

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

Monday, February 5, 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. Damon John, Riverside Casino
7. Trevor Sherping, Kalona Public Library (6)
8. Amber Talbot, Paws & More
9. Jodi Gehman, 71 E 1st – Property Tax Abatement (18)
10. People Service Report
 - a. Water Leak Update
 - b. Consider resolution for Well #7 cleaning (2024-07) (25)
 - c. Consider resolution to purchase samplers for WTP (33)
 - d. Consider resolution to amend contract with USG Water Solutions for Water Tower maintenance (37)
 - e. UV System
11. City Engineer's Report (Axiom) (42)
 - a. Water Treatment Plant
 - b. Consider resolution for Pay Application #5 to Bowker Pinnacle (43)
 - c. Wastewater Treatment Plant
 - d. Boat Ramp

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- e. Consider resolution to accept bid for Boat Ramp (46)
- f. Northern Heights Phase 2
- g. Capital Improvements Plan

12. City Administrator's Report

- a. City Administrator's Continued Education (48)
- b. Walking Trail Snow Removal
- c. Purchasing Policy
- d. Debbins Building Purchase Agreement (53)

13. Closing Comments

14. Motion to Adjourn

RIVERSIDE CITY COUNCIL MEETING: Tuesday, January 16th, 2024

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 Ryan Rogerson present.

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

Motion made by Kiene, second by Rogerson to approve consent agenda of minutes, expenditures, December Fire Department update, and Building Inspections report. Passed 5-0.

Mary Audia, Washington Economic Development Group, reviewed 2023 WEDG activities in Riverside and asked for continued VIP investors donation of \$5,500 for FY 25.

Fire Chief Chad Smothers presented 2023 Annual Fire Department Report.

Steve Robinette, PeopleService, Inc. presented December water and wastewater reports, and introduced Jed Wolf as a new fulltime operator for Riverside Water Plants.

City Admin, Cole Smith reviewed December billing and financial reports, Zoning Board of Adjustment committee members, and updates to City Purchasing Policy.

Motion by Kiene, second by Schneider to pass Resolution #2024-06 appointing Chris Grinstead, Janene King, Edgar McGuire, Dallas Petersen, and Carrie Westcott to the Zoning Board of Adjustments Committee. Passed 5-0.

Motion by Sexton, second by Rogerson to adjourn at 6:58 pm. Motion carried 5-0.

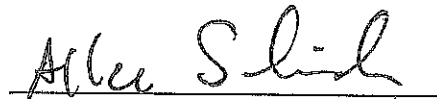
Full content of city council meetings can be viewed on the city website www.riversideiowa.gov.

Next Meeting- Monday, February 5th, 2024 at 6:00 PM

ATTEST:



Becky LaRoche, City Clerk



Allen Schneider, Mayor

City of Riverside Council Work Session – Monday, January 29, 2024

Attendance:

Council Persons: Tom Sexton, Ryan Rogerson, Lois Schneider, Kevin Kiene, and Kevin Mills
City Clerk Becky LaRoche, and Admin Cole Smith.

Minutes:

The City of Riverside City Council held a work session on Monday, January 29, 2024 at 6:00 p.m. in Council Chambers.

Council discussed

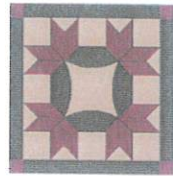
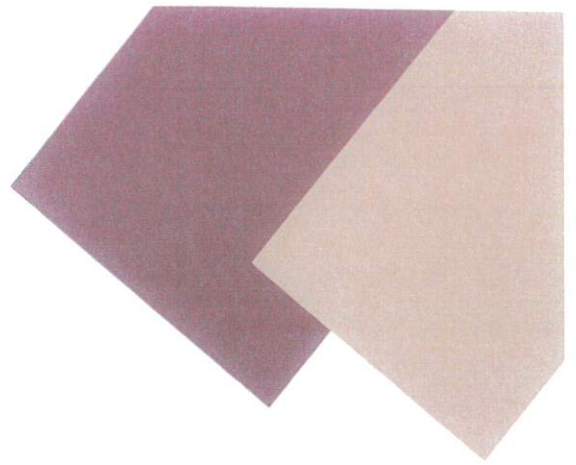
- a. FY25 Budget timeline
- b. Water/Sewer rate study
- c. Admin Continued Education
- d. Purchasing Policy Updates
- e. FY23 Draft Audit report
- f. FY25 Budgeting draft

Work Session closed at 8:08 p.m.



