

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

Tuesday, January 2, 2024 6:00 PM

The meeting will be recorded and can be viewed live by visiting the city website 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. Roll Call
3. Approval of Agenda

4. Consent agenda
 - a. Minutes
 - b. Expenditures

5. **Public forum: 3 minutes per person. See guidelines for public comments at the Clerk's table.**

6. People Service
 - a. Consider resolution to approve repairs to generators (2024-01) **pg. 5**

7. City Administrator's Report
 - a. Set schedule for FY25 budget meetings **pg. 18**

 - b. 2024 City Holidays **pg.19**

 - c. Consider resolution to set Public Hearing for Notice to Bidders-Boat Ramp **pg.20**

 - d. Consider resolution appointing Mayor Pro Tem for 2024 **pg. 23**

 - e. Consider resolution for Pay #4 Bowker Mechanical **pg.24**

 - f. Consider resolution to waive review of Plat of Survey for Stumpf Construction **pg. 27**

8. Closing Comments

9. Motion to Adjourn

1/8/2024 - Work Session - Capital Improvements Plan at 6pm @ City Hall

RIVERSIDE CITY COUNCIL MEETING: Monday, December 18th, 2023

The Riverside City Council meeting started at 6:00 pm in the Riverside City Council Chambers. Mayor Allen Schneider called the meeting to order, with Kevin Kiene, Lois Schneider, Kevin Mills, Tom Sexton and Edgar McGuire present.

Motion made by Sexton, second by Mills to approve agenda. Passed 5-0.

Motion made by Kiene, second by Mills to approve consent agenda of minutes, expenditures, November fire department and Building Inspections reports. Passed 5-0.

Mary Audia, Washington Economic Development Group, reviewed this year's WEDG activities and presented Mayor Schneider with a plaque of appreciation.

Lieutenant Chad Ellis, with Washington County Sheriff Dept. presented November Service call report.

Jean Weber requested reimbursement for a sewer line blockage. McGuire moved, second by Mills to pay \$235.15 on Action Sewer bill. Passed 5-0.

Steve Robinette, PeopleService, Inc. presented November water and wastewater reports.

Brian Boelk, Axiom Consultants, updated the city council on the Water Treatment Plant project, boat ramp, and Phase 2 of Northern Heights Development.

Kiene moved, second by Mills to pass Resolution #2023-98, approving pay request #3 to Bowker Mechanical Contractors LLC for work done on the water plant project through November in the amount of \$49,875.00. Passed 5-0.

Sexton moved, second by McGuire to pass Resolution #2023-99, approving Professional Services Agreement with Axiom Consultants for 2024. Passed 5-0.

Admin Smith presented sample resolutions for objection to Alliant Energy Utility Rate Increase.

City Council received letter of intent to donate property at 91 W 3rd Street to City.

McGuire moved, second by Sexton to pass Resolution #2023-100, waiving right to review plat of survey for the Riverside North Tower Project. Passed 5-0.

McGuire moved, second by Kiene to pass Resolution #2023-101, approving transfer of American Rescue Grant Funds to Capital Projects for water plant updates in the amount of \$155,124.70. passed 5-0.

Sexton moved, second by McGuire to pass Resolution #2023-102, approving street maintenance cost estimate for seal coat from LL Pelling Co. Passed 5-0.

Sexton moved, second by Schneider to pass Resolution #2023-103, appointing The News as official publications newspaper for 2024. Passed 5-0

Schneider moved, second by Mills to pass Resolution #2023-104, appointing Daniel M. Morgan of Lynch Dallas PC as City Attorney for 2024. Passed 5-0.

Kiene moved, second by Mills to pass Resolution #2023-105, appointing Farmers & Merchants Savings Bank, Hills Bank, and IPAIT for Official depositories of City funds. Passed 5-0.

McGuire moved, second by Mills to pass Resolution #2023-106, approving the annual Urban Renewal Report for fiscal year ending June 30, 2023. Passed 5-0.

City Council reviewed November billing and financial reports.

Mayor Schneider presented Edgar McGuire with a plaque of appreciation for serving four years on the Riverside City Council.

Motion by McGuire, second by Sexton to adjourn at 7:19 pm. Motion carried 5-0.

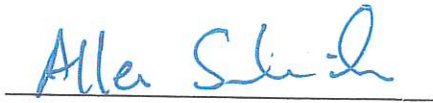
Full content of city council meetings can be viewed on the city website www.riversideiowa.gov.

Next Meeting- Tuesday, January 2nd, 2024 at 6:00 PM

ATTEST:



