

**CITY OF RIVERSIDE COUNCIL MEETING AGENDA**  
**RIVERSIDE CITY HALL COUNCIL CHAMBERS**  
**60 N GREENE STREET**  
REGULAR MEETING  
Monday, January 7, 2019

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 2018-12-17
  - b. Expenditures for 2019-01-07
  - c. December 2018 Fire Report
4. **Public forum.** 3 minutes per person. See guidelines for public comments at the Clerk's table.
5. **Public hearing:** Northern Heights annexation
6. Resolution #010719-01 **pg 8**
7. **Public hearing:** Northern Heights rezoning
8. Ordinance #010719-02 **pg 12**
  - a. Motion to waive 2<sup>nd</sup> and 3<sup>rd</sup> reading
9. MMS Consultants report
  - a. Downtown streetscape project
    - i. Pay request Resolution #010719-03 **pg 14**
    - ii. Partial release of retainage
  - b. Galileo Drive project
  - c. Hwy 22 project
  - d. Tupelo Blvd project discussion
10. Committee appointments **pg 22**
11. Deputy Clerk Resignation **pg 24**
12. Review of City Council priority surveys **pg 25**
13. Review of FY19-20 budget timeline **pg 27**
14. Mayor's report
15. City Clerk's report
16. City Council comments and requests for information
17. Motion to adjourn

## COUNCIL PACKET

RIVERSIDE CITY COUNCIL MEETING: December 17, 2018

The Riverside City Council meeting opened at 6:30 pm in City Hall with Mayor Allen Schneider requesting roll call. Council members present were: Tom Sexton, Andy Rodgers, Jeanine Redlinger, and Ralph Schnoebelen. Bob Schneider Jr., was absent.

Motion by Sexton to approve the agenda, Second by Schnoebelen, passed 4-0.

Schnoebelen moved to approve the minutes of December 3<sup>rd</sup>, expenditures without Schnoebelen Inc. invoice, Murphy's alcohol renewal, and November fire Dept. Report. Second by Redlinger, passed 4-0. Sexton moved to pay the Schnoebelen Inc. invoice. Second by Redlinger, passed 3-0. Schnoebelen abstained.

Sexton moved to open public hearing on the sale of Community Building to John Sojka at 6:33 pm. Second by Rodgers, passed 4-0. Sojka asked for a reduction of legal fees due to the 15 months it has taken to get a clean title of property. Sexton moved to close open hearing at 6:42 pm. Second by Redlinger, passed 4-0.

Sexton moved to pass Resolution #121718-01; Sell Property at 81 E 1<sup>st</sup> Street to John Sojka for \$31,400.00 plus \$1000.00 legal fees. Second by Rodgers, passed 4-0.

Rodgers moved to purchase one HP Prodesk and three Acer monitors from KCTC for \$1279.96. Second by Schnoebelen, passed 4-0.

Schnoebelen moved to pass Resolution #121718-02; Approving Kris Westfall of Iowa Realty to sell Galileo Drive lots. Second by Sexton, passed 4-0.

Bill Stukey, PeopleService, INC. provided November water and waste water report.

Schnoebelen moved to pass Resolution #121718-03; Appointing Meardon, Sueppel and Downer as Attorney firm for City of Riverside. Second by Redlinger, passed 4-0.

Schnoebelen moved to pass Resolution #121718-04; Appointing "The News" as official newspaper for City of Riverside publications. Second by Redlinger, passed 4-0.

Sexton moved to pass Resolution #121718-05; Appointing Peoples Trust & Savings Bank and Hills Bank & Trust Co. as depository for the City of Riverside. Second by Rodgers, passed 4-0.

Redlinger moved to pass Resolution #121718-06; Approving Lincoln National Life Insurance plan for year 2019. Second by Rodgers, passed 4-0.

Mayor Schneider read Proclamation of 50<sup>th</sup> Anniversary of "Home Rule" for Iowa municipal governments.

Mayor stated the results of the Special Election on December 11<sup>th</sup> will be approved on December 18<sup>th</sup>. Edgar McGuire will fill the 1 year council vacancy seat on January 7<sup>th</sup>, 2019.

Schnoebelen thanked Council for the time he filled in for Weber.

COUNCIL PACKET


Schnoebelen moved to adjourn at 7:07pm. Second by Redlinger, passed 4-0.

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

Council Meeting – Monday, December 7, 2019 at 6:30 pm

ATTEST:

  
\_\_\_\_\_  
Becky LaRoche; City Clerk

  
\_\_\_\_\_  
Allen Schneider; Mayor

# COUNCIL PACKET

EXPENDITURES JANUARY 7, 2019					
COUNCIL MEETING					
1	ALLIANT ENERGY	PARKS	001-5-430-6371	\$ 438.71	
2	ALLIANT ENERGY	SEWER	610-5-815-6371	\$ 1,619.23	
3	ALLIANT ENERGY	CITY HALL	001-5-650-6371	\$ 309.43	
4	ALLIANT ENERGY	40 2ND STREET RENTAL	001-5-470-6310	\$ 31.67	
5	ACTION SEWER	JETTING SEWER LINE/PO	610-5-815-6374	\$ 342.50	
6	ALLEN SCHNEIDER	MILEAGE	001-5-610-6240	\$ 76.30	
7	ALLIANT ENERGY	WATER	600-5-810-6371	\$ 180.96	
8	ALLIANT ENERGY	COMM BUILD	001-5-460-6371	\$ 92.17	
9	ALLIANT ENERGY	STREET LIGHTS	001-5-230-6371	\$ 1,393.51	
10	ALLIANT ENERGY	FIRE STATION	001-5-150-6330	\$ 520.87	\$ 2,947.41
11	BECKY LaROCHE	JAN CELL	001-5-650-6373	\$ 50.00	
12	BECKY LaROCHE	DEC. MILEAGE	001-5-650-6240	\$ 91.02	
13	BIG IRON WELDING	TRUCK BOX REPAIRS	001-5-210-6331	\$ 1,494.94	
14	BROWN SUPPLY CO.	SS CLAMPS	600-5-810-6374	\$ 250.00	
15	BRYAN LENZ	JAN CELL	001-5-430-6373	\$ 50.00	
16	DORSEY WHITNEY	LEGAL	001-5-640-6411	\$ 2,422.50	
17	HARN R/O	63 MEMBRANES	600-5-810-6504	\$ 42,574.89	
18	I-TECH	JAN MAINT.	001-5-650-6497	\$ 225.00	
19	I-TECH	HP PRODESK/ACER MONITERS	001-5-650-6506	\$ 1,630.93	
20	I-TECH	SECURITY WIPE/RECYCLE	001-5-650-6506	\$ 75.00	\$ 1,930.93
21	J&S PLUMBING	RVFD REPAIR	001-5-150-6310	\$ 62.48	
22	J&S PLUMBING	SEWER PLUG @ PO	610-5-815-6374	\$ 32.10	\$ 94.58
23	JAY STUELKE	JAN CELL	001-5-210-6373	\$ 50.00	
24	JOHNSON CO. REFUSE	JAN	670-5-840-6499	\$ 1,874.25	
25	KCII RADIO	HOLIDAY GREETINGS	145-5-650-6430	\$ 74.65	
26	MEARDON, SUEPPEL, DOWNER	COMMUNITY BUILD.	301-5-750-6675	\$ 588.56	
27	MEARDON, SUEPPEL, DOWNER	LEGAL	001-5-640-6411	\$ 611.44	\$ 1,200.00
28	MENARDS	SHOP	001-5-210-6371	\$ 41.29	
29	MENARDS	CH FURNACE FILTERS	001-5-650-6310	\$ 64.78	
30	MENARDS	WATER TOWER BOX	600-5-810-6324	\$ 322.45	\$ 428.52
31	MMS CONSULTANTS	HWY 22	301-5-750-6785	\$ 11,155.66	
32	MMS CONSULTANTS	GALILEO	301-5-750-6793	\$ 3,336.80	
33	MMS CONSULTANTS	ASH/TUPELO	301-5-750-6789	\$ 5,170.95	\$ 19,663.41
34	MOSQUITO CONTROL OF IOWA	PARK BARRIER	001-5-430-6320	\$ 600.00	
35	OMNI SITE	ANNUAL MONITERING FEE	610-5-815-6499	\$ 1,932.00	
36	PEOPLE SERVICES	NOV SERVICE	610-5-815-6500	\$ 10,972.50	
37	PEOPLE SERVICES	NOV SERVICE	600-5-800-6500	\$ 10,972.50	\$ 21,945.00
38	RON SEXTON CONST.	LIFT CHARGE	001-5-430-6504	\$ 510.00	
39	RON'S AUTO BODY	RVFD RANGER	001-5-150-6352	\$ 139.95	
40	STUMPF CONSTRUCTION	WATER BREAK ROSE/4TH	600-5-810-6374	\$ 725.00	
41	THE NEWS	PUBLICATIONS	001-5-650-6402	\$ 278.02	
42	WA. CO. AUDITOR	SPECIAL ELECTION	001-5-630-6490	\$ 1,080.06	
43	WASHINGTON TITLE	COMM. BUILD. SALE	301-5-750-6675	\$ 75.00	
				\$ 104,540.07	
DEC. EOM PAYABLES					
44	KUENSTER PLUMBING	SERVICE CALL 40 E 2ND	001-5-470-6310	\$ 150.00	
45	SIMPLY TREES	4TH & ROSE REMOVAL	001-5-510-6495	\$ 475.00	
46	LINCOLN NAT'L LIFE INS	JAN BILLING		\$ 240.86	
47	MEDIACOM	RVFD - DEC.	001-5-150-6332	\$ 135.84	
48	MEDICOM	CITY HALL	001-5-650-6373	\$ 145.84	
49	VERIZON	NOV. SERVICE		\$ 63.54	
50	WELLMARK	JAN. BILLING		\$ 3,171.74	
51	WINDSTREAM	W.PLANT/SHOP		\$ 176.91	
52	REC	NOV. SERVICE		\$ 7,913.59	
53	MID AMERICAN	NOV. SERVICE		\$ 651.88	
54	ITECH	2 yrs anti virus x 10 computers	001-5-650-6497	\$ 450.99	
55	KCTC	SERVICE CALL	001-5-650-6497	\$ 60.00	
56	WATER DEPOSIT REFUNDS			\$ 279.09	\$ 13,915.28
		TOTAL PAID BILLS			
		TOTAL EXPENDITURES		\$ 118,455.35	
	DELINQUENT WATER BILLS		\$ 1,101.31		
	WRITE OFF: RENTERS				
	190 ELLA	11/30/2017	\$ 228.96		
	111 KNISEL	11/15/2017	\$ 76.34		
	141 W3RD	7/21/2016	\$ 55.44		
	80 N GLASGOW	5/1/2012	\$ 82.58	\$ 443.32	

# RIVERSIDE FIRE DEPARTMENT

FIRE / RESCUE / EMS / HAZMAT



## December 2018 Update

### **Calls for Service:**

Medicals - 14

Structure Fire - 0

Grass Fires - 1

Car accidents - 1

Total calls - 16 calls for service in December

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

### **Training:**

The members went over the new grass truck that was put into service in December.

### **RESA**

The members are working on a list of projects to fund in 2019.

### **Other News**

The department had officer elections at its December meeting, the people in those positions are as follows. Fire Chief - Chad Smothers, Assistant Chief - Curtis Sexton, Deputy Chief - Toby Hancock, more information on officer roles at annual meeting. The department was awarded a Iowa DNR grant for use on the purchase of the pump and tank on the new grass truck. The amount of the grant was \$3500 with RESA matching \$7,751 for a total project of \$11,251. We have scheduled the meeting for the fire department with Becky to cover the annual report for March 4th, 2019. We will be getting some information together for upcoming budget work sessions.

Thanks

Fire Chief Smothers

**COUNCIL PACKET**

**NOTICE OF PUBLIC HEARING ON  
PROPOSED VOLUNTARY ANNEXATION OF THE NORTHERN HEIGHTS  
SUBDIVISION**

YOU ARE HEREBY NOTIFIED that the City of Riverside, Iowa, will hold a public hearing on Monday, January 7<sup>th</sup>, 2019 at the meeting beginning at 6:30 p.m. in the City Council Chambers located at the Riverside City Hall, 60 North Greene Street, Riverside, Iowa, on the proposed voluntary annexation of the Northern Heights Subdivision. The legal descriptions for the two parcels are below:

Parcel 1 in NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  and NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$

All of Lot 1, a subdivision of the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) and the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) lying West of Tupelo Boulevard, all in Section 8, Township 77 North, Range 6 West of the 5th P.M., Washington County, Iowa, except Parcel L as recorded in Book 25 Page 17 of the Washington County Recorder's Office described as:

Beginning at the Northwest Corner of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of said Section 8 (NE corner of said Lot 1), thence along the North line of said Southwest Quarter (SW  $\frac{1}{4}$ ) S89°58'53"E, 69.25 feet; thence S20°13'12"W, 246.52 feet to the North line of said Parcel L; thence along said North line N65°37'51"W, 71.49 feet; thence along said North line N89°59'19"W, 289.35 to the Northwest (NW) corner of said Parcel L; thence along the West line of said Parcel L S03°11'29"W, 127.86 feet; thence along said West line S05°35'31"E, 175.12 feet to the South line of said Parcel L; thence along said South line S69°50'28"E, 75.00 feet; thence along said South line S83°32'00"W, 494.32 feet to the centerline of said Tupelo Boulevard; thence along said centerline S28°12'46"W, 597.25 feet to the Northeast corner (NE) of Parcel C-1 as recorded in Book 25 Page 44 of the Washington County Recorder's Office; thence along the North line of said Parcel C-1 N77°34'16"W, 515.62 feet to the Northwest (NW) corner of said Parcel C-1, thence S89°27'45"W, 556.07; thence N01°14'03"W, 166.45 feet; thence N02°01'41"W, 156.00 feet; thence N46°50'44"W, 212.80 feet to the West line of said Southwest Quarter (SW  $\frac{1}{4}$ ); thence N01°22'23"W, 538.53 feet to the Northwest corner of the Northwest Quarter (NW  $\frac{1}{4}$ ) of said Southwest Quarter (SW  $\frac{1}{4}$ ) (NW corner of Lot 1); thence along the North line of said Southwest Quarter (SW  $\frac{1}{4}$ ) S89°58'51"E, 1318.09 feet to the Point of Beginning.

Described parcel contains 27.60 acres and is subject to easements and restrictions of record.

Parcel 2 NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$

Part of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) lying West of Tupelo Boulevard, in Section 8, Township 77 North, Range 6 West of the 5th P.M., Washington County, Iowa described as:

## COUNCIL PACKET

Commencing at the Northwest Corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section 8, thence along the North line of said Southwest Quarter (SW ¼) S89°58'53"E, 69.25 feet to the Point of Beginning; thence continuing S89°58'53"E, 437.63 to the Centerline of Tupelo Boulevard; thence along said Centerline S27°32'39"W, 426.98 feet; thence N65°37'51"W, 357.21 feet; thence N20°13'12"E, 246.52 feet to the Point of Beginning.