Becky LaRoche, City Clerk

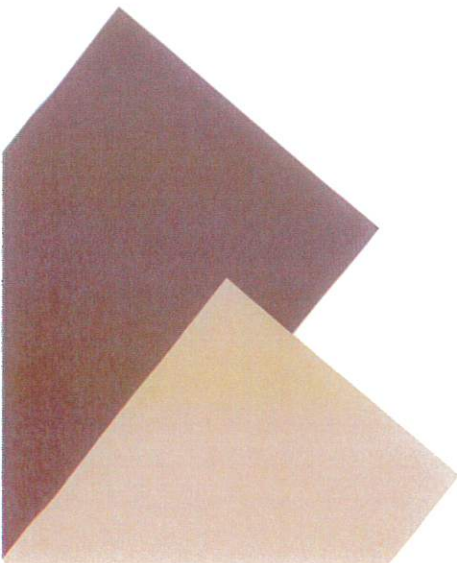
EXPENDITURES FEBRUARY 5, 2024				
COUNCIL MEETING		BILLS		
1	ACCESS SYSTEMS	COPIER LEASE	001-5-650-6496	\$ 381.99
	AUDITOR OF STATE	FY23 AUDIT FEE	001-5-650-6498	\$ 425.00
2	ALLIANT ENERGY	PARKS	001-5-430-6371	\$ 305.12
3	ALLIANT ENERGY	SEWER	610-5-815-6371	\$ 1,014.33
4	ALLIANT ENERGY	CITY HALL	001-5-650-6371	\$ 335.84
5	ALLIANT ENERGY	STREET LIGHTS	001-5-230-6371	\$ 1,468.54
6	ALLIANT ENERGY	FIRE STATION	002-5-150-6330	\$ 760.62
7	ALLIANT ENERGY	WATER	600-5-810-6371	\$ 390.45
8	A-TECH	FD ALARMS	002-5-150-6356	\$ 84.00
9	AXIOM CONSULTANTS	ENGINEERING	001-5-650-6407	\$ 1,630.00
10	AXIOM CONSULTANTS	PHASE 2 N. HEIGHTS	001-5-650-6407	\$ 290.00
11	AXIOM CONSULTANTS	BOAT RAMP	301-5-750-6799	\$ 7,500.00
12	BECKY LaROCHE	CELL STIPEND	001-5-650-6373	\$ 50.00
13	BRYAN LENZ	CELL STIPEND	001-5-430-6373	\$ 50.00
14	CIT SEWER	JETTING-CAMERA LINES #2	610-5-815-6499	\$ 15,175.15
15	COLE SMITH	CELL STIPEND	001-5-650-6373	\$ 50.00
16	CORE & MAIN	2-CURB BOX 6' KEYS	600-5-810-6374	\$ 286.88
17	ELECTRIC PUMP	LS#3 OVER TEMP ISSUES	610-5-815-6374	\$ 1,400.00
18	FIRST RESPONSE	FD- EXTINGUISHERS	002-5-150-6356	\$ 343.70
19	FP MAILING	METER INK	001-5-650-6506	\$ 146.86
20	GRONEWOLD, BELL, KYHNN	FY23 AUDIT FEE	001-5-650-6498	\$ 425.00
21	IOWA ONE CALL	LOCATES	600-5-810-6507	\$ 20.10
22	JOHNSON COUNTY REFUSE	FEB. CARTS BILLED	001-5-840-6499	\$ 7,315.50
23	KUM&GO	FD-FUEL	002-5-150-6350	\$ 131.78
24	LOGAN MICHEL	CELL STIPEND	001-5-210-6373	\$ 50.00
25	LYNCH DALLAS P.C.	ZOOM- MEETING	001-5-640-6411	\$ 200.00
26	MID AMERICAN ENERGY	SHOP	001-5-210-6371	\$ 339.74
27	MID AMERICAN ENERGY	RVFD	002-5-150-6330	\$ 491.49
28	MID AMERICAN ENERGY	C HALL	001-5-650-6371	\$ 116.73
29	PEOPLE SERVICES	SERVICE	600-5-810-6500	\$ 12,623.00
30	PEOPLE SERVICES	SREVICE	610-5-815-6500	\$ 12,623.00
31	SCHAEDLER, AARON	EMS FEE- KIRKWOOD	002-5-150-6352	\$ 1,881.00
32	SYSTEMS MGT. BALANCING	CALIBRATE AIR HANDLER	301-5-750-6798	\$ 3,480.00
33	VEENSTRA & KIM	WTP ENGINEERING	301-5-750-6765	\$ 440.00
34	YOTTY'S	PKS-PAINT, PRIMER	001-5-430-6325	\$ 87.26
35	TOTAL BILLS*****			\$ 72,313.08
36				
37	DELTA DENTAL	BILLING-DEC	001-5-430-6150	\$ 192.58
38	IBM	STREAMING	001-5-650-6494	\$ 98.75
39	WELLMARK	BC/BS	001-5-620-6150	\$ 2,063.41
40	US CELLULAR	FD	002-5-150-6332	\$ 72.45
41	VERIZON	GATEWAYS	600-5-810-6373	\$ 63.54
42	*****	TOTAL PAID BILLS		\$ 2,490.73
43				
44	*****	TOTAL EXPENDITURES		\$ 74,803.81
45				
46	EXPENDITURES by FUND			
47	GENERAL FUND		\$ 13,667.58	
48	FIRE DEPARTMENT		3692.59	
49	ROAD USE FUND		\$ -	
50	CASINO FUND		\$ -	
51	CAPITAL PROJECTS		\$ 11,420.00	
52	WATER FUND		\$ 13,310.38	
53	SEWER FUND		\$ 30,222.53	
54	TOTAL EXPENDITURES		\$ 72,313.08	



Kalona
PUBLIC LIBRARY

ANNUAL REPORT

2023

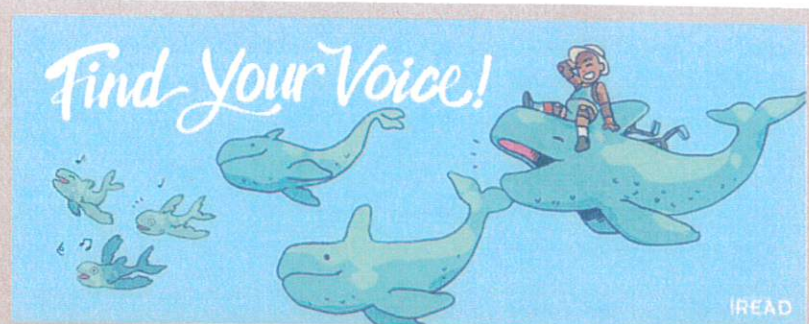


SUMMER READING PROGRAM

This year's summer reading program theme was "Find Your Voice". It focused on how unique everyone and their story is.

279

Participants signed up for the program ages 0 - 13



SUMMER READING PROGRAM

This summer we had some repeat programs like Absolute Science and Duke Otherwise. We also welcomed new events like David Casas - Magician, Luther Juggling, and Trees Forever.

Over

1,700

participants in our in-person programs this summer!

47

in-person programs were presented in a 42 day time frame.

120

people were at our highest attended program of the summer: Reptile Open House



WEEKLY PROGRAMS

The programming we provide for local children during the summer is something people of all ages look forward to. However, regular weekly programs that we provide year round garner almost as much local love.

- Wednesday Story Time (Avg. attendance: 31)
- Friday Toddler Time (Avg. attendance: 36)
- Early Out Programs throughout the school year (Avg. attendance: 18)
- On-site Victory & Valor Story Time (Avg. attendance: 21)
- On-site Mid-Prairie Preschool Story Time (Avg. attendance: 54)



TEEN PROGRAMS

Regular monthly and bi-weekly programs for Teens and Young Adults are provided year round, and we offer Take & Make kits for those who are too busy to make it to the in-library programs.

- Monthly YA Programs
- Bi-weekly Anime & Manga Club
- Monthly Take & Make Kits
- Summer Reading Program (Participants: 22)



Summer Reading Program

On-Site Program Attendance

- Story Times (6) total: 162
- Last Day Party: 48
- Avg. program attendance: 25



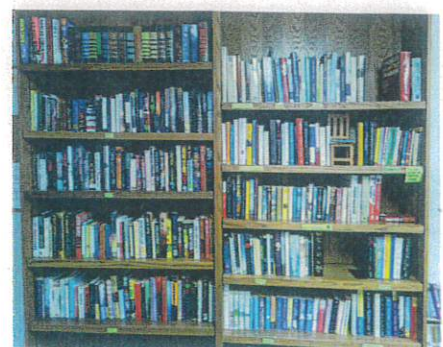
Girl Scout Troop #9632 Lock-in



Senior Village Library

In February, Senior Village Board member Mary Beth Sammons asked KPL to revitalize and curate the Village's library.

With her help, the library has been transformed and is regularly restocked by library staff.