Becky LaRoche, City Clerk



Allen Schneider, Mayor

EXPENDITURES JANUARY 2, 2024					
COUNCIL MEETING	BILLS				
1	ABSOLUTE OUTDOOR	FALL LEAF P-UP	001-5-510-6320	\$ 6,990.00	
2	AERO RENTAL	SHOP LIFT - LIGHTS	001-5-210-6507	\$ 377.50	
3	ALLIANT ENERGY	PARKS	001-5-430-6371	\$ 279.96	
4	ALLIANT ENERGY	SEWER	610-5-815-6371	\$ 912.94	
5	ALLIANT ENERGY	CITY HALL	001-5-650-6371	\$ 327.63	
6	ALLIANT ENERGY	STREET LIGHTS	001-5-230-6371	\$ 1,446.72	
7	ALLIANT ENERGY	FIRE STATION	002-5-150-6330	\$ 654.27	
8	ALLIANT ENERGY	WATER	600-5-810-6371	\$ 347.18	\$ 3,968.70
9	AXIOM CONSULTANTS	ENGINEERING	001-5-650-6407	\$ 3,770.00	
10	AXIOM CONSULTANTS	WWTP	301-5-750-6798	\$ 1,360.00	
11	AXIOM CONSULTANTS	BOAT RAMP	301-5-750-6799	\$ 2,950.00	\$ 8,080.00
12	BECKY LaROCHE	CELL STIPEND	001-5-650-6373	\$ 50.00	
13	BRECKE	CONTROL VALVES-PIPING	301-5-750-6800	\$ 24,859.80	
14	BRYAN LENZ	CELL STIPEND	001-5-430-6373	\$ 50.00	
15	CIT SEWER	JETTING-CAMERA LINES	610-5-815-6499	\$ 56,893.88	
16	COLE SMITH	CELL STIPEND	001-5-650-6373	\$ 50.00	
17	GINGERICH TILING	REMOVE TRAIL FENCE	001-5-430-6505	\$ 712.50	
18	IBM	STREAMING	001-5-650-6494	\$ 99.00	
19	IOWA PAPER	HAND TOWELS	001-5-650-6506	\$ 57.38	
20	KUM&GO	FD-FUEL	002-5-150-6350	\$ 74.66	
21	LOGAN MICHEL	CELL STIPEND	001-5-210-6373	\$ 50.00	
22	MARCO	DE-ICER	001-5-210-6372	\$ 144.71	
23	MEARDON SUEPPEL DOWNER	LEGAL	001-5-640-6411	\$ 810.00	
24	MENARDS	TOOLS	600-5-810-6374	\$ 38.00	
25	MENARDS	TOOLS	610-5-815-6374	\$ 38.00	
26	MENARDS	WTP- M ACID	600-5-810-6374	\$ 107.88	
27	MENARDS	DROP CORD-BUNGEE KIT	001-5-430-6325	\$ 103.97	\$ 287.85
28	MID AMERICAN ENERGY	SHOP	001-5-210-6371	\$ 147.52	
29	MID AMERICAN ENERGY	RVFD	002-5-150-6330	\$ 216.53	
30	MID AMERICAN ENERGY	C HALL	001-5-650-6371	\$ 53.18	\$ 417.23
31	PEOPLE SERVICES	SERVICE	600-5-810-6500	\$ 12,623.00	
32	PEOPLE SERVICES	SREVICE	610-5-815-6500	\$ 12,623.00	\$ 25,246.00
33	RHINO IND	MEMBRANES	600-5-810-6800	\$ 53,460.00	
34	VEENSTRA & KIM	WTP ENGINEERING	301-5-750-6800	\$ 2,271.68	
35	WASH CO AUDITOR	11-2023 ELECTION	001-5-630-6490	\$ 868.33	
36	TOTAL BILLS*****			\$ 185,819.22	
37					
38	DELTA DENTAL	BILLING-DEC	001-5-430-6150	\$ 192.58	
39	FERGUSON	METERS/ECODER REGISTER	600-5-810-6374	\$ 1,959.26	
40	WELLMARK	BC/BS	001-5-620-6150	\$ 2,063.41	
41	US CELLULAR	FD	002-5-150-6332	\$ 72.45	
42	LINCOLN FINANCIAL	JAN BILLING	001-5-150-6352	\$ 309.56	
43	VERIZON	GATEWAYS	600-5-810-6373	\$ 63.54	
44	*****	TOTAL PAID BILLS		\$ 4,660.80	
45					
46	*****	TOTAL EXPENDITURES		\$ 190,480.02	
47					
48	EXPENDITURES by FUND				
49	GENERAL FUND		\$ 16,388.40		
50	FIRE DEPARTMENT		945.46		
51	ROAD USE FUND		\$ -		
52	CASINO FUND		\$ -		
53	CAPITAL PROJECTS		\$ 31,441.48		
54	WATER FUND		\$ 66,576.06		
55	SEWER FUND		\$ 70,467.82		
56	TOTAL EXPENDITURES		\$ 185,819.22		

RESOLUTION #2024-XX

RESOLUTION APPROVING GENERATOR REPAIRS

Whereas, the City of Riverside City Council at the recommendation of PeopleService, Inc, to approve generator repairs from Altorfer CAT

Therefore, be it resolved the City of Riverside City Council does hereby accept the repair estimates from Altorfer CAT of Cedar Rapids, Iowa for 7 generator repairs, not to exceed \$14,51.30.

0C5E00651	WTP	\$2455.00
0STD00179	WWTP	3561.00
146139-0507	L STATION #4	740.00
0NPF02488	L STATION#2	2297.40
0NPF01766	L STATION#1	1209.00
0GBE00945	L STATION#4	1292.03
0NPS02212	CASION LS#5	2996.87

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

Roll Call Vote: Sexton, Schneider, Kiene, Mills, Rogerson

Ayes:

Nays:

Absents:

Passed and approved by the City Council of Riverside, Iowa and approved this 2nd day of January, 2024.

Signed: _____ Date: _____

Allen Schneider, Mayor

Attest: _____ Date: _____

Becky LaRoche, City Clerk

PeopleService Project Expense Worksheet

Riverside, Iowa

Total Project Costs: \$14,551.30

Start Date:

Projected Finish Date:

3 Estimates: Yes No

Equipment
 Installation
 Freight Charges
 Professional Services
 Supplies

Vendor	Item	Category	Expected Delivery	Cost	Notes
CAT	WWTP			\$3,561	✓
	WTP			\$2,455	✓
	LS #4			\$1,292.03	-
	LS #5			\$2,996.87	✓
	LS #3			\$740	✓
	LS #2			\$2,297.40	
	LS #1			\$1,209	
Total					

Project Milestones: (add more if necessary)

- 1.)
- 2.)
- 3.)
- 4.)
- 5.)

* 4 Days = 4 trip charges
 - Dependent on how long it takes to complete repairs



CITY OF RIVERSIDE
 PO BOX 188
 RIVERSIDE IA 52327

CUSTOMER NO.	CONTACT	PHONE NO.	FAX NO.	WORK ORDER NO.
603690	STEVE KRAMER	319 648 3501		
QUOTE NO.	OPP NO.	DATE	Email	
126789	0	10/18/2023	skramer@peopleservice.com	
MAKE	MODEL	SERIAL NO.	UNIT NO.	hours
AA	C18	0STD00179	WWTP	502
NOTES				

SEGMENT: 01 PERFORM SERVICE LEVEL 4
 NOTES:PERFORM SL4 COOLING SYSTEM MAINTENANCE PER
 PROPOSAL 23-RL-21421-R

Segment 01 Total: 2,796.23

SEGMENT: 02 PERFORM SERVICE LEVEL 19
 NOTES:PERFORM SL19 AIR FILTER REPLACEMENT PER PROPOSAL
 23-RL-21421-R

Segment 02 Total: 375.77

SEGMENT: 99 TRAVEL TO/FROM GENERATOR SET
 NOTES:TRAVEL TO & FROM RIVERSIDE

Segment 99 Total: 389.00

Total Segments: 3,561.00

TOTAL ESTIMATE (BEFORE TAXES)

3,561.00

NOTES:

- This estimate will expire 30 days from the estimate date.
- Price excludes Freight Charges, Operating Supplies/EPA Fees and Overtime.
- Sales Taxes where applicable are not included with the above prices.
- Ask about Cat Financial Payment options.
- Caterpillar REMAN parts will be utilized, where applicable.
- Above pricing assumes all REMAN cores will meet Caterpillar Full Core Credit criteria. If cores do not meet the Caterpillar Full Core Credit criteria, additional charges will apply.
- Any additional repairs found during disassembly or testing will be quoted at that time.
- If parts needed on emergency order basis, extra order processing fee and expedited shipping cost may apply.



