	-	-	-
17	Granular Trench Backfill, Class A Crushed Stone, 12" Storm Sewer	LF	267	\$20.00	\$ 5,340.00	-	-	28.00	\$ 560.00
18	Granular Trench Backfill, Class A Crushed Stone, 15" Storm Sewer	LF	53	\$20.00	\$ 1,060.00	-	-	150.00	\$ 3,000.00
19	Granular Trench Backfill, Class A Crushed Stone, 18" Storm Sewer	LF	217	\$21.00	\$ 4,557.00	-	-	208.00	\$ 4,368.00
20	Granular Trench Backfill, Class A Crushed Stone, 24" Storm Sewer	LF	197	\$24.00	\$ 4,728.00	-	-	196.00	\$ 4,704.00
21	Granular Trench Backfill, Class A Crushed Stone, 8" DIP Water Main	LF	560	\$29.00	\$ 16,240.00	325.00	\$ 9,425.00	905.00	\$ 26,245.00
22	Sanitary Sewer, Trenched, PVC SDR 26, 8" Dia.	LF	168	\$160.00	\$ 30,240.00	-	-	129.00	\$ 23,220.00
23	Sanitary Sewer Service Stub, Partial Replacement	EA	4	\$3,000.00	\$ 12,000.00	4.00	\$ 12,000.00	4.00	\$ 12,000.00
24	Sanitary Sewer Service Stub, Complete Replacement	EA	5	\$2,000.00	\$ 10,000.00	-	-	5.00	\$ 10,000.00
25	Storm Sewer, Trenched, RCP, 12" Dia.	LF	328	\$61.00	\$ 20,008.00	-	-	28.00	\$ 1,708.00
26	Storm Sewer, Trenched, RCP, 15" Dia.	LF	152	\$65.50	\$ 9,956.00	-	-	150.00	\$ 9,825.00
27	Storm Sewer, Trenched, RCP, 18" Dia.	LF	363	\$67.00	\$ 24,321.00	-	-	226.00	\$ 15,142.00
28	Storm Sewer, Trenched, RCP, 24" Dia.	LF	197	\$88.00	\$ 17,336.00	-	-	196.00	\$ 17,248.00
29	Storm Sewer, Trenched, ADS N-12, 12" Dia.	LF	221	\$60.00	\$ 13,260.00	-	-	40.00	\$ 2,400.00
30	Removal of Storm Sewer	LF	165	\$35.00	\$ 5,775.00	-	-	-	-
31	Fill Storm Sewer with Flowable Mortar	LF	34	\$70.00	\$ 2,380.00	-	-	-	-
32	Flared End Section, RCP, 18"	EA	1	\$1,600.00	\$ 1,600.00	-	-	-	-
33	Longitudinal Subdrain, Type 2, 6"	LF	711	\$9.50	\$ 6,754.50	-	-	925.00	\$ 8,787.50
34	Subdrain Cleanout, Type A-1	EA	4	\$400.00	\$ 1,600.00	-	-	3.00	\$ 1,200.00
35	Subdrain Outlet, Connection to Structure	EA	4	\$500.00	\$ 2,000.00	-	-	5.00	\$ 2,500.00
36	Water Main, 6", DIP with Nitrile Gaskets	LF	113	\$139.00	\$ 15,707.00	-	-	-	-
37	Water Main, 8", DIP with Nitrile Gaskets	LF	1,239	\$82.00	\$ 101,598.00	470.00	\$ 38,540.00	1,211.00	\$ 99,302.00
38	Water Main, Trenchless, 8", DIP with Nitrile Gaskets	LF	269	\$90.00	\$ 24,210.00	110.00	\$ 9,900.00	273.00	\$ 24,570.00
39	Water Service, Main to Curb Stop, 1" Copper (Type K) *	EA	21	\$1,437.12	\$ 30,179.52	-	-	14.00	\$ 20,119.68
40	Water Service, Main to Curb Stop, 1" Copper (Type K), Trenchless *	EA	3	\$3,937.12	\$ 11,811.36	-	-	1.00	\$ 3,937.12
41	Water Service, 1" Copper (Type K), Trenchless	EA	74	\$24.00	\$ 1,776.00	-	-	52.00	\$ 1,248.00
42	Gate Valve, 4"	EA	1	\$900.00	\$ 900.00	-	-	-	-
43	Gate Valve, 6"	EA	3	\$1,100.00	\$ 3,300.00	-	-	2.00	\$ 2,200.00
44	Gate Valve, 8"	EA	2	\$4,000.00	\$ 8,000.00	1.00	\$ 4,000.00	9.00	\$ 36,000.00
45	Fire Hydrant Assembly	EA	4	\$4,300.00	\$ 17,200.00	1.00	\$ 4,300.00	3.00	\$ 12,900.00
46	Remove Existing Fire Hydrant Assembly	EA	2	\$750.00	\$ 1,500.00	-	-	2.00	\$ 1,500.00

# COUNCIL PACKET

Item No.	Item Description	Units	Contract Quantity	Unit Price	Contract Amount	Quantity This Estimate	Amount This Estimate	To Date Quantity	To Date Amount
47	Sanitary Sewer Manholes, 48" Dia.	EA	2	\$9,700.00	\$ 19,400.00	-	\$ -	2.00	\$ 19,400.00
48	Sanitary Sewer Manhole, 48" Dia., Initial Only	EA	1	\$1,700.00	\$ 1,700.00	-	\$ -	1.00	\$ 1,700.00
49	Storm Intake, Type SW-501	EA	1	\$3,100.00	\$ 3,100.00	-	\$ -	1.00	\$ 3,100.00
50	Storm Intake, Type SW-507	EA	4	\$3,600.00	\$ 14,400.00	-	\$ -	3.00	\$ 10,800.00
51	Storm Intake, Type SW-511	EA	7	\$2,900.00	\$ 20,300.00	-	\$ -	5.00	\$ 14,500.00
52	Connect to Existing Storm Structure	EA	2	\$1,000.00	\$ 2,000.00	-	\$ -	2.00	\$ 2,000.00
53	Remove Existing Storm Manhole or Intake	EA	2	\$400.00	\$ 800.00	-	\$ -	1.00	\$ 400.00
54	PCC Pavement, 7"	SY	1740	\$37.00	\$ 64,380.00	-	\$ -	1,189.00	\$ 43,993.00
55	PCC Pavement, 8"	SY	764	\$47.00	\$ 35,908.00	-	\$ -	780.00	\$ 36,660.00
56	PCC Pavement, 10"	SY	216	\$61.00	\$ 13,176.00	-	\$ -	218.00	\$ 13,298.00
57	PCC Curb and Gutter, 6" Standard Curb, 24" Wide	LF	44	\$26.00	\$ 1,144.00	-	\$ -	-	\$ -
58	PCC Curb and Gutter, 3" Roll Curb, 24" Wide	LF	319	\$26.00	\$ 8,294.00	-	\$ -	-	\$ -
59	PCC Curb and Gutter, 6" Beam Curb	LF	123	\$34.00	\$ 4,182.00	-	\$ -	-	\$ -
60	HMA Pavement, 6"	SY	262	\$64.50	\$ 16,899.00	-	\$ -	209.00	\$ 13,480.50
61	Removal of Sidewalk	SY	850	\$13.25	\$ 11,262.50	-	\$ -	-	\$ -
62	Reinforced Sidewalk, PCC, 5"	SY	563	\$43.00	\$ 24,209.00	-	\$ -	290.00	\$ 12,470.00
63	Reinforced Sidewalk, PCC, 6"	SY	343	\$50.50	\$ 17,321.50	-	\$ -	156.00	\$ 7,878.00
64	Non-Reinforced Sidewalk, PCC, 5"	SY	214	\$35.50	\$ 7,597.00	-	\$ -	206.00	\$ 7,313.00
65	Brick Pavers w/ Rock Base	SY	92	\$110.00	\$ 10,120.00	89.00	\$ 9,790.00	89.00	\$ 9,790.00
66	Detectable Warnings	SF	80	\$40.00	\$ 3,200.00	-	\$ -	60.00	\$ 2,400.00
67	Granular Surfacing, Class A Crushed Stone	TONS	150	\$16.00	\$ 2,400.00	-	\$ -	46.00	\$ 736.00
68	Removal of Pavement	SY	3,413	\$12.00	\$ 40,956.00	812.00	\$ 9,744.00	3,393.00	\$ 40,716.00
69	Bituminous Seal Coat	SY	387	\$19.25	\$ 7,449.75	-	\$ -	-	\$ -
70	Painted Pavement Markings, Waterborne or Solvent, 4", White	STA	15	\$68.00	\$ 1,020.00	-	\$ -	-	\$ -
71	Painted Symbols and Legends	EA	4	\$85.00	\$ 260.00	-	\$ -	-	\$ -
72	Sod	SQ	120	\$78.83	\$ 9,459.60	-	\$ -	57.00	\$ 4,493.31
73	SWPPP Management	LS	1	\$2,741.47	\$ 2,741.47	-	\$ -	0.50	\$ 1,370.74
74	Inlet Protection Device	EA	13	\$67.92	\$ 882.96	-	\$ -	10.00	\$ 679.20
75	Inlet Protection Device Maintenance	EA	13	\$47.53	\$ 617.89	-	\$ -	-	\$ -
76	PCC Steps	SF	72	\$80.00	\$ 5,760.00	-	\$ -	36.00	\$ 2,880.00
77	Handrail for Steps and Ramps, Black Powder Coat	LF	110	\$77.50	\$ 8,525.00	-	\$ -	17.00	\$ 1,317.50
78	Connect Downspout & Roof Drain to Storm Sewer	EA	3	\$700.00	\$ 2,100.00	-	\$ -	-	\$ -
79	Connect to Exist Water Main	EA	6	\$1,200.00	\$ 7,200.00	1.00	\$ 1,200.00	4.00	\$ 4,800.00
80	Connect to Exist Water Main, Cut in 4"x4" Tee	EA	1	\$2,000.00	\$ 2,000.00	-	\$ -	-	\$ -
81	Abandon Exist Water Main, Fill w/ Flowable Mortar	LF	1632	\$7.00	\$ 11,424.00	-	\$ -	550.00	\$ 3,850.00
82	Decorative Retaining Wall	LF	550	\$975.00	\$ 536,250.00	-	\$ -	261.00	\$ 254,475.00
83	Bollards	EA	2	\$1,750.00	\$ 3,500.00	-	\$ -	-	\$ -
84	Area Drains, 18" ADS Nyloplast or Equivalent	EA	3	\$1,716.06	\$ 5,148.18	-	\$ -	-	\$ -
85	Area Drain Connection to Existing Storm Sewer	EA	3	\$2,200.00	\$ 6,600.00	-	\$ -	-	\$ -
86	Light Pole Base, LI-201	EA	14	\$950.00	\$ 13,300.00	-	\$ -	4.00	\$ 3,800.00
87	Decorative Light Poles & Fixtures, Type LA	EA	4	\$7,100.00	\$ 28,400.00	-	\$ -	-	\$ -
88	Decorative Light Poles & Fixtures, Type LB	EA	4	\$7,600.00	\$ 30,400.00	-	\$ -	-	\$ -
89	Decorative Light Poles & Fixtures, Type LC	EA	5	\$5,800.00	\$ 29,000.00	-	\$ -	-	\$ -
90	Decorative Light Poles & Fixtures, Type LD	EA	6	\$5,100.00	\$ 30,600.00	-	\$ -	-	\$ -
91	Electrical Conduit, 2" PVC	LF	806	\$14.00	\$ 11,284.00	403.00	\$ 5,642.00	403.00	\$ 5,642.00
92	Lighting Control Cabinet	EA	1	\$11,000.00	\$ 11,000.00	-	\$ -	-	\$ -
93	Electrical Circuit	LF	1,274	\$7.83	\$ 9,975.42	-	\$ -	-	\$ -
94	Hand Hole, LI-103, Type II	EA	3	\$500.00	\$ 1,500.00	-	\$ -	-	\$ -
	<b>TOTAL CONTRACT</b>				<b>\$ 1,711,740.93</b>		<b>\$ 138,765.00</b>		<b>\$ 1,005,289.30</b>
C.O. #2	Extend Water Service into Building and Connect to Existing Service Inside Building	EA	3,000	\$737.73	\$ 2,213.19	-	\$ -	1,000	\$ 737.73
	<b>TOTAL CHANGE C.O. #2</b>				<b>\$ 2,213.19</b>		<b>\$ -</b>		<b>\$ 737.73</b>
C.O. #3	Exploratory Excavation Work for Riverside Grain and Feed	LS	1,000	\$1,260.29	\$ 1,260.29	-	\$ -	1,000	\$ 1,260.29
	Extra Work for Peoples Trust and Savings Bank Water Service	LS	1,000	\$1,933.23	\$ 1,933.23	-	\$ -	1,000	\$ 1,933.23
	Extra Work for B&B Automotive Water Service	LS	1,000	\$1,933.23	\$ 1,933.23	-	\$ -	1,000	\$ 1,933.23

COUNCIL PACKET

Item No.	Item Description	Units	Contract Quantity	Unit Price	Contract Amount	Quantity This Estimate	Amount This Estimate	To Date Quantity	To Date Amount
	TOTAL CHANGE C.O. #3				\$ 5,126.75		\$ -		\$ 5,126.75
C.O. #4	Relocate Existing Sanitary Sewer Service to the Community Building	LS	1.000	\$1,212.32	\$ 1,212.32	-	\$ -	1.000	\$ 1,212.32
	TOTAL CHANGE C.O. #4				\$ 1,212.32		\$ -		\$ 1,212.32
C.O. #5	Relocate Existing Water Service in Conflict With Intake #6	LS	1.000	\$1,478.46	\$ 1,478.46	-	\$ -	1.000	\$ 1,478.46
	TOTAL CHANGE C.O. #5				\$ 1,478.46		\$ -		\$ 1,478.46
C.O. #6	Sanitary Manhole #3 Changes	LS	1.000	\$2,371.17	\$ 2,371.17	-	\$ -	1.000	\$ 2,371.17
	TOTAL CHANGE C.O. #6				\$ 2,371.17		\$ -		\$ 2,371.17
C.O. #7	Additional Signage	LS	1.000	\$1,811.25	\$ 1,811.25	-	\$ -	1.000	\$ 1,811.25
	TOTAL CHANGE C.O. #7				\$ 1,811.25		\$ -		\$ 1,811.25
	TOTAL CONTRACT WITH CHANGE ORDERS				\$ 1,725,954.07		\$ 138,765.00		\$ 1,018,026.98

\* Items Changed with Change Order #1

Retainage 5% \$ 50,901.35  
 Total Value of Completed Work Less Retainage \$ 967,125.63

