

**CITY OF RIVERSIDE COUNCIL MEETING AGENDA
RIVERSIDE COUNCIL CHAMBERS
60 N GREENE ST**

REGULAR MEETING
Tuesday, July 5, 2022 –6:00 p.m.

The meeting will be recorded and can be viewed live by visiting the city web site at www.riversideiowa.gov

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 6-20-2022 & 6-27-2022
 - b. Expenditures for 7-5-2022
 - c. Liquor license renewal: Copper Creek
4. **Public forum:** 3 minutes per person. See guidelines for public comments at the Clerk's table.
5. Fire Department Report (6)
6. Maggie Burger-Speer Financial-Funding for Projects
7. Axiom Project Updates
 - a. 3rd Street Project Update (12)
 - b. Wastewater Plant Moisture Issue
 - c. Water Plant Piping Repair
8. Resolutions-Next resolution #76
 - a. Consider Resolution for Public Hearing for Rezoning lot on Commercial Street from C-3 to C-2 (14)
 - b. Consider Resolution for Pay Request #3 All American-Railroad Park (16)
9. Consideration of Payment of Development Agreement with Copper Creek, \$8,000.00 (23)
10. City Administrator Report (46)
 - a. Design of city council chambers
 - b. Use of City Attorney
11. Closing Comments
12. Closed Session per Chapter 21.5.1.i for Maintenance Position Interviews
13. Consider Resolution to hire Maintenance employee. (48)
14. Motion to adjourn

RIVERSIDE CITY COUNCIL MEETING: Monday, June 20th 2022

The Riverside City Council meeting opened at 6:00 pm at City Hall with Mayor Allen Schneider requesting roll call. Council members present: Tom Sexton, Edgar McGuire, Kevin Kiene, Kevin Mills, and Lois Schneider.

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

McGuire moved to approve the Consent agenda:

Minutes of May 26th, June 6th

Expenditures, without Copper Creek Grant.

May Fire Department Report

Second by Schneider, passed 5-0.

Chris Kirkwood addressed council on the completion of the 150th Celebration booklet. They are free and available at City Hall and History Center Museum.

Marcus Fedler, District #3 County Supervisor informed City Council on the Consolidation Plan for Orchid Hill.

Randy Tinnes, Patrol Lieutenant for Washington County, presented Sheriff's call report for May.

Ben Stumpf, PeopleService, Inc. reviewed May water and wastewater report.

Brian Boelk, Axiom Consultants presented updates on Railroad Park, 3rd Street Project change orders, wastewater plant moisture issues, and water plant piping repairs.

Schneider moved to grant sewer abatement in the amount of \$9.39 for pool fill at 317 Sycamore Street. Second by McGuire, passed 5-0.

McGuire moved to pass Resolution #2022-69, approving Change Order #3 to Streb Construction for additional traffic control on the 3rd street project in the amount of \$15,235.00. Second by Sexton, passed 5-0.

McGuire moved to pass Resolution #2022-70, approving Change Order #4 to Streb Construction for extension of sanitary sewer on Rose Street, in the 3rd Street project, in the amount of \$49,674.73. second by Schneider, passed 5-0.

Sexton moved to pass Resolution #2022-71, Approving Change Order #6 in the amount of \$15,780.93 in the 3rd Street Project for storm sewer changes. Second by Mills, passed 5-0.

McGuire moved to pass Resolution #2022-72, Approving 28E Agreement with City of Kalona for 30% cost share for a Building Inspector with described changes to contract. Second by Kiene, passed 4-1. Schneider opposed.

McGuire moved to pass Resolution #2022-73, Approving the change to sewer rebate policy for swimming pools and lawn watering. The City will no longer offer partial sewer rebate for filling pools or lawn watering as of July 1, 2022. Second by Schneider, passed 5-0.

Yancey presented Admin's report, monthly financial updates, and update on EMS monitor.

Sexton requested a 5 minute break at 8:33 pm. Second by Kiene, passed 5-0.

City Clerk LaRoche presented Utility Billing report, building permits, and grass nuisance list for City Council review.

Mayor set a special meeting for Monday, June 27 at 6 p.m. for annual employee reviews.

Mayor set first meeting for July on Tuesday, July 5th due to 4th of July Holiday on Monday.

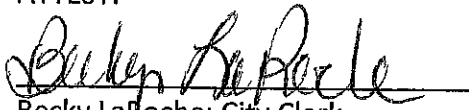
Mills moved to adjourn at 9:13 p.m. Second by McGuire, passed 5-0.

City Council Meetings can be viewed on the City web site; riversideiowa.gov

City Council Special Meeting – Monday, June 27th, 2022 at 6:00 pm.

City Council Meeting – Tuesday, July 5th, 2022 at 6:00 pm.

ATTEST:


Becky LaRoche; City Clerk


Allen Schneider; Mayor

RIVERSIDE CITY COUNCIL MEETING: Monday, June 27th 2022

The Riverside City Council Special meeting opened at 6:00 pm at City Hall with Mayor Allen Schneider. Council members present: Tom Sexton, Edgar McGuire, Kevin Kiene, Kevin Mills, and Lois Schneider. City Staff present: Bryan Lenz, Becky LaRoche, and Christine Yancey.

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

McGuire moved to enter into Closed Session per Iowa Code 21.5.1.i. at 6:03 p.m. for annual review of Bryan Lenz. Second by Schneider, passed 5-0.

Council returned to open meeting at 6:41p.m.

McGuire moved to enter into Closed Session per Iowa Code 21.5.1.i. at 6:42 p.m. for annual review of Becky LaRoche. Second by Schneider, passed 5-0.

Council returned to open meeting at 7:09 p.m.

Schneider moved to take a 5 minute recess at 7:10 p.m. Second by McGuire, approved 4-1 Sexton opposed. Meeting resumed at 7:15 p.m.

McGuire moved to enter into Closed Session per Iowa Code 21.5.1.i. at 7:15 p.m. for annual review of Christine Yancey. Second by Mills, passed 5-0.

Council returned to open meeting at 8:13 p.m.

McGuire moved to pass Resolution #2022-74, Approving pay increase for City of Riverside Employees. Becky LaRoche \$23.12 to \$24.50, Bryan Lenz \$22.07 to \$23.50, Don Mullinnix \$13.77 to \$15.00. second by Schneider, passed 4-1 Sexton opposed.

Sexton moved to pass Resolution #2022-75, approving pay increase for City of Riverside Administrator Christine Yancey, \$77,520.04 to \$80,233.24. Second by Kiene, passed 4-1 Schneider opposed.

McGuire moved to adjourn at 8:46 p.m. Second by Sexton passed 5-0.

City Council Meetings can be viewed on the City web site; riversideiowa.gov

City Council Meeting – Tuesday, July 5th, 2022 at 6:00 pm.

ATTEST:

Becky LaRoche; City Clerk

Allen Schneider; Mayor

EXPENDITURES JULY 7TH, 2022				
COUNCIL MEETING		BILLS		
1	ALLIANT ENERGY	PARKS	001-5-430-6371	\$ 825.60
2	ALLIANT ENERGY	SEWER	610-5-815-6371	\$ 1,106.03
3	ALLIANT ENERGY	CITY HALL	001-5-650-6371	\$ 558.28
4	ALLIANT ENERGY	WATER	600-5-810-6371	\$ 112.03
5	ALLIANT ENERGY	STREET LIGHTS	001-5-230-6371	\$ 1,448.93
6	ALLIANT ENERGY	FIRE STATION	002-5-150-6330	\$ 687.44
7	BECKY LaROCHE	CELL STIPEND	001-5-650-6373	\$ 50.00
8	BRYAN LENZ	CELL STIPEND	001-5-430-6373	\$ 50.00
9	ACCESS SYSTEMS	COPIER RENTAL	001-5-650-6496	\$ 373.32
10	AXIOM CONSULTANTS	3RD STREET	301-5-750-6796	\$ 8,578.75
11	AXIOM CONSULTANTS	RAILROAD PARK	301-5-750-6797	\$ 6,527.25
12	AXIOM CONSULTANTS	MEETINGS	001-5-650-6407	\$ 942.50
13	AXIOM CONSULTANTS	BUILD INSPECTIONS	001-5-170-6499	\$ 1,885.00
14	CORE & MAIN	WATER PLANT	600-5-810-6374	\$ 738.68
15	ELECTRIC PUMP	WP-CHEMICAL PUMP	600-5-810-6374	\$ 1,826.05
16	ELECTRIC PUMP	CASION LS - TRANSDUCER	610-5-815-6374	\$ 6,963.50
17	IOWA TWP TRUSTEE	CEMETERY FY 2023	001-5-450-6499	\$ 6,000.00
18	JETCO	WP - START UP ISSUES	600-5-810-6374	\$ 1,911.05
19	JETCO	WELL #8	600-5-810-6374	\$ 1,085.70
20	JETCO	WP - CLEAR WELL	600-5-810-6374	\$ 2,062.75
21	IOWA ONE CALL	LOCATES	600-5-810-6507	\$ 254.25
22	IOWA ONE CALL	LOCATES	610-5-815-6507	\$ 254.25
23	KALONA LIBRARY	FY 2033	001-5-410-6502	\$ 22,230.00
24	KUENSTRE PLUMBING	HALL PK DRINKING FOUNTAIN	001-5-430-6325	\$ 471.35
25	KUM & GO FLEET	FD-FUEL	002-5-150-6350	\$ 403.26
26	MID AMERICAN ENERGY	SHOP	001-5-210-6371	\$ 20.98
27	MID AMERICAN ENERGY	RVFD	002-5-150-6330	\$ 16.72
28	MID AMERICAN ENERGY	C HALL	001-5-650-6371	\$ 12.46
29	PEOPLE SERVICES	SERVICE	610-5-815-6500	\$ 12,022.00
30	PEOPLE SERVICES	SERVICE	600-5-800-6500	\$ 12,022.00
31	SCHNOEBELN INC	COLBOLT MOWER SWITCH	001-5-430-6504	\$ 110.35
32	TYLER TECH	MAINTENANCE FY 23	001-5-650-6499	\$ 5,534.01
33	WEDG	FY 2023	001-5-5220-6422	\$ 5,000.00
34	*****	TOTAL BILLS		\$ 102,084.49
35				
36	DELTA DENTAL	BILLING-JULY	001-5-430-6150	\$ 206.30
37	LINCOLN NAT'L LIFE INS	BILLING-JUNE	001-5-620-6150	\$ 213.80
38	MEDIACOM	RVFD	002-5-150-6332	\$ 254.52
39	MEDIACOM	C HALL	001-5-650-6373	\$ 261.47
40	AXIOM	3RD STREET	301-5-750-6796	\$ 8,554.27
41	AXIOM	ON-CALL, BUILDING INSPECT	001-5-650-6407	\$ 1,885.00
42	AXIOM	RAILROAD PK	301-5-750-6797	\$ 13,478.75
43	VERIZON	COLLECTORS	600-5-810-6373	\$ 63.60
44	WELLMARK	BC/BS	001-5-620-6150	\$ 1,749.97
45	WINDSTREAM	WATER INTERNET	600-5-810-6373	\$ 161.01
46	WINDSTREAM	SHOP INTERNET	001-5-210-6371	\$ 183.05
47	*****	TOTAL PAID BILLS		\$ 26,805.44
48	*****	TOTAL EXPENDITURES		\$ 129,096.23
49				
50	EXPENDITURES by FUND			
51	GENERAL FUND		\$ 50,012.37	
52	FIRE DEPARTMENT		\$ 1,361.94	
53	ROAD USE FUND		\$ -	
54	CASINO FUND		\$ -	
55	DEBT SERVICE			
56	CAPITAL PROJECTS		\$ 37,139.02	
57	WATER FUND		\$ 20,237.12	
58	SEWER FUND		\$ 20,345.78	
59	GARBAGE		\$ -	
60	TOTAL EXPENDITURES		\$ 129,096.23	