Described parcel contains 2.91 acres and is subject to easements and restrictions of record.

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

This notice is published upon the order of the City Council for the City of Riverside, Iowa and as provided by the law.

Becky LaRoche, Riverside City Clerk

## COUNCIL PACKET

**Becky**

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**From:** Jacob Thorius <thorius@co.washington.ia.us>  
**Sent:** Wednesday, December 26, 2018 2:44 PM  
**To:** becky@cityofriversideiowa.com  
**Cc:** Dan Widmer; Washington County Supervisors; John Gish  
**Subject:** Annexation Comments

Becky-

I am writing to express concern with the City of Riverside's voluntary annexation of the Roetlin Yeggy Farms, LLC between Tulip Avenue and Tupelo Boulevard north of Riverside. As I understand it, this annexation is at the request of Yeggy-Roetlin Farms, LLC and Apex Development Group, LLC for a future mixed and multi-family residential development. While I have no issues with the development occurring and I am grateful for the foresight and planning the developers and City have put into this project to encourage growth within the City of Riverside, I do have concerns with how the roads on the east and west side of this annexation will be maintained.

My department is responsible for maintaining the County's roads. To fund those maintenance operations, we receive a portion of the property tax paid by every parcel in the County and we receive a portion of the state gas tax, based on the classification and number of miles of road under our jurisdiction. Since these stretches of road will fall in the City of Riverside, once the annexation is complete, my department would no longer be receiving funding to maintain them. So, as part of my responsibility to the Board and citizens of Washington County, my department will no longer be responsible for maintaining those stretches of road after the annexation is completed. With that said, I will leave it up to the City Council and the Washington County Board of Supervisors to determine if they would like to enter into a 28E agreement that would spell out how those roads may continue to be maintained by Washington County, at least until they are paved. This type of discussion is something I believe needs to happen despite this specific annexation, as there are other stretches of road along the City's fringes the County is assisting with maintenance.

As part of this annexation, I am requesting the City of Riverside specifically notify the Washington County Secondary Roads Department when the annexation is finalized.

If you have any questions and/or would like to discuss this further, please contact me.

Thank you for this opportunity to express my concerns.

Sincerely,

Jacob Thorius, PE  
Washington County Engineer

Washington County Engineer's Office  
210 West Main Street, Suite 2  
Washington, IA 52353

Phone: 319-653-7731  
Fax: 319-653-7730



# COUNCIL PACKET

Prepared by and Return to: Becky LaRoche, City Clerk, City of Riverside, Iowa:  
PO Box 188, Riverside, IA 52327 Phone 319-648-3501

## RESOLUTION #010719-01

### RESOLUTION APPROVING THE VOLUNTARY ANNEXATION OF ROETLIN YEGGY FARMS, LLC. KNOWN AS NORTHERN HEIGHTS SUBDIVISION

**WHEREAS**, the owner, Roetlin Yeggy Farms, LLC. Have petitioned for voluntary annexation of property owned by them.

#### **LEGAL DESCRIPTION:**

Parcel 1 in NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  and NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$

All of Lot 1, a subdivision of the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) and the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) lying West of Tupelo Boulevard, all in Section 8, Township 77 North, Range 6 West of the 5th P.M., Washington County, Iowa, except Parcel L as recorded in Book 25 Page 17 of the Washington County Recorder's Office described as:

Beginning at the Northwest Corner of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of said Section 8 (NE corner of said Lot 1), thence along the North line of said Southwest Quarter (SW  $\frac{1}{4}$ ) S89°58'53"E, 69.25 feet; thence S20°13'12"W, 246.52 feet to the North line of said Parcel L: thence along said North line N65°37'51"W, 71.49 feet; thence along said North line N89°59'19"W, 289.35 to the Northwest (NW) corner of said Parcel L; thence along the West line of said Parcel L S03°11'29"W, 127.86 feet; thence along said West line S05°35'31"E, 175.12 feet to the South line of said Parcel L; thence along said South line S69°50'28"E, 75.00 feet; thence along said South line S83°32'00"W, 494.32 feet to the centerline of said Tupelo Boulevard; thence along said centerline S28°12'46"W, 597.25 feet to the Northeast corner (NE) of Parcel C-1 as recorded in Book 25 Page 44 of the Washington County Recorder's Office; thence along the North line of said Parcel C-1 N77°34'16"W, 515.62 feet to the Northwest (NW) corner of said Parcel C-1, thence S89°27'45"W, 556.07; thence N01°14'03"W, 166.45 feet; thence N02°01'41"W,

COUNCIL PACKET

156.00 feet; thence N46°50'44"W, 212.80 feet to the West line of said Southwest Quarter (SW ¼); thence N01°22'23"W, 538.53 feet to the Northwest corner of the Northwest Quarter (NW ¼) of said Southwest Quarter (SW ¼) (NW corner of Lot 1); thence along the North line of said Southwest Quarter (SW ¼) S89°58'51"E, 1318.09 feet to the Point of Beginning.

Described parcel contains 27.60 acres and is subject to easements and restrictions of record.

Parcel 2 NE ¼ of SW ¼

Part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) lying West of Tupelo Boulevard, in Section 8, Township 77 North, Range 6 West of the 5th P.M., Washington County, Iowa described as:

Commencing at the Northwest Corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section 8, thence along the North line of said Southwest Quarter (SW ¼) S89°58'53"E, 69.25 feet to the Point of Beginning; thence continuing S89°58'53"E, 437.63 to the Centerline of Tupelo Boulevard; thence along said Centerline S27°32'39"W, 426.98 feet; thence N65°37'51"W, 357.21 feet; thence N20°13'12"E, 246.52 feet to the Point of Beginning.

Described parcel contains 2.91 acres and is subject to easements and restrictions of record.

**WHEREAS**, the City Council has reviewed the proposed annexation and finds that said property is not within the urbanized area of any other city and that the proposed annexation will not create an island, and the City Council finds that it has no objections thereto, and that the approval of said annexation is in the best interests of the City of Riverside and its Citizens, and should be approved.

**NOW, THEREFORE IT IS RESOLVED**, by the City Council, City of Riverside, Iowa, that said petition for voluntary annexation id hereby approved.

**NOW, THEREFORE IT IS RESOLVED**, the property owners of the above described property are entitled to all of the privileges and subject to all obligations as an integral part of said City. The City Clerk is directed to file a certified copy of this resolution, the petition, and location map with the Secretary of State, County Board of Supervisors, each affected public utility, the Department of Transportation, and also record a copy thereof with the Washington County Recorder.

**IT WAS MOVED BY** Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, that the foregoing Resolution be approved.

**Roll Call:** Schneider, Sexton, Rodgers, Redlinger, McGuire

Ayes:

Nays:

COUNCIL PACKET

Absents:

**PASSED AND APPROVED** this 7th day of January, 2019 by the City Council of Riverside, IA.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Allen Schneider, Mayor

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Becky LaRoche, City Clerk

## COUNCIL PACKET

### DESCRIPTION - REZONING PARCEL #2 (A-1 to R-3)

#### Parcel 2 NE ¼ of SW ¼

Part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) lying West of Tupelo Boulevard, in Section 8, Township 77 North, Range 6 West of the 5th P.M., Washington County, Iowa described as:

Commencing at the Northwest Corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section 8, thence along the North line of said Southwest Quarter (SW ¼) S89°58'53"E, 69.25 feet to the Point of Beginning; thence continuing S89°58'53"E, 437.63 to the Centerline of Tupelo Boulevard; thence along said Centerline S27°32'39"W, 426.98 feet; thence N65°37'51"W, 357.21 feet; thence N20°13'12"E, 246.52 feet to the Point of Beginning.