Pay Estimate #1 \$ 130,043.60  
 Pay Estimate #2 \$ 382,895.64  
 Pay Estimate #3 \$ 261,248.05  
 Pay Estimate #4 \$ 61,111.59

Previous Payments \$ 835,298.88  
 Current Payment Due \$ 131,826.75

# INVOICE

**VAN METER INC.**  
 470 Ruppert Road  
 IOWA CITY IA 52246  
 319-339-0000 Fax 319-339-1816



www.vanmeterinc.com

INVOICE DATE		OUR INVOICE NUMBER	
06/29/18		S010166122.003	
Bill To#	Ship To#	Price Br	Ship B
1711	93359	7	10
PLEASE REMIT PAYMENT TO:			DUE DATE
850 32ND AVENUE SW CEDAR RAPIDS IA 52404-3913			07/29/18

BILL TO:

ADVANCED ELECTRICAL SERVICES  
 1233 GILBERT CT  
 IOWA CITY IA 52240-4510

SHIP TO:

AES #29600 RIVERSIDE STREETSCAPE  
 1233 GILBERT CT  
 IOWA CITY IA 52240-4510

ENROLLMENT TOKEN  
 BVV RRB QSW

YOUR PO/ORDER #		ORDERED BY	JOB/RELEASE #	YOUR ACCOUNT MANAGER		
29600		Jake	Riverside 2018	Brad Meyers IC		
ORDER WRITER		SHIP VIA	TERMS	ORDER DATE	SHIP DATE	
Candace Bassett CR 2806		BW BEST WAY	NET 30 DAYS	03/13/18	06/29/18	
ORDER QTY	SHIP QTY	DESCRIPTION			Unit Price/U/M	Extension
6	6	TYPE LD: RNS20-55W32LED4K-T-ACDR-LE4-120V DMG-YM-SM6N-16-GFII-LS052-3/4X20-10 1/2 DEC			3111.345/E	18668
6	6	TYPE LC: RNS20-55W32LED4K-T-ACDR-LE4-120V-DM G-YM-SM6N-10-GFII-LS051-3/4X20-10 1/2 DEC			2883.403/E	17300
4	4	TYPE LB: RN20-90W80LED4K-T-ACDR-LE3R-120V -DMG-SMA-YR8-1A-R5-9/16-SSM8V-24-BA -206-GFII-LS-050-1X36-12 1/2-DEC-BKTX			5435.924/E	21743
4	4	TYPE LA: RN20-90W80LED4K-T-ACDR-LE3R-120V -DMG-SMA-YR8-1A-R5-9/16-SSM8V-18-BA -206-GFI-LS-049-1X36-12 1/2-DEC-BKTX			5042.017/E	20168



**WANT TO SAVE TIME?**

Our goal is to make it easy for you to manage the invoices you receive from us. For the ultimate in convenience, try our Invoice Gateway site. You can view, print, and even download your invoices right to your system. You can also sign up for E-billing and you will be notified of new invoices via email. Go paperless! Contact Marie Anderson at manderson@vanmeterinc.com or 319-368-2828 for enrollment information.

If you are already on Invoice Gateway and/or want to pay your bills on-line and manage multiple vendors?? Visit the Invoice Central site - [www.invoicecentral.com](http://www.invoicecentral.com)

Invoice is due by 07/29/18.

Invoice Questions?  
 Call Candace Bassett at  
 319-339-0000

Subtotal	\$77,880.
Shipping & Handling	
Sales Tax	\$0.
<b>Amount Due</b>	<b>\$77,880.</b>

All claims for shortages or errors must be made at once. Past due invoices may be subject to a 1.50% late charge. Our company does not manufacture the goods it sells and makes no express warranties thereon. It also disclaims all implied warranty of merchantability or fitness for a particular use. Except as prohibited by law, you are responsible for payment of all fees, costs, and expenses, including but not limited to, attorney fees, expert witness fees, and deposition expenses incurred to collect all amounts due from you. We accept credit card payments for immediate pay only and our credit terms are NET.

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For complete terms and conditions as well as EEO Compliance regulations please go to <https://www.vanmeterinc.com/terms-conditions.html>

COUNCIL PACKET

RESOLUTION #082018-02

**RESOLUTION APPROVING CHANGE ORDER #8 FOR J & L  
CONSTRUCTION, LLC FOR THE DOWNTOWN STREETScape  
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 Change Order #8 in the amount of \$ 22,400.00.

**Therefore**, be it resolved the City of Riverside City Council does hereby accept the Change Order #8 for additional storm sewer work near the intersection of Hwy 22 and Glasgow Street in the Downtown Streetscape Project.

It was moved by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, to approve the foregoing resolution on August 20<sup>th</sup>, 2018.

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

Ayes:

Nays:

Absents:

**PASSED AND APPROVED** by City Council of Riverside, Iowa, on this 20<sup>th</sup> day of August, 2018.

Signed: \_\_\_\_\_ Date \_\_\_\_\_

Allen Schneider, Mayor

Attest: \_\_\_\_\_ Date \_\_\_\_\_

Becky LaRoche, 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

August 15, 2018

2245-013

Downtown Streetscape Improvements Project  
 Change Order #8

The following changes to the contract are requested to in response to ITC #3 for additional storm sewer work near the intersection of Highway 22 and Glasgow Street.

The attached pricing breakdown shows the total cost of the extra work, including existing bid items. The additional bid items required for this work are as follows:

**ADD**

<u>Item</u>	<u>Est Quantity</u>	<u>Unit Price</u>	<u>Total Estimated Cost</u>
Storm Manhole, SW-401	2 EACH	\$4,800.00	\$9,600.00
PCC Sidewalk, 6"	58 SY	\$50.00	\$2,900.00
PCC Driveway, 6"	198 SY	\$50.00	\$9,900.00
<b>TOTAL ADDED</b>			<b>\$22,400.00</b>

Change to the Contract

This change order would add the above items to the contract and increase the amount of the contract by \$22,400.00.

Reason for changes

ITC #3 outlined additional storm sewer work at the intersection of Highway 22 and Glasgow Street to improve drainage at this location. The total estimated change in the cost of the project is \$69,744.56, including work under existing bid items and unit prices.

Approved by:

\_\_\_\_\_  
 J&L Construction, LLC

\_\_\_\_\_  
 City of Riverside

2245013changeorder8.docx



COUNCIL PACKET

**J & L CONSTRUCTION, LLC**

1971 Lexington Blvd.  
 Washington, IA 52353  
 Ph: (319) 653-3597  
 Fax: (319) 653-2410  
 Email: [jlconstr@cloudburst9.net](mailto:jlconstr@cloudburst9.net)



**PROPOSED CHANGE ORDER # 10**

To: City of Riverside  
 60 N. Greene Street  
 Riverside, IA 52327

Subcontractor: Carter & Associates, Inc.  
 and  
 Stevens Erosion Control

Project: **2018 Downtown Streetscape Improvements**  
 City of Riverside, Iowa

Re: **ITC # 3**  
**Changes to storm sewer near**  
**intersection of Glasgow St. &**  
**Hwy. 22**

Per MMS ITC # 3 dated 8/10/18 please find below our quote with estimated quantities (using contract bid items as well as "new" bid items:

No.	Contract Bid Items	Qty.	Unit	Unit Price	Ext. Price
3	Off Site Topsoil	40	CY	\$ 39.00	\$ 1,560.00
4	Excavation, Class 13, Waste	40	CY	\$ 26.00	\$ 1,040.00
7	Subbase, Modified, 6" Thick	68	SY	\$ 8.25	\$ 561.00
8	Subbase, Modified, 4" thick	256	SY	\$ 8.00	\$ 2,048.00
15	Granular Trench Backfill, Porous Backfill, 12" Storm Sewer	82	LF	\$ 27.00	\$ 2,214.00
25	Storm Sewer, Trenched, 12" RCP	82	LF	\$ 61.00	\$ 5,002.00
27	Storm Sewer, Trenched, 18" RCP	169	LF	\$ 67.00	\$11,323.00
30	Removal of Storm Sewer	186	LF	\$ 35.00	\$ 6,510.00
49	Storm Intake, SW-501	2	EA	\$3,100.00	\$ 6,200.00
52	Connect to Existing Storm Structure	1	EA	\$1,000.00	\$ 1,000.00
54	PCC Pavement, 7"	68	SY	\$ 37.00	\$ 2,516.00
66	Detectable Warnings	20	SF	\$ 40.00	\$ 800.00
67	Granular Surfacing, Class A	10	TONS	\$ 16.00	\$ 160.00
68	Removal of Pavement	324	SY	\$ 12.00	\$ 3,888.00
72	Sod	32	SQ	\$ 78.83	\$ 2,522.56
					\$47,344.56

No.	New Bid Items	Qty.	Unit	Unit Price	Ext. Price
	Storm Manhole, SW-401, 48"	2	EA	\$4,800.00	\$ 9,600.00
	PCC Sidewalk, 6"	58	SY	\$ 50.00	\$ 2,900.00
	PCC Driveway, 6"	198	SY	\$ 50.00	\$ 9,900.00
					\$22,400.00

Total \$69,744.56

Dated: August 15, 2018  
 Submitted by:  
*Jay Peiffer*, Vice President  
 J & L Construction, LLC

Date: \_\_\_\_\_  
 Approved by: \_\_\_\_\_



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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

**INSTRUCTION TO CONTRACTOR**

**2018 Downtown Streetscape Improvements Project**

To: J&L Construction  
 Date: August 10, 2018  
 ITC #3

The following instructions are issued:

- To clarify drawings, specifications and/or procedures
- To approve use of materials or equipment
- To request an estimate for Owner's further consideration. Provide an itemized breakdown of proposed lump sum price in accordance with Article 12 of the General Conditions.
- To transmit drawings or documents for incorporation into the work, subject to the last paragraph below.
- In response to RFI No. \_\_\_\_\_

**DESCRIPTION:**

The attached plan shows some changes to the storm sewer near the intersection of Glasgow Street and Highway 22. The estimated quantities for this additional work are as follows:

<u>Contract Bid Items</u>	<u>Quantity</u>
Off Site Topsoil	40 CY
Excavation, Class 13, Waste	40 CY
Subbase, Modified, 6" Thick	68 SY
Subbase, Modified, 4" Thick	256 SY
Granular Trench Backfill, Porous Backfill, 12" Storm Sewer	82 LF
Storm Sewer, Trenched, 12" RCP	82 LF
Storm Sewer, Trenched, 18" RCP	169 LF
Removal of Storm Sewer	186 LF
Storm Intake, SW-501	2 EACH
Connect to Existing Storm Structure	1 EACH
PCC Pavement, 7"	68 SY
Detectable Warnings	20 SF
Granular Surfacing, Class A	10 TONS
Removal of Pavement	324 SY
Sod	32 SQ



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Civil Engineers

<u>New Bid Items</u>	<u>Quantity</u>
Storm Manhole, SW-401, 48"	2 EACH
PCC Sidewalk, 6"	58 SY
PCC Driveway, 6"	198 SY

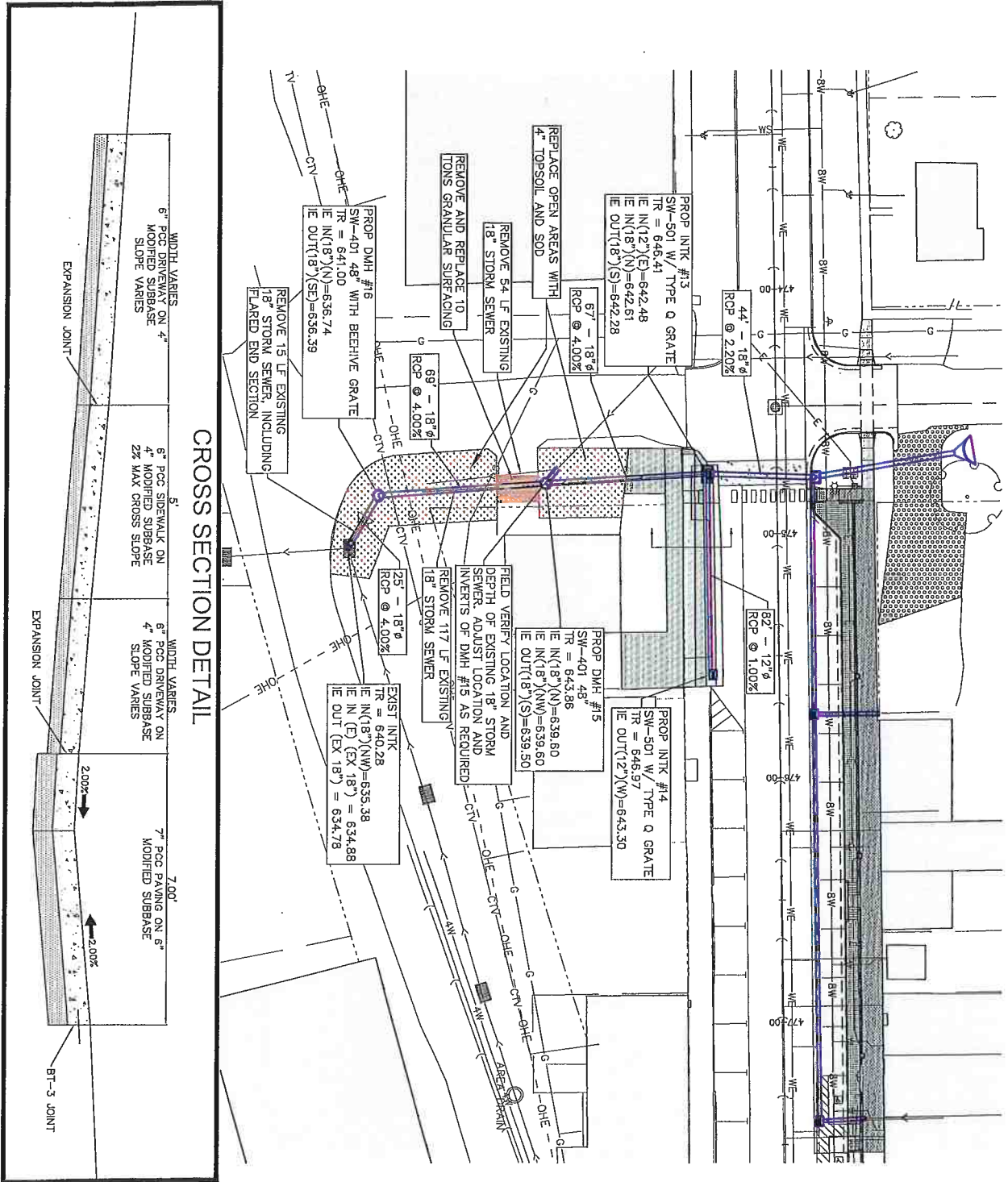
**ATTACHMENTS:** ITC #3 Storm Sewer Plan

**IF THESE INSTRUCTIONS INVOLVE WORK WHICH EITHER INCREASES OR DECREASES THE CONTRACT PRICE, SCOPE OF WORK, TIME, OR PERFORMANCE, YOU SHALL NOT PROCEED UNTIL YOU SUBMIT A WRITTEN CHANGE ORDER REQUEST AND RECEIVE OWNER APPROVAL OF THE CHANGE**

MMS CONSULTANTS, INC

By: Scott Pottorff

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CIVIL ENGINEERS  
 LAND PLANNERS  
 LAND SURVEYORS  
 LANDSCAPE ARCHITECTS  
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
 IOWA CITY, IOWA 52240  
 (319) 351-9292  
[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision

**STORM SEWER PLAN**  
**ITC #3**

**2018 DOWNTOWN**  
**STREETSCAPE**  
 RIVERSIDE  
 WASHINGTON COUNTY  
 IOWA

**MMS CONSULTANTS, INC.**  
 Date: 8/10/18

Designed by: SBR	Field Book No.:
Drawn by: SBR	Scale: 1"=40'
Checked by: SBR	Sheet No.:
Project No. IC 2245-013	of: 1

COUNCIL PACKET

RESOLUTION #082018-03

RESOLUTION APPROVING CHANGE ORDER #2 FOR TRIPLE B CONSTRUCTION, FOR THE GALILEO STREET 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 #2 in the amount of \$360.00 credit.