Becky LaRoche

From: noreply@salesforce.com on behalf of IOWA ABD Licensing Support
<elaps@iowaabd.com>
Sent: Friday, June 17, 2022 9:09 AM
To: Becky LaRoche
Cc: licensingnotification@iowaabd.com
Subject: Application App-162786 Ready for Review

Hello,

Application Number App-162786 has been set to "Submitted to Local Authority" status and is currently ready for your review.

Corp Name: Copper Creek Ridge LLC

DBA: Copper Creek Ridge

License Number: LC0045571

Application Number: App-162786

Tentative Effective Date: 7/1/2022

License Type: Class C Liquor License (LC)

Application Type: Renewal

Amendment Type:

Thank you.



NOTICE: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Riverside Volunteer Fire Department (IA)

Riverside, IA

This report was generated on 6/28/2022 1:48:05 PM



Incident Statistics

Zone(s): All Zones | Start Date: 01/01/2022 | End Date: 06/28/2022

INCIDENT COUNT			
INCIDENT TYPE		# INCIDENTS	
EMS		98	
FIRE		58	
TOTAL		156	
TOTAL TRANSPORTS (N2 and N3)			
APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
E161	0	0	5
S169	1	1	82
TOTAL	1	1	87
PRE-INCIDENT VALUE		LOSSES	
\$502,500.00		\$297,000.00	
CO CHECKS			
424 - Carbon monoxide incident		1	
746 - Carbon monoxide detector activation, no CO		1	
TOTAL		2	
MUTUAL AID			
Aid Type		Total	
Aid Given		16	
Aid Received		12	
OVERLAPPING CALLS			
# OVERLAPPING		% OVERLAPPING	
10		6.41	
LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)			
Station	EMS	FIRE	
Station 1	0:09:42	0:12:40	
AVERAGE FOR ALL CALLS		0:10:15	
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)			
Station	EMS	FIRE	
Station 1	0:05:39	0:06:21	
AVERAGE FOR ALL CALLS		0:05:56	
AGENCY		AVERAGE TIME ON SCENE (MM:SS)	
Riverside Volunteer Fire Department (IA)		36:33	

Only Reviewed Incidents included. EMS for Incident counts includes only 300 to 399 Incident Types. All other incident types are counted as FIRE. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = All patients transported by EMS. # Patient Contacts = # of PCR contacted by apparatus. This report now returns both NEMSIS 2 & 3 data as appropriate. For overlapping calls that span over multiple days, total per month will not equal Total count for year.



emergencyreporting.com
Doc Id: 1645
Page # 1 of 1

Riverside Volunteer Fire Department (IA)

Riverside, IA

This report was generated on 6/28/2022 1:47:12 PM



Incident Count per User-Defined Fields for Date Range

Start Date: 01/01/2022 | End Date: 06/28/2022

ANSWERS	# INCIDENTS
USER-DEFINED FIELD: Fireworks Involved (Required)	
No	156

USER-DEFINED FIELD: NARCAN Used (Required)	
No	156

USER-DEFINED FIELD: Possible COVID Exposure (Required)	
No	155
Yes	1

USER-DEFINED FIELD: Symptoms Related to COVID (Required)	
No	155
Yes	1

USER-DEFINED FIELD: Requires CQI Review (Required)	
No	152
Yes	4

USER-DEFINED FIELD: EMS Personnel on Incident (Required)	
No	29
Yes	127

Only User-Defined values selected in the CUSTOM field of an incident Included. Only REVIEWED incidents included in count.



emergencyreporting.com
Doc Id: 805
Page # 1 of 1

Riverside Volunteer Fire Department (IA)

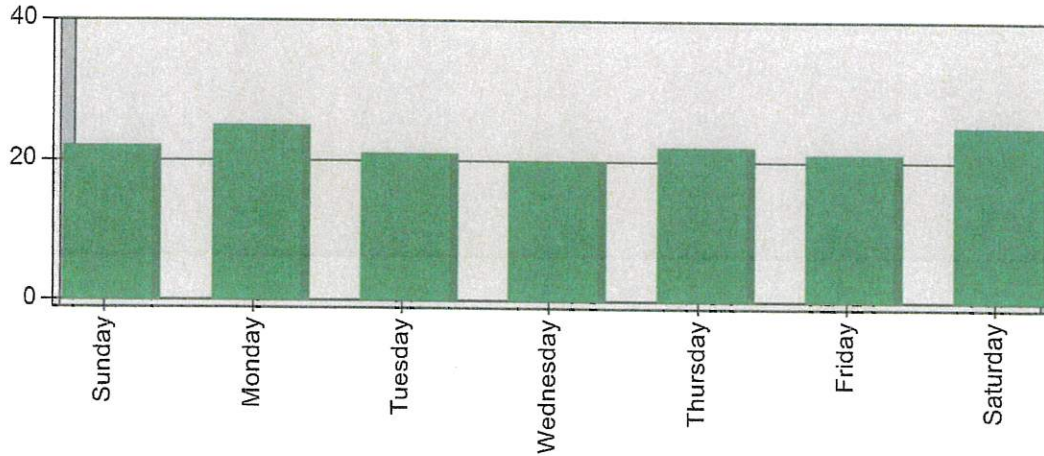
Riverside, IA

This report was generated on 6/28/2022 1:49:50 PM



Incidents by Day of the Week for Date Range

Start Date: 01/01/2022 | End Date: 06/28/2022



DAY OF THE WEEK	# INCIDENTS
Sunday	22
Monday	25
Tuesday	21
Wednesday	20
Thursday	22
Friday	21
Saturday	25
TOTAL	156

Only REVIEWED incidents included



emergencyreporting.com
Doc Id: 445
Page # 1 of 1

Riverside Volunteer Fire Department (IA)

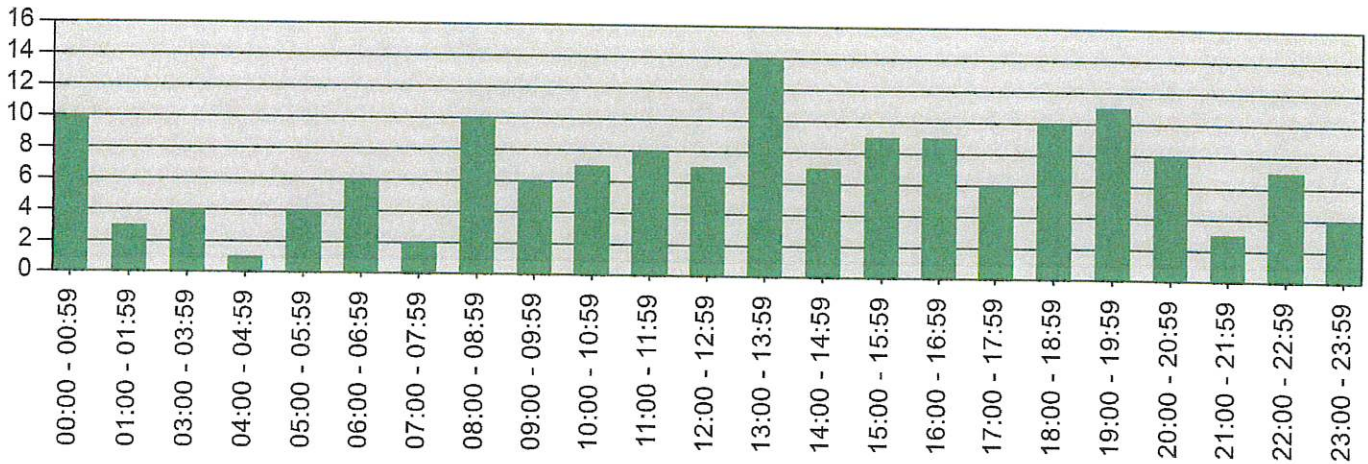
Riverside, IA

This report was generated on 6/28/2022 1:49:28 PM



Incidents by Hour for Station for Date Range

Station: All Stations | Start Date: 01/01/2022 | End Date: 06/28/2022



HOUR	# INCIDENTS
00:00 - 00:59	10
01:00 - 01:59	3
03:00 - 03:59	4
04:00 - 04:59	1
05:00 - 05:59	4
06:00 - 06:59	6
07:00 - 07:59	2
08:00 - 08:59	10
09:00 - 09:59	6
10:00 - 10:59	7
11:00 - 11:59	8
12:00 - 12:59	7
13:00 - 13:59	14
14:00 - 14:59	7
15:00 - 15:59	9
16:00 - 16:59	9
17:00 - 17:59	6
18:00 - 18:59	10
19:00 - 19:59	11
20:00 - 20:59	8
21:00 - 21:59	3
22:00 - 22:59	7
23:00 - 23:59	4

Only REVIEWED incidents included.