Before

After

Patrons

- 3,426 registered active cardholders
 - 1,342 Kalona residents
 - 236 Riverside residents
 - 912 rural Washington County residents
 - 936 Open Access patrons
- 299 new library cards issued (-12.5%)
 - 118 Kalona residents (-20.3%)
 - 42 Riverside residents (+31.5%)
 - 30 rural Washington County residents (-80.5%)
 - 109 Open Access patrons (-0.9%)

Library Use

- 30,748 visitors (+11.1%)
- 237 reference transactions (-17.1%)
 - 111 reference questions
 - 126 tech help questions
 - 44 hours spent answering reference questions
- 9,177 website visits (+1.2%)
- 5,588 wireless sessions (+60%)
- 31,704 library catalog searches
 - 2,277 unique users
- 2,054 library computer uses (+24.8%)
- 50,165 physical materials circulated (-1.2%)
- 10,734 digital materials circulated (-11.2%)
- 51 Velma Skola Program Room reservations
 - 687 visitors
- 91 Study Room reservations
 - 193 visitors

Interlibrary Loan

- 1,166 materials received from other Iowa libraries for our patrons (-0.8%)
- 447 KPL materials loaned to Iowa public libraries for their patrons (+5.9%)

Library Programming

- Children
 - 156 programs (-1.8%)
 - 2,830 attendees (-29.8%)
- Young Adult
 - 35 programs (+31 programs)
 - 413 attendees (+391 attendees)
- Adult
 - 74 programs (-30.8%)
 - 759 attendees (+10%)
- General Interest
 - 139 programs (+396%)
 - 2124 attendees (+208%)
- Total
 - 429 programs (+43.9%)
 - 6,634 attendees (+22.1%)

Passive Programming

- Scavenger hunts: 1,662 (+59.8%)
- Take and Make Kits: 72 (-42.4%)
- Uses of STEAM center: 1,564 (+248%)
- Reading log participants: 359 (-1.1%)
- Coloring sheets: 2,928 (+125%)

Offsite Programming

- Children
 - 23 programs
 - 419 attendees
- General Interest
 - 2 programs
 - 79 attendees
- Total
 - 25 programs
 - 498 attendees

Physical Circulation

Digital Circ.

Totals

Other Circ. Measures

Books

- **Adult:** 11,662
 - Fiction: 9,545 (+0.2%)
 - Nonfiction: 1,921 (-6.1%)
 - Large Print: 196 (-16.9%)
- **Young Adult:** 1,235
 - Fiction: 945 (+1.7%)
 - Nonfiction: 25
 - Graphic Novel: 265 (-3.3%)
- **Children's:** 30,673
 - Fiction: 23,697 (-2.1%)
 - Nonfiction: 4,082 (-1.1%)
 - Graphic Novel: 2,894 (+14.7%)

Circulations by material type

- eBook: 4,983 (-13%)
- Audiobook: 5,426 (-8.5%)
- Periodical: 324 (+24.7%)

Physical Material Circulation: 50,165 (-1.2%)

Digital: 10,734 (-11.2%)

Combined: 60,898 (-3.2%)

Renewals: 18,392

In-Library Use: 4,756

Circulations by patron residence

- Kalona: 21,230
- Riverside: 2,727
- Rural Wash. Co.: 11,309
- Rural Jo. Co.: 6,737
- Open Access: 8,162

Media

- **DVD:** 5,077 (-11.5%)
 - Adult: 2,732
 - Children's: 2,345
- **Audio:** 1,043 (+6.7%)
 - Adult: 366 (-20.4%)
 - Children's: 677 (+29.7%)

Other

- Periodicals: 79 (-31.9%)
- Toys: 169 (+65.7%)
- Board Games: 106

Circulations by audience

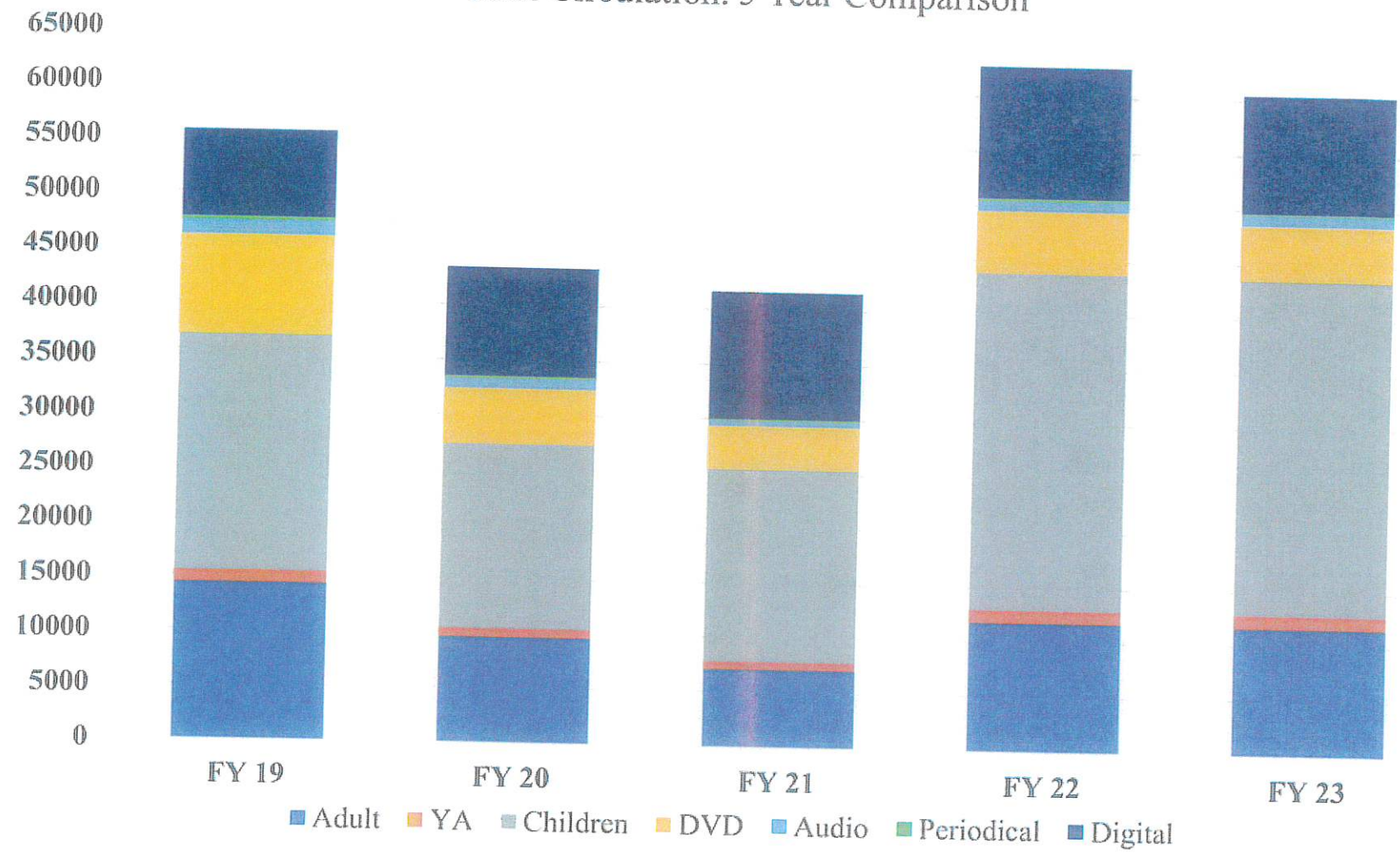
- Adult: 8,602
- YA: 1,014
- Children's: 1,118