Therefore, be it resolved the City of Riverside City Council does hereby accept the Change Order #2 for the change from Type K copper water pipe, to HPDE SDR-9 plastic, in the Galileo Street Project.

It was moved by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, to approve the foregoing resolution on August 20<sup>th</sup>, 2018.

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

Ayes:

Nays:

Absents:

PASSED AND APPROVED by City Council of Riverside, Iowa, on this 20<sup>th</sup> day of August, 2018.

Signed: \_\_\_\_\_ Date \_\_\_\_\_

Allen Schneider, Mayor

Attest: \_\_\_\_\_ Date \_\_\_\_\_

Becky LaRoche, 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

August 1, 2018

2245-039

Galileo Drive Addition  
 Change Order #2

The following changes to the contract are requested to change the water service pipe material from Type K copper to HPDE SDR-9 plastic.

The price difference for the pipe is \$3/LF. The estimated length of water services is 108 LF so the total price change is \$324. Since the water services are bid based on each service, the total cost was divided among the 6 services and rounded to \$60/EACH. The changes required for this work are as follows:

**DELETE**

<u>Item</u>	<u>Est Quantity</u>	<u>Unit Price</u>	<u>Total Estimated Cost</u>
Water Service, 1" Type K Copper	6 EACH	\$1,050.00	\$6,300.00
TOTAL DELETED			\$6,300.00

**ADD**

<u>Item</u>	<u>Est Quantity</u>	<u>Unit Price</u>	<u>Total Estimated Cost</u>
Water Service, 1" HDPE SDR9	6 EACH	\$990.00	\$5,940.00
TOTAL ADDED			\$5,940.00

Change to the Contract

This change order would add and remove the above items to the contract and decrease the amount of the contract by \$360.00.

Reason for changes

The plastic pipe is allowed for use for water services in Riverside. It was decided to use the plastic service pipe materials for cost savings.

Approved by:

\_\_\_\_\_  
 Triple B Construction

\_\_\_\_\_  
 City of Riverside

2245039changeorder2.docx

Environmental Specialists  
 Landscape Architects  
 Land Planners  
 Land Surveyors  
 Civil Engineers

COUNCIL PACKET

RESOLUTION #082018-04

RESOLUTION APPROVING PAY REQUEST #3 FOR TRIPLE B CONSTRUCTION, FOR GALILEO DRIVE 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 pay request in the amount of \$158,247.20 for partial payment of this project from 7/09/18 to 8/10/18.

Therefore, be it resolved the City of Riverside City Council does hereby accept the Pay Request #3 for work done on the Galileo Drive Street project with 54.11% complete.

It was moved by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, to approve the foregoing resolution.

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

Ayes:

Nays:

Absents:

PASSED AND APPROVED by City Council of Riverside, Iowa, on this 20<sup>h</sup> day of August, 2018.

Signed: \_\_\_\_\_ Date \_\_\_\_\_

Allen Schneider, Mayor

Attest: \_\_\_\_\_ Date \_\_\_\_\_

Becky LaRoche, City Clerk

COUNCIL PACKET

CONSTRUCTION PROGRESS PAYMENT

082018-034

Project Description	Galileo Drive Addition	PN:	2245039
Contract Date	8-May-18		
Contractor:	Triple B Construction	Owner:	City of Riverside
Address:	710 Ayres Progress Drive	Attn:	
City, St., Zip:	Wilton, IA 52778	Address:	60 N. Greene Street
Phone:	563-732-3478	City, St., Zip:	Riverside, IA 52327
Fax:	563-732-2105	Phone:	319-648-3501
		Fax:	

Estimate #	<input checked="" type="checkbox"/> 3	FOR PERIOD:	Owner PN
	<input type="checkbox"/> Partial Payment	FROM: 7/9/18	Federal PN
	<input type="checkbox"/> Final Payment	TO: 8/10/18	State PN

Base Contract Price	\$476,685.50
---------------------	--------------

Change #	1	\$5,500.00
Change #	2	(\$360.00)
Change #		
Change #		
Change #		
Change #		

Total Contract	\$481,825.50
----------------	--------------

Materials on Hand	\$ -
-------------------	------

Construction Completed	\$260,693.50
	54.11%

Total Earned	\$260,693.50
--------------	--------------

Less Retainage	\$13,034.68
----------------	-------------

Less Previous Payment	\$89,411.63
-----------------------	-------------

Amount Due This Est	\$158,247.20
---------------------	--------------

Requested by: \_\_\_\_\_  
 Title: Brad Jipp  
 Date: \_\_\_\_\_  
 Title: Owner  
 Date: \_\_\_\_\_

Approved by: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

Recommended by: \_\_\_\_\_  
 Title: Scott Pottorff  
 Date: \_\_\_\_\_  
 Title: Project Engineer  
 Date: \_\_\_\_\_

Attested by: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

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

i:\proj\forms\payreqst.xls



# COUNCIL PACKET

Galileo Drive Addition

Pay Estimate No.: 3

Payable to: Triple B Construction  
 Date: August 14, 2018  
 Week Ending: August 10, 2018

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	\$800.00	\$ 800.00	0.50	\$ 400.00	0.50	\$ 400.00
2	Mobilization	LS	1	\$20,000.00	\$ 20,000.00	-	\$ -	0.50	\$ 10,000.00
3	Removal of Fence	LF	374	\$3.00	\$ 1,122.00	-	\$ -	374.00	\$ 1,122.00
4	Excavation, Class 10, Onsite	CY	8,250	\$4.80	\$ 39,600.00	660.00	\$ 3,168.00	6,190.00	\$ 29,712.00
5	Topsoil, Onsite	CY	4,800	\$5.50	\$ 26,400.00	-	\$ -	2,000.00	\$ 11,000.00
6	Below Grade Excavation (Core Out)	CY	392	\$45.00	\$ 17,640.00	-	\$ -	-	\$ -
7	Subgrade Preparation	SY	2,871	\$1.50	\$ 4,006.50	-	\$ -	-	\$ -
8	Subbase, Modified, 4" Thick	SY	154	\$6.00	\$ 924.00	-	\$ -	-	\$ -
9	Subbase, Modified, 6" Thick	SY	2,871	\$7.50	\$ 20,032.50	-	\$ -	-	\$ -
10	Granular Trench Backfill, Porous Backfill, 12" Storm Sewer	LF	428	\$16.50	\$ 7,062.00	428.00	\$ 7,062.00	428.00	\$ 7,062.00
11	Granular Trench Backfill, Porous Backfill, 15" Storm Sewer	LF	176	\$12.50	\$ 2,200.00	176.00	\$ 2,200.00	176.00	\$ 2,200.00
12	Trench Foundation	LF	200	\$4.00	\$ 800.00	-	\$ -	-	\$ -
13	Replacement of Unsuitable Backfill Material, Granular Backfill	CY	150	\$45.00	\$ 6,750.00	-	\$ -	-	\$ -
14	Trench Compaction Testing	LS	1	\$2,500.00	\$ 2,500.00	0.50	\$ 1,250.00	0.75	\$ 1,875.00
15	Sanitary Sewer Gravity Main, Trenched, PVC SDR 26, 8" Dia.	LF	747	\$45.00	\$ 33,615.00	207.00	\$ 9,315.00	747.00	\$ 33,615.00
16	Sanitary Sewer Gravity Main, Trenchless, Restrained Joint PVC, 8" Dia.	LF	60	\$80.00	\$ 5,400.00	60.00	\$ 5,400.00	60.00	\$ 5,400.00
17	Sanitary Sewer Service Stub, Main to ROW, PVC (SDR 23.5), 4" Dia.	EA	6	\$1,350.00	\$ 8,100.00	6.00	\$ 8,100.00	6.00	\$ 8,100.00
18	Connect to Existing Sanitary Sewer	EA	1	\$400.00	\$ 400.00	-	\$ -	1.00	\$ 400.00
19	Storm Sewer, Trenched, ADS N-12, 10" Dia.	LF	42	\$20.00	\$ 840.00	42.00	\$ 840.00	42.00	\$ 840.00
20	Storm Sewer, Trenched, RCP, 12" Dia.	LF	523	\$39.00	\$ 20,397.00	523.00	\$ 20,397.00	523.00	\$ 20,397.00
21	Storm Sewer, Trenched, RCP, 15" Dia.	LF	176	\$41.00	\$ 7,216.00	176.00	\$ 7,216.00	176.00	\$ 7,216.00
22	Storm Sewer, Trenched, RCAP, 13"x22"	LF	34	\$75.00	\$ 2,550.00	34.00	\$ 2,550.00	34.00	\$ 2,550.00
23	Storm Sewer, Trenched, RCP, 24" Dia.	LF	33	\$55.00	\$ 1,815.00	33.00	\$ 1,815.00	33.00	\$ 1,815.00
24	Storm Sewer Flared End Section, RCP, 12" Dia.	EA	1	\$1,400.00	\$ 1,400.00	1.00	\$ 1,400.00	1.00	\$ 1,400.00
25	Storm Sewer Flared End Section, RCP, 24" Dia.	EA	1	\$2,000.00	\$ 2,000.00	1.00	\$ 2,000.00	1.00	\$ 2,000.00
26	Removal of Storm Sewer and Flared End	LS	1	\$500.00	\$ 500.00	1.00	\$ 500.00	1.00	\$ 500.00
27	Longitudinal Subdrain, Type 2, 4"	LF	692	\$9.00	\$ 6,228.00	-	\$ -	-	\$ -
28	Subdrain Cleanout, Type A-1	EA	3	\$250.00	\$ 750.00	-	\$ -	-	\$ -
29	Subdrain Outlet, Connection to Structure	EA	5	\$200.00	\$ 1,000.00	-	\$ -	-	\$ -
30	Water Main, 6", PVC C900	LF	794	\$24.00	\$ 19,056.00	794.00	\$ 19,056.00	794.00	\$ 19,056.00
31	Water Main, 8", PVC C900	LF	278	\$29.00	\$ 8,062.00	278.00	\$ 8,062.00	278.00	\$ 8,062.00
32	Water Main, 8", Trenchless, Restrained Joint PVC C900	LF	52	\$90.00	\$ 4,680.00	52.00	\$ 4,680.00	52.00	\$ 4,680.00
33	Water Service, 1" Type K Copper	EA	0	\$1,050.00	\$ -	-	\$ -	-	\$ -
34	Gate Valve, 6"	EA	3	\$900.00	\$ 2,700.00	3.00	\$ 2,700.00	3.00	\$ 2,700.00
35	Gate Valve, 8"	EA	2	\$1,200.00	\$ 2,400.00	2.00	\$ 2,400.00	2.00	\$ 2,400.00
36	Fire Hydrant Assembly	EA	4	\$4,000.00	\$ 16,000.00	4.00	\$ 16,000.00	4.00	\$ 16,000.00
37	Sanitary Manhole, Type SW-301, 48" Dia	EA	5	\$3,700.00	\$ 18,500.00	2.00	\$ 7,400.00	5.00	\$ 18,500.00
38	Storm Manhole, SW-401, 48"	EA	1	\$2,150.00	\$ 2,150.00	1.00	\$ 2,150.00	1.00	\$ 2,150.00
39	Storm Intake, Type SW-509	EA	2	\$4,000.00	\$ 8,000.00	1.00	\$ 4,000.00	1.00	\$ 4,000.00
40	Storm Intake, Type SW-512, 24"	EA	2	\$1,550.00	\$ 3,100.00	2.00	\$ 3,100.00	2.00	\$ 3,100.00
41	Storm Intake, Type SW-545, LO=14"	EA	4	\$2,800.00	\$ 11,200.00	2.00	\$ 5,600.00	2.00	\$ 5,600.00
42	Connect to Existing Storm Sewer Intake	EA	1	\$750.00	\$ 750.00	1.00	\$ 750.00	1.00	\$ 750.00
43	PCC Pavement, 7"	SY	2,235	\$39.00	\$ 87,165.00	-	\$ -	-	\$ -
44	HMA Pavement, 5"	SY	144	\$47.00	\$ 6,768.00	-	\$ -	-	\$ -
45	Removal of PCC Sidewalk	SY	9	\$10.00	\$ 90.00	-	\$ -	-	\$ -
46	PCC Sidewalk, 4"	SP	93	\$37.00	\$ 3,441.00	-	\$ -	-	\$ -