Riverside Volunteer Fire Department (IA)

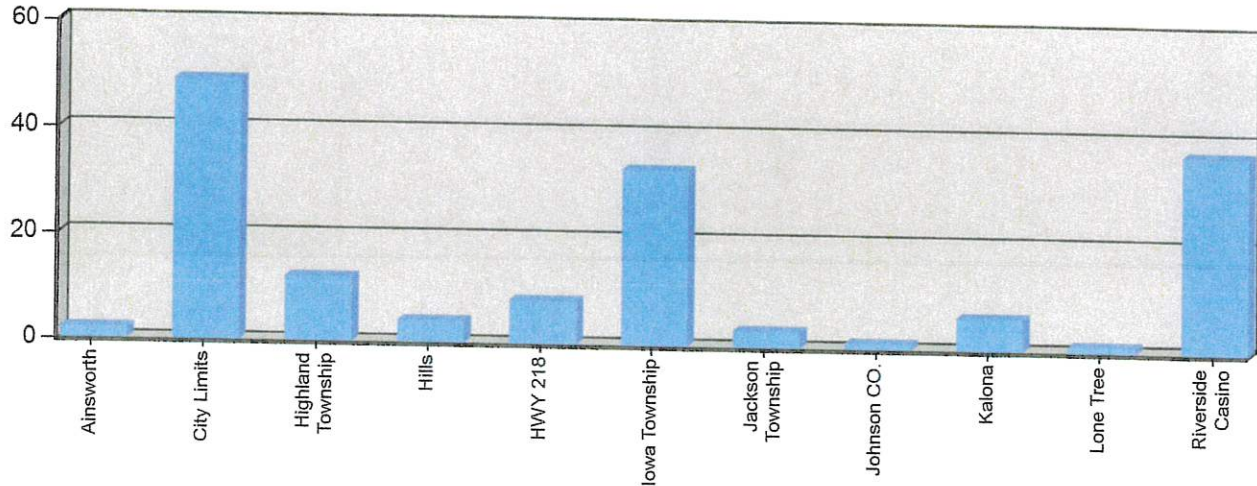
Riverside, IA

This report was generated on 6/28/2022 1:48:54 PM



Incident Count per Zone for Date Range

Start Date: 01/01/2022 | End Date: 06/28/2022



ZONE	# INCIDENTS
Ainsworth - Ainsworth	2
City Limits - City Limits	49
Highland Township - Highland TWP	12
Hills - Hills	4
HWY 218 - Highway 218	8
Iowa Township - Iowa TWP	33
Jackson Township - Jackson TWP	3
Johnson CO. - Johnson CO.	1
Kalona - Kalona	6
Lone Tree - Lone Tree	1
Riverside Casino - Casino	37

TOTAL: 156

Zone information is defined on the Basic Info 3 screen of an incident. Only REVIEWED incidents included. Archived Zones cannot be unarchived.



emergencyreporting.com
Doc Id: 270
Page # 1 of 1

Riverside Volunteer Fire Department (IA)

Riverside, IA

This report was generated on 6/28/2022 1:48:35 PM



Incident Type Count per Station for Date Range

Start Date: 01/01/2022 | End Date: 06/28/2022

INCIDENT TYPE	# INCIDENTS
Station: ST1 - STATION 1	
111 - Building fire	11
131 - Passenger vehicle fire	1
142 - Brush or brush-and-grass mixture fire	1
143 - Grass fire	5
240 - Explosion (no fire), other	1
311 - Medical assist, assist EMS crew	25
321 - EMS call, excluding vehicle accident with injury	61
322 - Motor vehicle accident with injuries	6
324 - Motor vehicle accident with no injuries.	5
352 - Extrication of victim(s) from vehicle	1
411 - Gasoline or other flammable liquid spill	1
424 - Carbon monoxide incident	1
551 - Assist police or other governmental agency	2
554 - Assist invalid	5
561 - Unauthorized burning	1
600 - Good intent call, other	5
611 - Dispatched & cancelled en route	10
631 - Authorized controlled burning	1
733 - Smoke detector activation due to malfunction	1
735 - Alarm system sounded due to malfunction	1
745 - Alarm system activation, no fire - unintentional	3
746 - Carbon monoxide detector activation, no CO	1
900 - Special type of incident, other	7

Incidents for ST1 - Station 1:

156

Only REVIEWED incidents included.



emergencyreporting.com

Doc Id: 857

Page # 1 of 1

CLIENT PROGRESS REPORT

AXIOM PROJECT NO. 210144	DATE 6/27/2022
CLIENT PROJECT NO. City of Riverside	PAGE Bi-Weekly Report 04
AXIOM REPRESENTATIVE (reported by) Adrienne Bricker	
CLIENT REPRESENTATIVE (reported to) City of Riverside	
CURRENT PHASE	NEXT PHASE
OTHER	
SCHEDULE ITEMS	
<ul style="list-style-type: none"> - MidAmerican to finish gas installation of Phase 2 -PCI to continue with Phase 1 road grading -Carter Associates to continue Phase 1 Utility work -PCI will move to Phase 2 (~July 5th) to start the removals of sidewalks and stumps then driveway - existing road will be maintained as long as possible 	

PROJECT NAME

THIRD STREET IMPROVEMENTS - RIVERSIDE, IOWA

CURRENT ACTIVITIES and SCOPE of WORK

- MidAmerican installation of Phase 1 is complete with the exception of work on 2nd Street between Ella and Rose in which they will return and finish after contractors are complete
- MidAmerican installation of gas for Phase 2 is well under way as crews work their way toward Washington Street
- PCI has completed the removal of driveways and soil from R.O.W. from Phase 1 and has started leveling and grading the roads
- Carter Associates has started water main work down at 2nd and Rose street - moving over to 3rd Street & Hickory and continue west
- Additional pipe materials and hydrant assemblies have been delivered and are being staged at the north intersection of Rose and 3rd Streets
- Traffic and erosion control remains in place and the site is being well maintained - with site activity increasing, traffic control will remain buttoned up

CLIENT PROGRESS REPORT

AXIOM PROJECT NO. 210145	DATE 6/27/2022
------------------------------------	--------------------------

CLIENT PROJECT NO. City of Riverside	PAGE Bi-Weekly Report 06
--	------------------------------------

PROJECT NAME RAILROAD PARK - RIVERSIDE, IOWA
--

AXIOM REPRESENTATIVE (reported by) Adrienne Bricker

CURRENT ACTIVITIES and SCOPE of WORK - Site seeding continues to hold and fill in a few more areas
--

CLIENT REPRESENTATIVE (reported to) City of Riverside

- Rain garden progress will go dormant until mid-August when reseeding can continue, rock path will be placed and other miscellaneous tasks will be completed for this area

CURRENT PHASE	NEXT PHASE
----------------------	-------------------

- Playground base has been laid and the designed surface has been applied

OTHER

- Merry-go-round and Tenspin have been reinstalled to their posts and are functioning

SCHEDULE ITEMS - Greentech/AAC to finish rain garden plantings and rock work in mid-August
--

- Handicap Signs (4) & Park Signs (2) have been installed

- Cold-patch work along River Street road edges is complete

- Traffic and erosion control has been removed
--

- Construction fence has been moved from around the park to around the rain garden for protective measures
--