Described parcel contains 2.91 acres and is subject to easements and restrictions of record.

Following the public hearing, the City Council will consider rezoning two parcels of Yeggy Roetlin Farms, LLC., one parcel from A-1 to R-2 and one parcel from A-1 to R-3. The proposed Ordinance is available for review at the City Clerk's Office in the Riverside City Hall during regular business hours.

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

This notice is published upon the order of the City Council for the City of Riverside, Iowa and as provided by the law.

Becky LaRoche, Riverside City Clerk

## COUNCIL PACKET

Prepared by and return to: Becky LaRoche, City of Riverside, 60 N Greene Street,  
PO Box 188, Riverside, IA 52327 319-648-3501

### ORDINANCE #010719-02

#### **RESOLUTION TO APPROVE REZONING ROETLIN YEGGY FARMS, LLC. Parcel (1) from A-1 Agricultural to R-2 Mixed Residential and Parcel (2) from A-1 Agricultural to R-3 Multifamily Residential**

**Whereas**, the City of Riverside City Council approves the Rezoning of Roetlin Yeggy Farms, LLC. Located in Section 8, Township 77 North, Range 6 West of the 5<sup>th</sup> P.M.

Parcel 1 in NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  and NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$

All of Lot 1, a subdivision of the Northwest Quarter (NW  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) and the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) lying West of Tupelo Boulevard, all in Section 8, Township 77 North, Range 6 West of the 5<sup>th</sup> P.M., Washington County, Iowa, except Parcel L as recorded in Book 25 Page 17 of the Washington County Recorder's Office described as:

Beginning at the Northwest Corner of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) of said Section 8 (NE corner of said Lot 1), thence along the North line of said Southwest Quarter (SW  $\frac{1}{4}$ ) S89°58'53"E, 69.25 feet; thence S20°13'12"W, 246.52 feet to the North line of said Parcel L; thence along said North line N65°37'51"W, 71.49 feet; thence along said North line N89°59'19"W, 289.35 to the Northwest (NW) corner of said Parcel L; thence along the West line of said Parcel L S03°11'29"W, 127.86 feet; thence along said West line S05°35'31"E, 175.12 feet to the South line of said Parcel L; thence along said South line S69°50'28"E, 75.00 feet; thence along said South line S83°32'00"W, 494.32 feet to the centerline of said Tupelo Boulevard; thence along said centerline S28°12'46"W, 597.25 feet to the Northeast corner (NE) of Parcel C-1 as recorded in Book 25 Page 44 of the Washington County Recorder's Office; thence along the North line of said Parcel C-1 N77°34'16"W, 515.62 feet to the Northwest (NW) corner of said Parcel C-1, thence S89°27'45"W, 556.07; thence N01°14'03"W, 166.45 feet; thence N02°01'41"W, 156.00 feet; thence N46°50'44"W, 212.80 feet to the West line of said Southwest Quarter (SW  $\frac{1}{4}$ ); thence N01°22'23"W,

COUNCIL PACKET

538.53 feet to the Northwest corner of the Northwest Quarter (NW ¼) of said Southwest Quarter (SW ¼) (NW corner of Lot 1); thence along the North line of said Southwest Quarter (SW ¼) S89°58'51"E, 1318.09 feet to the Point of Beginning.

Described parcel contains 27.60 acres and is subject to easements and restrictions of record.

Parcel 2 NE ¼ of SW ¼

Part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) lying West of Tupelo Boulevard, in Section 8, Township 77 North, Range 6 West of the 5th P.M., Washington County, Iowa described as:

Commencing at the Northwest Corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section 8, thence along the North line of said Southwest Quarter (SW ¼) S89°58'53"E, 69.25 feet to the Point of Beginning; thence continuing S89°58'53"E, 437.63 to the Centerline of Tupelo Boulevard; thence along said Centerline S27°32'39"W, 426.98 feet; thence N65°37'51"W, 357.21 feet; thence N20°13'12"E, 246.52 feet to the Point of Beginning.

Described parcel contains 2.91 acres and is subject to easements and restrictions of record.

**Therefore**, be it resolved the City of Riverside City Council does hereby approve the rezoning of Roetlin Yeggy Farms, LLC. after the public hearing was held and recommendation from the Planning and Zoning Commission.

It was moved by Councilperson \_\_\_\_\_ second by Councilperson \_\_\_\_\_ to approve the foregoing ordinance on January 7, 2019.

**Roll Call Vote:** Redlinger, Schneider, Sexton, Rodgers, McGuire

Ayes:

Nays:

Absents:

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

Allen Schneider, Mayor

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

Becky LaRoche, City Clerk

RESOLUTION #010719-03

RESOLUTION APPROVING PAY REQUEST #9 FOR J&L CONSTRUCTION, LLC, FOR DOWNTOWN STREETSCAPE 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 \$38012.64 for partial payment of this project from 11/12/18 to 12/21/18.

Therefore, be it resolved the City of Riverside City Council does hereby accept the Pay Request #9 for work done on the Downtown Streetscape project with 109.39% complete.

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

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

Ayes:

Nays:

Absents:

PASSED AND APPROVED by City Council of Riverside, Iowa, on this 7th day of January, 2019

Signed: \_\_\_\_\_ Date \_\_\_\_\_
Allen Schneider, Mayor

Attest: \_\_\_\_\_ Date \_\_\_\_\_
Becky LaRoche, City Clerk

**COUNCIL PACKET**

010719-03

**CONSTRUCTION PROGRESS PAYMENT**

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 type="checkbox"/> 9 <input checked="" type="checkbox"/> Partial Payment <input type="checkbox"/> Final Payment	FOR PERIOD: FROM: 11/12/18 TO: 12/21/18	Owner PN Federal PN State PN
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Base Contract Price	\$1,713,250.05
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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
Change #	8	\$93,113.06
Change #	9	\$2,242.50
Change #	10	\$3,500.00
Change #	11	\$4,281.07
Change #	12	\$1,210.00
Change #	13	\$2,240.00

Total Contract	\$1,832,540.70
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Materials on Hand	\$ (38,153.35)
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Construction Completed	\$1,894,678.03
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103.39%

Total Earned	\$1,856,524.68
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Less Retainage	\$94,733.90
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Less Previous Payment	\$1,723,778.14
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Amount Due This Est	\$38,012.64
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Requested by: \_\_\_\_\_  
 Jay Peiffer  
 Title: Project Manager  
 Date: \_\_\_\_\_

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

Recommended by: \_\_\_\_\_  
 Scott Pottorff  
 Title: Project Engineer  
 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.: 9