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CUSTOMER NO.	CONTACT	PHONE NO.	FAX NO.	WORK ORDER NO.
603690	STEVE KRAMER	319 648 3501		
QUOTE NO.	OPP NO.	DATE	Email	
126787	0	10/18/2023	skramer@peopleservice.com	
MAKE	MODEL	SERIAL NO.	UNIT NO.	hours
AA	C15	0C5E00651	W157P	347
NOTES				

Water plant

SEGMENT: 01 PERFORM SERVICE LEVEL 4
 NOTES:PERFORM SL4 COOLING SYSTEM MAINTENANCE PER
 PROPOSAL 23-RL-21421-R

Segment 01 Total: 1,755.79

SEGMENT: 02 PERFORM SERVICE LEVEL 19
 NOTES:PERFORM SL19 AIR FILTER REPLACEMENT PER PROPOSAL
 23-RL-21421-R

Segment 02 Total: 310.21

SEGMENT: 99 TRAVEL TO/FROM GENERATOR SET
 NOTES:TRAVEL TO & FROM RIVERSIDE

Segment 99 Total: 389.00

Total Segments: 2,455.00

TOTAL ESTIMATE (BEFORE TAXES)

2,455.00

NOTES:

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CUSTOMER NO.	CONTACT	PHONE NO.	FAX NO.	WORK ORDER NO.
603690	STEVE KRAMER	319 648 3501		
QUOTE NO.	OPP NO.	DATE	Email	
126649	0	10/5/2023	skramer@peopleservice.com	
MAKE	MODEL	SERIAL NO.	UNIT NO.	hours
AA	D30-10	0GBE00945	LS # 4	168
NOTES				
** Lift Station #4 **				

SEGMENT: 01 REPLACE WITH NEW FUEL SUPPLY/RETURN LINES (511 1274)
 NOTES:REPLACE CRACKED FUEL LINES FOUND DURING PM
 INSPECTION

Parts

Description	Ext Price
CLAMP	7.80
HOSE BK	10.20
HOSE BK	26.00
Total Parts:	44.00

Labor

Description	Ext Price
FIELD ENG LABOR	264.00
Total Labor:	264.00

Misc

Description	Ext Price
ENVIRO/SHOP SUPP	15.00
Total Misc:	15.00

Segment 01 Total: 323.00

SEGMENT: 02 REPLACE WITH NEW FUEL LEVEL GAUGE (511 7481)
 NOTES:REPLACE DEFECTIVE FUEL LEVEL GAUGE FOUND DURING PM
 INSPECTION

Parts

Description	Ext Price
GAUGE (325)	52.03
Total Parts:	52.03

Labor

Description	Ext Price
FIELD ENG LABOR	176.00
Total Labor:	176.00

Misc

Description	Ext Price

Total Misc: 0.00

Segment 02 Total: 228.03

SEGMENT: 03 TROUBLESHOOT ENGINE (035 1000)
 NOTES:TROUBLESHOOT ENGINE REVING UP & DOWN PER
 CONVERSATION WITH STEVE

Parts

Description		Ext Price
	Total Parts:	0.00

Labor

Description		Ext Price
FIELD ENG LABOR		352.00
	Total Labor:	352.00

Misc

Description		Ext Price
	Total Misc:	0.00

Segment 03 Total: 352.00

SEGMENT: 99 TRAVEL TO/FROM GENERATOR SET (056 7002)
 NOTES:TRAVEL TO & FROM RIVERSIDE

Parts

Description		Ext Price
	Total Parts:	0.00

Labor

Description		Ext Price
TRAVEL		153.00
	Total Labor:	153.00

Misc

Description		Ext Price
MILEAGE		236.00
	Total Misc:	236.00

Segment 99 Total: 389.00

Total Segments: 1,292.03

TOTAL ESTIMATE (BEFORE TAXES)

1,292.03

NOTES:

- This estimate will expire 30 days from the estimate date.
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- If parts needed on emergency order basis, extra order processing fee and expedited shipping cost may apply.



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 RIVERSIDE IA 52327

CUSTOMER NO.	CONTACT	PHONE NO.	FAX NO.	WORK ORDER NO.
603690	STEVE KRAMER	319 648 3501		
QUOTE NO.	OPP NO.	DATE	Email	
126641	0	10/5/2023	skramer@peopleservice.com	
MAKE	MODEL	SERIAL NO.	UNIT NO.	hours
AA	D125P2	0NPS02212	Casino LS #5	772
NOTES				
** Lift Station #5 **				

SEGMENT: 01 PERFORM SERVICE LEVEL 4 (540 9SL4)
 NOTES: PERFORM SL4 COOLING SYSTEM MAINTENANCE SERVICE

Parts

Qty	Part Number	Description	List Price	Unit Price	Ext Price
Total Parts:					0.00

Labor

Hours	Charge Code	Description	Unit Price	Ext Price
Total Labor:				0.00

Misc

Qty	Charge Code	Description	Unit Price	Ext Price
1	MSC-**-**-**	SL4 QUOTE 23-RL-21403-R	1,280.00	1,280.00
Total Misc:				1,280.00

Segment 01 Total: 1,280.00

SEGMENT: 02 PERFORM SERVICE LEVEL 19 (540 9L19)
 NOTES: PERFORM SL19 AIR FILTER MAINTENANCE SERVICE

Parts

Qty	Part Number	Description	List Price	Unit Price	Ext Price
Total Parts:					0.00