- Miscellaneous materials, scraps and equipment have been removed from the park for the grand re-opening and east parking area cleaned
--

~~~~~
-------

- At this time, there will be a pause in reporting until project becomes active again late summer
---------------------------------------------------------------------------------------------------

- Punch list items to be completed
------------------------------------

**RESOLUTION #2022-xx**

**RESOLUTION TO SET THE DATE FOR PUBLIC HEARING TO  
SET PUBLIC HEARING TO REZONE LOT #3 ON  
COMMERCIAL DRIVE FROM C-3 TO C-2**

**WHEREAS**, the City of Riverside, Iowa, will set the date to hold a public hearing on the rezoning of Lot #3 on Commercial Dr. from C-3 to C-2. Hearing will be at the Riverside council meeting on July 18th, 2022, which begins at 6:00 p.m., in the City Council Chambers, located at the Riverside City Hall, 60 North Greene Street, Riverside, Iowa.

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

**IT WAS MOVED BY** Councilperson _____, seconded by Councilperson _____, to approve the foregoing resolution.

Roll Call: Sexton, McGuire, Schneider, Kiene, Mills

Ayes:

Nays:

Abstain:

**PASSED AND APPROVED** by the City Council of Riverside, Iowa and approved this 5th day of July, 2022.

Signed: _____ Date: _____  
Allen Schneider, Mayor

Attest : _____ Date: _____  
Becky LaRoche, City Clerk

PLANNING & ZONING COMMISSION MEETING

RIVERSIDE RIVERBOAT ROOM

60 N GREENE STREET

Tuesday, Tuesday, June 28, 2022 @ 6:00 pm

Members present: Bob Yoder, Bob Schneider, Denise Reschly, Phil Richman, Doug Havel.  
Others: Nick Bettis-Axiom Consultants, Christine Yancey, City Administrator, Scott Kirkhoff.

As chair Kris Westfall was absent, the meeting was called to order at 6:00 p.m. by City Administrator Yancey, and the Commission chose Bob Yoder to chair the meeting.

Motion made by Schneider to approve agenda, seconded by Richman, passed 5-0.

Motion made by Yoder, second by Havel to approve minutes of April 26, 2022, with changes recommended by Bob Schneider to add more detail to what each motion was for. (M-1 removing living quarters, adding storage garages, M-2 removing living quarters, adding storage garages, Fencing ordinance, adding the words "can not"). Second by Doug Havel, motion carried 5-0.

Scott Kirkhoff had provided a preliminary site plan for review by the commission. Kirkhoff has a purchase agreement with the city for land on Commercial Drive contingent on the site plan following the City of Riverside Site Plan Ordinance and Zoning Code. Kirkhoff presented his plan for the site, explaining his business decommissions buildings for AT&T and Verizon, and answered questions from Commission members on the storage of the units, buffers, location of the office/shop building, number of potential employees. Yoder asked for a consensus of the members present, and all were in favor of the project providing the following conditions were met: the property would need to be rezoned from C-3 to C-2 to allow for outdoor storage; move the office building to the north; complete a proper site plan to be reviewed and approved by the city engineer; gravel storage area to be ballast gravel with no dust; and adding buffering.

Motion made by Schneider, second by Richman to adjourn meeting, passed 5-0. Meeting adjourned at 6:46 p.m.

---

Bob Yoder, Acting Chairperson

---

Christine Yancey, City Administrator



**RESOLUTION #2022-xx**

**RESOLUTION APPROVING PAY REQUEST #3 FOR ALL AMERICAN  
CONCRETE, INC FOR RAILROAD PARK  
CONSTRUCTION PROJECT**

**Whereas**, the City of Riverside City at the recommendation of the City Engineering Firm, Axiom Consultants, Brian Boelk and it is the opinion of the City Engineering Firm that the City Council accept this pay request #3 in the amount of \$ 165,989.86 for payment of this project.

**Therefore**, be it resolved the City of Riverside City Council does hereby accept the Pay Request #3 for work done on the Railroad Park Project through 6/17/2022.

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

**Roll Call:** Sexton, McGuire, Schneider, Kiene, Mills

Ayes:

Nays:

Absents:

**PASSED AND APPROVED** by City Council of Riverside, Iowa, on this 5th day of July, 2022.

Signed: _____ Date _____  
Allen Schneider, Mayor

Attest: _____ Date _____  
Becky LaRoche, City Clerk

Change Order	Description	Plan Quantity	Add	Deduct	Subtotal	Explanation
2	Powerwash Equipment		\$ 667.34		\$ 667.34	Per City Request
3	Remove Crosswalk			\$ 275.00	\$ (275.00)	Moved to Third Street project
4	Star Trek Badge (PIP)		\$ 3,135.00		\$ 3,135.00	Per City Request
5	Solid Color (PIP)		\$ 911.25		\$ 911.25	Per City Request
6	Curb & Mulch Tree Ring		\$ 6,327.20		\$ 6,327.20	To avoid potential damage to trees
7	Sod to Seed			\$ 500.00	\$ (500.00)	Per City Request
9	PIP Mounding (Rock)		\$ 750.00		\$ 750.00	Differential height of play equipment
10	Birdhouse Deduct			\$ 400.00	\$ (400.00)	City provided
11	MGR & SeeSaw		\$ 1,930.00		\$ 1,930.00	Per City Request
12	Twist Slide Mounding		\$ 2,000.00		\$ 2,000.00	Differential height of slide
13	Street Signs		\$ 869.00		\$ 869.00	Per City Request
N.A.	PIP Tree Ring	395 SF		\$ 7,110.00	\$ (7,110.00)	Replaced per CO6
N.A.	Temp Seeding	.75 AC		\$ 2,175.00	\$ (2,175.00)	Not needed due to schedule
N.A.	Removal of Sidewalk/Trees			\$ 4,804.20	\$ (4,804.20)	Moved to Third Street project
<b>Total</b>			<b>\$ 16,589.79</b>	<b>\$ 15,264.20</b>	<b>\$ 1,325.59</b>	

Original Contract Amount	\$ 525,641.25	
Current Contract Amount	\$ 526,966.84	
Difference	\$ 1,325.59	0.25%

RR Park

# PAYMENT APPLICATION

TO: City of Riverside 60 Greene St. Riverside, Iowa 52327 Attn:	PROJECT NAME AND LOCATION: Riverside RR Park Improvements Riverside Railroad Park Improvements 60 Greene St. Riverside, Iowa 52327	APPLICATION # 3 PERIOD THRU: 06/17/2022 PROJECT #s:	Distribution to: <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/>
FROM: All American Concrete, Inc. 1489 Highway 6 West Liberty, IA. 52776	ARCHITECT: Axiom Consultants 60 E. Court St. Iowa City, Iowa 52240	DATE OF CONTRACT: 01/31/2022	
FOR: Riverside Railroad Park Improvements			

## CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.  
Continuation Page is attached.

1. CONTRACT AMOUNT	\$525,641.45
2. SUM OF ALL CHANGE ORDERS	\$15,414.79
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	\$541,056.24
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	\$525,581.59
5. RETAINAGE:	
a. 5.00% of Completed Work (Columns D + E on Continuation Page)	\$26,279.08
b. 5.00% of Material Stored (Column F on Continuation Page)	\$0.00
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	\$26,279.08
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$499,302.51
7. LESS PREVIOUS PAYMENT APPLICATIONS	\$333,312.65
8. PAYMENT DUE	\$165,989.86
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	\$41,753.74

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$10,129.54	(\$775.00)
Total approved this month	\$6,460.25	(\$400.00)
TOTALS	\$16,589.79	(\$1,175.00)
NET CHANGES	\$15,414.79	

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: All American Concrete, Inc.

By: Joan Simon Date: 6-27-22

State of: Iowa

County of: Muscatine

Subscribed and sworn to before

me this 27TH day of June, 2022

Notary Public: Nicole Polito

My Commission Expires:



## ARCHITECT'S CERTIFICATION

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

CERTIFIED AMOUNT.....

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

ARCHITECT:

By: Bruce Solik ENGINEER Date: 6/29/2022

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

CONTINUATION PAGE

PROJECT: Riverside RR Park Improvements  
Riverside Railroad Park Improvements

APPLICATION #: 3  
DATE OF APPLICATION: 06/17/2022  
PERIOD THRU: 06/17/2022  
PROJECT #s:

Payment Application containing Contractor's signature is attached.

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT		D COMPLETED WORK		E AMOUNT THIS PERIOD	F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)		H % COMP (G / C)	I BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
		QTY	\$ AMT	AMOUNT PREVIOUS PERIODS	TOTAL COMPLETED AND STORED (D + E + F)							
COR #10	Deduct for relocating birdhouse (\$400.00) PER LS	1.00	(\$400.00)	0.00	\$0.00	(\$400.00)	0.00	\$0.00	1.00	100%	\$0.00	
COR #11	Rprs.merry go round/seesaw \$1,930.00 PER LS	1.00	\$1,930.00	0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	0%	\$1,930.00	
COR #13	Exist. Signs on New Posts/Ftgs. \$434.50 PER Each	2.00	\$869.00	0.00	\$0.00	\$869.00	0.00	\$0.00	0.00	100%	\$0.00	
COR #2	Playground Cleaning \$667.34 PER LS	1.00	\$667.34	1.00	\$667.34	\$0.00	0.00	\$0.00	2.00	100%	\$0.00	
COR #3	Crosswalk Paint Deduct (\$275.00) PER LS	1.00	(\$275.00)	0.00	\$0.00	(\$275.00)	0.00	\$0.00	1.00	100%	\$0.00	
COR #4	Play Surface Pattern Upcharge \$3,135.00 PER LS	1.00	\$3,135.00	0.00	\$0.00	\$3,135.00	0.00	\$0.00	1.00	100%	\$0.00	
COR #5R1	Play surface color upcharge \$911.25 PER LS	1.00	\$911.25	0.00	\$0.00	\$911.25	0.00	\$0.00	1.00	100%	\$0.00	
COR #6	Curbs & Mulch \$6,327.20 PER LS	1.00	\$6,327.20	0.75	\$4,745.40	\$1,581.80	0.00	\$0.00	1.00	100%	\$0.00	
COR #7	Sod to Seeding Deduct (\$500.00) PER LS	1.00	(\$500.00)	0.00	\$0.00	(\$500.00)	0.00	\$0.00	1.00	100%	\$0.00	
COR# 9R1	ITC 10 subbase modifications \$2,750.00 PER LS	1.00	\$2,750.00	0.00	\$0.00	\$2,750.00	0.00	\$0.00	1.00	100%	\$0.00	
1	Mobilization \$18,000.00 PER LS	1.00	\$18,000.00	1.00	\$18,000.00	\$0.00	0.00	\$0.00	1.00	100%	\$0.00	
2	Clearing & Grubbing \$0.00 PER	0.00	\$0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	1.00		\$0.00	
3	Pavement Removal \$8.50 PER SY	1,430.00	\$12,155.00	1,432.00	\$12,172.00	\$0.00	0.00	\$0.00	1,432.00	100%	(\$17.00)	