Circulations by month

- July: 4,924
- August: 4,575
- September: 3,834
- October: 3,757
- November: 3,983
- December: 3,626
- January: 4,438
- February: 3,640
- March: 4,716
- April: 3,488
- May: 4,066
- June: 5,118

Total Circulation: 5 Year Comparison

(14)



Physical
Collection**Count by format**

- Books: 26,768
- Audio: 1,417
- DVDs: 2,530
- Periodicals: 602
- Reference: 92
- Other: 128

Count by Collection

- **Adult**
 - Fiction: 8,672
 - Nonfiction: 3,302
 - Biography: 766
 - Large Print: 498
 - Multilingual: 44 (new)
 - Audiobooks: 699
 - DVDs: 1,782
- **Young Adult**
 - Fiction: 881
 - Nonfiction: 87
 - Graphic Novel: 290

of Titles

- eBooks: 72,372
- Audiobooks: 22,674
- Periodicals: 5,079

Materials Added

- Print: 1,738 (+17.4%)
 - Adult: 734 (+28.1%)
 - Young Adult: 106 (+8.2%)
 - Children's: 898 (+11%)
- Audio: 27 (-27%)
 - Adult: 22 (-15.4%)
 - Juvenile: 5 (-55%)
- DVDs: 204 (+3%)
 - Adult: 137 (+25.7%)
 - Children's: 67 (-24.7%)
- Other: 341

Digital
Coll.Collection
Management**Count by audience**

- Adult: 15,982
- YA: 1,258
- Children: 13,475
- General: 822

• **Children's**

- Board Books: 318
- Picture Books: 4,146
- Early Readers: 1,009
- Chapter Books: 3,383
- Nonfiction: 2,365
- Biography: 363
- Graphic Novels: 562
- Multilingual: 82
- Audiobooks: 280
- DVDs: 748

• **Other**

- CDs: 438
- Games: 77 (new)
- Toys: 74

of Copies

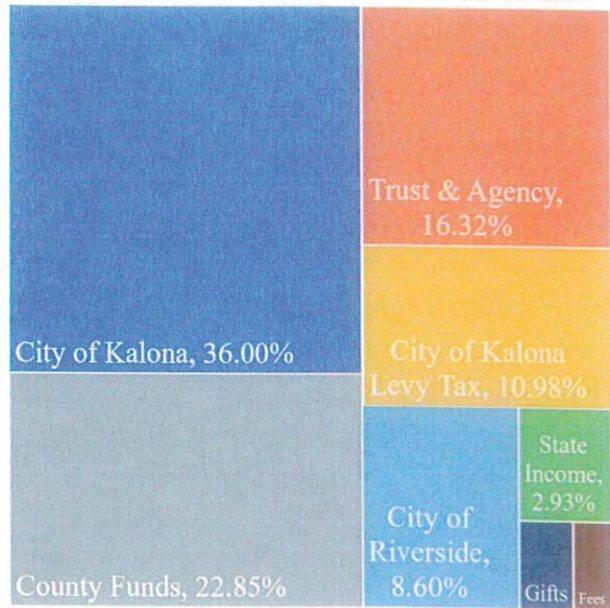
- eBooks: 101,997
- Audiobooks: 45,606

Materials Weeded

- Print: 1,005
 - Adult: 557
 - Young Adult: 69
 - Children's: 379
- Audio: 48
 - Adult: 47
 - Juvenile: 1
- Video: 11
 - Adult: 2
 - Children's: 9
- Other: 606

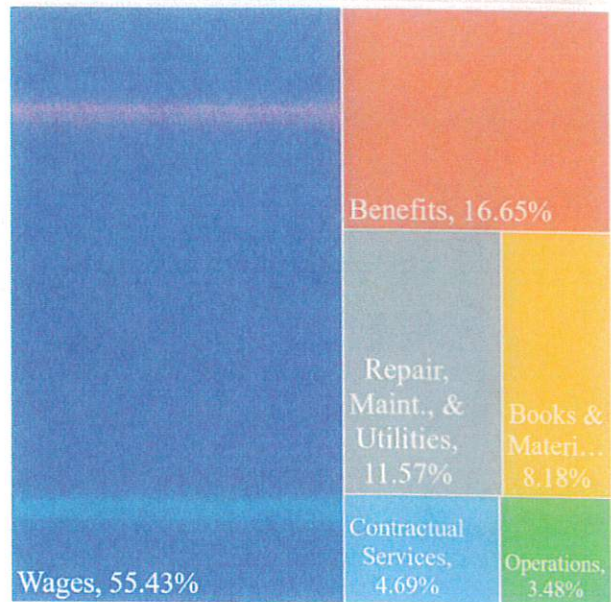
Revenues

City of Kalona	
• General Fund	\$102,300
• Trust & Agency	\$46,388 (-2.8%)
• Levy Tax	\$31,214 (-3.2%)
County Funds	\$64,923(+1.6%)
City of Riverside	\$24,453 (+10%)
State of Iowa	\$8,326 (+24.5%)
Memorials & Gifts	\$3,804 (+34.2%)
Fees	\$2,767(+24.4%)
Total	\$284,175 (-0.07%)



Expenditures

Wages	\$164,458 (+6.2%)
Benefits	\$46,388 (-2.9%)
Repair, Maint., & Utilities	\$32,247 (+2.1%)
Books & Materials	\$22,802 (-10.1%)
Operations	\$9,685 (-30.3%)
Contractual Services....	\$13,055 (+12.7%)
Total	\$278,635 (-2.0%)



BOARD OF TRUSTEES

- Frank Slabaugh, President
- Kyle Askling, Vice-President
- Christina Grier, Secretary
- Shirlene Seale
- Donna Jones
- Jim Miller
- Karen Stalter

LIBRARY STAFF

- Trevor Sherping, Director
- Olivia Kahler, Director of Youth Services
- Samantha McGuire, Circulation Librarian
- Deborah Vallejo, Services Assistant
- Xandree Campbell, Clerk
- Sheryl Graber, Clerk
- Angelina Kazakov, Clerk
- Caitlynn Peters, Clerk
- Len Rozmus, Custodian

CONTRACT FOR LIBRARY SERVICES

This contract is made and entered into this _____ day of _____, 20__ by and between the City of Riverside, Iowa, and the Board of Trustees of the Kalona Public Library.