Labor

Hours	Charge Code	Description	Unit Price	Ext Price
Total Labor:				0.00

Misc

Qty	Charge Code	Description	Unit Price	Ext Price
1	MSC-**-**-**	SL19 QUOTE 23-RL-21403-R	290.00	290.00
Total Misc:				290.00

Segment 02 Total: 290.00

SEGMENT: 03 REPAIR AIR FILTER ELEMENT(S) (023 105B)
 NOTES: REPLACE BROKEN AIR FILTER ASSEMBLY FOUND DURING PM

Total Misc: 0.00

Segment 05 Total: 411.83

SEGMENT: 99 TRAVEL TO/FROM GENERATOR SET (056 7002)
 NOTES: TRAVEL TO & FROM RIVERSIDE

Parts

Qty	Part Number	Description	List Price	Unit Price	Ext Price
					Total Parts: 0.00

Labor

Hours	Charge Code	Description	Unit Price	Ext Price
1.5	DRV-1*-**-7M	TRAVEL	102.00	153.00
				Total Labor: 153.00

Misc

Qty	Charge Code	Description	Unit Price	Ext Price
80	MLG-1*-**-7M	MILEAGE	2.95	236.00
				Total Misc: 236.00

Segment 99 Total: 389.00

Total Segments: 2,996.87

TOTAL ESTIMATE (BEFORE TAXES)

2,996.87

NOTES:

- o This estimate will expire 30 days from the estimate date.
- o Price excludes Freight Charges, Operating Supplies/EPA Fees and Overtime.
- o Sales Taxes where applicable are not included with the above prices.
- o Ask about Cat Financial Payment options.
- o Caterpillar REMAN parts will be utilized, where applicable.
- o Above pricing assumes all REMAN cores will meet Caterpillar Full Core Credit criteria. If cores do not meet the Caterpillar Full Core Credit criteria, additional charges will apply.
- o Any additional repairs found during disassembly or testing will be quoted at that time.
- o If parts needed on emergency order basis, extra order processing fee and expedited shipping cost may apply.

ESTIMATED REPAIR TIME: _____ from start date
 "The Signature is an authorization to proceed with the required repair work as described within the quote".

Issued PO# _____, Authorized Name _____ Please Print.

Date ____/____/____. _____
 Signature

Any Questions? Please Call Mike Schellhorn at +13191002262
 (fax: - email: mschellhorn@altorfer.com).

CITY OF RIVERSIDE
 PO BOX 188
 RIVERSIDE IA 52327

CUSTOMER NO.	CONTACT	PHONE NO.	FAX NO.	WORK ORDER NO.
603690	STEVE KRAMER	319 648 3501		
QUOTE NO.	OPP NO.	DATE	Email	
126651	0	10/5/2023	skramer@peopleservice.com	
MAKE	MODEL	SERIAL NO.	UNIT NO.	hours
JD		146139-0507	Fire Dept	417
NOTES				
** Fire Dept. Generator ** <i>LS #3</i>				

SEGMENT: 01 REPLACE WITH NEW AIR FILTER ELEMENT(S) (511 105B)
 NOTES: REPLACE DIRTY AIR FILTER FOUND DURING PM INSPECTION

Parts

Part Number	List Price	Ext Price
AIR FILTER	0.00	80.50
Total Parts:		80.50

Labor

Description	Ext Price	
FIELD ENG LABOR	88.00	
Total Labor:		88.00

Misc

Description	Ext Price	
	0.00	
Total Misc:		0.00

Segment 01 Total: 168.50

SEGMENT: 02 CLEAN RADIATOR (070 1353)
 NOTES: REMOVE GUARDING AND CLEAN DEBRIS OFF OF RADIATOR

Parts

Part Number	List Price	Ext Price
Total Parts:		0.00

Labor

Description	Ext Price	
FIELD ENG LABOR	352.00	
Total Labor:		352.00

Misc

Description	Ext Price	
ENVIRO/SHOP SUPP	25.00	
Total Misc:		25.00

Segment 02 Total: 377.00

SEGMENT: 99 TRAVEL TO/FROM GENERATOR SET (056 7002)
NOTES:TRAVEL TO & FROM RIVERSIDE

Parts

Part Number

List Price

Ext Price

Total Parts:

0.00

Labor

Description

Ext Price

TRAVEL

76.50

Total Labor:

76.50

Misc

Description

Ext Price

MILEAGE

118.00

Total Misc:

118.00

Segment 99 Total:

194.50

Total Segments:

740.00

TOTAL ESTIMATE (BEFORE TAXES)

740.00

NOTES:

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- o Caterpillar REMAN parts will be utilized, where applicable.
- o Above pricing assumes all REMAN cores will meet Caterpillar Full Core Credit criteria. If cores do not meet the Caterpillar Full Core Credit criteria, additional charges will apply.
- o Any additional repairs found during disassembly or testing will be quoted at that time.
- o If parts needed on emergency order basis, extra order processing fee and expedited shipping cost may apply.

ESTIMATED REPAIR TIME: _____ from start date

"The Signature is an authorization to proceed with the required repair work as described within the quote".

Issued PO# _____, Authorized Name _____ Please Print.

Date ____/____/____.

Signature _____

Any Questions? Please Call Mike Schellhorn at +13191002262
(fax: - email: mschellhorn@altorfer.com).