4	Play Sand Removal \$9.00 PER Ton	575.00	\$5,175.00	575.00	\$5,175.00	\$0.00	0.00	\$0.00	575.00	100%	\$0.00	
5	Relocate Birdhouse & 2 Benches \$1,400.00 PER LS	1.00	\$1,400.00	0.71	\$1,000.00	\$400.00	0.00	\$0.00	1.00	100%	\$0.00	
6	Topsoil-Strip,Stockpile,Respread \$34.00 PER CY	391.00	\$13,294.00	391.00	\$13,294.00	\$0.00	0.00	\$0.00	1.00	100%	\$0.00	
SUB-TOTALS			\$65,438.79		\$55,053.74	\$8,472.05		\$0.00	391.00	97%	\$1,913.00	

CONTINUATION PAGE

(19)

CONTINUATION PAGE

Payment Application containing Contractor's signature is attached.

PROJECT: Riverside RR Park Improvements  
Riverside Railroad Park Improvements

APPLICATION #: 3  
DATE OF APPLICATION: 06/17/2022  
PERIOD THRU: 06/17/2022  
PROJECT #s:

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT		D COMPLETED WORK		E AMOUNT THIS PERIOD	F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)		H % COMP (G / C)	I BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)	
		QTY	\$ AMT	AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD			TOTAL COMPLETED AND STORED (D + E + F)	% COMP (G / C)				BALANCE TO COMPLETION (C-G)
7	Earthwork \$20.40 PER CY	1,300.00	\$26,520.00	1,300.00	\$26,520.00	0.00	\$0.00	\$26,520.00	100%	\$0.00			
8	Rain Garden Soil Mix \$100.00 PER CY	122.00	\$12,200.00	0.00	\$0.00	120.00	\$12,000.00	\$12,000.00	98%	\$200.00			
9	Storm Sewer, 18" RCP \$80.00 PER LF	40.00	\$3,200.00	40.00	\$3,200.00	0.00	\$0.00	\$3,200.00	100%	\$0.00			
10	Storm Sewer, 12" RCP \$57.00 PER LF	234.00	\$13,338.00	200.00	\$11,400.00	0.00	\$0.00	\$11,400.00	85%	\$1,938.00			
11	Storm Sewer, 12" CMP \$75.00 PER LF	38.00	\$2,850.00	38.00	\$2,850.00	0.00	\$0.00	\$2,850.00	100%	\$0.00			
12	Storm Sewer, 8" HDPE \$46.00 PER LF	28.00	\$1,288.00	28.00	\$1,288.00	0.00	\$0.00	\$1,288.00	100%	\$0.00			
13	Storm Sewer, 3" X 14" Arch Pipe \$118.00 PER LF	148.00	\$17,464.00	148.00	\$17,464.00	0.00	\$0.00	\$17,464.00	100%	\$0.00			
14	Subdrain, 4" (Playground Surface) \$21.00 PER LF	320.00	\$6,720.00	320.00	\$6,720.00	0.00	\$0.00	\$6,720.00	100%	\$0.00			
15	Subdrain, 6" (Roadway) \$21.00 PER LF	513.00	\$10,773.00	513.00	\$10,773.00	0.00	\$0.00	\$10,773.00	100%	\$0.00			
16	Storm Intakes, SW-501 \$4,000.00 PER Each	2.00	\$8,000.00	2.00	\$8,000.00	0.00	\$0.00	\$8,000.00	100%	\$0.00			
17	Storm Intakes, SW-512 \$1,700.00 PER Each	2.00	\$3,400.00	1.00	\$1,700.00	0.00	\$0.00	\$1,700.00	50%	\$1,700.00			
18	Storm Intakes, SW-505 w/Type Q \$6,000.00 PER Each	1.00	\$6,000.00	1.00	\$6,000.00	0.00	\$0.00	\$6,000.00	100%	\$0.00			
19	Storm Structures, 18" FES \$1,800.00 PER Each	4.00	\$7,200.00	4.00	\$7,200.00	0.00	\$0.00	\$7,200.00	100%	\$0.00			
20	Storm Structures, 12" FES \$1,500.00 PER Each	2.00	\$3,000.00	2.00	\$3,000.00	0.00	\$0.00	\$3,000.00	100%	\$0.00			
21	Storm Structures, 8" FES \$750.00 PER Each	2.00	\$1,500.00	2.00	\$1,500.00	0.00	\$0.00	\$1,500.00	100%	\$0.00			
22	Rip Rap, Class E \$72.00 PER Ton	80.00	\$5,760.00	80.00	\$5,760.00	\$1,025.28	\$0.00	\$6,785.28	118%	(\$1,025.28)			
	<b>SUB-TOTALS</b>		\$194,651.79		\$168,428.74	\$21,497.33	\$0.00	\$189,926.07	98%	\$4,725.72			

CONTINUATION PAGE

(20)

CONTINUATION PAGE

PROJECT: Riverside RR Park Improvements  
Riverside Railroad Park Improvements

APPLICATION #: 3  
DATE OF APPLICATION: 06/17/2022  
PERIOD THRU: 06/17/2022  
PROJECT #s:

Payment Application containing Contractor's signature is attached.

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT		D COMPLETED WORK		F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)	H % COMP (G / C)	I BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
		QTY	\$ AMT	AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
23	Water Valve Adjustments \$500.00 PER LS	1.00	\$500.00	1.00	\$500.00	0.00	\$500.00	100%	\$0.00	
24	Dbl. Reinforced Pavement 7" \$105.00 PER SY	118.00	\$12,390.00	118.00	\$12,390.00	0.00	\$12,390.00	100%	\$0.00	
25	Paving, 7" PCC-S Hickory St. \$43.55 PER SY	643.00	\$28,002.65	643.00	\$28,002.65	0.00	\$28,002.65	100%	\$0.00	
26	Paving, 6" PCC-Parking \$36.40 PER SY	1,117.00	\$40,658.80	1,117.00	\$40,658.80	0.00	\$40,658.80	100%	\$0.00	
27	Modified Subbase, 4" & 6" \$21.50 PER Ton	807.00	\$17,350.50	948.75	\$20,398.13	0.00	\$20,398.13	118%	(\$3,047.63)	
28	Paving, 4" PCC-SW incl. Ramps & \$49.00 PER SY	1,085.00	\$53,165.00	1,061.20	\$51,998.80	0.00	\$51,998.80	98%	\$1,166.20	
29	Driveways, Gravel \$30.00 PER Ton	20.00	\$600.00	31.01	\$930.30	0.00	\$930.30	155%	(\$330.30)	
30	Pavement Markings \$1,500.00 PER LS	1.00	\$1,500.00	0.00	\$0.00	1.00	\$1,500.00	100%	\$0.00	
31	Playground Surfacing \$18.00 PER SF	8,856.00	\$159,408.00	666.67	\$12,000.00	7,794.33	\$140,297.94	96%	\$7,110.06	
32	Playground Equip. Installation \$1,500.00 PER Each	2.00	\$3,000.00	1.50	\$2,250.00	0.00	\$2,250.00	75%	\$750.00	
33	Seeding & Mulch-Temporary \$2,900.00 PER Acre	0.75	\$2,175.00	0.00	\$0.00	0.00	\$0.00	0%	\$2,175.00	
34	Perm. Native Seeding & Mulch \$5.00 PER SY	200.00	\$1,000.00	0.00	\$0.00	200.00	\$1,000.00	100%	\$0.00	
35	Sod-Permanent \$425.00 PER SQ	2.50	\$1,062.50	0.00	\$0.00	2.50	\$1,062.50	100%	\$0.00	
36	Signage \$420.00 PER Each	6.00	\$2,520.00	0.00	\$0.00	6.00	\$2,520.00	100%	\$0.00	
37	Traffic Control \$3,000.00 PER LS	1.00	\$3,000.00	0.50	\$1,500.00	0.50	\$1,500.00	100%	\$0.00	
38	Erosion Control Measures \$6,300.00 PER LS	1.00	\$6,300.00	0.50	\$3,150.00	0.50	\$3,150.00	100%	\$0.00	
	<b>SUB-TOTALS</b>		\$527,284.24		\$342,207.42		\$172,527.77	98%	\$12,549.06	

CONTINUATION PAGE

(21)

CONTINUATION PAGE

PROJECT: Riverside RR Park Improvements  
Riverside Railroad Park Improvements

APPLICATION #: 3  
DATE OF APPLICATION: 06/17/2022  
PERIOD THRU: 06/17/2022  
PROJECT #s:

Payment Application containing Contractor's signature is attached.

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT		D COMPLETED WORK		E AMOUNT THIS PERIOD	F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)		H % COMP (G / C)	I BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
		QTY	\$ AMT	AMOUNT PREVIOUS PERIODS	TOTAL COMPLETED AND STORED (D + E + F)							
39	Trees, Relocate \$0.00 PER	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00		\$0.00	
40	Rip Rap, 3"-6" Erosion Stone \$60.00 PER Ton	63.00	\$3,780.00	0.00	\$0.00	14.24	\$854.40	14.24	\$854.40	23%	\$2,925.60	
41	Seeding & Mulch, Perm. Type 1 \$5,600.00 PER Acre	0.80	\$4,480.00	0.56	\$3,136.00	0.24	\$1,344.00	0.80	\$4,480.00	100%	\$0.00	
42	Storm Sewer Removal, 12" CMP \$16.00 PER LF	132.00	\$2,112.00	132.00	\$2,112.00	0.00	\$0.00	132.00	\$2,112.00	100%	\$0.00	
43	Water Fountain & Yard Hyd. Rmvl \$800.00 PER LS	1.00	\$800.00	1.00	\$800.00	0.00	\$0.00	1.00	\$800.00	100%	\$0.00	
44	Connect to Exist. St. Swr. Struct. \$500.00 PER Each	2.00	\$1,000.00	2.00	\$1,000.00	0.00	\$0.00	2.00	\$1,000.00	100%	\$0.00	
45	Subdrain, Cleanouts \$800.00 PER Each	2.00	\$1,600.00	2.00	\$1,600.00	0.00	\$0.00	2.00	\$1,600.00	100%	\$0.00	
TOTALS			\$541,056.24		\$350,855.42		\$174,726.17		\$525,581.59	97%	\$15,474.66	

CONTINUATION PAGE

(22)

RIVERSIDE CITY COUNCIL MEETING: Monday, October 18th, 2021

The Riverside City Council meeting opened at 6:00 pm at City Hall with Mayor Allen Schneider requesting roll call. Council members present: Andy Rodgers, Lois Schneider, Tom Sexton, Edgar McGuire, and Kevin Mills.

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

Rodgers moved to approve the minutes of October 4th, expenditures, pulling grant vote for separate vote, September Fire Department Report, and approving sale by sealed bids of two Fire Dept. trucks. Second by Sexton, passed 5 -0.

Sexton moved to approve payment of Hotel/Motel resident grant for Morgan Rodgers in the amount of \$2500. Second by Schneider, passed 4-0, Rodgers abstained.

Randy Tinnis, Patrol Lieutenant for Washington County, presented Sheriff's call report for September.

Nick Bettis, Axiom Consultants, presented updated draft of Railroad Park improvements for Council review. Mayor directed Admin to obtain Arborist opinion on health of trees in park. Axiom will prepare an estimated project timeline.

Bill Stukey, PeopleService, Inc. reviewed September water and wastewater report with Council. Stukey requested to sale unused water sampler. Unit has an issue with refrigerant and is not needed.

Rodgers moved to list unit for sale by sealed bids. Second by McGuire, passed 5-0.

Stukey presented options for the repair of Well #7.

McGuire moved to accept repair estimate from Cahoy Pump Service in the amount of \$45,777. Second by Mills, passed 5-0.

McGuire moved to proceed with proposal from Visu-Sewer to inspect and clean 1,100 feet of 8" sewer line on south side of River Street at \$440 per hour. Second by Rodgers, passed 5-0.

McGuire moved to pass Resolution #101821-01, Approving Economic Development Grant Agreement with Copper Creek Ridge, LLC. for a total tax abatement of \$40,000. Second by Rodgers, passed 5-0.

Sexton moved to pass Resolution #101821-02, Procedure for appointment to Washington County Emergency Medical Services Advisory Council for Riverside, Kalona, Wellman, and West Chester. Second by Rodgers, passed 5-0.

Schneider moved to pass Resolution #101821-03, Approving Edgar McGuire as representative to the Washington County Emergency Medical Services Advisory Council for Riverside, Kalona, Wellman, and West Chester. Second by Rodgers, passed 5-0.



ANNUAL REPORT  
COPPER CREEK RIDGE, LLC  
10/1/20 – 9/30/21

1. Parking lot construction has been completed.
2. Employment of 8 employees. See attached payroll summary
3. Property taxes have been paid timely
4. Required events have been met:
  - a. Weddings 14
  - b. Graduation parties 2
  - c. Showers 2
  - d. Class reunion 1
  - e. Corporate meetings 7 days

Signed