CONSIDERATIONS

WHEREAS, the City of Riverside, Iowa, does not have a public library; and

WHEREAS, the Board of Trustees of the Kalona Public Library maintains a public library in its community that is in part supported by taxes levied upon the property located within its corporate boundaries, which tax meets the minimum standards set by §256.69 of the Code of Iowa; and

WHEREAS, the City of Riverside, Iowa, desires to avail itself for and on behalf of the residents of said city, use of the materials, services and facilities of the Kalona Public Library, and the Board of Trustees of the Kalona Public Library is willing to provide the same in accordance with the terms and conditions contained herein.

NOW, THEREFORE, IT IS AGREED by and between the parties that:

1. APPROPRIATION. The City of Riverside, Iowa, will provide an appropriation of Thirty Five Thousand Dollars and Zero Cents (\$35,000.00) for Fiscal Year July 1, 2024 through June 30, 2025, to the Board of Trustees of the Kalona Public Library for the use by all residents of the said city of the library materials and facilities within and under the jurisdiction and control of the Board of Trustees of the Kalona Public Library.

2. PAYMENTS. The City of Riverside, Iowa, will pay the appropriation in one full payment due and payable by the end of the month of July 2024.

3. LIBRARY SERVICES PROVIDED. The Board of Trustees of the Kalona Public Library agrees to furnish the use of Kalona Public Library materials, services, and facilities to all residents of the City of Riverside, Iowa, on the same terms and conditions as those now provided to the residents of the City of Kalona, Iowa.

The undersigned affirm that the foregoing contract has been approved by the City Council of the City of Riverside, Iowa and the Board of Trustees of the Kalona Public Library, and that they are duly authorized and directed to execute and thereby bind the parties hereto.

CITY OF RIVERSIDE, IOWA

BOARD OF TRUSTEES OF
THE KALONA PUBLIC LIBRARY

By: _____
Allen Schneider, Mayor

By: _____
Frank Slabaugh, President

Washington County, IA

Summary

Parcel ID 0418237020
 Property Address 71 E 1ST ST
 RIVERSIDE IA 52327
 Sec/Twp/Rng N/A
 Brief Tax Description C 19 OP
 (Note: Not to be used on legal documents)
 Deed Book/Page 349-295 (12/3/1999)
 Contract Book/Page 2023-3044 (10/4/2023)
 Gross Acres 0.00
 Net Acres 0.00
 Class C - Commercial; R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District RICHG - RIVERSIDE CITY/HIGHLAND SCH
 School District HIGHLAND COMMUNITY SCHOOL

[View Map](#)



Owner

Deed Holder
[Murphy, Jerry](#)
 Contract Holder
[J33 Investments, LLC](#)
 2346 Hwy 1 SW
 Kalona IA 52247
 Mailing Address

Land - Assessor

Lot Dimensions Regular Lot: 43.00 x 104.00
 Lot Area 0.10 Acres;4,472 SF

Commercial Buildings - Assessor

Building 1: Bars and Lounges, Solid Brick - 8", 2 Story, Built - 1890, 3225 SF, Bsmt - 3225 SF, HVAC - Combination FHA - AC, Roof - Rubber Membrane/Wood, Condition - Normal
 Adjustments: Open Unfin. Uppers, 2050 SF
 Plumbing: 1 - 3-Fixture Bathroom 3 - Toilet Room 2 - Sink-Kitchen 2 - Stainless Stl Sinks-(Lounge Type) 3 1 - Stainless Stl Sinks-(Lounge Type) 2 1 - Urinal - Wall
 Building Extras: #1- Canopy, 688 SF, Concrete, Low Pricing, 1988, Qty1
 #2- Porch (Commercial), 688 SF, Concrete Patio, Average Pricing, 1988, Qty1
 #3- Cold Storage, 168 SF, Cooler, 35 SFSA Door, No Door, 1890, Qty1

Sales - Assessor

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/2/2023	MURPHY, JERRY	J33 INVESTMENTS, LLC	2023-3044	Normal	Contract		\$225,000.00
12/3/1999	STUMPF, TERRY & RANDY	MURPHY, JERRY	349-295	Fulfillment of prior year contract	Deed		\$0.00
12/13/1995	STUMPF, TERRY & RANDY	MURPHY, JERRY	204-78	Other with explanation	Contract		\$157,895.00
11/25/1987	WENMAN	STUMPF	64-140	Other with explanation	Deed		\$11,000.00
1/1/1987	WENMAN	SLAUGHTER	71-374	Other with explanation	Contract		\$26,000.00
10/1/1982	HAVEL	WENMAN	58-44	Other with explanation	Deed		\$0.00

⊞ There are other parcels involved in one or more of the above sales:

[Recording: 64-140 - Parcel: 0418237022](#)
[Recording: 64-140 - Parcel: 0418237023](#)

Valuation

Classification	2023	2022	2021	2020	2019
	Commercial / Residential	Commercial / Residential	Commercial / Residential (Mr R3+)	Commercial / Residential (Mr R3+)	Commercial / Residential (Mr R3+)
+ Assessed Land Value	\$21,800	\$21,800	\$21,800	\$21,800	\$21,800
+ Assessed Building Value	\$161,889	\$145,782	\$145,782	\$126,672	\$126,672
+ Assessed Dwelling Value	\$16,011	\$14,418	\$14,418	\$12,528	\$12,528
= Gross Assessed Value	\$199,700	\$182,000	\$182,000	\$161,000	\$161,000
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$199,700	\$182,000	\$182,000	\$161,000	\$161,000

Taxation - Treasurer

	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$12,575	\$19,105	\$19,178	\$19,252
+ Taxable Building Value	\$84,530	\$131,204	\$114,005	\$114,005
+ Taxable Dwelling Value	\$7,879	\$9,191	\$8,456	\$8,926
= Gross Taxable Value	\$104,984	\$159,500	\$141,639	\$142,183
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$104,984	\$159,500	\$141,639	\$142,183
x Levy Rate (per \$1000 of value)	32.94679	32.51377	31.90675	32.24409
= Gross Taxes Due	\$3,458.89	\$5,185.95	\$4,519.24	\$4,584.56
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	(\$1,931.56)	(\$1,570.25)	\$0.00
= Net Taxes Due	\$3,458.00	\$3,254.00	\$2,948.00	\$4,584.00

Tax History - Treasurer

Year	Due Date	Amount	Paid	Date Paid	Receipt
2022	March 2024	\$1,729	Yes	10/3/2023	412832
	September 2023	\$1,729	Yes	10/3/2023	
2021	March 2023	\$1,627	Yes	6/14/2023	315207
	September 2022	\$1,627	Yes	6/14/2023	
2020	March 2022	\$1,474	Yes	6/15/2022	215397
	September 2021	\$1,474	Yes	6/15/2022	
2019	March 2021	\$2,292	Yes	6/7/2021	115510
	September 2020	\$2,292	Yes	6/7/2021	
2018	March 2020	\$2,131	Yes	4/9/2020	015520
	September 2019	\$2,131	Yes	4/9/2020	
2017	March 2019	\$2,098	Yes	5/28/2019	915006
	September 2018	\$2,098	Yes	11/28/2018	
2016	March 2018	\$2,041	Yes	6/18/2018	815043
	September 2017	\$2,041	Yes	6/18/2018	

Map Link



Iowa Land Records

[\(349-295\)](#) [\(2023-3044\)](#)

Data for Washington County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1993. For records prior to 1993, contact the County Recorder or Customer Support at www.iowaLandRecords.org.