COUNCIL PACKET

Item No.	Item Description	Units	Contract Quantity	Unit Price	Contract Amount	Quantity This Estimate	Amount This Estimate	To Date Quantity	To Date Amount
47	PCC Sidewalk, 5"	SY	61	\$53.00	\$ 3,233.00	-	\$ -	-	\$ -
48	Detectable Warnings	SF	70	\$30.00	\$ 2,100.00	-	\$ -	-	\$ -
49	Granular Surfacing, Class A, 6" Thick	SY	1,535	\$7.50	\$ 11,512.50	750.00	\$ 5,625.00	1,500.00	\$ 11,250.00
50	Removal of HMA Pavement	SY	10	\$40.00	\$ 400.00	-	\$ -	-	\$ -
51	Removal of PCC Curb and Gutter	LF	103	\$10.00	\$ 1,030.00	-	\$ -	-	\$ -
52	Seeding, Fertilizing and Mulching, Permanent, Type 1	AC	3.2	\$1,500.00	\$ 4,800.00	-	\$ -	-	\$ -
53	Seeding, Fertilizing and Mulching, Stabilization, Type 4	AC	2.0	\$875.00	\$ 1,750.00	-	\$ -	-	\$ -
54	SWPPP Management	LS	1	\$4,500.00	\$ 4,500.00	-	\$ -	0.25	\$ 1,125.00
55	Silt Fence	LF	1,800	\$1.50	\$ 2,700.00	-	\$ -	1,495.00	\$ 2,242.50
56	Removal of Silt Fence	LF	1,800	\$0.25	\$ 450.00	-	\$ -	136.00	\$ 34.00
57	Inlet Protection Device	EA	9	\$175.00	\$ 1,575.00	-	\$ -	-	\$ -
58	Inlet Protection Device Maintenance	EA	9	\$25.00	\$ 225.00	-	\$ -	-	\$ -
	<b>TOTAL CONTRACT</b>				<b>\$ 470,385.50</b>		<b>\$ 155,136.00</b>		<b>\$ 249,253.50</b>
C.O. #1	Sanitary Sewer, 8" Main, Extra Depth and Utility Conflicts	LF	55,000	\$100.00	\$ 5,500,000	55,000	\$ 5,500,000	55,000	\$ 5,500,000
	<b>TOTAL CHANGE C.O. #1</b>				<b>\$ 5,500,000</b>		<b>\$ 5,500,000</b>		<b>\$ 5,500,000</b>
C.O. #2	Water Service, 1" HDPE SDR9	EACH	6,000	\$990.00	\$ 5,940,000	6,000	\$ 5,940,000	6,000	\$ 5,940,000
	<b>TOTAL CHANGE C.O. #2</b>				<b>\$ 5,940,000</b>		<b>\$ 5,940,000</b>		<b>\$ 5,940,000</b>
	<b>TOTAL CONTRACT WITH CHANGE ORDERS</b>				<b>\$ 481,825.50</b>		<b>\$ 166,576.00</b>		<b>\$ 260,693.50</b>

Retainage 5% \$ 13,034.68

Total Value of Completed Work Less Retainage \$ 247,658.83

Previous Payments \$ 89,411.63

Current Payment Due \$ 158,247.20

\$ 49,464.13  
 \$ 39,947.50  
 \$

COUNCIL PACKET

Riverside / 436225-20 / Hold Hrg & App Dev Agmt AA

082018-05

RESOLUTION ~~060418-04~~

Resolution Approving Development Agreement with A&S Holdings, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

WHEREAS, the City of Riverside, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Riverside Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, a certain development agreement (the "Agreement") between the City and A&S Holdings, LLC (the "Developer") has been prepared, pursuant to which the Developer would undertake the construction and development of a new multipurpose building that will contain commercial retail and office space in the Urban Renewal Area (the "Project"); and

WHEREAS, under the Agreement, the City would provide annual appropriation tax increment payments to the Developer in a total amount not exceeding \$475,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on June 4, 2018, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Riverside, Iowa, as follows:

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

# COUNCIL PACKET

Riverside / 436225-20 / Hold Hrg & App Dev Agmt AA

(a) The Project will add diversity and generate new opportunities for the Riverside and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of new jobs, which are warranted in comparison to the amount of the proposed property tax incentives.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the incremental property tax payments to the Developer thereunder.

Section 3. The Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "A&S Holdings Subfund") which is hereby established, into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

Certain real property situated in the City of Riverside, Washington County, State of Iowa, bearing Washington County Property Tax Parcel Identification Numbers 04-03-300-027 and 04-10-100-005.

Section 5. The City hereby pledges to the payment of the Agreement the A&S Holdings Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no payment will be made under the Agreement unless and until monies from the A&S Holdings Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor of Washington County to evidence the continuing pledging of the A&S Holdings Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

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Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved ~~June 4, 2018.~~ August 20, 2018

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

.....

On motion and vote the meeting adjourned.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

## COUNCIL PACKET

**Becky LaRoche**

---

**From:** Scott Pottorff <S.pottorff@mmsconsultants.net>  
**Sent:** Wednesday, August 15, 2018 12:14 PM  
**To:** [becky@cityofriversidejowa.com](mailto:becky@cityofriversidejowa.com)  
**Subject:** FW: Akers Sweeting Riverside  
**Attachments:** Attachments.html

Here is the Akers/Sweeting Site Plan latest version.

ShareFile Attachments	Expires September 14, 2018
1800021 - Civil Site Plan - Rev B 2018-08-02.pdf	5 MB
1800021 - Runoff Calcs 2018-08-02.pdf	1 MB
Stormwater Memo 2018-08-02 - 180021.pdf	87.8 KB

[Download Attachments](#)

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**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](mailto:S.pottorff@mmsconsultants.net)

[www.mmsconsultants.net](http://www.mmsconsultants.net)

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**From:** Mike Welch [mailto:mwelch@axiom-con.com]

**Sent:** Thursday, August 2, 2018 1:29 AM

**To:** Scott Pottorff

# DRAWINGS FOR PROPOSED IMPROVEMENTS RIVERSIDE APPARTMENTS A&S HOLDINGS, LLC RIVERSIDE, IOWA

## LEGAL DESCRIPTION

AUDITOR'S PARCEL "E" IN THE SOUTHWEST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION THREE (3) AND THE WEST 70 FEET OF AUDITOR'S PARCEL "D" IN THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION THREE (3), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE SIX (6) WEST OF THE 5TH P.M., WASHINGTON COUNTY, IOWA, ACCORDING TO THE PLAT OF SURVEY RECORDED IN BOOK 11, PAGE 123, PLAT RECORDS OF WASHINGTON COUNTY, IOWA, AND

THE WEST 70 FEET OF THE ABANDONED RAILROAD RIGHT OF WAY OF THE CENTRAL IOWA RAILWAY AND DEVELOPMENT COMPANY DESCRIBED AS BEING 100 FEET IN WIDTH, LYING NORTH OF STATE HIGHWAY #122 IN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TEN (10), AND

ALL THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) LYING NORTH OF STATE HIGHWAY #22, WEST OF THE ABANDONED RAILROAD RIGHT OF WAY OF THE CENTRAL IOWA RAILWAY AND DEVELOPMENT COMPANY, AND EAST OF WALNUT AVE, AND

ALL IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE SIX (6) WEST OF THE 5TH P.M., IN THE CITY OF RIVERSIDE, WASHINGTON COUNTY, IOWA.

## DESIGN STANDARDS AND REFERENCE DRAWINGS

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH CITY OF RIVERSIDE REQUIREMENTS AND THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), LATEST EDITION, UNLESS NOTED OTHERWISE ON THE PLANS.

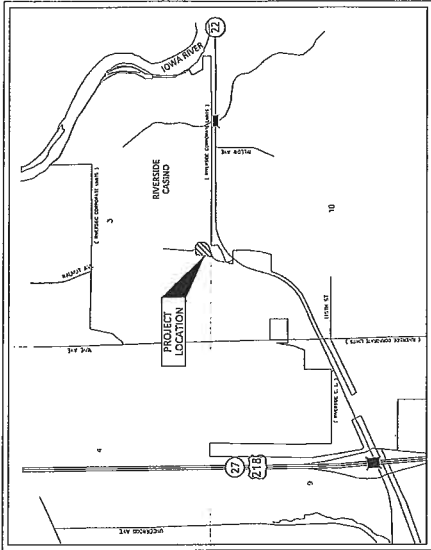
THE FOLLOWING DESIGN EXCEPTIONS ARE REQUIRED:

NONE

THE FOLLOWING SUDAS FIGURES ARE INCLUDED BY REFERENCE:

FIGURE	TITLE
310.0.101	TRENCH BEDDING AND BACKFILL ZONES
310.0.103	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
400.0.201	SANITARY SEWER SERVICE STUB
400.0.231	SUBDRAINS
400.0.233	SUBDRAIN OUTLETS
500.0.101	THRUST BLOCKS
500.0.102	TRACER SYSTEM
500.0.101	MINIMUM CLEARANCE BETWEEN WATER SERVICE AND STRUCTURE
500.0.201	FIRE FIGHTING ASSEMBLY MANHOLE
600.0.101	CIRCULAR STORM SEWER MANHOLE
600.0.102	SINGLE OPEN-THROAT CURB INTAKE, LARGE BOX
600.0.101	CASTINGS FOR SANITARY SEWER MANHOLES
900.0.102	FILTER BERM AND FILTER SOCK
900.0.104	ROLLED EROSION CONTROL INSTALLATION - CHANNEL
900.0.119	SILT FENCE
900.0.120	STABILIZED CONSTRUCTION ENTRANCE

CD.DD	COVER SHEET	CIVIL
CD.01	LEGEND AND GENERAL NOTES	
CD.02	GENERAL NOTES	
CD.03	TOPOGRAPHIC SURVEY AND REMOVAL	
CD.04	SITE AND UTILITY PLAN	
CD.05	GRADING AND EROSION CONTROL PLAN	
CD.06	PAVING PLAN - WEST	
CD.07	PAVING PLAN - EAST	
CD.08	CONSTRUCTION DETAILS	
CD.09	CONSTRUCTION DETAILS	



## PROJECT INFORMATION

SCOPE OF WORK:  
CONSTRUCTION OF A 26 UNIT APARTMENT BUILDING WITH 10000 SF RETAIL SPACE AND UNDERGROUND PARKING. PROJECT INCLUDES SITE AND UTILITY WORK ASSOCIATED WITH THE CONSTRUCTION OF THE BUILDING.

### CONTACT PERSON:

MICHAEL WELCH  
ANDIOM CONSULTANTS, LLC  
60 E COURT STREET, UNIT 3  
IOWA CITY, IOWA 52240-3833  
PHONE: 319-519-6220  
mwelch@andiom-consult.com

## APPLICANT INFORMATION

OWNER/DEVELOPER:  
A&S HOLDINGS, LLC  
1451 FAIRWAY COURT  
WEST LIBERTY, IOWA 52776

### DEVELOPER'S ATTORNEY:

TBD

## UTILITY CONTACTS

EASTERN IOWA LIGHT AND POWER  
DENNIS ANDERSON  
(563) 732-2211  
DENNISANDERSON@EASTERNIOVA.COM

WINDSTREAM COMMUNICATIONS  
CONTRACT DESK  
(800) 285-5923  
LOCALDESK@WINDSTREAM.COM

MIDAMERICAN  
CARSON HEMPHILL  
(319) 341-4666  
CARSON.HEMPHILL@MIDAMERICAN.COM

CITY OF RIVERSIDE  
LORY YOUNG  
(319) 840-3500  
LOR@CITYOFRIVERSIDEIOVA.COM

## SITE INFORMATION

BUILDING INFORMATION  
BUILDING FOOTPRINT 11,386 SF  
GROSS BUILDING AREA 45,116 SF  
NUMBER OF FLOORS 4 INCLUDING LOWER LEVEL PARKING  
1 BEDROOM UNITS 3  
2 BEDROOM UNITS 14  
3 BEDROOM UNITS 3  
TENANT SPACE 2,737 SF

### PARKING CALCULATIONS

TYPE OF SPACE  
ONE BEDROOM UNITS 1 PER UNIT  
TWO BEDROOM UNITS 2 PER UNIT  
THREE BEDROOM UNITS 3 PER UNIT  
GUEST SPACES 1 PER 3 UNITS  
TENANT SPACE 1 PER 200 SF  
TOTAL 69 SPACES

PROPOSED SURFACE PARKING  
STANDARD STALLS 51  
HANDICAP STALLS 3 (2 VAN ACCESSIBLE)  
TOTAL 54

PROPOSED UNDERGROUND PARKING  
STANDARD STALLS 19  
HANDICAP STALLS 0 (0 VAN ACCESSIBLE)  
TOTAL 19

TOTAL PARKING PROVIDED = 73

PROFESSIONAL ENGINEER  
MICHAEL J. WELCH, P.E.  
LICENSE NUMBER 39536  
DATE: \_\_\_\_\_

I HEREBY CERTIFY THAT THE ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
PAGES ON SHEETS COVERED BY THIS SEAL: ALL SHEETS LISTED IN INDEX.

PROJECT NAME: RIVERSIDE APARTMENTS	CLIENT NAME: A&S HOLDINGS, LLC	DATE ISSUED: AUGUST 2, 2018	PROJECT NUMBER: 180023	PROJECT ENGINEER: M. WELCH	CAD NUMBER: 180023	SHEET NUMBER: COVER SHEET
PROJECT LOG	DESCRIPTION OF CHANGES	DATE	BY	CITY REVIEW	DATE	BY
60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240						

**PROJECT NAME:** RIVERSIDE APARTMENTS  
**PROJECT NUMBER:** CO.01 180021  
**PROJECT OWNER:** M. WELCH  
**DATE:** AUGUST 2, 2018  
**STATUS:** NOT FOR CONSTRUCTION  
**CLIENT NAME:** A&S HOLDINGS, LLC  
**CONTRACT NO.:** 180021

**LEGEND AND GENERAL NOTES**  
**DRAWING LOG**  
 REVISIONS: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z  
 DATE: 01-16-2018  
**CONSTANTS**  
 10 EAST COURT STREET, UNIT 2, OMAHA CITY, IA 52249

**EROSION CONTROL NOTES**

- THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL, SEDIMENT AND WATER POLLUTION PREVENTION PLAN AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SDUS), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES A MINIMUM OF ONCE PER WEEK AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 3/4" OR MORE. IF A CONTROL MEASURE HAS BEEN DAMAGED OR DESTROYED BY 3/4" OR MORE, THE CONTRACTOR SHALL RESTORE SUCH MEASURES TO THEIR ORIGINAL CONDITION IMMEDIATELY, WHETHER PERMITTING.
- ERECT SILT FENCE AS SHOWN ON THE PLANS TO LIMIT LOSS OF MATERIAL FROM THE WORK AREA TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL A PERMANENT GRADING OPTION IS ESTABLISHED.
- MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR AS LONG AS PRACTICAL.
- INSTALL A SILT FENCE AROUND ALL STOCKPILED TOPSOIL.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING FOR ALL AREAS THAT ARE EXPOSED TO EROSION DURING CONSTRUCTION. SEEDING SHALL BE COMPLETED IN LESS THAN 14 DAYS.
- SEQUENCE OF EROSION AND SEDIMENT CONTROL EVENTS:
  - INSTALL INLET PROTECTION AROUND EXISTING INTAKES AS INDICATED ON THE SITE CONSTRUCTION PLAN. USE THESE LOW AREAS AS SEDIMENT BASINS DURING CONSTRUCTION.
  - INSTALL PERIMETER SILT FENCE AS INDICATED ON THE SITE CONSTRUCTION PLAN.
  - INSTALL SILT FENCE AROUND ANY TOPSOIL OR EXCESS SOIL STOCKPILES. APPLY TEMPORARY SEEDING TO ALL TOPSOIL OR EXCESS SOIL STOCKPILES.
  - INSTALL STONE SUBGRADE ON PAVING AREAS FOLLOWING COMPLETION OF GRADING.
  - APPLY TEMPORARY SEEDING TO ALL DENURED AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS OR MORE. FERTILIZE AND LIMB IF (HORIZONTAL/VERTICAL).
  - DESTROY TEMPORARY SEEDING AND APPLY PERMANENT SEEDING TO ALL PERMANENT SEEDING AREAS AS REQUIRED. APPLY MULCH AT 1.5 TO 2.0 TONS PER ACRE ON SLOPES GREATER THAN 4:1.
  - WHEN CONSTRUCTION IS COMPLETED AND THE AREA IS ESTABLISHED WITH PERMANENT SEEDING, REMOVE ALL MULCH AND SEDIMENT FROM ANY SEDIMENT BASINS. REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVALS.