Payable to: J&L Construction  
 Date: December 31, 2018  
 Week Ending: December 21, 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	-	\$ -	1.00	\$ 19,120.00
2	Mobilization	LS	1	\$76,000.00	\$ 76,000.00	-	\$ -	1.00	\$ 76,000.00
3	Off Site Topsoil **	CY	190	\$39.00	\$ 7,410.00	-	\$ -	190.00	\$ 7,410.00
4	Excavation, Class 13, Waste **	CY	790	\$26.00	\$ 20,540.00	-	\$ -	790.00	\$ 20,540.00
5	Below Grade Excavation (Core Out)	CY	100	\$57.00	\$ 5,700.00	-	\$ -	171.40	\$ 9,769.80
6	Subgrade Preparation	SY	2,836	\$5.50	\$ 15,598.00	-	\$ -	3,322.00	\$ 18,271.00
7	Subbase, Modified, 6" Thick Rock for Mainline PCC Paving **	SY	2,904	\$8.25	\$ 23,958.00	-	\$ -	3,066.00	\$ 25,294.50
8	Subbase, Modified, 4" Thick Rock for PCC Sidewalk **	SY	1,376	\$8.00	\$ 11,008.00	-	\$ -	1,370.00	\$ 10,960.00
9	Subbase, Macadam Stone, 6" Thick	SY	387	\$6.72	\$ 2,600.64	-	\$ -	396.00	\$ 2,661.12
10	Subbase, Class A Crushed Stone, 4" Thick	SY	387	\$6.72	\$ 2,600.64	-	\$ -	396.00	\$ 2,661.12
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	346	\$27.00	\$ 9,342.00	-	\$ -	264.00	\$ 7,128.00
16	Granular Trench Backfill, Porous Backfill, 15" Storm Sewer **	LF	75	\$27.00	\$ 2,025.00	-	\$ -	-	\$ -
17	Granular Trench Backfill, Class A Crushed Stone, 12" Storm Sewer	LF	267	\$20.00	\$ 5,340.00	-	\$ -	156.00	\$ 3,120.00
18	Granular Trench Backfill, Class A Crushed Stone, 15" Storm Sewer	LF	53	\$20.00	\$ 1,060.00	-	\$ -	199.00	\$ 3,980.00
19	Granular Trench Backfill, Class A Crushed Stone, 18" Storm Sewer	LF	217	\$21.00	\$ 4,557.00	-	\$ -	268.00	\$ 5,628.00
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	-	\$ -	988.00	\$ 28,072.00
22	Sanitary Sewer, Trenched, PVC SDR 26, 8" Dia.	LF	168	\$180.00	\$ 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
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	410	\$61.00	\$ 25,010.00	-	\$ -	420.00	\$ 25,620.00
26	Storm Sewer, Trenched, RCP, 15" Dia. **	LF	233	\$65.50	\$ 15,261.50	-	\$ -	215.00	\$ 14,082.50
27	Storm Sewer, Trenched, RCP, 18" Dia. **	LF	532	\$67.00	\$ 35,644.00	-	\$ -	497.00	\$ 33,299.00
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	-	\$ -	221.00	\$ 13,260.00
30	Removal of Storm Sewer **	LF	383	\$35.00	\$ 13,405.00	-	\$ -	232.00	\$ 8,120.00
31	Flared End Section, RCP, 18"	EA	169	\$70.00	\$ 11,830.00	-	\$ -	135.00	\$ 9,450.00
32	Fill Storm Sewer with Flowable Mortar **	EA	1	\$1,600.00	\$ 1,600.00	-	\$ -	1.00	\$ 1,600.00
33	Longitudinal Subdrain, Type 2, 6"	LF	711	\$9.50	\$ 6,754.50	-	\$ -	1,261.00	\$ 11,979.50
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	-	\$ -	113.00	\$ 15,707.00
37	Water Main, 8", DIP with Nitrile Gaskets	LF	1,239	\$82.00	\$ 101,598.00	-	\$ -	1,221.00	\$ 100,122.00
38	Water Main, Trenchless, 8", DIP with Nitrile Gaskets	LF	269	\$90.00	\$ 24,210.00	-	\$ -	273.00	\$ 24,570.00
39	Water Service, Main to Curb Stop, 1" Copper (Type K) *	EA	21	\$1,437.12	\$ 30,179.52	-	\$ -	23.00	\$ 33,053.76
40	Water Service, Main to Curb Stop, 1" Copper (Type K), Trenchless *	EA	3	\$3,937.12	\$ 11,811.36	-	\$ -	4.00	\$ 15,748.48
41	Water Service, 1" Copper (Type K), Trenchless	LF	74	\$24.00	\$ 1,776.00	-	\$ -	74.00	\$ 1,776.00
42	Gate Valve, 4"	EA	1	\$900.00	\$ 900.00	-	\$ -	-	\$ -
43	Gate Valve, 6"	EA	3	\$1,100.00	\$ 3,300.00	-	\$ -	3.00	\$ 3,300.00
44	Gate Valve, 8"	EA	2	\$4,000.00	\$ 8,000.00	-	\$ -	9.00	\$ 36,000.00
45	Fire Hydrant Assembly	EA	4	\$4,300.00	\$ 17,200.00	-	\$ -	4.00	\$ 17,200.00
46	Remove Existing Fire Hydrant Assembly	EA	2	\$750.00	\$ 1,500.00	-	\$ -	3.00	\$ 2,250.00