Photos - Assessor



Sketches - Assessor

16	RF/PAT [688]
43	
75	BLDG 1 [3225]

Sketch by www.camavision.com

No data available for the following modules: Residential Dwellings - Assessor, Agricultural Buildings - Assessor, Yard Extras - Assessor, Tax Sale Certificates, Special Assessments - Treasurer.

The Washington County Assessor's Office makes every effort to provide the most accurate information possible for our citizens. However, the information provided here is for informational use only and is not intended to be used for legal purposes. The assessor's office is not responsible for any errors or omissions. All other data is subject to change.
[User Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Upload: 1/30/2024, 1:50:25 AM

Contact Us



ECONOMIC DEVELOPMENT GRANT AGREEMENT

This Agreement is entered into between the City of Riverside, Iowa (hereinafter referred to as "City") and ICE IT, LLC, an Iowa limited liability company (hereinafter referred to as "Applicant") and together with City, the "Parties," as of the 23 day of May 2018 (the "Commencement Date").

WHEREAS, Applicant has acquired certain real property situated in the City of Riverside, Washington County, State of Iowa, locally known as 70 1st Street West, Riverside, Iowa, and further identified as Washington County Parcel No. 04-18-277-006 (hereafter the "Property"), and

WHEREAS, the Applicant has requested that the City provide financial assistance in the form of property tax incentives to be used by Applicant in paying the costs of maintaining the Property, and

WHEREAS, Applicant's acquisition of the Property will add diversity and generate new opportunities for the Riverside and Iowa economies, and

WHEREAS, the City is willing to assist Applicant in developing and maintaining the Property by providing the proposed property tax incentives, as permitted under Iowa law, and contained herein:

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The term of this Agreement ("Term") shall commence on the Commencement Date and terminate upon the earlier of: (i) seven (7) years after the Commencement Date, or (ii) on such earlier date upon which the aggregate property tax incentives received by Applicant equals the Maximum Payment Total as defined herein.

2. Applicant agrees to make timely payment of all property taxes as they come due with respect to the Property throughout the Term and to submit a receipt in evidence of such payments to the City. During the Term, City agrees to reimburse Applicant for installments of total property tax payments within 30 days receipt of evidence that an installment of property taxes has been paid. Notwithstanding anything herein to the contrary, the aggregate total amount of property tax incentives under this Agreement available to Applicant shall not exceed \$80,000.00 (the "Maximum Payment Total").

3. This Agreement is contingent upon Applicant's acquisition of the Property on or before February 18, 2018. Applicant agrees to maintain, preserve and keep the Property in good repair and to make necessary repairs, replacements and additions as necessary. Applicant further agrees to make continuous use of the Property as an operating business(es) which maintain(s) regular operating hours. In the event the Property shall remain vacant for any period of three (3) months during a twelve-month period, said vacancy shall be grounds for termination of this Agreement by the City. This provision will not become effective during the first six (6) months of this Agreement.

4. Applicant further agrees that the Property will comply with all other applicable building code and zoning code requirements contained in the Riverside Municipal Code of Ordinances pertaining to the property and the proposed/permitted uses.

5. Nothing in this Agreement shall be construed to relieve the Applicant from complying with all applicable local and state regulations and the Applicant acknowledges the same.

6. Applicant is required to keep and maintain the premises so as not to be a nuisance under the Riverside Municipal Code of Ordinances applicable state statute.

7. This shall not be a covenant running with the land and is not assignable. This Agreement will be terminated in the event Applicant sells the Property to any other individual or entity.

8. Any attempted assignment of this agreement or violation or breach of any of the terms of this Agreement by the Applicants, their employees, agents or representatives, may be cause for the City to terminate this Agreement, by an affirmative vote of the majority of the City Council.

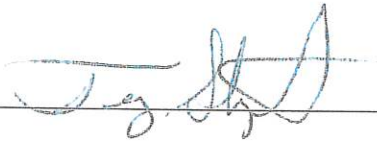
9. This Agreement shall be governed and construed in accordance with the laws of the State of Iowa.

10. This Agreement is the entire agreement between the parties regarding the subject matter hereof and may not be amended, except by written agreement signed by all parties hereto.

11. Third parties have no recourse against the City under this Agreement.

ICE IT, LLC

Date: 5-23-18

By: 

By: Mary Jane Stumpf

CITY OF RIVERSIDE, IOWA

Date: May 23, 2018

By: 
Allen Schneider, Mayor

ATTEST: 
Becky LaRoche, City Clerk

RIVERSIDE CITY COUNCIL MEETING: March 19, 2018

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

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

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

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

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

Chris Kirkwood commented that having Paul Greufe investigating payroll issues of past employees would not be necessary since they are no longer employed by the City.

Council accepted the Riverside Volunteer Fire Department February Report.

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

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

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

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

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

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

RESOLUTION #2024-xx

RESOLUTION TO APPROVE TO TREET AND TELEWISE
WELL #7

Whereas, the City of Riverside City Council agrees with a recommendation from Steve Robinette of PeopleService, Inc. to clean, treat, and televise Well #7,

Whereas, project proposals were obtained from three water treatment companies,

Therefore, be it resolved the City of Riverside City Council does hereby approve proposal from _____ of _____ in the amount of _____ to treat Well #7.

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 the City Council of Riverside, Iowa and approved this 5th day of February, 2024

Signed: _____ Date: _____

Allen Schneider, Mayor

Attest: _____ Date: _____

Becky LaRoche, City Clerk

PeopleService Project Expense Worksheet Riverside, Iowa

Total Project Costs:

Start Date:

Projected Finish Date:

3 Estimates: Yes No

Equipment
 Installation
 Freight Charges
 Professional Services
 Supplies

Vendor	Item	Category	Expected Delivery	Cost	Notes
Northway				\$46,950	
Layne				\$49,045	
Pearlpass				\$48,120	

Project Milestones: (add more if necessary)

- 1.) Clean Wall #7
- 2.) Televised
- 3.)
- 4.)
- 5.)