Kelly Wood, Managing Member



COPY

Prepared and return to Becky LaRoche, City Clerk of the City of Riverside, Iowa  
PO Box 188 Riverside, Iowa 52327 (319) 648-3501

Clerk's Certificate

I am the City Clerk of the City of Riverside, Iowa and that the attached hereto is a true and correct original copy of CITY OF RIVERSIDE Agreement with Copper Creek Ridge LLC as passed by the Riverside City Council on 18th day of October, 2021 and that said Resolution is now on record and on file in the office of the undersigned, in Riverside, Iowa.

Legal Description

**Lot #3C is a part of Lot #3B of the Replat of Lot No. 3 of Eastside Commercial Site, City of Riverside, Washington County, Iowa, containing 0.75 acre more or less, and being subject to all easements and restrictions of record, as shown by Plat of Survey recorded in Plat Book 23, page 241 in the Office of the Recorder of Washington County, Iowa.**

Certain real property situated in the City of Riverside, Washington County, State of Iowa, bearing Washington County Auditor's Parcel #04-094-510-08

Signed and Sealed in Riverside, Iowa on this 20th day of October, 2021

*Becky LaRoche*

Becky LaRoche, City Clerk



MINUTES TO SET DATE FOR HEARING  
ON ENTERING INTO AN AGREEMENT

436225-21

(N/I) - GENERAL OBLIGATION

Riverside, Iowa

July 6, 2020

The City Council of the City of Riverside, Iowa, met on July 6, 2020, at 6:00 o'clock p.m., at the Riverside Fire Station, in the City. The Mayor presided and the roll was called showing the following members of the City Council present and absent:

Present: Schneider, Rodgers, Sexton, Redlinger, McGuire

Absent:

Council Member McGuire introduced the resolution hereinafter next set out, setting a date for hearing on an agreement, and moved its adoption, seconded by Council Member Sexton; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:


Ayes: Schneider, Rodgers, Sexton, Redlinger, McGuire

Nays:

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

•••••

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

  
_____  
Mayor

Attest:

  
_____  
City Clerk

**RESOLUTION NO. 070620-01**

Resolution setting the date for a public hearing on proposal to enter into a General Fund Economic Development Agreement

WHEREAS, the City of Riverside (the "City"), in Washington County, State of Iowa, pursuant to the provisions of Section 384.24A of the Code of Iowa, proposes to enter into a General Fund Economic Development Agreement (the "Agreement") and to pledge the funding of grant payments thereunder in an amount not to exceed \$40,000 for the purpose of providing an economic development grant to Copper Creek Ridge, LLC in connection with the operation and maintenance of an events center, including the construction of a parking lot for the events center, and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Agreement and to give notice thereof as required by such law;

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

Section 1. The City Council shall meet on July 20, 2020, at the Riverside Fire Station, Riverside, Iowa, at 6:00 o'clock p.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once and not less than 4 and not more than 20 days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law

Passed and approved July 6, 2020.

  
_____  
Mayor

Attest:

  
_____  
City Clerk

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO  
ENTER INTO AN ECONOMIC DEVELOPMENT AGREEMENT AND TO  
PLEDGE THE FUNDING OF PAYMENTS THEREUNDER IN AN AMOUNT  
NOT TO EXCEED \$40,000

(GENERAL FUND)

The City Council of the City of Riverside, Iowa, will meet on July 20, 2020, at the Riverside Fire Station, Riverside, Iowa, at 6:00 o'clock p.m., for the purpose of instituting proceedings and taking action to enter into an economic development agreement (the "Agreement") and to pledge the funding of payments thereunder in a principal amount not to exceed \$40,000 for the purpose of providing an economic development grant to Copper Creek Ridge, LLC in connection with the operation and maintenance of an events center, including the construction of a parking lot for the events center.

The Agreement is proposed to be entered into pursuant to authority contained in Chapter 15A and Section 384.24A of the Code of Iowa. Payments under the Agreement shall be payable from the City's General Fund and not from the direct imposition of a debt service property tax levy.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Agreement. After receiving objections, the City may determine to enter into the Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Riverside, Iowa.

Becky LaRoche  
City Clerk

ATTESTATION CERTIFICATE



STATE OF IOWA  
COUNTY OF WASHINGTON  
CITY OF RIVERSIDE

SS:

I, the undersigned, City Clerk of the City of Riverside, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for a hearing on the City Council's proposal to take action in connection with an economic development agreement, as referred to therein.

WITNESS MY HAND this 6th day of July, 2020.

Bryan LaRoche  
City Clerk

ORGANIZATION CERTIFICATE



STATE OF IOWA  
COUNTY OF WASHINGTON  
CITY OF RIVERSIDE

SS:

I, the undersigned City Clerk, do hereby certify that the City of Riverside is organized and operating under the provisions of Title IX of the Code of Iowa and not under any special charter and that the City is operating under the Mayor-Council form of government and that there is not pending or threatened any question or litigation whatsoever touching the incorporation of the City, the inclusion of any territory within its limits or the incumbency in office of any of the officials hereinafter named.

And I do further certify that the following named parties are officials of the City as indicated:

Allen Schneider _____, Mayor

Christine Yancey _____, City Administrator

Becky LaRoche _____, City Clerk

Tom Sexton _____, Council Member/Mayor Pro Tem

Andy Rodgers _____, Council Member

Jeanine Redlinger _____, Council Member

Edgar McGuire _____, Council Member

Lois Schneider _____, Council Member

WITNESS MY HAND this 6th day of July, 2020.

_____  
City Clerk

### PUBLICATION CERTIFICATE

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit and have verified that the notice was published on the date indicated in the affidavit but please return all other completed pages to us as soon as they are available.)

STATE OF IOWA  
COUNTY OF WASHINGTON  
CITY OF RIVERSIDE

SS:



I, the undersigned, City Clerk of the City of Riverside, do hereby certify that pursuant to the resolution of the City Council fixing a date of meeting at which it is proposed to take action to enter into an agreement, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this 16th day of July, 2020.

Betsy La Roche  
City Clerk

(Attach here the publisher's original affidavit with clipping of the notice, as published.)



# The News

## CERTIFICATION OF PUBLICATION

I, Ronald Slechta, being first duly sworn, do on oath depose and say that I am the owner and publisher of The News, a newspaper published 52 weeks per year in Kalona, Washington County, Iowa, and Lone Tree, Johnson County, Iowa, that the notice, a printed copy of which is attached hereto was published in The News as follows:

Thursday July 16, 2020

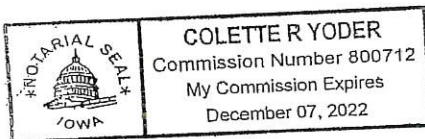
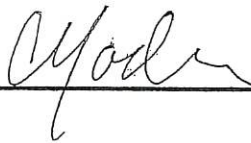
Total cost of publication is \$ 21.21



RONALD SLECHTA, Publisher

Subscribed and sworn to before me by Ronald Slechta

dated July 16, 2020



## CITY OF RIVERSIDE

### NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO ENTER INTO AN ECONOMIC DEVELOPMENT AGREEMENT AND TO PLEDGE THE FUNDING OF PAYMENTS THEREUNDER IN AN AMOUNT NOT TO EXCEED \$40,000 (GENERAL FUND)

The City Council of the City of Riverside, Iowa, will meet on July 20, 2020, at the Riverside Fire Station, Riverside, Iowa, at 6:00 o'clock p.m., for the purpose of instituting proceedings and taking action to enter into an economic development agreement (the "Agreement") and to pledge the funding of payments thereunder in a principal amount not to exceed \$40,000 for the purpose of providing an economic development grant to Copper Creek Ridge, LLC in connection with the operation and maintenance of an events center, including the construction of a parking lot for the events center.

The Agreement is proposed to be entered into pursuant to authority contained in Chapter 15A and Section 384.24A of the Code of Iowa. Payments under the Agreement shall be payable from the City's General Fund and not from the direct imposition of a debt service property tax levy.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Agreement. After receiving objections, the City may determine to enter into the Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Riverside, Iowa.

Becky LaRoche  
City Clerk

Published in The News, Thursday, July 16, 2020 L-46

APPROVE ECONOMIC DEVELOPMENT  
GRANT AGREEMENT

(Copper Creek Ridge, LLC)

436225-21

Riverside, Iowa

October 18, 2021

A meeting of the City Council of the City of Riverside, Iowa, was held at 6 o'clock p.m., on October 18, 2021, at City Hall, Riverside, Iowa, pursuant to the rules of the Council.

The Mayor presided and the roll was called, showing members present and absent as follows:

Present: Sexton, Rodgers, Schneider, McGuire, Mills

Absent: .

Council Member McGuire introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member Rodgers; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

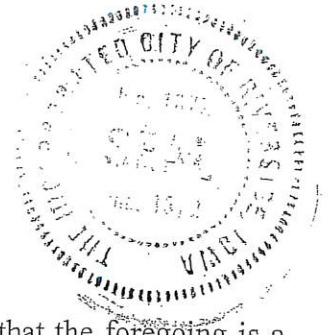
Ayes: Sexton, Rodgers, Schneider, McGuire, Mills

Nays:

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


STATE OF IOWA  
COUNTY OF WASHINGTON  
CITY OF RIVERSIDE