Proposal No: 126638 - 1

CITY OF RIVERSIDE
 PO BOX 188
 RIVERSIDE IA 52327

CUSTOMER NO.	CONTACT	PHONE NO.	FAX NO.	WORK ORDER NO.
603690	STEVE KRAMER	319 648 3501		
QUOTE NO.	OPP NO.	DATE	Email	
126638	0	10/5/2023	skramer@peopleservice.com	
MAKE	MODEL	SERIAL NO.	UNIT NO.	hours
AA	D50P3	0NPF02488	LS # 2	772
NOTES				
** Lift Station #3 **				

SEGMENT: 01 PERFORM SERVICE LEVEL 4 (540 9SL4)
 NOTES: PERFORM SL4 COOLING SYSTEM MAINTENANCE SERVICE

Parts

Description		Ext Price
	Total Parts:	0.00

Labor

Description		Ext Price
	Total Labor:	0.00

Misc

Description		Ext Price
SL4 QUOTE 23-RL-21403-R		1,223.00
	Total Misc:	1,223.00

Segment 01 Total: 1,223.00

SEGMENT: 02 PERFORM SERVICE LEVEL 19 (540 9L19)
 NOTES: PERFORM SL19 AIR FILTER MAINTENANCE SERVICE

Parts

Description		Ext Price
	Total Parts:	0.00

Labor

Description		Ext Price
	Total Labor:	0.00

Misc

Description		Ext Price
SL19 QUOTE 23-RL-21403-R		254.00
	Total Misc:	254.00

Segment 02 Total: 254.00

SEGMENT: 03 REPLACE WITH NEW FUEL SUPPLY/RETURN LINES (511 1274)
 NOTES: REPLACE CRACKED FUEL LINES PER PM INSPECTION

REPORT

Parts

Description	Ext Price
FUEL LINE, RETURN	35.00
HOSE ASSY-SUPPLY	19.40
Total Parts:	54.40

Labor

Description	Ext Price
FIELD ENG LABOR	352.00
Total Labor:	352.00

Misc

Description	Ext Price
ENVIRO/SHOP SUPP	25.00
Total Misc:	25.00

Segment 03 Total: 431.40

SEGMENT: 99 TRAVEL TO/FROM GENERATOR SET (056 7002)
NOTES:TRAVEL TO & FROM RIVERSIDE

Parts

Description	Ext Price
Total Parts:	0.00

Labor

Description	Ext Price
TRAVEL	153.00
Total Labor:	153.00

Misc

Description	Ext Price
MILEAGE	236.00
Total Misc:	236.00

Segment 99 Total: 389.00

Total Segments: 2,297.40

TOTAL ESTIMATE (BEFORE TAXES)

2,297.40

NOTES:

- This estimate will expire 30 days from the estimate date.
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- Ask about Cat Financial Payment options.
- Caterpillar REMAN parts will be utilized, where applicable.
- Above pricing assumes all REMAN cores will meet Caterpillar Full Core Credit criteria. If cores do not meet the Caterpillar Full Core Credit criteria, additional charges will apply.
- Any additional repairs found during disassembly or testing will be quoted at that time.
- If parts needed on emergency order basis, extra order processing fee and expedited shipping cost may apply.

ESTIMATED REPAIR TIME:

(16)

from start date



Proposal No: 126642 - 1

CITY OF RIVERSIDE
 PO BOX 188
 RIVERSIDE IA 52327

CUSTOMER NO.	CONTACT	PHONE NO.	FAX NO.	WORK ORDER NO.
603690	STEVE KRAMER	319 648 3501		
QUOTE NO.	OPP NO.	DATE	Email	
126642	0	10/5/2023	skramer@peopleservice.com	
MAKE	MODEL	SERIAL NO.	UNIT NO.	hours
AA	D40P3	0NPF01766	LS # 1	552
NOTES				
** Lift Station #2 **				

SEGMENT: 01 PERFORM SERVICE LEVEL 4 (540 9SL4)
 NOTES: PERFORM SL4 COOLING SYSTEM MAINTENANCE SERVICE

Parts

Description		Ext Price
	Total Parts:	0.00

Labor

Description		Ext Price
	Total Labor:	0.00

Misc

Description		Ext Price
23-RL-21403-R SL4 QUOTE		1,209.00
	Total Misc:	1,209.00

Segment 01 Total:	1,209.00
Total Segments:	1,209.00

TOTAL ESTIMATE (BEFORE TAXES) 1,209.00

NOTES:

- This estimate will expire 30 days from the estimate date.
- Price excludes Freight Charges, Operating Supplies/EPA Fees and Overtime.
- Sales Taxes where applicable are not included with the above prices.
- Ask about Cat Financial Payment options.
- Caterpillar REMAN parts will be utilized, where applicable.
- Above pricing assumes all REMAN cores will meet Caterpillar Full Core Credit criteria. If cores do not meet the Caterpillar Full Core Credit criteria, additional charges will apply.
- Any additional repairs found during disassembly or testing will be quoted at that time.
- If parts needed on emergency order basis, extra order processing fee and expedited shipping cost may apply.

ESTIMATED REPAIR TIME: _____ from start date
 "The Signature is an authorization to proceed with the required repair work as described within the quote".

Issued PO# _____, Authorized Name _____ Please Print.

Task Name	Due Date
Receive FY25 Tax Assessments	1/1/2024
Capital Improvements Plan Work Session	1/8/2024
Budget Work Session	1/29/2024
Budget Work Session	2/12/2024
Notice of hearing on Proposed Tax Rate Sent to Paper	3/1/2024
Notice of Public Hearing for FY24 Budget Amendments sent to paper	3/1/2024
Council sets Proposed Tax Rate Public Hearing for April 1	3/4/2024
City finalizes budget plan to complete information required in Proposed Tax Rate form	3/4/2024
City Council sets Public Hearing for FY24 Budget Amendments	3/4/2024
Notice of Public Hearing for FY24 Budget Amendments published	3/7/2024
Notice of Public Hearing for adoption of final budget Published	3/15/2024
Council receives and adopts final proposed budget and schedules Public Hearing	3/18/2024
Proposed Tax Rate Public Hearing	3/18/2024
FY24 Budget Amendment Public Hearing	3/18/2024
Notice of Public Hearing for adoption of final budget sent to paper	3/21/2024
Notice of hearing on Proposed Tax Rate Published	3/21/2024
FY24 Budget Amendments Due	3/29/2024
Public Hearing and Adoption of of Final Budget by Resolution	4/1/2024
Certify Budget to County Auditor and filed with IDOM	4/30/2024
IDOM certifies taxes back to County Auditor	6/15/2024
FY25 Budget Takes Effect	7/1/2024

Key
County Auditor
Work Session
FY24 Budget Amendment
Proposed Tax Rate
Final Budget