Engineer Approved: Y/N
 City Admin Approved: Y/N
 Mayor Approved: Y/N
 City Council Approved: Y/N

Under \$1500
 \$1500-\$3000
 \$3000 or more

Northway Well and Pump Co.
4895 8th Avenue
Marion, Iowa 52302

August 1, 2023

People's Service Inc.
PO Box 188
Riverside, Iowa 52327

Attn: Mr. Steve Kramer, Water/Wastewater Superintendent

Re: Riverside Well #7 and #8 Chemical Treatment

Dear Steve,

The following is the associated cost breakdown for the chemical treatment of Riverside Wells #7 and #8. As I stated earlier these wells have an abundance amount of bacterial growth from iron related bacteria, slym bacteria and sulfate reducing bacteria.

To properly treat these wells, pH levels must be monitored with additional chemical added to maintain a pH level that will support distraction of bacterial colonies. Once the bacteria colonies have been broken down it is imperative that they be removed from every foot of the screen. Any colonies left behind will be protected by the slym layers and will again become active six months to a year later. If the disrupted bacteria are not removed by airlifting the entire length of the screen through the surge block which isolates every five feet of the screen you will be back to square one in less than a year. Purge pumping will not reach the entire length of the well screen.

A. Riverside Wells #7 and #8 Bacterial Treatments and Associated Cost

1. Mobilize men and equipment to Riverside.
2. Remove pumping equipment.
3. Televis well casing and well screen.
4. Brush 16" well casing and well screen to breakup supported bacterial colonies.
5. Install air-shock development equipment and pulsate 1200psi nitrogen burst to breakup mineral incrustation between well screen slots and dislodge colonies embedded in the well pack and in native sand and gravel.
6. Install airlift development airlift well for 4 hours throughout the screen area five feet at a time.

Phone 319-377-6339

1-800-747-6339

FAX 319-377-8148

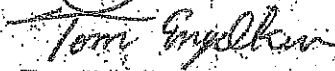
7. Introduce 1500-gallon mixture of water safe acid, NW310 biocide solution, NW400 surfactant and potable water through tremie pipe.
8. Install double disc surge block, surge treatment for 6 hours monitoring pH level and adding additional treatment if level reaches above 2, allow to stand overnight.
9. Following morning check pH level add treatment, if necessary, surge treatment with double disc surge block for 4 additional hours.
10. Install airlifting equipment and airlift complete length of screen through double disc surge block.
Note: Additional airlifting may be required more than 4 hours which will be charged hourly beyond the time allotted.
11. Introduce 2000-gallon mixture of sodium hypochlorite, NW220 sediment remover and swab treatment with double disc surge block for 3 hours the first day and 3 additional hours the second day.
12. Install airlifting equipment, airlift entire screen free of treatment.
13. Remove airlifting equipment and re-televiser well.
14. Introduce 4000-gallons of sodium hypochlorite and NW410 chlorine enhancer.
15. Swab treatment in well for 4 hours, monitor chlorine levels to maintain above 500ppm.
16. Install permanent pumping equipment and flush treatment from well through transmission line to treat supply main.
17. Record results of well performance and provide reports.

Total cost for the above treatment as outlined	\$41,950.00
Additional airlifting	\$ 450.00 p/h
Additional water safe acid	\$ 13.85 p/g
Additional sodium hypochlorite	\$ 4.85 p/g

Steve, the above material, and airlifting time is based on wells like Riverside's but as I stated at the council meeting Well's #7 and #8 are in the top 5 worst Well's I have come across.

If you have any questions, please let me know.

Sincerely,



Tom Engelken, Sales Representative



Layne Christensen Company
4601 N. 252nd Street
Valley, NE 68064
T 402-359-2042
graniteconstruction.com

**WELL REHABILITATION PROCEDURE
CITY OF RIVERSIDE, IOWA – WELLS NO. 7 & 8
AUGUST 3, 2023**

Mobilize a two-man pump crew to site, complete with service rig, support truck, chemical treatment unit, and all required support equipment.

Complete an initial pumping test, pull the existing submersible pumping equipment from the well, and perform a field inspection. A complete list of needed repair parts with pricing will be furnished for your approval if necessary.

The well depth will be checked, and any fill material will be bailed from the well.

Complete an initial video survey of the well, along with a two-pass Sonar-Jet rehabilitation process. Swab and bail the well, **airlift well with open-end pipe for 2-3 hours**, install test pump, pump to waste and test. Sonar-Jet is effective at removing scale from the interior of the well and breaking up mineral encrustation in the gravel pack and natural formation.

Introduce a 2,000-gallon solution of Layne QC-21/acid into the well through a tremie pipe set at the top of the screen. Layne QC-21 is effective in removing mineral encrustation from the screen, gravel pack, and surrounding formation.

The Layne QC-21/acid solution will be surged using a tight-fitting surge block for a period of approximately 6 hours after injection. The surge block method of surging chemicals is effective in helping to break down the mineral encrustation, as well as redeveloping the well by removing any fine sand that may have accumulated in the gravel pack.

Following the surging operation, the chemical solution will be neutralized and pumped to waste using one of Layne's submersible test pumps, and a well performance test will once again be performed to document progress achieved (a designated on-site disposal location to be provided by the Owner, and we assume use of the Owner's power to run our test pump). Remove test pump and **airlift well with open-end pipe for 2-3 hours**.

Introduce a 2,000-gallon solution of Layne Oximate/chlorine with surfactant through a tremie pipe set at the top of the screen. The final chlorine treatment is effective at destroying any residual bacteria that may exist in or around the well, as well as disinfection of the permanent pump.

If necessary, demobilize Layne crew to our Valley, NE shop location for complete disassembly and inspection of the pumping equipment. All pump repairs and shop labor outside the quote disassembly estimate would be quote for Owner approval prior to commencement.

Upon completion of any pump repairs, mobilize back to the site, reinstall the permanent pump, pump the final Layne Oximate/chlorine solution to waste, and perform a pumping test to determine the final results achieved. Layne assumes the Owner will take any required samples for bacterial analysis prior to use of each well into the system.

Provide a final report detailing all work completed along with treatment results.