**SITE PREPARATION NOTES**

- PROTECT ADJACENT PROPERTY DURING DEMOLITION.
- DEMOLITION LIMIT LINE IS THE EXISTING PROPERTY LINE UNLESS NOTED OTHERWISE.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (DISCARDED AND THE WORK INVOLVED ON THIS PROJECT). NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE BASEMENTS, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE CITY ENGINEER. MATERIAL TO BE PLACED WITHIN THE BASEMENTS SHALL BE PLACED IN A CONTAINER AND SHALL BE REMOVED FROM THE PROJECT IMMEDIATELY. MATERIAL SHALL APPLY NECESSARY MEASURES TO THE CONSTRUCTION AREA AND EQUIPMENT SHALL READS TO PREVENT THE SPREAD OF DUST. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE ENVIRONMENTAL REGULATIONS.
- KEEP ADJACENT PUBLIC STREETS FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT. CLEAN SOIL AND DEBRIS FROM THE ADJACENT STREETS ON A DAILY BASIS.
- DURING CONSTRUCTION, CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- REMOVE OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- ANY EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) THAT THE CONTRACTOR'S OPERATIONS DAMAGE SHALL BE REPAIRED BY THAT CONTRACTOR AT HIS/HER COST.
- REMOVE ALL DESIGNATED STREETS, DRIVEWAYS, ETC. IN THEIR ENTIRETY. BACKFILL ALL EXCAVATIONS WITH COMPRESSIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- WHERE A SECTION OF PAVEMENT, CURB AND GUTTER OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST JOINT.
- SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FINTURES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT TREES AND SHRUBS NOTED ON THE PLANS TO REMAIN IN PROJECT AREA FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY. PROTECTION INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION FENCING AROUND THE TRUNK OF TREES AND PROHIBITING VEHICLE TRAFFIC WITHIN THE DRIP LINE OF TREES.
- REMOVE AND DISPOSAL OF EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION LIMITS SHALL BE TO 100 FEET TO THE TRUNKS UNLESS OTHERWISE NOTED. STUMPS ARE TO BE GRADUATED TO TWO FEET BELOW FINISHED GRADE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A TILE IS ENCOUNTERED AND SHALL NOTIFY THE CITY ENGINEER WITHIN 24 HOURS OF THE DISCOVERY. THE ENGINEER SHALL APPROVE THE METHOD OF REMOVING THE TILE. THE TILE SHALL BE RECORDED ON THE CONSTRUCTION RECORD DOCUMENTS.
- EXISTING FIELD TILE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:
  - CONNECT TILE TO THE NEAREST STORM SEWER.
  - DAYLIGHT TO FINISHED GROUND.
  - REPAIR TILE AND MAINTAIN SERVICE.

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SDUS), UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM PLANS OF RECORD. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN AND MAY NOT SHOWN ON THIS DRAWING.
- NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- CRITICAL TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
- IOVA CODE 480.1480-REGULATORY FACILITIES INFORMATION. RESUBMIT VERBAL NOTICES TO IOWA ONE-CALL 1-800-252-8899, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
- NOTIFY THE APPROPRIATE PUBLIC UTILITY AUTHORITY 48-77 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. THE CITY OF RIVERSIDE SHALL BE THE PUBLIC AGENCY RESPONSIBLE FOR INSPECTION DURING CONSTRUCTION OF THE PUBLIC PORTIONS OF THE PROJECT.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNALS, BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
- ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR THE ADJUSTMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADDITIONAL COST TO THE OWNER TO REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPEARANCES THAT OCCUR DURING CONSTRUCTION.
- REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.

**GRADING NOTES**

- STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL PRIOR TO SITE FOR REUSE IF SUITABLE.
- PROOF ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOFROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT.
- REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
- SCARIFY EXISTING SUBGRADE TO A DEPTH OF 12 INCHES AND RECOMPACT TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
- DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS. FILL MATERIAL SHALL BE PROTECTED FROM EXCESSIVE MOISTURE CONTENT AND DENSITY OF INPLACE FILL MATERIAL ARE WITHIN SPECIFIED LIMITS.
- PLACE FILL MATERIAL IN 9" MAXIMUM LIFTS.
- FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
- SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
- FILL MATERIAL OBTAINED FROM OFFSITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.
- SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING SUBGRADE TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698). FILL TO BE PLACED TO TOP OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF EXISTING FILL TO BE REPLACED WITH 9" OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY WITHIN 1' OF FINAL SUBGRADE. THE FINAL 1' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D698).
- FINISH CONSTRUCTION SHOWN ARE TO TOP OF FINISHED GRADE OR TO TOP OF TOPSOIL.

**LEGEND:**

EXISTING	PROPOSED
CONDUIT	CONDUIT
DIMENSIONED LINE	DIMENSIONED LINE
ELECTRIC	ELECTRIC
FIBER OPTIC	FIBER OPTIC
GAS	GAS
SANITARY SEWER	SANITARY SEWER
STORM	STORM
SUBURBAN	SUBURBAN
WATER	WATER
WATER-WEEL	WATER-WEEL
CHILLED WATER SUPPLY	CHILLED WATER SUPPLY
CHILLED WATER RETURN	CHILLED WATER RETURN
CONDENSATE	CONDENSATE
STATIONARY PRESSURE	STATIONARY PRESSURE
STORAGE LOW PRESSURE	STORAGE LOW PRESSURE
COMMUNICATIONS TOWER	COMMUNICATIONS TOWER
COMMUNICATIONS TOWER	COMMUNICATIONS TOWER
COMMUNICATIONS MAST	COMMUNICATIONS MAST
UTILITY POLE	UTILITY POLE
UTILITY POLE WITH LIGHT	UTILITY POLE WITH LIGHT
ELECTRIC MANHOLE	ELECTRIC MANHOLE
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
TRAFFIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC HANDHOLE	FIBER OPTIC HANDHOLE
FIBER OPTIC MANHOLE	FIBER OPTIC MANHOLE
GAS MANHOLE	GAS MANHOLE
GAS VALVE	GAS VALVE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
STORM SEWER MANHOLE	STORM SEWER MANHOLE
PROBAND PER INTAKE	PROBAND PER INTAKE
WATER VALVE	WATER VALVE
CURB STOP	CURB STOP
WATER MANHOLE	WATER MANHOLE
POST INDICATOR VALVE	POST INDICATOR VALVE
CONTOUR - INDEX	CONTOUR - INDEX
CONTOUR - INTERMEDIATE	CONTOUR - INTERMEDIATE
FENCE - BARB WIRE	FENCE - BARB WIRE
FENCE - CHAIN LINK	FENCE - CHAIN LINK
FENCE - CONSTRUCTION	FENCE - CONSTRUCTION
FENCE - VINYL	FENCE - VINYL
FENCE - WIRE	FENCE - WIRE
FENCE - WOOD	FENCE - WOOD
TREE LINE	TREE LINE
ENHANCED WETLAND	ENHANCED WETLAND
100-YEAR FLOODPLAIN	100-YEAR FLOODPLAIN
500-YEAR FLOODPLAIN	500-YEAR FLOODPLAIN
STATION CENTERLINE	STATION CENTERLINE
ISLAND	ISLAND
FLAG POLE	FLAG POLE
LANDMARK LIGHT	LANDMARK LIGHT
SHRUBBERY	SHRUBBERY
TREE	TREE
TREE CONTOUR	TREE CONTOUR
POST BOX	POST BOX
PAVING METER	PAVING METER
PRE-DEPARTMENT CONNECTION	PRE-DEPARTMENT CONNECTION
WATER METER	WATER METER
HOSE BIB	HOSE BIB
YARD IRRIGANT	YARD IRRIGANT
DRAINING FOUNTAIN	DRAINING FOUNTAIN
MONITORING WELL	MONITORING WELL



GENERAL NOTES

PROJECT NUMBER: M18021  
PROJECT MANAGER: M. WELCH  
CLIENT NAME: R&S HOLDINGS, LLC

FINAL REVIEW

DATE: AUGUST 2, 2018

DATE: AUGUST 2, 2018

BY: [Signature]

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE



UTILITY NOTES

- ALL PERMITS SHALL BE SECURED AND FEES SHALL BE PAID PRIOR TO START OF CONSTRUCTION.
- WATER MAIN PIPE SHALL BE PVC 9090, BEDDING FOR WATER MAIN AND SERVICES SHALL BE CLASS 3-1 PER SDAS 3010.1D1 (DOT STANDARD ROAD PLAN SW-106). ALL WATER MAIN TO BE INSTALLED WITH TRACER WIRE.
- BACKFILL WATER MAIN AND SERVICES UNDER PAVEMENT WITH SUITABLE NATIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY. TREACK COMPACTION TESTING SHALL BE IN ACCORDANCE WITH SDAS SECTION 3010 - 3.06.
- WATER SERVICE LINES SHALL BE TYPE L COPPER OR CLASS 200, AWWA C905 POLYETHYLENE PIPE, REFER TO PLANS FOR SIZE AND LOCATION. CURB STOPS SHALL BE LOCATED AS INDICATED ON THE PLANS. MAINTAIN 3" HORIZONTAL CLEARANCE TO ALL CURBS AND SERVICES. THE ENDS OF WATER SERVICE LINES SHALL BE MARKED WITH 2X4 POSTS PAINTED BLUE.
- VERIFY THE ELEVATION OF POSSIBLE CONFLICTING UTILITIES PRIOR TO CONSTRUCTING UTILITIES. CONTACT UTILITIES FOR LOCATION AND DEPTH. ALL CONFLICTS MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
- PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
- ADJUST ALL VALVES, MANHOLES, CASTINGS, GATE VALVES, ETC. TO MATCH THE NEW SURFACE. ADJUSTMENTS SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN AS-BUILTS REGARDING ASPECTS OF THE PROJECT WHICH DIFFER FROM THE CONTRACT DOCUMENTS. THIS INCLUDES BOTH EXISTING FACILITIES ENCOUNTERED AND PROPOSED FACILITIES CONSTRUCTED. THE LOCATION OF UNDERGROUND FACILITIES SHALL BE NOTED IF THEY DIFFER FROM THE PLANS BY MORE THAN 2 FEET HORIZONTALLY AND 0.5 FEET VERTICALLY OR ARE NOT SHOWN. FACILITIES CONSTRUCTED OR ENCOUNTERED ABOVE GROUND SHALL BE NOTED FROM THE PLAN BY MORE THAN 1 FOOT HORIZONTALLY AND 0.5 FEET VERTICALLY.
- ALL FIRE HYDRANT STATIONING IS TO CENTER OF THE WATER MAIN. CONTRACTOR SHALL IDENTIFY ALL FIRE HYDRANTS TO BE REMOVED OR EXTENSION PIPE OR REDUCER WHEN APPLICABLE). SUBSTITUTIONS SHALL ALSO INCLUDE 8" GATE VALVE FOR ALL FIRE HYDRANTS. SEE FIGURE 502B20.201.
- PIPE LENGTHS FOR ALL UTILITIES ARE GIVEN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. PIPE LENGTHS FOR WATER MAIN ARE MEASURED BETWEEN ELBOWS, CROSSERS, OR TEES (INCLUDING FH TEES).
- EQUIVALENT TO THE MINIMUM OF 7" BLUE BOARD INSULATION OR EQUIVALENT ADGING THE BACK OF INTAKES TO PROTECT WATERMAINS FROM FREEZING.
- CONTRACTOR MUST VERIFY WATER MAIN PERMANENTLY SETTLEMENTS FOR DEFLECTIONS. CONTRACTOR SHALL USE DUCTILE IRON FITTINGS WITH WAG-A-LUG TYPE RESTRAINTS AS NECESSARY. ALL BENDS, TEES, ETC. SHALL HAVE ADEQUATE AND APPROPRIATE JOINT RESTRAINTS AND THROUS BLOCKS.
- CONTRACTOR SHALL CONTACT RIVERSIDE PUBLIC WORKS DEPARTMENT OFFICE TO OBTAIN A START WORK ORDER 24 HOURS PRIOR TO BEGINNING CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS.
- CONSTRUCTION OF PUBLIC AND PRIVATE WATER SYSTEM IMPROVEMENTS REQUIRES AN APPROVED PLAN SET ON FILE WITH THE CITY OF RIVERSIDE.
- CONTRACTOR RESPONSIBLE FOR COORDINATING ON SITE INSPECTION OF WATER MAIN INSTALLATION WITH THE MUNICIPAL UTILITY.
- THE CONTRACTOR IS RESPONSIBLE TO CONTACT IOWA ONE-CALL 1-800-292-8989 PRIOR TO EXCAVATION.
- WATER MAIN MATERIALS, INSTALLATION AND TESTING MUST COMPLY WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SDAS). THIS APPLIES TO BOTH THE DISTRIBUTION SIDE OF THE SYSTEM, AND TO THE MAINS SIDE OF THE SYSTEM. CONTRACTOR SHALL FURNISH AND INSTALL HYDRANTS AND VALVES IN COMPLIANCE WITH SDAS.
- CONTRACTORS SHALL OBTAIN APPROVAL FROM THE CITY OF RIVERSIDE FOR ANY VARIANCE FROM THE APPLICATED PLAN.
- THE CITY OF RIVERSIDE SHALL OPERATE ALL EXISTING SYSTEM VALVES AND THE CONTRACTOR AND CITY SHALL COORDINATE ANY SHUT-DOWNS OF THE EXISTING SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND NEW MAINS AND ALL REQUIRED SAVINGS. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL BE IN COMPLIANCE WITH LOCAL, STATE & FEDERAL CODES.
- FOR WATER MAINS THAT ARE TO BE ACCEPTED INTO THE PUBLIC WATER DISTRIBUTION SYSTEM, THE CONTRACTOR SHALL WARRANT THE WORKMANSHIP AND MATERIAL OF THE INSTALLED WATER MAINS FOR A PERIOD OF TWO (2) YEARS FROM DATE OF ACCEPTANCE, AND SHALL FURNISH THE MUNICIPALITY WITH A MAINTENANCE BOND COVERING THE COST OF THE WATER IMPROVEMENTS FOR THAT PERIOD.