City of Riverside

2024 Holiday Schedule

As established in the Employee Handbook

New Year's Day	Monday, January 1, 2024
President's Day	Monday, February 19, 2024
Memorial Day	Monday, May 27, 2024
Independence Day	Thursday, July 4, 2024
Labor Day	Monday, September 2, 2024
Veterans' Day	Monday, November 11, 2024
Thanksgiving Day	Thursday, November 28, 2024
Friday After Thanksgiving Day	Friday, November 29, 2024
Christmas Eve	Tuesday, December 24, 2024
Christmas Day	Wednesday, December 25, 2024
New Year's Eve	Tuesday, December 31, 2024

RESOLUTION #2024-XX

RESOLUTION TO SET THE DATE FOR PUBLIC
HEARING FOR THE BID LETTING FOR THE
HALL PARK BOAT RAMP PROJECT

WHEREAS, the City Of Riverside, Iowa, will set the date to hold a public hearing on proposed plans, specifications, form of contract and estimated costs for the Hall Park Boat Ramp Project for the City of Riverside, Iowa on January 15th, at 6:00 p.m. in the City Council Chambers located at the Riverside City Hall, 60 Greene Street, Riverside, Iowa.

THEREFORE, BE IT RESOLVED, The City of Riverside City Council, hereby approves the date for the Public Hearing and bid letting for the Hall Park Boat Ramp project.

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

Roll Call Vote: Schneider, Sexton, Mills, Kiene, Rogerson

Ayes: Schneider, Sexton, Mills, Kiene, McGuire

Nays:

Absent:

Signed: _____ Date: _____
Allen Schneider, Mayor

Attest: _____ Date: _____
Becky LaRoche, City Clerk

SECTION 00 1113 - SUDAS NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

JURISDICTION OF CITY OF RIVERSIDE PUBLIC IMPROVEMENT PROJECT

Sealed bids for the work comprising each improvement as stated below must be filed before 2:00 P.M. according to the clock in the office of Riverside City Hall on January 25, 2024, in the office of the Riverside City Hall, 60 Greene Street in Riverside, Iowa. Bids received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.

Sealed proposals will be opened and bids tabulated at 2:00, P.M. on January 25, 2024, in Riverside City Hall for consideration by the City of Riverside at its meeting on February 05, 2024.

Work on the improvement shall be commenced immediately upon approval of the contract by the Council, and be completed as stated below.

Copies of the contract documents are available from Axiom Consultants, 300 S. Clinton St #200, Iowa City, Iowa 52240. Please contact Danielle Cavanary at dcavanary@axiom-con.com or (319) 519-6220 to request a copy of the bid documents. At the time of request, bidders will receive an electronic copy of the bidding plans and specifications. If a paper copy is requested, a full set of specifications and an 11"x17" size set of bidding plans will be mailed one time, free of charge to prospective bidder. Bidders are welcome to pick up paper copies from Axiom Consultants as long as they are requested prior to being picked up.

By virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa, and to Iowa domestic labor, to the extent lawfully required under Iowa statutes.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

GENERAL NATURE OF THE PUBLIC IMPROVEMENT

HALL PARK BOAT RAMP PHASE I PROJECT

Summary Project Description: City of Riverside's Hall Park Boat Ramp Phase I project includes the clearing and grubbing (including removal of existing trees), installation of aggregate access drive and road, supply and replacement of rip rap, installation of new storm sewer, earthwork, traffic control, signage, erosion and sediment control, and restoration as noted on plans.

Each bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful bidder will enter into a contract for the work bid upon and will furnish after the award of contract a corporate surety bond, in a form acceptable to the Jurisdiction, for the faithful performance of the contract, in an amount equal to 5% of the amount of the contract. The bidder's security shall be in the amount fixed in the Instruction to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a bid bond on the form provided in the contract documents with corporate surety satisfactory to the Jurisdiction. The bid shall contain no condition except as provided in the specifications.

SUDAS NOTICE TO BIDDERS
AND NOTICE OF PUBLIC
HEARING
00 1113 - 1

The City of Riverside reserves the right to defer acceptance of any bid for a period of sixty (60) calendar days after receipt of bids and no bid may be withdrawn during this period.

Each successful bidder will be required to furnish a corporate surety bond in an amount equal to 100% of its contract price. Said bond shall be issued by a responsible surety approved by City of Riverside and shall guarantee the faithful performance of the contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless City of Riverside from claims and damages of any kind caused by the operations of the contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of two years from and after acceptance of the contract. The guaranteed maintenance period for new paving shall be four years.

The City of Riverside, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Contractor shall fully complete the Base Bid project by (no later than) May 31, 2024.

The City of Riverside does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the jurisdiction.

**THIS NOTICE IS GIVEN BY AUTHORITY OF THE CITY OF RIVERSIDE
/S/ ALLEN SCHNEIDER, MAYOR
CITY OF RIVERSIDE**

END OF SECTION

**SUDAS NOTICE TO BIDDERS
AND NOTICE OF PUBLIC
HEARING
00 1113 - 2**

RESOLUTION #2024-XX

RESOLUTION APPOINTING TOM SEXTON AS MAYOR PRO TEM

WHEREAS the City of Riverside has determined that it is necessary to appoint Tom Sexton as Mayor Pro Tem effective January 2nd, 2024 to complete the duties described in the Mayor Pro Tem job description in the City of Riverside Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED by the City of Riverside City Council of Riverside, IA to designate Tom Sexton as Mayor Pro Tem, through December 31, 2024.

MOVED BY Councilperson _____, Seconded by Councilperson _____ to approve the foregoing resolution.

PASSED AND APPROVED this 2nd day of January, 2024 by the City Council of Riverside, IA.

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

Ayes: Sexton, Rodgers, Redlinger, McGuire, Schneider

Nays:

Absents:

Signed: _____ Date: _____

Allen Schneider, Mayor

Attest: _____ Date: _____

Becky LaRoche, City Clerk

RESOLUTION #2024-XX

RESOLUTION APPROVING PAY REQUEST #4 TO BOWKER MECHANICAL CONTRACTORS LLC FOR WATER TREATMENT PLANT 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 #4 in the amount of \$34,912.50 for payment of this project.

Therefore, be it resolved the City of Riverside City Council does hereby accept the Pay Request #4 for work done on the Water Treatment Plant Project through 12/31/23.

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

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

Ayes:

Nays:

Absents:

PASSED AND APPROVED by City Council of Riverside, Iowa, on this 2nd day of January 2024.