# 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 Manhole, 48" Dia.	EA	2	\$9,700.00	\$ 19,400.00	-	\$ -	2.00	\$ 19,400.00
48	Sanitary Sewer Manhole, 48" Dia., Install Only	EA	1	\$1,700.00	\$ 1,700.00	-	\$ -	1.00	\$ 1,700.00
49	Storm Intake, Type SW-501 **	EA	3	\$3,100.00	\$ 9,300.00	-	\$ -	3.00	\$ 9,300.00
50	Storm Intake, Type SW-507	EA	4	\$3,600.00	\$ 14,400.00	-	\$ -	4.00	\$ 14,400.00
51	Storm Intake, Type SW-511	EA	7	\$2,900.00	\$ 20,300.00	-	\$ -	7.00	\$ 20,300.00
52	Connect to Existing Storm Structure **	EA	4	\$1,000.00	\$ 4,000.00	-	\$ -	3.00	\$ 3,000.00
53	Remove Existing Storm Manhole or Intake	EA	2	\$400.00	\$ 800.00	-	\$ -	3.00	\$ 1,200.00
54	PCC Pavement, 7" **	SY	1808	\$37.00	\$ 66,896.00	-	\$ -	1,869.00	\$ 69,153.00
55	PCC Pavement, 8"	SY	764	\$47.00	\$ 35,908.00	-	\$ -	760.00	\$ 35,660.00
56	PCC Pavement, 10"	SY	216	\$61.00	\$ 13,176.00	-	\$ -	396.00	\$ 24,156.00
57	PCC Curb and Gutter, 6" Standard Curb, 24" Wide	LF	44	\$26.00	\$ 1,144.00	-	\$ -	56.00	\$ 1,456.00
58	PCC Curb and Gutter, 3" Roll Curb, 24" Wide	LF	319	\$26.00	\$ 8,294.00	-	\$ -	319.00	\$ 8,294.00
59	PCC Curb and Gutter, 6" Beam Curb	LF	123	\$34.00	\$ 4,182.00	-	\$ -	120.00	\$ 4,080.00
60	HMA Pavement, 6"	SY	262	\$64.50	\$ 16,899.00	-	\$ -	332.00	\$ 21,414.00
61	Removal of Sidewalk	SY	850	\$13.25	\$ 11,262.50	-	\$ -	850.00	\$ 11,262.50
62	Reinforced Sidewalk, PCC, 5"	SY	563	\$43.00	\$ 24,209.00	5.00	\$ 215.00	570.00	\$ 24,510.00
63	Reinforced Sidewalk, PCC, 6"	SY	343	\$50.50	\$ 17,321.50	-	\$ -	340.50	\$ 17,195.25
64	Non-Reinforced Sidewalk, PCC, 5"	SY	214	\$35.50	\$ 7,597.00	-	\$ -	216.25	\$ 7,676.88
65	Brick Pavers w/ Rock Base	SY	92	\$110.00	\$ 10,120.00	-	\$ -	89.00	\$ 9,790.00
66	Detectable Warnings **	SF	100	\$40.00	\$ 4,000.00	20.00	\$ 800.00	120.00	\$ 4,800.00
67	Granular Surfacing, Class A Crushed Stone **	TONS	160	\$16.00	\$ 2,560.00	-	\$ -	103.23	\$ 1,651.88
68	Removal of Pavement **	SY	3,737	\$12.00	\$ 44,844.00	-	\$ -	3,984.00	\$ 47,808.00
69	Bituminous Seal Coat	SY	387	\$19.25	\$ 7,449.75	-	\$ -	384.40	\$ 7,399.70
70	Painted Pavement Markings, Waterborne or Solvent, 4", White	STA	15	\$68.00	\$ 1,020.00	-	\$ -	-	\$ -
71	Painted Symbols and Legends	EA	4	\$65.00	\$ 260.00	-	\$ -	-	\$ -
72	Sod **	SQ	152	\$78.83	\$ 11,982.16	-	\$ -	165.67	\$ 13,059.77
73	SWPPP Management	LS	1	\$2,741.47	\$ 2,741.47	0.50	\$ 1,370.74	1.00	\$ 2,741.47
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	-	\$ -	72.00	\$ 5,760.00
77	Handrail for Steps and Ramps, Black Powder Coat	LF	110	\$77.50	\$ 8,525.00	212.00	\$ 16,430.00	229.00	\$ 17,747.50
78	Connect Downspout & Roof Drain to Storm Sewer	EA	3	\$700.00	\$ 2,100.00	-	\$ -	4.00	\$ 2,800.00
79	Connect to Exist Water Main	EA	6	\$1,200.00	\$ 7,200.00	-	\$ -	6.00	\$ 9,600.00
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	-	\$ -	1,632.00	\$ 11,424.00
82	Decorative Retaining Wall	LF	550	\$975.00	\$ 536,250.00	-	\$ -	550.00	\$ 536,250.00
83	Bollards	EA	2	\$1,750.00	\$ 3,500.00	-	\$ -	2.00	\$ 3,500.00
84	Area Drains, 18" ADS Nyloplast or Equivalent	EA	3	\$1,716.06	\$ 5,148.18	-	\$ -	3.00	\$ 5,148.18
85	Area Drain Connection to Existing Storm Sewer	EA	3	\$2,200.00	\$ 6,600.00	-	\$ -	3.00	\$ 6,600.00
86	Light Pole Base, LI-201	EA	14	\$950.00	\$ 13,300.00	-	\$ -	14.00	\$ 13,300.00
87	Decorative Light Poles & Fixtures, Type LA	EA	4	\$7,100.00	\$ 28,400.00	1.75	\$ 12,425.00	3.75	\$ 26,625.00
88	Decorative Light Poles & Fixtures, Type LB	EA	4	\$7,600.00	\$ 30,400.00	3.00	\$ 22,800.00	4.00	\$ 30,400.00
89	Decorative Light Poles & Fixtures, Type LC	EA	5	\$5,800.00	\$ 29,000.00	2.00	\$ 11,600.00	5.00	\$ 29,000.00
90	Decorative Light Poles & Fixtures, Type LD	EA	6	\$5,100.00	\$ 30,600.00	1.00	\$ 5,100.00	6.00	\$ 30,600.00
91	Electrical Conduit, 2" PVC	LF	806	\$14.00	\$ 11,284.00	531.00	\$ 7,434.00	1,337.00	\$ 18,718.00
92	Lighting Control Cabinet	EA	1	\$11,000.00	\$ 11,000.00	-	\$ -	1.00	\$ 11,000.00
93	Electrical Circuit	LF	1,274	\$7.83	\$ 9,975.42	-	\$ -	1,274.00	\$ 9,975.42
94	Hand Hole, LI-103, Type II	EA	3	\$500.00	\$ 1,500.00	4.00	\$ 2,000.00	4.00	\$ 2,000.00
	TOTAL CONTRACT				\$ 1,777,283.99		\$ 80,174.74		\$ 1,859,121.32
C.O.#2	Extend Water Service into Building and Connect to Existing Service Inside Building	EA	3,000	\$737.73	\$ 2,213,191	-	\$ -	3,000	\$ 2,213,191
	TOTAL CHANGE C.O.#2				\$ 2,213,191		\$ -		\$ 2,213,191
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

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Item No.	Item Description	Units	Contract Quantity	Unit Price	Contract Amount	Quantity This Estimate	Amount This Estimate	To Date Quantity	To Date Amount
	<b>TOTAL CHANGE C.O. #3</b>				\$ 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
	<b>TOTAL CHANGE C.O. #4</b>				\$ 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
	<b>TOTAL CHANGE C.O. #5</b>				\$ 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
	<b>TOTAL CHANGE C.O. #6</b>				\$ 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
	<b>TOTAL CHANGE C.O. #7</b>				\$ 1,811.25		\$ -		\$ 1,811.25
C.O. #8	Storm Manhole SW-401, 48"	EA	2,000	\$4,800.00	\$ 9,600.00	-	\$ -	2,000	\$ 9,600.00
	PCC Sidewalk, 6"	SY	58,000	\$50.00	\$ 2,900.00	-	\$ -	58,000	\$ 2,900.00
	PCC Driveway, 6"	SY	198,000	\$50.00	\$ 9,900.00	-	\$ -	204,000	\$ 10,200.00
	Modification to Storm MH 15	LS	1,000	\$1,020.00	\$ 1,020.00	-	\$ -	1,000	\$ 1,020.00
	Collar to Existing Pipe	LS	1,000	\$550.00	\$ 550.00	-	\$ -	1,000	\$ 550.00
	Traffic Control (Additional Time for Traffic Signals)	LS	1,000	\$3,600.00	\$ 3,600.00	-	\$ -	1,000	\$ 3,600.00
	<b>TOTAL CHANGE C.O. #8</b>				\$ 27,570.00		\$ -		\$ 27,570.00
C.O. #9	Tunneling for Water Service	LS	1,000	\$2,242.50	\$ 2,242.50	-	\$ -	1,000	\$ 2,242.50
	<b>TOTAL CHANGE C.O. #9</b>				\$ 2,242.50		\$ -		\$ 2,242.50
C.O. #10	Lower Intake and Lower Alley Grade to Match Intake	LS	1,000	\$3,500.00	\$ 3,500.00	-	\$ -	1,000	\$ 3,500.00
	<b>TOTAL CHANGE C.O. #10</b>				\$ 3,500.00		\$ -		\$ 3,500.00
C.O. #11	Additional Labor to run Water Service Through Basement Wall 81 W 1st Street	LS	1,000	\$214.13	\$ 214.13	-	\$ -	1,000	\$ 214.13
	Lower Existing Sanitary Service to Accommodate Storm Sewer 90 W 1st Street	LS	1,000	\$1,196.56	\$ 1,196.56	-	\$ -	1,000	\$ 1,196.56
	Exploratory Excavation Work to Connect Water Service - 90 W 1st Street	LS	1,000	\$702.60	\$ 702.60	-	\$ -	1,000	\$ 702.60
	Install Reducer on 2nd Water Service - 31 W 1st Street	LS	1,000	\$317.35	\$ 317.35	-	\$ -	1,000	\$ 317.35
	Exploratory Work to Find Existing Water Service	LS	1,000	\$1,850.43	\$ 1,850.43	-	\$ -	1,000	\$ 1,850.43
	<b>TOTAL CHANGE C.O. #11</b>				\$ 4,281.07		\$ -		\$ 4,281.07
C.O. #12	Remove/Fill in Cistern in Alley	LS	1,000	\$1,210.00	\$ 1,210.00	-	\$ -	1,000	\$ 1,210.00
	<b>TOTAL CHANGE C.O. #12</b>				\$ 1,210.00		\$ -		\$ 1,210.00
C.O. #13	Install Area Intake Near 51 W 1st Street	LS	1,000	\$2,240.00	\$ 2,240.00	-	\$ -	1,000	\$ 2,240.00
	<b>TOTAL CHANGE C.O. #13</b>				\$ 2,240.00		\$ -		\$ 2,240.00
	<b>TOTAL CONTRACT WITH CHANGE ORDERS</b>				\$ 1,832,540.70		\$ 80,174.74		\$ 1,894,678.03