SANITARY SEWER

- SANITARY SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SDAS).
- SANITARY SEWER SERVICE PIPE AND FITTINGS SHALL BE SDR 23.5 POLYVINYL CHLORIDE (PVC) WITH AN APPROVED MANUFACTURER. THE SDR 23.5 PVC SHALL BE USED FOR ALL SANITARY SEWER SERVICE PIPE AND FITTINGS. THE ENDS OF THE SANITARY SEWER SERVICE PIPE SHALL BE MARKED WITH 2X4 POSTS PAINTED GREEN.
- SANITARY SEWER MAINS SHALL BE PVC 8709, CLASS 2-8 BEDDING SHALL BE USED FOR SANITARY SEWER CONSTRUCTION PER SDAS 3010.1D1 (DOT STANDARD ROAD PLAN SW-106). BACKFILL SANITARY SEWER MAINS AND SERVICES WITH SUITABLE NATIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY.

STORM SEWER NOTES

- RCP STORM SEWERS SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) TO DEPTH OF COVER UP TO 12' CONFORMING TO ASTM C750 OR ASHITO R470.
- RCP STORM SEWER SHALL BE CONSTRUCTED WITH CLASS R-4 BEDDING PER SDAS 3010.1D1 (DOT STANDARD ROAD PLAN SW-106). RCP STORM SEWERS SHALL BE INSTALLED WITHIN 5-FT OF PAVING SHALL BE BACKFILLED WITH PORTLAND BACKFILL TO BOTTOM OF SUBGRADE ELEVATION. ALL OTHER STORM SEWERS SHALL BE BACKFILLED WITH SUITABLE NATIVE MATERIAL.
- HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE CORRUGATED WITH INTEGRALLY FORMED SMOOTH INTERIOR MEETING THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SDAS) SECTION 4020.
- HOPE STORM SEWER SHALL BE CONSTRUCTED WITH CLASS F-3 BEDDING. HOPE STORM SEWER SHALL BE BACKFILLED WITH GRANULAR BACKFILL AGGREGATE TO A MINIMUM OF 12" ABOVE THE TOP OF THE PIPE.
- STORM SEWER LINES SHALL BE A MINIMUM OF 12" FROM WATER LINES RUNNING PARALLEL. AT CROSSINGS, A MINIMUM 18" SEPARATION MUST BE PROVIDED.
- ALL LINES AND CHAINS CONTROL WILL BE PINS WITH A LASED BEAM, WITH GRADE CHECKS AT 25'-50' AND THEN EVERY 100' BETWEEN MANHOLES.
- THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN A RECORD DRAWING SET SHOWING THE LOCATION OF ALL SANITARY SEWER CONSTRUCTION. THE RECORD DRAWING SET WILL BE PROVIDED TO THE OWNER.


PCC PAVEMENT NOTES

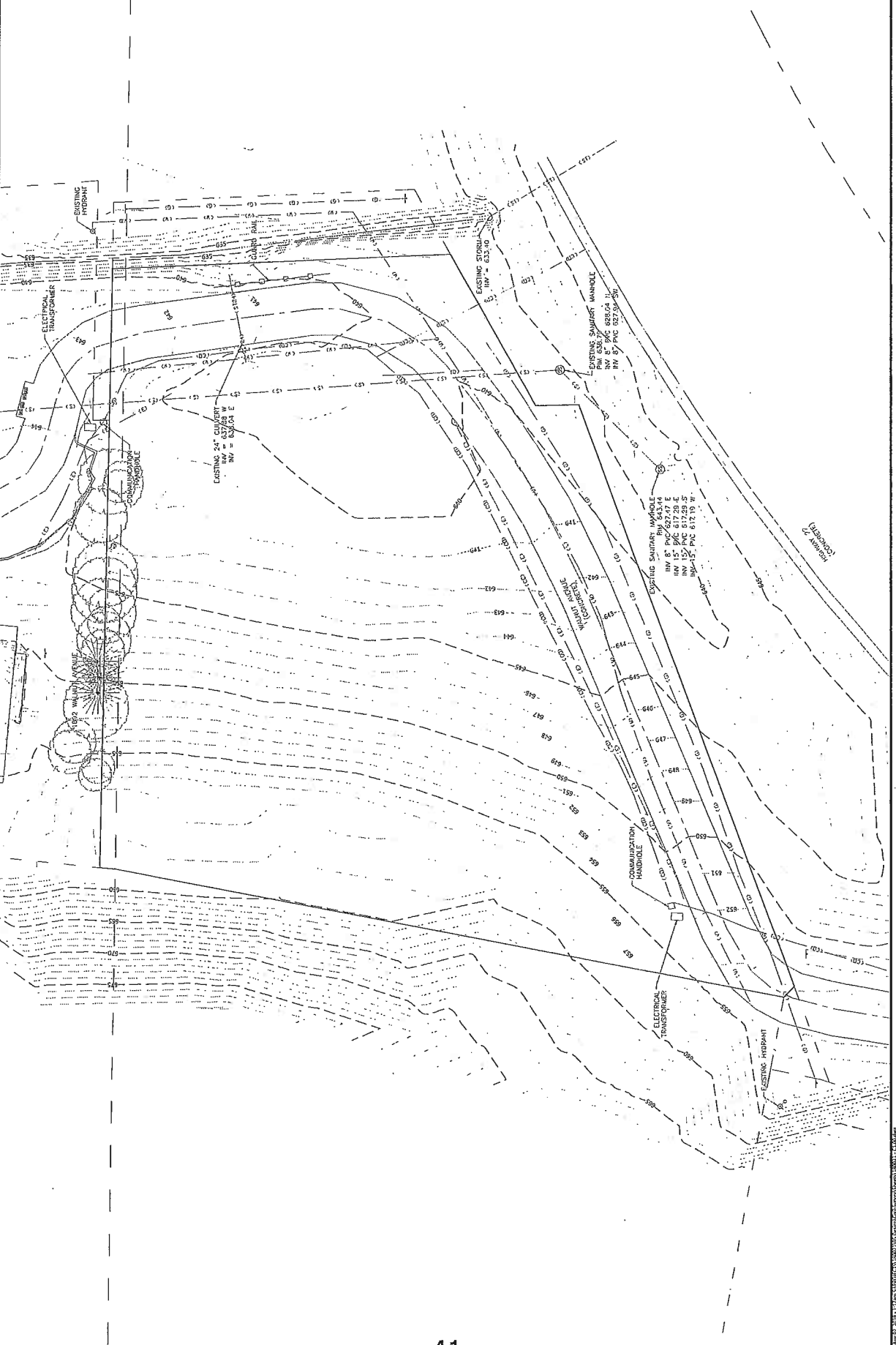
- PCC PAVING THICKNESS SHALL BE 6-INCH ON 6-INCH GRANULAR SUBBASE, UNLESS SHOWN OTHERWISE.
- MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 413.1. THE PARAGRAPHS FOR MEASUREMENT AND PAYMENT SHALL NOT APPLY.
- MINIMUM 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE USED FOR PAVEMENTS SHALL BE 4000 PSI. MINIMUM AIR CONTENT SHALL BE 6-1/2% + 1.5% COARSE AGGREGATE. AIR ENTRAINMENT ADMIXTURES AND WATER REDUCING ADMIXTURES SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 410.3. DURABILITY TESTS SHALL BE CONDUCTED ON ALL CONCRETE PAVEMENTS TO CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 413.6 FOR HOT FOURED JOINT SEALER.
- JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 413.6 FOR HOT FOURED JOINT SEALER.
- CURING COMPOUND (WHITE, DARK OR CLEAR) SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2302.1B.
- PAVING SHALL MEET SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 410.4 FOR CURB AND GUTTER. THE BARS SPECIFIED IN SECTION 2302.0A AFTER NOTIFICATION AND AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.
- PAVEMENT THE BARS AND DOWEL BARS SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 413.1. EPOXY COATING, WHEN SPECIFIED, SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 413.1.09B.
- CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE.
- PCC SIDEWALKS 5 FEET OR LESS IN WIDTH SHALL BE 4 INCHES THICK. PCC SIDEWALKS GREATER THAN 5 FEET WIDE BUT LESS THAN 12 FEET WIDE SHALL BE 6 INCHES THICK. SIDEWALK THICKNESS AT ALL DRIVEWAYS SHALL MATCH THAT OF THE ADJACENT DRIVEWAY. TRANSVERSE CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS 5 FEET OR LESS SHALL BE 12 FEET. CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS GREATER THAN 5 FEET BUT LESS THAN 12 FEET SHALL BE PLACED A MAXIMUM OF 8 FEET ON CENTER. PLACE EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FIXTURES, OR ETC. CONSTRUCTION JOINTS SHALL BE PLACED AT A MAXIMUM CROSS SLOPE OF 2% DRAINING TOWARDS BACK OF CURB, UNLESS OTHERWISE NOTED.
- ONE INCH PRESBRAND FOAM BRANDED JOINT MATERIAL SONO-SEAL 1500 SHALL BE USED FOR ALL JOINTS. JOINTS SHALL BE PLACED BETWEEN NEW PAVEMENT CONSTRUCTION AND THE FACES OF BUILDINGS, STOOPS, EXISTING SLABS, AND OTHER FIXTURES, UNLESS NOTED ON THE DRAWINGS. JOINTS AT THESE LOCATIONS SHALL BE APPROVED EQUAL.
- CONSTRUCT 2" BRANSPAN JOINTS ON PCC CURB AT ALL ENDS OF RETURN RADII.

PAVEMENT GENERAL NOTES



- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
- REMOVE AND REPLACE OR RESTORE ALL STREET SIGNS, PAVEMENT MARKINGS, SIDEWALK LAMPS, SIDEWALKS, STEPS, LANDSCAPE STRUCTURES, CURB AND GUTTER, TREES, DRIVES, AND ALL CURBS TO THE STREET. CURBS REMOVED OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REPLACED TO NEAREST JOINT BEYOND CONSTRUCTION AREA.
- COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.
- GRANULAR SUBBASE FOR PAVEMENTS SHALL MEET THE LIMITS OF GRADATION NO. 14 (MODIFIED SUBBASE PER IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 412.3).
- PROF-ROLL SUBGRADE PER SECTION 211.5. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL.
- ALL CURB AND GUTTER IS 3" ROLLED PROFILE CURB UNLESS STATED OTHERWISE.