Signed: _____ Date _____

Allen Schneider, Mayor

Attest: _____ Date _____

Becky LaRoche, City Clerk

PAYMENT APPLICATION

TO: City of Riverside, Iowa
60 Greene Street
Riverside IA 52327

PROJECT NAME AND LOCATION: City of Riverside WTP Plant Improvements
3126 IA-22
Riverside IA 52327

APPLICATION # 4
PERIOD THRU: 12/31/2023
Owner Project #:

Distribution to:
___ OWNER

FROM: Bowker Mechanical Contractors LLC
1000 32nd Ave SW
Cedar Rapids IA 52404

ARCHITECT: VEENSTRA & KIMM INC
2600 University Pkwy, Ste 1
Coralville IA 52241

DATE OF CONTRACT: 7/17/2023
Bowker Project #: 23M0670

___ ARCHITECT
___ CONTRACTOR

CONTRACTOR'S SUMMARY OF WORK

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

1. CONTRACT AMOUNT	550,000.00
2. SUM OF ALL CHANGE ORDERS	0.00
3. CURRENT CONTRACT AMOUNT (Line 1 + 2)	550,000.00
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	477,000.00
5. RETAINAGE:	
A. 5% Of Completed Work (Columns D+ E on Continuation Page)	23,850.00
B. 5% of Material Stored (Colum F on Continuation Page)	0.00
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	23,850.00
6. TOTAL COMPLETED AND STORED LESS RETAINAGE: (Line 4 minus Line 5 Total)	453,150.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT:	418,237.50
8. CURRENT PAYMENT DUE:	34,912.50
9. BALANCE TO FINISH: Line 3 - Line 6	96,850.00

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	0.00	0.00
Total approved this month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES	0.00	

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: Bowker Mechanical Contractors

By: Karen Mohr Date: 12/22/2023

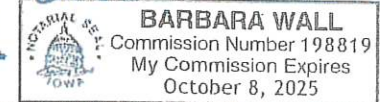
State of: Iowa

County of: Winn

Subscribed and sworn to before me this 22nd day of December, 2023

Notary Public:

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:34,912.50

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

ARCHITECT: VEENSTRA & KIMM INC

By: Dave Seligi Date: 12-22-2023

OWNER APPROVAL

By: _____ Date: _____

PAYMENT APPLICATION DETAILS

Customer: City of Riverside, Iowa
Project: City of Riverside WTP Plant Improvements

Application Number: 4
For Period Ending: 12/31/2023

A	B	C	D		E	F	G		H	I
			From Previous Application	This Period Value			Materials Presently Stored	Completed and Stored To Date		
Item Number - Description		Scheduled Value								
01	Mobilization / General Conditions	45,000.00	30000.00	5,000.00	0.00	35000.00	77.78	10,000.00	1,750.00	
02	Demolition	10,000.00	2500.00	2,500.00	0.00	5000.00	50.00	5,000.00	250.00	
03	Structural Steel - Material	75,000.00	72500.00	0.00	0.00	72500.00	96.67	2,500.00	3,625.00	
04	Structural Steel - Labor	69,000.00	59000.00	0.00	0.00	59000.00	85.51	10,000.00	2,950.00	
05	Process Piping - Material	120,000.00	110000.00	7,500.00	0.00	117500.00	97.92	2,500.00	5,875.00	
06	Process Piping - Shop Labor	142,100.00	140000.00	1,500.00	0.00	141500.00	99.58	600.00	7,075.00	
07	Process Piping - Field Labor	78,400.00	23500.00	17,500.00	0.00	41000.00	52.30	37,400.00	2,050.00	
08	Electrical / Process Controls - Material	1,500.00	250.00	250.00	0.00	500.00	33.33	1,000.00	25.00	
09	Electrical / Process Controls - Labor	9,000.00	2500.00	2,500.00	0.00	5000.00	55.56	4,000.00	250.00	
TOTAL:		550,000.00	440,250.00	36,750.00	0.00	477000.00	86.73	73,000.00	23,850.00	

RESOLUTION #2024-xx

RESOLUTION TO WAIVE THE RIGHT TO REVIEW THE PLAT OF SURVEY
FOR STUMPF CONSTRUCTION LTD.

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

PARCEL "O" .5 ACRE

A PORTION OF LOT 1 IN AUDUTOR'S SUBDIVISION OF THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SEC. 8, TOWNSHIP 77 NORTH, RANGE 6 WEST OF THE 5TH P.M., WASHINGTON COUNTY, IOWA

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

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

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

Ayes:

Nays:

PASSED AND APPROVED by City Council of Riverside, Iowa, on this 2nd day of January, 2024.

Signed: _____ Date: _____
Allen Schneider, Mayor

Attest: _____ Date: _____
Becky LaRoche, City Clerk

Becky LaRoche

From: Lori Yoder <L.yoder@mmsconsultants.net>
Sent: Thursday, December 21, 2023 2:23 PM
To: Becky LaRoche
Cc: Mark Stein
Subject: Stumpf Plat
Attachments: 11895-001S-122123.pdf

Becky,

Attached is a copy of a plat we are processing for Chad Stumpf. It is on the south side of the trail behind Stumpf Construction. Since it is within the 2 mile fringe area, we will need the City of Riverside to waive it. Can you let us know when the next council meeting is that this would be on? Also, I will be gone all of next week, but I have copied Mark Stein on this also. He is the project manager if you have any questions.

Lori



Lori Yoder

Administrative/Accounting Assistant

Ofc: (319) 351-8282

L.yoder@mmsconsultants.net

mmsconsultants.net

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by email.

Becky LaRoche

From: Chad Stumpf <chad@stumpfconstructionia.com>
Sent: Wednesday, December 27, 2023 4:50 PM
To: Becky LaRoche
Subject: [SUSPECT] MMS survey

Hi Becky, I split off 1/2 an acre where that dirt shed is we've been meaning to do it for quite a while and just never got it done so no change of use or how it is at all. I don't know if you need any other information. I bought the property where the business sets. I'm just trying to keep that together, so I don't lose it.

Sent from my iPhone

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.