\* Items Changed with Change Order #1  
 \*\* Items Changed with Change Order #8

Retainage 5% \$ 94,733.90

Total Value of Completed Work Less Retainage \$ 1,799,944.14

Previous Payments \$ 1,723,778.14  
 Current Payment Due \$ 76,166.00

Pay Estimate #1 \$ 130,043.60  
 Pay Estimate #2 \$ 382,895.64  
 Pay Estimate #3 \$ 261,248.05  
 Pay Estimate #4 \$ 61,111.59  
 Pay Estimate #5 (Not including Stored Materials) \$ 131,826.75  
 Pay Estimate #6 (Not including Stored Materials) \$ 351,904.18  
 Pay Estimate #7 (Not including Stored Materials) \$ 280,053.05  
 Pay Estimate #8 (Not including Stored Materials) \$ 124,695.28

## COUNCIL PACKET

**Becky**

---

**From:** Mayor <mayor@cityofriversideiowa.com>  
**Sent:** Wednesday, December 26, 2018 10:43 AM  
**To:** Scott Pottorff  
**Cc:** becky@cityofriversideiowa.com  
**Subject:** Re: J&L Project Acceptance - Downtown Streetscape

I'm agreeable to that

On Dec 26, 2018, at 10:27 AM, Scott Pottorff <[S.pottorff@mmsconsultants.net](mailto:S.pottorff@mmsconsultants.net)> wrote:

J&L is asking if they can have closeout on a portion of the project and release of some of the retainage. There are a few items remaining on the punch list that probably will need to wait until spring, the big thing being repairing sod and topsoil in several areas. But there are a few other minor things as well.

There is almost \$100,000 in retainage. What would you think about doing a partial acceptance of the project and releasing all but like \$20,000 of the retainage? We can itemize the remaining punch list items and have that list in a document that outlines the partial acceptance and the Council would then approve that partial acceptance.

I am thinking maybe we have a normal pay request at this upcoming meeting but then have this partial acceptance at the second meeting in January.

Let me know if you think that would work.

[Sign up for our newsletter](#) – We promise short, meaningful updates just six times a year.

<image001.png>

**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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## COUNCIL PACKET

**Becky**

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**From:** Scott Pottorff <S.pottorff@mmsconsultants.net>  
**Sent:** Monday, December 31, 2018 11:47 AM  
**To:** becky@cityofriversideiowa.com; mayor@cityofriversideiowa.com  
**Subject:** Council Jan 7th  
**Attachments:** 20181231114127685.pdf

What all do we have for this meeting?

I have a pay request for J&L I will send on Wednesday. Are the Northern Heights items ready to go? Is there anything you need from me for them?

Is there anything on the Tupelo and SRTS project we need to discuss? Do we need to talk about that intersection again?

**See attached exhibit.** Sorry it is kind of messy but I tried to highlight the important stuff. I would like to talk about sidewalk alignment once more if we have time for that. I show the sidewalk (in pink) angled out toward the street (edge of pavement/back of curb in orange) through the two driveways where the garages are close to the existing sidewalk. I stayed 5' from the back of curb, which is similar to the way Buckeye is per our discussion at the work session. The one garage has only about 17 feet between the sidewalk and the garage at the north end. Otherwise the other dimensions are all more than 20' and a car can park between the sidewalk and garage without blocking the sidewalk.

The other thing in the exhibit is there is a gravel parking area shown in yellow. In past projects we have eliminated these and encouraged parking on the street. Will parking be allowed on this street? If not, do we want to try and replace this gravel parking area somehow?

Let me know if there is anything else I need to be providing for this meeting.

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

**Scott Pottorff, P.E.**

*Project Manager*

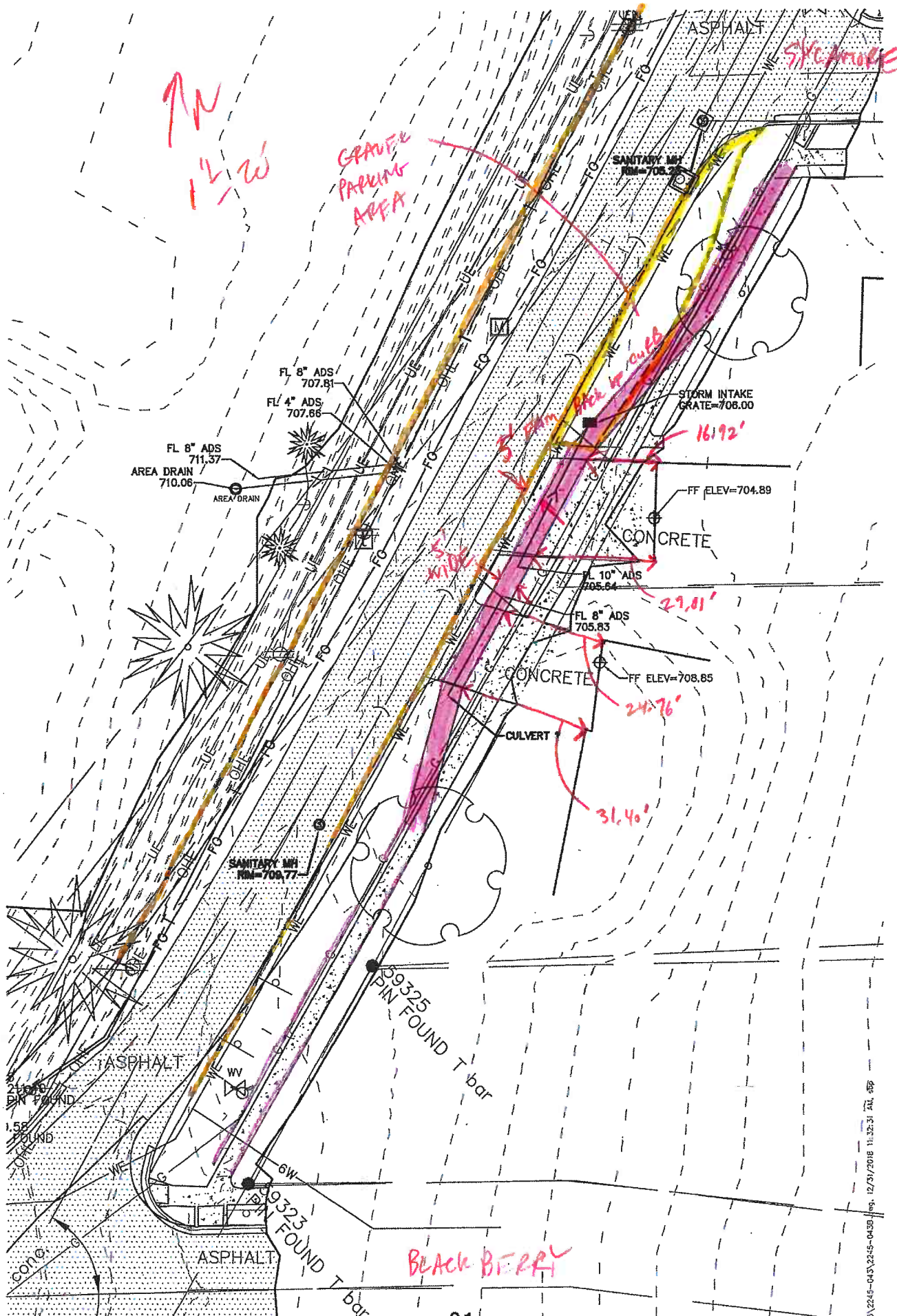
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# COUNCIL PACKET