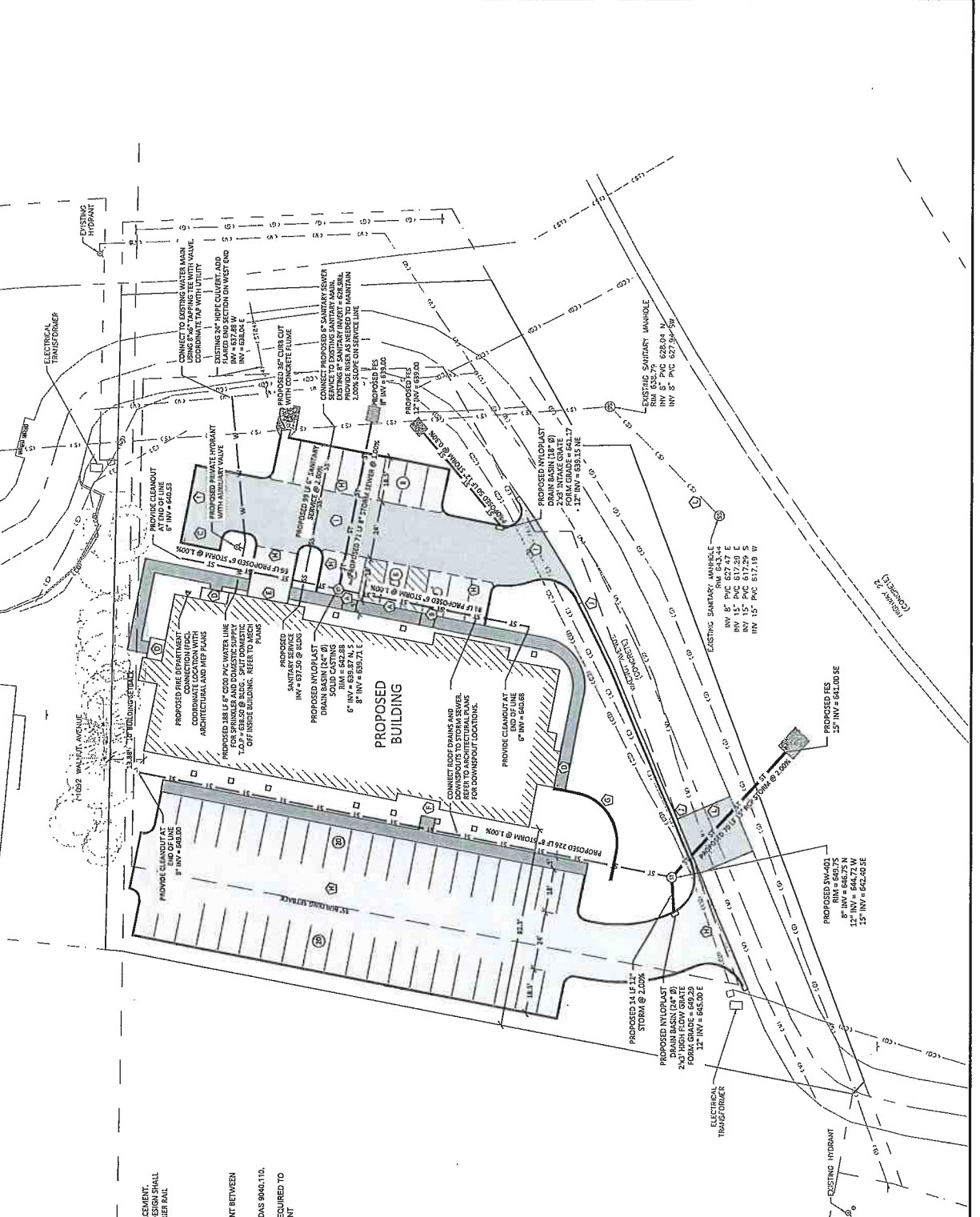
# COUNCIL PACKET

		DRAWING LOG DATE: 01-18-2018 DESCRIPTION OF CHANGES: CITY REVIEW: A REV:	CLIENT NAME: A&S HOLDINGS, LLC PROJECT NUMBER: 180021 PROJECT LOCATION: M. WELCH PROJECT NAME: RIVERSIDE APARTMENTS SHEET NUMBER: C1.00	DATE ISSUED: AUGUST 2, 2018 DRAWING TITLE: NOT FOR CONSTRUCTION DRAWING SCALE: B	PROJECT NAME: TOPOGRAPHIC SURVEY SHEET NAME: RIVERSIDE APARTMENTS
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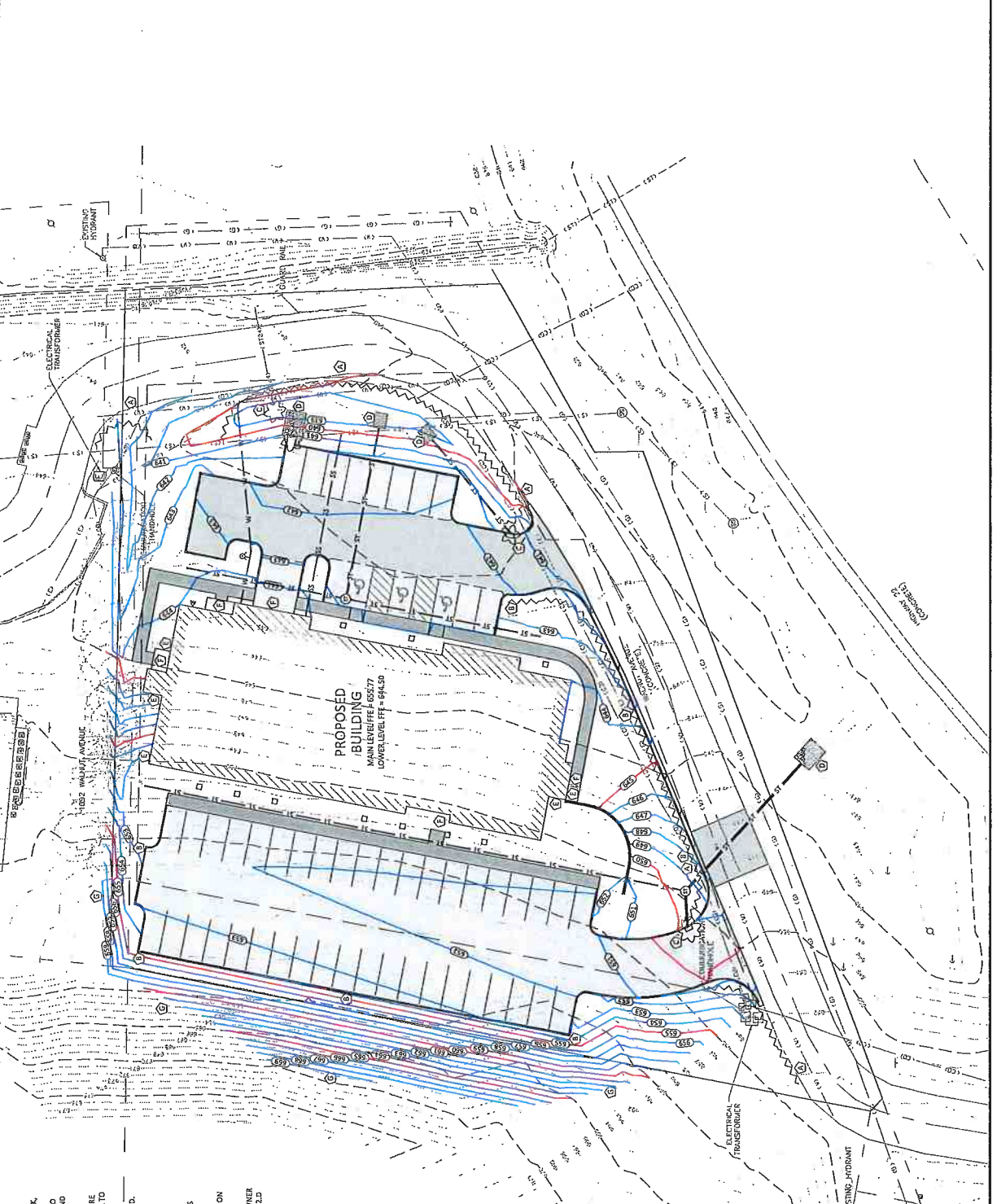
		50 EAST COLONY STREET, UNIT 3, OWAS CITY, IA 52240 563-621-1111 WWW.XIOMCONSULTANTS.COM	DRAWING LOG REV. NO.      DESCRIPTION OF CHANGES      DATE A      CITY REVIEW      07-18-2018 B      CLIENT REVIEW	FINAL REVIEW NOT FOR CONSTRUCTION AUGUST 2, 2018	PROJECT NAME: RIVERSIDE APARTMENTS CLIENT NAME: A&S HOLDINGS, LLC PROJECT MANAGER: M. WELCH PROJECT NUMBER: C2.00 180021
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- SITE PLAN KEYNOTES:**
1. HANDICAP STALL WITH SIGN - VAN ACCESSIBLE SPACE
  2. HANDICAP STALL WITH SIGN - STANDARD SPACE
  3. TRASH AND RECYCLING ENCLOSURE
  4. LOWER LEVEL ENTRANCE
  5. LOWER LEVEL PARKING ENTRANCE
  6. UPPER LEVEL ENTRANCE
  7. MODULAR BLOCK CONTAINING WALL WITH CURB AND REINFORCING SHALL BE PROVIDED BY WALL MANUFACTURER OR SUPPLIER. BARRIER RAIL REQUIRED WHERE GRADE DIFFERENCE EXCEEDS 30".
  8. STANDARD CONCRETE PAVEMENT. SEE DETAIL 2) C80.00
  9. HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL 3) C10.00
  10. ADD 2" CONCRETE CURB ALONG EDGE OF EXISTING PAVEMENT BETWEEN DRIVEWAYS. REFER TO SUDAS 700.00.02 FOR DETAILS.
  11. PROPOSED PLANNED END SECTION WITH RIPRAP PER SUDAS 900.0.110.
  12. PROVIDE FULL-DEPTH PATCH PER SUDAS 700.0.10 AS REQUIRED TO CONSTRUCT STORM SEWER. MATCH EXISTING PAVEMENT THICKNESS.

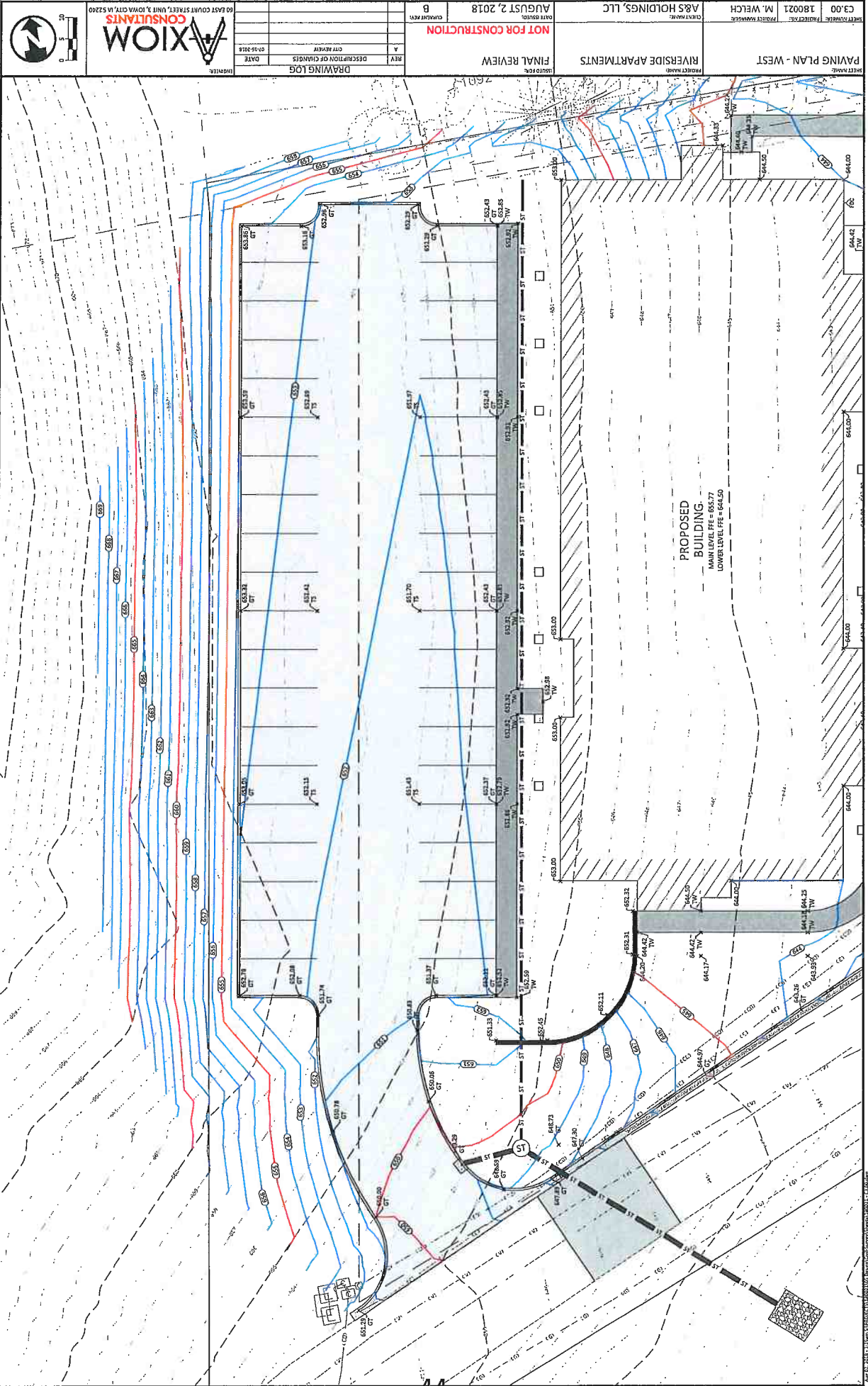
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		DRAWING LOG DATE: 01-15-2018 DESCRIPTION OF CHANGES: CITY REVIEW:	CLIENT NAME: A&S HOLDINGS, LLC PROJECT NO.: 180021 PROJECT MANAGER: M. WELCH DATE: AUGUST 2, 2018 COLUMN KEY: B	SHEET NUMBER: C2.01 SHEET TOTALS: 180021
		FINAL REVIEW NOT FOR CONSTRUCTION	PROJECT NAME: RIVERSIDE APARTMENTS	SHEET NAME: GRADING AND EROSION CONTROL PLAN



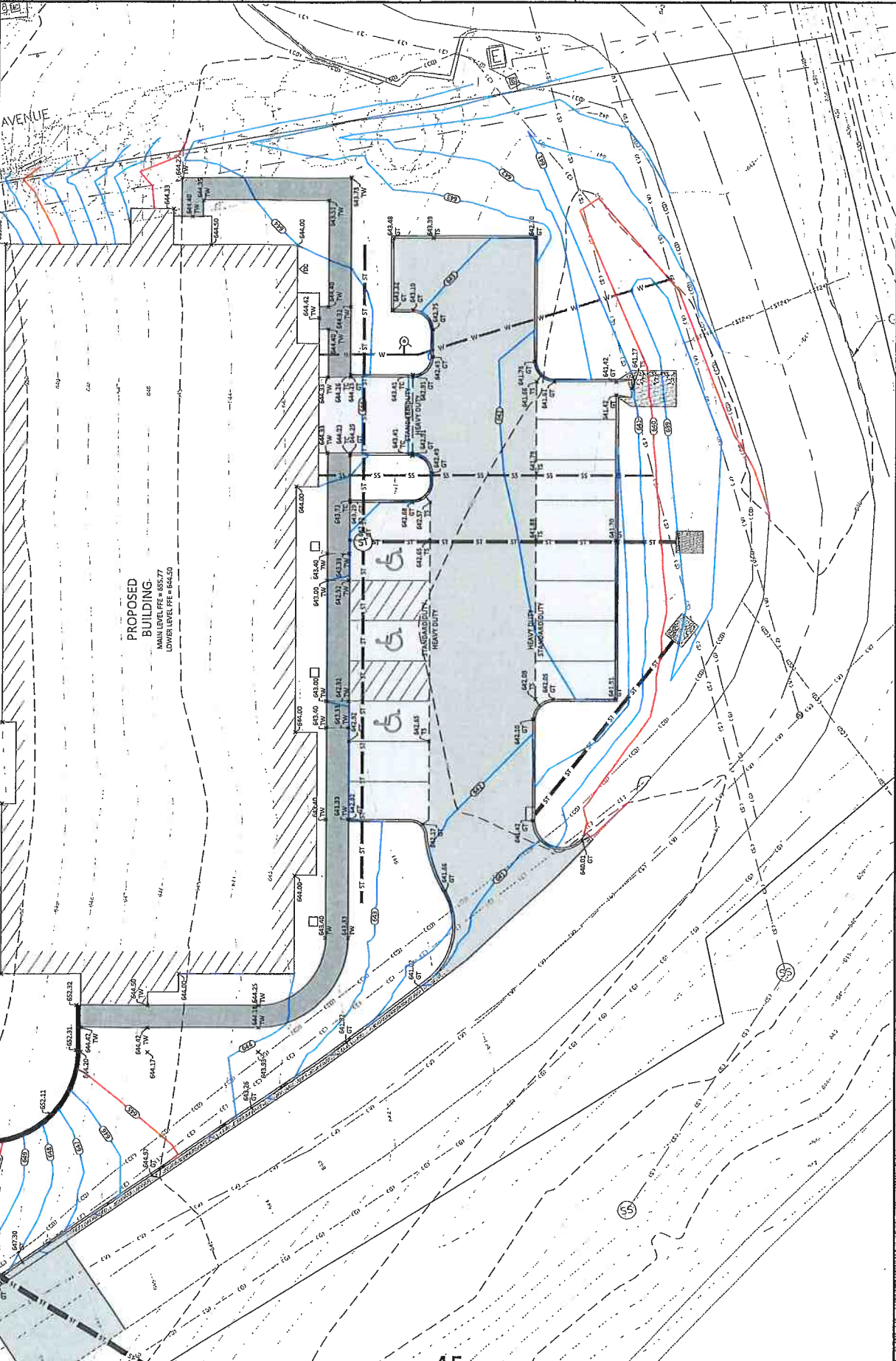
- GRADING PLAN KEYNOTES:**
1. INSTALL APPROPRIATE PERIMETER MEASURES (SILT FENCES, FILTER SOCKS, SLOTTED CURBS, EROSION CONTROL MATS, ETC.) THROUGHOUT THE PERIMETER OF THE SITE TO PREVENT EROSION AND RUNOFF FLOWING ALONG THE MEASURES.
  2. INSTALL FILTER SOCKS ALONG BACK OF CURB OR EDGE OF PAVING WHERE RUNOFF FLOW TOWARDS AND/OR ONTO CURB OR PAVEMENT. REFER TO SUDAS 5094.02.
  3. INSTALL INLET PROTECTION IMMEDIATELY AFTER STRUCTURE IS PLACED. MAINTAIN UNTIL SITE IS FULLY STABILIZED.
  4. INSTALL RIPRAP AT END OF PAVED END SECTION. REFER TO SUDAS 5040.02.
  5. STRUCTURAL ENGINEER TO STEP FOUNDATION WALL AND FOOTING AS REQUIRED.
  6. ARCHITECT TO COORDINATE DECKS AND STEPS WITH GRADIS SHOWN ON PLAN.
  7. DEVELOPER SHALL OBTAIN APPROVAL FROM ADJACENT PROPERTY OWNER FOR GRADING ON ADJACENT PROPERTY. STABILIZE SLOPE WITH TYPE 2.0 ROLLED EROSION CONTROL PRODUCT (RCEP) PER SUDAS 5040.