SS:



I, the undersigned, Clerk of the City of Riverside, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to adopting a resolution to approve an General Fund Economic Development Grant Agreement.

WITNESS MY HAND this 20th day of October, 2021.

  
_____  
City Clerk

RESOLUTION 011821-01

Resolution Approving General Fund Economic Development Grant Agreement  
with Copper Creek Ridge, LLC

WHEREAS, the City of Riverside (the "City"), in Washington County, State of Iowa, pursuant to the provisions of Section 384.24A and Chapter 15A of the Code of Iowa, proposes to enter into a General Fund Economic Development Grant Agreement (the "Agreement") and to pledge the general fund to the funding of grant payments thereunder in an amount not to exceed \$40,000 for the purpose of providing economic development grants (the "Grants") to Copper Creek Ridge, LLC (the "Developer") in connection with the operation and maintenance of an events center, including the construction of a parking lot for the events center (the "Project") and has published notice of the proposed action and has held a hearing thereon on July 20, 2020; 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:

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

(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 financial incentives.


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

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. The City Council hereby covenants to appropriate to the General Fund of the City sufficient funds necessary to make the Grants to the Developer in accordance with the Agreement. The City hereby pledges the General Fund for the full and prompt funding of the Grants in accordance with and subject to the terms and conditions of the Agreement.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved this 18th day of October, 2021.


  
_____  
Mayor

Attest:

  
_____  
City Clerk

.....

On motion and vote the meeting adjourned.

  
_____  
Mayor

Attest:

  
_____  
City Clerk

## DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Riverside, Iowa (the "City") and Copper Creek Ridge, LLC (the "Company") as of the 18 day of October, 2021 (the "Commencement Date").

WHEREAS, the Company owns certain real property which is situated in the City and is more specifically described on Exhibit A hereto (the "Property"); and

WHEREAS, the Company has undertaken the operation of the Copper Creek Ridge events center (the "Events Center") on the Property and the maintenance of jobs in connection therewith; and

WHEREAS, the Company has undertaken the construction of a new parking lot (the "Parking Lot Project") for the Events Center; and

WHEREAS, the Company has requested that the City provide financial assistance in the form of a series of economic development grant payments to be used by the Company in paying the costs of operating the Events Center and constructing the Parking Lot Project; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Company's Covenants

1. Parking Lot Project Construction. The Company has completed construction of the Parking Lot Project.

2. Business Operations; Employment Requirements. The Company agrees to continue to operate the Events Center on the Property throughout the Term, as hereinafter defined. The Company agrees that it will host a minimum of six (6) events (the "Business Operations Requirement") at the Events Center each year, during the Term, as hereinafter defined, beginning in the calendar year 2020, and continuing throughout the Term, as hereinafter defined.

The Company hereby agrees that as of the Commencement Date, the Company has a workforce (the "Base Workforce") of at least six (6) part-time equivalent employees. The Company further agrees to maintain the Base Work Force throughout the Term, as hereinafter defined (the "Employment Requirement").

3. Annual Report. The Company agrees to submit an annual report (the "Annual Report") to the satisfaction of the City each year during the Term, as hereinafter defined. The first Annual Report shall be submitted to the City prior to November 1, 2021. Thereafter, the Company agrees to submit the Annual Report by no later than each September 30th during the Term, as hereinafter defined, commencing September 30, 2022, demonstrating

that the Company is in compliance with the Business Operations Requirement and the Employment Requirement in the twelve (12) months preceding such Annual Report. The Annual Report shall detail the number of events hosted by the Company and the number of full-time and part-time employees comprising the Company's workforce during the twelve months preceding such Annual Report. The Company agrees to provide such supporting documentation as may be requested by the City as an accompaniment to each Annual Report.

**4. Property Taxes.** The Company agrees to make timely payment of all property taxes as they come due with respect to the Property throughout the Term, as hereinafter defined, and to submit a receipt or cancelled check in evidence of each such payment.

**5. Default Provisions.** The following shall be "Events of Default" under this Agreement, and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

- a) Failure by the Company to comply with the Business Operations Requirement and Employment Requirement set forth in Section A.2 of this Agreement.
- b) Failure by the Company to fully and timely remit payment of property taxes when due and owing.
- c) Failure by the Company to comply with Section A.3 of this Agreement.

Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Company describing the cause of the default and the steps that must be taken by the Company in order to cure the default. The Company shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Company fails to cure the default or provide assurances, the City shall then have the right to:

- a) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.
- b) Withhold the Payments provided for under Section B.1 below.

**B. City's Obligations**

**1. Payments.** In recognition of the Company's obligations set out above, the City agrees to make five (5) annual economic development grant payments (the "Payments" and, individually, each a "Payment") to the Company during the Term, as hereinafter defined, pursuant to Chapters 15A and 384 of the Code of Iowa, provided however that the aggregate, total amount of the Payments shall not exceed \$40,000 (the "Maximum Payment Total"). Further, provided that the Company submits a satisfactory Annual Report demonstrating compliance with the provisions of Section A of this Agreement, the amount of each Payment to be made in each year during the Term, as hereinafter defined, shall be \$8,000.

Assuming that the Company submits a satisfactory Annual Report demonstrating compliance with the provisions of Section A of this Agreement as required by Section A.3 of this Agreement, then the Payments will be made on November 1st of each fiscal year, beginning on

November 1, 2021 and continuing to, and including, November 1, 2025, or until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

C. Administrative Provisions

1. Amendment and Assignment. This Agreement may not be amended or assigned by either party without the written consent of the other party.

2. Successors. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. Term. The term (the "Term") of this Agreement shall commence on the Commencement Date and end on November 30, 2025 or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

4. Choice of Law. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.



The City and the Company have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF RIVERSIDE, IOWA

By: Alber Schick  
Mayor

Attest:

Billy LaBeck  
City Clerk

COPPER CREEK RIDGE, LLC

By: Kelly Wood, Managing Member

EXHIBIT A  
LEGAL DESCRIPTION OF THE PROPERTY

Certain real property situated in the City of Riverside, Washington County, State of Iowa, located at 1182 Commercial Drive and bearing Washington County Property Tax Parcel Identification Number 0409451008.

3B EASTSIDE COMM SITE SD LOT 3C

---

the following described real estate in Washington County, Iowa:  
Lot #3C is a part of Lot #3B of the Replat of Lot No. 3 of Eastside Commercial Site, City of Riverside, Washington County, Iowa, containing 0.75 acre more or less, and being subject to all easements and restrictions of record, as shown by Plat of Survey recorded in Plat Book 23, page 241 in the Office of the Recorder of Washington County, Iowa.

Section 69.10 of the City Code. In addition, all uses shall meet the following standards for off-street parking areas:

1. Churches: one (1) parking space on the lot for each 5 seats in the main auditorium.
  2. Colleges, universities, institutions of higher learning, and equivalent private or parochial schools: one (1) parking space for each employee and one (1) parking space for each five (5) students.
  3. Dwellings: two (2) parking spaces on the lot for each dwelling unit in the building.
  4. Elementary, junior high, high school and equivalent private or parochial schools: one (1) parking space for each employee and office plus one (1) parking space for each 300 square feet of gross floor area in auditorium or gymnasium and one parking space for each ten (10) students.
  5. Greenhouses and nurseries: one (1) parking space per 1,000 square feet of enclosed floor area.
  6. Hotels and motels: one (1) parking space per room plus one (1) parking space for each employee.
  7. Nursery schools: one (1) parking space per employee.
  8. Offices/clinics: one (1) parking space per 300 square feet of gross floor area.