## COMMITTEE APPOINTMENTS

### Mayor Pro Temp

Sexton

### Streets & Parks Committee:

1. Lenz
2. Stuelke
3. Rodgers
4. Sexton
5. Mayor

### Employee Committee:

1. Schneider
2. Redlinger
3. Mayor

### Finance Committee:

1. City Clerk
2. McGuire
3. Sexton
4. Mayor

### Fire Department Reps from City Council:

1. Schneider
2. Rodgers

### 911, Communications, Emergency Management Committee representative:

1. Mayor
2. Alternate - Redlinger

### English River WMA representative:

1. Mayor
2. Alternate – Schneider

## COUNCIL PACKET

### Planning and Zoning Commission (current)

1. Ryan Rogerson – Chairperson (01-01-16 to 12-31-18)
2. Nate Robinson – Vice Chairperson (01-01-16 to 12-31-18)
3. Marcy Musser (01-01-16 to 12-31-18)
4. Ralph Schnoebelen (01-10-18 to 12-31-20)
5. Chris Kirkwood (01-10-18 to 12-31-20)
6. Ellen Cloyed (2 mile) (01-01-16 to 12-31-18)
7. Mike O’Leary (2 mile) (01-01-16 to 12-31-18)

### Planning and Zoning (recommended)

1. Nate Robinson (2019)
2. Ralph Schnoebelen (2020)
3. Chris Kirkwood (2020)
4. Kevin Kiene (2021)
5. Kris Westfall (2021)
6. (Rural) Mike O’Leary (2019)
7. (Rural) John Sojka (2021)

### Zoning Board of Adjustments (current)

1. Mike Schneider (01-01-16 to 12-31-18)
2. Linmarie Eden (01-01-16 to 12-31-18)
3. Denny Bush (01-01-16 to 12-31-18)
4. Kathy Lindhorst
5. Phil Richman

### Board of Adjustments (recommended)

1. Denny Bush (2021)
2. Linmarie Eden (2021)
3. Mike Schneider (2021)
4. Kathy Lindhorst (2023)
5. Phil Richman (2023)



COUNCIL PACKET

Heather R. Cornett  
142 Polo pony Court  
Iowa City, IA 52240  
410-302-6832  
Gophethr15@gmail.com

January 2, 2019

Allen Schneider  
Mayor  
City of Riverside, Iowa  
60 N Greene Street  
Riverside, IA 52327

Dear Mr. Schneider:

Due to extenuating circumstances, our family will be leaving the state of Iowa and returning to Florida. We have placed on offer on a home and the owner accepted. I have recently accepted a position at another company so I am writing today to offer my formal notice that I will be leaving my job as Deputy City Clerk. My last day of employment with the City of Riverside will be January 31, 2019.

I have enjoyed my time with the City of Riverside and I thank you for all of your help and guidance over the past few months. Please let me know if I can be of assistance during this transition.

Sincerely,



Heather R. Cornett

# COUNCIL PACKET

## Riverside City Council and Staff Priorities Summary

December 2018

Priorities	M	C1	C2	C3	C4	C5	S	S	S	S	Total	
Web site	4	2	8	8	4	8	4	4	2		44	1
Safe Routes to Schools project	4	8	4	2	2	8	4	4	4	1	41	2
Debbins building renovation (fire)	8	4	4	4	2	8	1			4	35	3
Northern Heights development	8	2	2	8	4	4	1	2	2		33	4
Nuisance ordinances	2	4	4	8	4	2	1	4	4		33	5
Hall Park shelter		8	4		2	2	4	4	4	4	32	6
Future capital projects	2	8	2	8	4	4	2		2		32	7
Audit follow-up	4	8	8	2		8	1			1	32	8
Community building sale	8	2	2	2	4		1	4	4	2	29	8
Highway 22 resurfacing project	8	2	2	4	4	4	1			4	29	10
Mainstreet Iowa	2	2	2	2	8		1	2		2	21	
Downtown streetscape project	8	2	2	4						4	20	
Email system upgrade	2	4		2		8	4				20	
Incode server upgrade	4	2	2	8	2		1				19	
Downtown grant program		2		4	4	4	1	2	2		19	
Employee handbook	4	8		2		2	2				18	
Community recreation center	2	4		4	2		1			4	17	
Gruefe report	2	2	4	2	4		2				16	
Deputy Clerk	4	2	2				1	2	4		15	
Security cameras and alarms				2	4	4	4			1	15	
Update ordinances	2	2	2	2		2	2	2		1	15	
Fireworks ordinance	2	2	2	2	2	2	1				13	
Speed enforcement			2	2	4		1			2	11	
Financial monitoring	2	2		2	2	2					10	
Nuisance ordinance enforcement	2		8								10	
Engineering firm to bid			8			2					10	
Galileo Drive project	2	2	2	2			1				9	
Capital projects for west side			8								8	
School parking lot problem		2				2			2	2	8	
Student ambassador program					4	2				1	7	
Dog park					2		2			2	6	

# COUNCIL PACKET

## Riverside City Council and Staff Priorities Summary

December 2018

Priorities	M	C1	C2	C3	C4	C5	S	S	S	S	Total	
New garbage containers (no stickers)		4									4	
City Administrator				2		2					4	
Playground resurfacing					2	2					4	
Portable water meter				2						1	3	
Schnoebelen/Galileo extension			2								2	
Barn quilt location											0	
Star Trek branding						2						
Commercial growth						2						
New lawyer						2						
Hwy. 218 exit ramp						2						
<b>Total</b>	86	90	86	90	70	90	44	30	30	36	644	

COUNCIL PACKET

Riverside Budget Workshops FY 19-20

JANUARY 2019						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 New Year's Day	2	3	4	5 ●
6	7 CM	8	9	10	11	12
13	14 ☾	15 Dr. M. L. King, Jr. Day (True)	16	17	18	19
20	21 CM Dr. M. L. King, Jr. Day	22	23	24	25	26
27 ☾	28	29	30	31		

FEBRUARY 2019						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4 ● CM	5	6	7	8	9
10	11	12 ☾ Lincoln's Birthday	13	14 Valentine's Day	15	16
17	18 CM Presidents' Day	19 ○	20	21	22* Washington's Birthday Final	23
24	25	26 ☾	27* Publication	28		

Must publish budget by 2-27-19 (to paper 2-22-19)

Certify Budget at 3-4-19 Council Meeting

Submit to Washington Co Auditor by 3-15-19