# COUNCIL PACKET



# COUNCIL PACKET

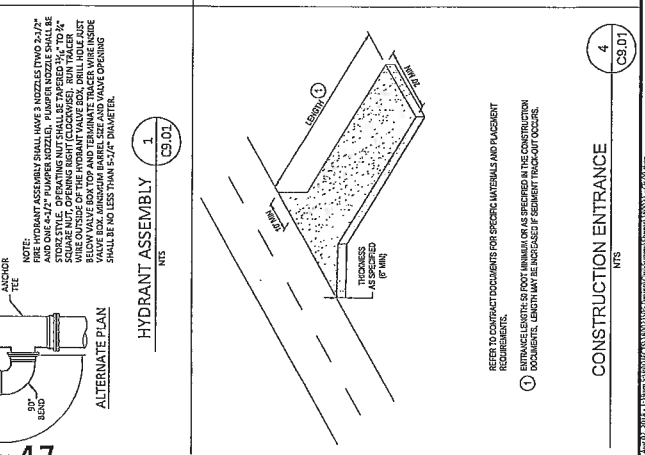
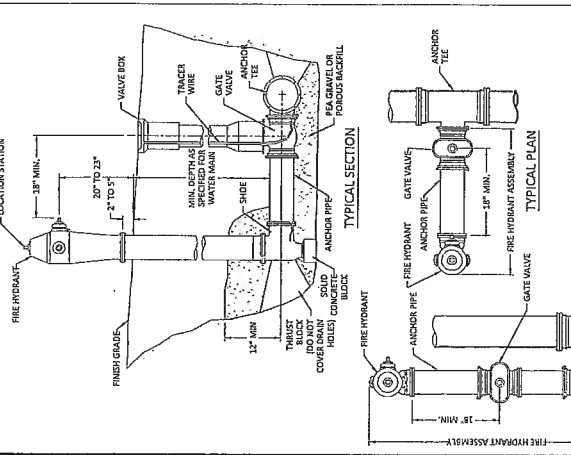
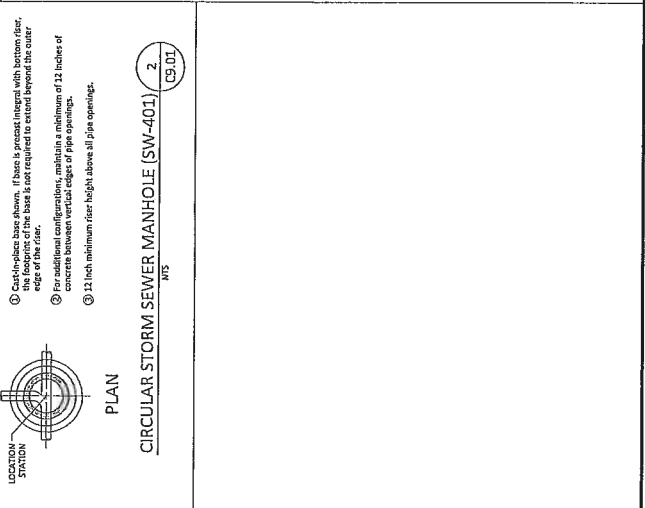
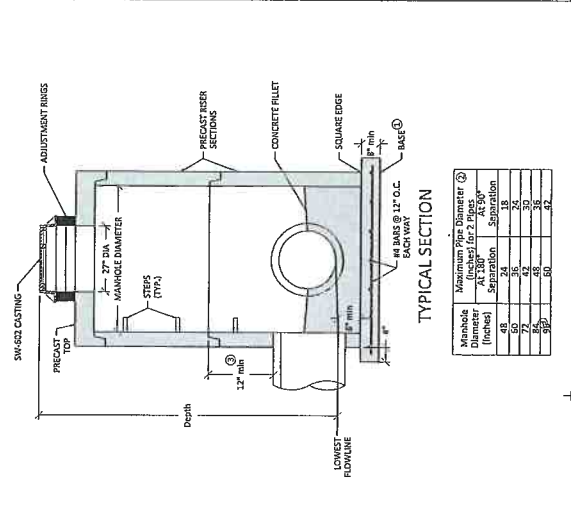
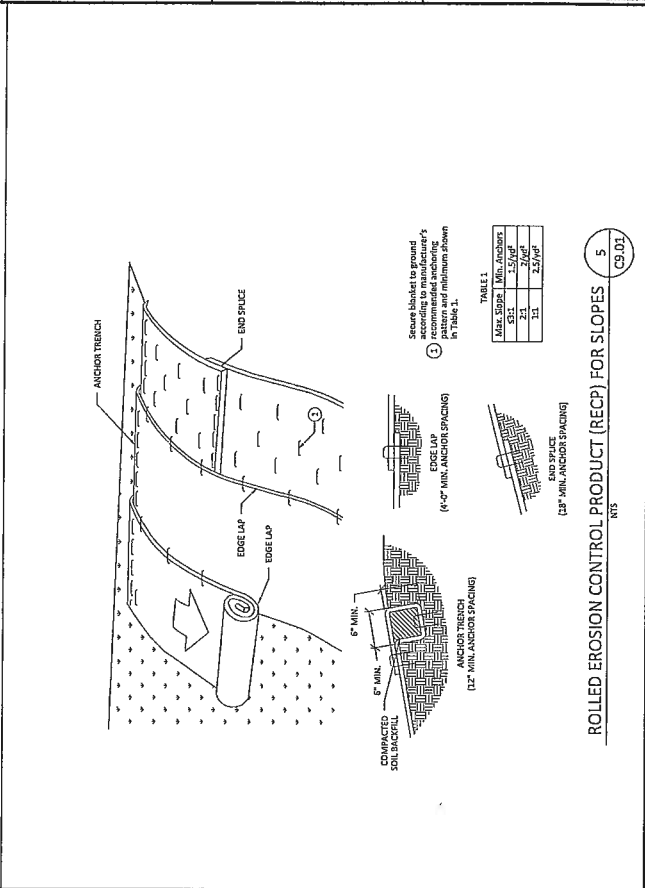
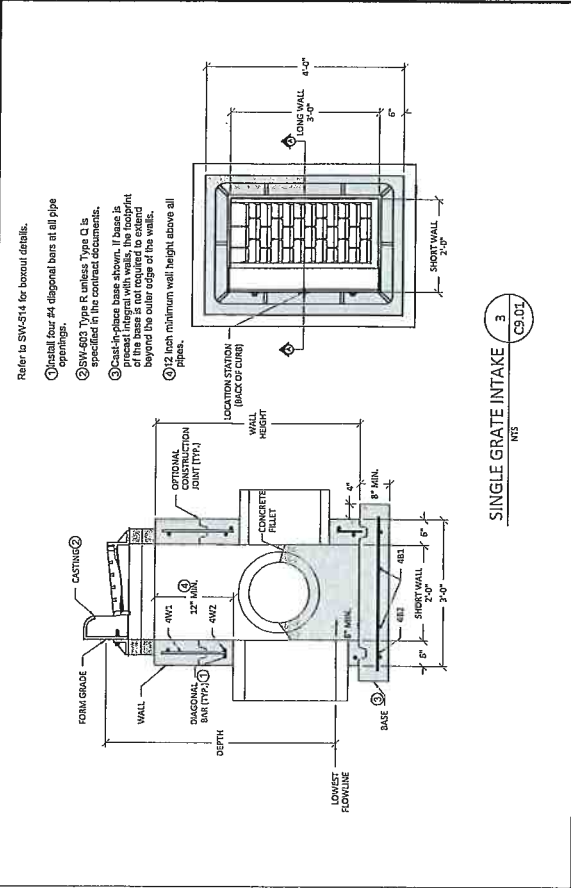
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SHEET NO.: 45	PROJECT NO.: 180021	PROJECT MANAGER: M. WELCH	CLIENT NAME: A&S HOLDINGS, LLC	DATE ISSUED: AUGUST 2, 2018	CLIENT REF.: B
PROJECT NAME: RIVERSIDE APARTMENTS	PROJECT NO.: 180021	PROJECT MANAGER: M. WELCH	CLIENT NAME: A&S HOLDINGS, LLC	DATE ISSUED: AUGUST 2, 2018	CLIENT REF.: B
PROJECT NAME: RIVERSIDE APARTMENTS	PROJECT NO.: 180021	PROJECT MANAGER: M. WELCH	CLIENT NAME: A&S HOLDINGS, LLC	DATE ISSUED: AUGUST 2, 2018	CLIENT REF.: B
PROJECT NAME: RIVERSIDE APARTMENTS	PROJECT NO.: 180021	PROJECT MANAGER: M. WELCH	CLIENT NAME: A&S HOLDINGS, LLC	DATE ISSUED: AUGUST 2, 2018	CLIENT REF.: B



PROPOSED BUILDING  
 MAIN LEVEL FPE = 655.77  
 LOWER LEVEL FPE = 646.50

CONSTRUCTION DETAILS		RIVERSIDE APARTMENTS		FINAL REVIEW		NOT FOR CONSTRUCTION		DRAWING LOG	
SHEET NUMBER CS.00	PROJECT NO. 180021	PROJECT NAME RIVERSIDE APARTMENTS	CLIENT NAME A&S HOLDINGS, LLC	DATE ISSUED AUGUST 2, 2018	DATE 07-18-2018	REV A	DESCRIPTION OF CHANGES	DATE	ENGINEER
PROJECT NUMBER 180021		PROJECT NAME RIVERSIDE APARTMENTS		DATE ISSUED AUGUST 2, 2018		REV A		ENGINEER	
<p>1 STANDARD CURB NOT TO SCALE</p> <p>CS.00</p>	<p>2 TYPICAL SIDEWALK NOT TO SCALE</p> <p>CS.00</p>	<p>3 STANDARD DUTY PAVEMENT SECTION NOT TO SCALE</p> <p>CS.00</p>	<p>4 HEAVY DUTY PAVEMENT SECTION NOT TO SCALE</p> <p>CS.00</p>	<p>5 RIGID GRAVITY PIPE BEDDING: CLASS I NTS</p> <p>CS.00</p>	<p>6 FLEXIBLE GRAVITY PIPE BEDDING: CLASS F-3 NTS</p> <p>CS.00</p>	<p>7 PRESSURE PIPE BEDDING: CLASS P-3 NTS</p> <p>CS.00</p>	<p>8 SIDEWALK WITH INTEGRAL CURB NOT TO SCALE</p> <p>CS.00</p>	<p>9 TRENCH BEDDING &amp; BACKFILL ZONES NTS</p> <p>CS.00</p>	

PROJECT NAME: RIVERSIDE APARTMENTS	PROJECT NUMBER: 180021	CLIENT NAME: A&S HOLDINGS, LLC	DATE: AUGUST 2, 2018
CONSTRUCTION DETAILS	PROJECT MANAGER: M. WELCH	NOT FOR CONSTRUCTION	DATE: 02-26-2018
REVISIONS:	DESCRIPTION OF CHANGES:	CITY REVIEW:	DATE:
REV: A			
REV: B			







**MEMORANDUM**

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Project: Riverside Apartments – A & S Holdings  
Date: August 2, 2018  
Subject: Stormwater Management

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Dear Mr. Pottorff,

I understand your concerns related to the potential impacts of additional runoff from the 26-unit Apartments building project proposed by A&S Holdings in Riverside, Iowa; however, as you are aware, the City of Riverside does not have a stormwater management ordinance. Further, the site being developed is small and there is a significant change in grade on the site. I have worked with the developer to address your concerns without imposing an undue burden on the project.

There is not enough green space on site to incorporate stormwater detention measures or even disconnect roof drains from storm sewer, but I have limited storm sewer and created overland flow between storm sewers and discharge points where possible. I worked with the developer to eliminate pavement associated with the northeast connection to Walnut Avenue. This reduced the total impervious area and it maintained the existing drainage pattern from the property to the north to the existing culvert under Walnut Avenue.

My analysis of the existing versus proposed conditions demonstrates that the existing culvert under Walnut Avenue will not experience increased flows as a result of this development. This is achieved by collecting runoff from the west portion of the property and piping these flows to the south under Walnut Avenue directly to the existing ditch between Walnut Avenue and Hwy 22. On the east side of the development, I have directed storm sewers to a vegetated ditch. From there, the runoff flows to the existing culvert under Walnut Avenue. Again, I do not anticipate increased flows through this culvert. Please refer to the attached runoff calculations and maps. You will see that the area discharging into the existing culvert has been reduced in the proposed condition.

I am confident that this design achieves a level of stormwater management that is reasonable given the site constraints and challenges mentioned above.

Sincerely,

Michael J. Welch, PE



60 E. Court St., Unit 3  
Iowa City, IA 52240



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conf. 319.519.1237



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COUNCIL PACKET



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NATHANIEL I. LUERKENS  
3449 Rohret Rd  
Iowa City, Ia 52246

August 3, 2018  
NATHAN,



Just a reminder, that as the property owner on W. Hickory Street, it is your responsibility to maintain the property according to city ordinances. We have received complaints from neighbors concerning the grass and weeds. You need to mow and cut back the vegetation on your property on a regular basis. Your property has not been mowed this year. The mowing must continue on a regular basis throughout the season. The weeds are taking over, some are 5' and over. Please act accordingly by August 15<sup>th</sup>, or the city will be forced to address the nuisance, and all costs will be assessed against you as provided by law. Call City Hall and inform us of your intent to rectify this situation as soon as possible.

Sincerely,



Becky LaRoche  
City Clerk  
CITY OF RIVERSIDE