E 1/4 CORNER
SEC. 8-177N-R6W
FOUND 4"x4" CONCRETE MONUMENT
WITH 1/2" PIN, 6"± EXPOSED
BOOK 20, PAGES 322-325

LOT 9 OF TENER TRIANGLE SUBDIVISION
IN THE S 1/2 OF THE SW 1/4 OF
SEC. 9-177N-R6W OF THE 5TH P.M.,
RIVERSIDE, WASHINGTON COUNTY, IOWA
AS RECORDED IN BOOK 24, PAGE 17 IN
THE RECORDS OF THE WASHINGTON
COUNTY RECORDER'S OFFICE

LOT 2 OF DALLAR GENERAL-
RIVERSIDE ADDITION, A RE-
SUBDIVISION OF LOT 2 OF
TENER TRIANGLE SUBDIVISION
RIVERSIDE, WASHINGTON CO
IOWA, AS RECORDED AS
INSTRUMENT # 2010-110 IN
THE WASHINGTON COUNTY
RECORDER'S OFFICE

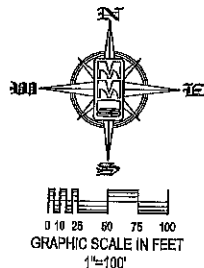
FOUND 5/8" REBAR
WITH YELLOW PLASTIC
CAP NO. 19960

FOUND 5/8" REBAR
WITH YELLOW PLASTIC
CAP NO. 19960

-PREPARED BY AID RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

PLAT OF SURVEY
PARCEL "O"
WASHINGTON COUNTY, IOWA

LOT 2 IN THE SUB-DIVISION
OF THE S 1/2 OF THE SE 1/4
OF SEC. 8-177N-R6W OF THE
5TH P.M., WASHINGTON COUNTY,
IOWA



GRAPHIC SCALE IN FEET
1"=100'

3.10'(M)
2.87'(R)

FOUND 5/8" REBAR
WITH YELLOW PLASTIC
CAP NO. 6165

FOUND 5/8" REBAR

SE 1/4 SE 1/4
SEC. 8-177N-R6W

LOT 1 IN THE SUB-DIVISION
OF THE S 1/2 OF THE SE 1/4
OF SEC. 8-177N-R6W OF THE
5TH P.M., WASHINGTON COUNTY,
IOWA, AS RECORDED IN PLAT
BOOK 4, PAGE 11, IN THE RECORDS
OF THE WASHINGTON COUNTY
RECORDER'S OFFICE

POINT OF
BEGINNING

SW 1/4 SW 1/4
SEC. 9-177N-R6W

SE CORNER
SEC. 8-177N-R6W
FOUND 4"x4" CONCRETE MONUMENT
WITH 1/2" PIN, TOP OF THE
MONUMENT WAS BROKEN OFF
BOOK 20, PAGES 322-325

FORMER CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY
NOW PART OF THE TOWN (CITY) OF RIVERSIDE, IOWA

DESCRIPTION

A PORTION OF LOT 1 IN AUDITOR'S SUB-DIVISION OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 77 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "O"

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 77 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, IOWA; THENCE N01°47'02"W, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8, A DISTANCE OF 294.76 FEET TO THE POINT OF BEGINNING; THENCE S88°13'00"W, 115.00 FEET; THENCE N01°47'02"W, 169.87 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 1 IN THE SUB-DIVISION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 11 IN THE RECORDS OF THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE N69°27'45"E, ALONG SAID NORTHERLY LINE, 121.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8; THENCE S01°47'02"E, ALONG SAID EAST LINE, 208.91 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRE (21,780 SQUARE FEET) AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:

- 1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION, USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL DISTANCES AND NOT GRID DISTANCES.
- 2) THE PARCEL DESIGNATION IS THE PARCEL "O" (LETTER O) AND NOT THE NUMBER 0 (ZERO).

LEGEND AND NOTES

△	CONGRESSIONAL CORNER, FOUND
△	CONGRESSIONAL CORNER, REESTABLISHED
△	CONGRESSIONAL CORNER, RECORDED LOCATION
○	PROPERTY CORNER(S), FOUND (as noted)
○	PROPERTY CORNER(S) SET
○	(5/8" REBAR PINS WITH YELLOW PLASTIC CAPS EMBOSSED WITH "MMS 14676")
○	CUT "X" IN CONCRETE POWER POLE BASE
○	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	CENTER LINES
---	LOT LINES, INTERNAL
---	LOT LINES, PLATTED OR BY DEED
---	EASEMENT LINES, WIDTH & PURPOSE NOTED
---	EXISTING EASEMENT LINES, PURPOSE NOTED
---	RECORDED DIMENSIONS
---	MEASURED DIMENSIONS
---	CURVE SEGMENT NUMBER

(R)
(M)
C22-1

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

LOCATION: A PORTION OF LOT 1 IN AUDITOR'S SUBDIVISION OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SEC. 8, TOWNSHIP 77 NORTH, RANGE 6 WEST OF THE 5TH P.M., WASHINGTON COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION: MARK A. STEIN, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY: CHAD STUMPF
PROPRIETOR OR OWNER: STUMPF CONSTRUCTION LTD.
DATE OF SURVEY: DECEMBER 20, 2023
DOCUMENT RETURN INFORMATION: LAND SURVEYOR

PARCEL "O" AS SHOWN IS VALID FOR AGRICULTURAL USE ONLY AND MEETS THE REQUIREMENTS OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE WITH PARTIAL EXEMPTION, AS PER SECTION 45.05.G.

WASHINGTON COUNTY SUBDIVISION COORDINATOR DATE



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

Date Revision

PLAT OF SURVEY
PARCEL "O"

A PORTION OF LOT 1 IN
AUDITOR'S SUBDIVISION OF
THE S 1/2 OF THE SE 1/4 OF
SEC. 8-177N-R6W OF THE 5TH P.M.,
WASHINGTON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 12/21/2023

Surveyed by: JRD	Field Book No: 1377
Drawn by: MAS	Scale: 1" = 100'
Checked by: JRD, MAS	Sheet No: 1
Project No: 11895-001	of: 1

	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.
	MARK A. STEIN P.L.S. Iowa Lic. No. 14675 My license renewal date is December 31, 20____.
SEAL	Pages or sheets covered by this seal: _____