  9. Public buildings and facilities: one (1) parking space for each 300 square feet of gross floor area or one (1) parking space for each 5 seats in the main assembly area, whichever is greater.
  10. Roadside stands: one (1) parking space for each 50 square feet of enclosed floor area.
  11. Sales and service buildings: one (1) parking space per 300 square feet of gross floor area.
  12. All other commercial uses shall provide one (1) parking space on the lot for each 300 square feet of floor area.
  13. All industrial uses shall provide one (1) parking space on the lot for each two (2) employees of maximum number employed at any one time.
- B. Off-street Loading: All off-street loading areas shall meet the following standards:
1. All activities or uses within each zoning district shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
  2. Loading shall not be permitted to block public right-of-way.
9. **Sign Regulations.** The following regulations shall apply to all zoning districts:
- A. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.

requirements:

TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF HANDICAPPED SPACES
1 to 25	2++
26 to 50	3
51 to 75	4
76 to 100	5
101 to 150	6
151 to 200	7
201 to 300	8
301 to 400	9
401 to 500	10
501 to 1000	†
1001 and over	‡

† Two percent (2%) of total

‡ Twenty (20) spaces plus one for each 100 over 1000

++Exceptions can be made for parking lots less than 10

Access space or aisle adjacent to handicap accessible parking space shall be a minimum five (5) feet wide. One in every eight handicap accessible spaces, but not less than one shall be served by an access space or aisle eight (8) feet wide minimum and shall be designated "van accessible."

11. Traffic Analysis Requirements. Any project which contains 100 dwelling units or 1,000 average day trips as listed for uses in the Trip Generation Handbook; Institute of Transportation Engineers, current edition, shall submit a traffic analysis which provides necessary information to determine the effect that the project will have upon the surrounding traffic. At a minimum the traffic analysis shall contain project trip generation directional distribution of project trips, traffic assignment, and capacity analysis, including identification of congestion and turning-movement conflicts.
12. Waiver of Requirements. The City Council reserves the right to waive or modify to a lesser requirement any provision or requirement of off-street parking and loading areas contained in this chapter, provided a report on such change is received from the Planning and Zoning Commission and City Administrator, provided adequate area exists for texture expansion, and further provided said waiver or modification does not adversely affect the intent of these regulations to adequately safeguard the general public and surrounding property. Exceptions will only be considered for those uses where special circumstances warrant a change and whereby the modification or waiver is determined to be in the best interest of the general public.
13. Architectural Standards. As part of the submittal of a site plan for development within any of the zoning districts and for any of the uses except one- and two-family dwellings, architectural plans for buildings shall be submitted for review and approval by the City Council after recommendation from the Planning and Zoning Commission. Documentation to be submitted shall include building elevations showing the building's design and a description of structural and exterior materials to be used. The following standards shall be considered by the

# public building

(5) Public building.— The term “public building”—

(A) means a building, whether for single or multitenant occupancy, and its grounds, approaches, and appurtenances, which is generally suitable for use as office or storage space or both by one or more federal agencies or mixed-ownership Government corporations; (B) includes—

(i) federal office buildings; (ii) post offices; (iii) customhouses; (iv) courthouses; (v) appraisers stores; (vi) border inspection facilities; (vii) warehouses; (viii) record centers; (ix) relocation facilities; (x) telecommuting centers; (xi) similar federal facilities; and (xii) any other buildings or construction projects the inclusion of which the President considers to be justified in the public interest; but (C) does not include a building or construction project described in subparagraphs (A) and (B)—

(i) that is on the public domain (including that reserved for national forests and other purposes); (ii) that is on property of the Government in foreign countries; (iii) that is on Indian and native Eskimo property held in trust by the Government; (iv) that is on land used in connection with federal programs for agricultural, recreational, and conservation purposes, including research in connection with the programs; (v) that is on or used in connection with river, harbor, flood control, reclamation or power projects, for chemical manufacturing or development projects, or for nuclear production, research, or development projects; (vi) that is on or used in connection with housing and residential projects; (vii) that is on military installations (including any fort, camp, post, naval training station, airfield, proving ground, military supply depot, military school, or any similar facility of the Department of Defense);

## Source

40 USC § 3301(a)(5)  
 (/uscode/text/40/3301#a_5)

## Scoping language

In this chapter

Is this correct? okay or

not okay

## 7/5/2022 City Council Meeting

### Public Works-Mixed up leaf pile, added water for composting

- Cleaned Bathrooms in Parks-daily
- Empty trash around town, trail
- Met with Axion on Railroad Project-weekly
- Met with Axiom 3rd St Project-weekly
- Mowed all parks
- Trimmed all parks
- Filled waterfall at Veteran's Park
- Getting bids on tree trimming on Riverside Road
- Repaired drinking fountain-Hall Park
- Mowed/trimmed demo pit
- Pulled up mesh from seed install-fiber
- Worked on tractor/mower to mow ditches
- Fixed post by demo pit
- Mowed ditches by 218
- Put signs up on fencing for keeping off Railroad Park playground
- Moved bleachers for Trek Fest
- Worked with contractor on lighting for statue
- Sprayed for weeds
- Review of candidates for maintenance position

### City Administrator-Monday employee meetings

- Review A/P
- Agenda Prep
- Answering phones
- Emails
- Agenda and packet to website
- Newsletter prep
- Weekly meetings with RR Park, 3rd St Projects
- Weekly meeting with Mayor
- Resident payments, phone calls
- Emailing for updates for monitor grant-no news yet
- Review of candidates for maintenance position
- Emails with purchaser of commercial lot on site plan, P&Z meeting
- Christine/Bryan working with vendor from Mike Meinders on Delta Shield sandblasting.  
He declined as it's too big of a project for him
- Setting up ribbon cutting/invitations, etc.
- Grossland-property in 2 mile radius
- Setting up meeting with possible development
- Gathering information on Copper Creek Development Agreement
- Contact developer on sealing up property
- Contact downtown business to move things off sidewalk except when open
- Interview with KCII on Railroad Park

- Meeting with PeopleService on issues
- Working with resident on disturbance of land on their property and replacement
- Meeting with staff on Trek Fest review of things needing to be completed
- Cahoy on site 6/27 to review Well #7, contact Kevin Kiene
- Working with MidAmerican on lane closure 6/29-7/6 on Ella
- Directing staff on ROW and Excavation permit for MidAmerican
- Interview with Kalen McCain, SE Iowa Union
- Research on attorney fees for FY22-email sent to city council
- Research on wages for FY23-email to city council
- Meeting with Kalona and Inspector, setting up procedure
- Checking website for videos that may be missing-everything is on that has been published
- Meeting with Jesse from Streb on vehicles needing moved, working with homeowners on 2nd Phase
- Attended P&Z meeting
- Phone meeting on Community Visioning
- Working with MidAmerican on street closure, patching for gas tie in Ella/2nd

**City Clerk-Payroll**

- Water billing
- Receipting
- Building permits-working with Rob Decker
- Distribution of P&Z packets
- Compilation and distribution of City Council packets

**Goals-**

**Website updates**-Text-currently 74.

**Update Employee Handbook**-waiting for attorney information-have draft copy

**Nuisance Properties**-Working with Kalona Inspector

**Downtown Building Inspection Process**-Possible 28E with Kalona

**Code updates**-Need to set up work session

**Completed Railroad Park and 3rd Street Design-**

- Railroad Park-Nearing Completion
- 3rd Street-Working on Phase 1, starting Phase 2

**RESOLUTION #2022-XX**

**RESOLUTION TO HIRE PERMANENT FULLTIME STREETS AND PARKS EMPLOYEE**

**WHEREAS** the City of Riverside has determined that it is necessary to fill the open position of fulltime Streets and Park Maintenance Employee to complete the duties as described in the Public Works Maintenance Job description.

**THEREFORE, BE IT RESOLVED**, the City of Riverside City Council would like to hire _____ as a permanent fulltime employee for Public Works Maintenance position at the wage rate of \$ _____ per hour. Effective _____.

**MOVED BY** Councilperson _____, seconded by Councilperson _____ to adopt this foregoing resolution.

**Roll Call:** Sexton, McGuire, Schneider, Kiene, Mills

Ayes:

Nays:

Absent:

**Passed and approved** this 5th day of July, 2022 by the City Council of Riverside, IA.

Signed: _____  
Allen Schneider, Mayor

Date: _____

Attest: _____  
Becky LaRoche, City Clerk

Date: _____