QUOTATION

Layne Christensen Company

4601 North 252nd Street
Valley, NE 68064
Phone (402) 359-2042
Fax (402) 359-2310

Date: 08/03/23

P.O. Number: _____

Purchaser: **City of Riverside**

60 Greene Street
Riverside, IA 52327

Phone Number (319) 648-3501

c/o PeopleService, Attn: Steven Kramer

Email skramer@peopleservice.com

Phone Number (319) 721-1828

Job Number: _____

Job Description: Riverside Wells 7 & 8 Rehabilitation and Pump Inspections - REV. 1 To Include Airlifting

QNTY	UNITS	DESCRIPTION	PRICE	TOTAL
1	LS	East Well rehabilitation per attached treatment procedure outline*	41,745.00	41,745.00
1	LS	Adder to include airlifting after rehab steps for the East Well	6,810.00	6,810.00
1	LS	West Well rehabilitation per attached treatment procedure outline*	41,905.00	41,905.00
1	LS	Adder to include airlifting after rehab steps for the West Well	6,810.00	6,810.00
2	EA	Shop Labor to inspect two pump assemblies	490.00	980.00
		NOTES:		
		1) See attached rehabilitation procedure and brochures for additional information regarding Layne's services.		
		2) If either of the pumps and/or motors do not require repairs or inspection in Layne's Valley shop, we will deduct \$6,250 per well as savings on the mobilization charges for pump repairs.		
		3) See attached rehabilitation procedure and brochures for additional information regarding Layne's services.		
		4) Layne assumes that all neutralized chemicals can be discharged to the ground or other location provided by Cargill within 200 feet of the well.		
		5) Layne assumes use of the customer's power to operate our test pumping equipment during the rehabilitation process.		
		6) Payment Terms Net 30 Days.		
		7) Prices Valid For 30 Days From Date of Quotation.		
			TOTAL	\$98,250.00

The undersigned Purchaser hereby instructs Layne Christensen Company (Contractor), to proceed with the work described with the understanding that the Terms and Conditions shown on the reverse are hereby incorporated as part of this Quotation and with the specific understanding that Contractor will not be held liable for any damage in any way whatsoever for failure to complete the described work, nor for any injury or damage resulting from Contractor's efforts to perform such work, or for delay on Contractor's part in completing same. All work described herein will be provided as quoted above or on a cost plus basis at the hourly rates provided. All quotes indicated, if any, are estimates based on the best information available prior to beginning work. As the scope of work changes, revised quotations will not be issued unless requested. Purchaser's pumps, motors, parts and/or accessories may be stored by the Contractor for thirty (30) days from the date of invoice or other written notice from Contractor. After said thirty (30) days, disposal of such equipment may be made by the Contractor without incurring any liability.

Purchaser

Contractor

City of Riverside

Layne Christensen Company

By: _____

By: Terry Heiliger

Title: _____

Title: Project Manager III Terry Heiliger

Date: _____

Date: 08/03/23

PO #: _____

Are you tax exempt? (Circle One) YES NO





January 23, 2024

Mr. Steve Robinette
PeopleService Inc
City of Riverside
3126 Hwy 22
Riverside, IA 52327

RE: **Riverside Well #7 Pull, Televiser & Rehab**

Mr. Robinette,

Peerless Well & Pump would like to thank you for the opportunity to submit this proposal for the pull and Televiser of Well #7 in Riverside Iowa. Below is a quote based on the recommendation in the Water System Engineering (WSE) Lab Report well #7 dated November 21, 2023.

Scope of Services:

- Mobilize a pump service crew with a pump rig and service truck to site. Disconnect electrical and remove existing pump.
- Televiser Well and confirm current fill depth
- Brush well with 16" Cotey Nylon Brush
- Set up and airlift well to clear materials
- Mix solution as specified in WSE report – 105 gal NW-120, 35 gal NW 310 and 500 gal potable water, injected evenly throughout well. Surge chemical with surge block for 4-6 hours. Allow mixture to sit overnight, then surge block well an additional 2 hours. Ph will be monitored to maintain a level of below 3 pH. Additional NW-120 to be added as needed.
- Purge well of chemicals completely using airlifting.
- Disinfect well using a mixture of 10 gal sodium hypochlorite, 10 gal NW-410 Chlorine Enhancer and 4000 gal potable water. Surge block well to assure distribution. Allow mixture to sit overnight. Airlift well to clear.
- Reinstall the permanent pump and return to service.

Lump Sum for above Scope \$ 48,120

Additional Airlift Time	\$ 270 / hr
Additional Surge Block/Rig Time	\$ 360 /hr
Additional NW-120, if needed	\$ 91/gal
Optional Air Shock of the well	\$ 6620

Does not include site access modifications or restoration. Assumes disposal of all discharge onsite after neutralization.

Please review the above proposal. If you have any questions or would like anything further included, please let me know. We appreciate the invitation to submit this proposal and would enjoy the opportunity to work with you on this project.

Sincerely,

Peerless Well & Pump

Patrick Harrington

Patrick Harrington

Senior Project Manager

RESOLUTION #2024-xx

RESOLUTION TO APPROVE PURCHASE OF WATER SAMPLER

Whereas, the City of Riverside City Council agrees with a recommendation from Steve Robinette of PeopleService, Inc. to purchase a Refrigerated Sampler Bundle for the Water Treatment Plant.

Whereas, project proposals were obtained from three water treatment companies,

Therefore, be it resolved the City of Riverside City Council does hereby approve proposal from _____ of _____ in the amount of _____.

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 the City Council of Riverside, Iowa and approved this 5th day of February, 2024

Signed: _____ Date: _____

Allen Schneider, Mayor

Attest: _____ Date: _____

Becky LaRoche, City Clerk

Samplers

PeopleService Project Expense Worksheet Riverside, Iowa

Total Project Costs:

Start Date:

Projected Finish Date:

3 Estimates: Yes No

Equipment
 Installation
 Freight Charges
 Professional Services
 Supplies

Vendor	Item	Category	Expected Delivery	Cost	Notes
Hack	Equipment			\$12,395.20	
	Shipping + Handling			\$131.95	
				<u>\$12,527.15</u>	
GPM	Equipment			\$20,557.74	
	S+H			\$1,352.00	
				<u>\$21,909.74</u>	

Project Milestones: (add more if necessary)

- 1.) Order
- 2.) Installed by PeopleService
- 3.)
- 4.)
- 5.)

Engineer Approved: Y/N City Admin Approved: Y/N Mayor Approved: Y/N City Council Approved: Y/N

Under \$1500

\$1500-\$3000

\$3000 or more



Quotation

Quote Number: 100967392v1

Use quote number at time of order to ensure that you receive prices quoted

Hach
PO Box 608
Loveland, CO 80539-0608
Phone: (800) 227-4224
Email: quotes@hach.com
Website: www.hach.com

Quote Date: 06-Oct-2023

Quote Expiration: 05-Dec-2023

peopleservice

Name: Steven Kramer
Phone: 3197211828
Email: skramer@peopleservice.com

Sales Contact: John Rigdon Email: john.rigdon@hach.com Phone: 463-710-5546

PRICING QUOTATION

Line	Part Number	Description	Qty	Unit Price	% Disc	Extended Price
1	ASR.CXXX1X21XX	AS950 Refrigerated Sampler Bundle, 115V, with 1 - 2.5 Gallon Bottle. Standard lead time 15 days.	2	7,747.00	20%	12,395.20
Grand Total						\$ 12,395.20

TERMS OF SALE

Freight: Ground Prepay and Add

FCA: Hach's facility

ALL LEAD TIMES ARE ESTIMATED AND NOT GUARANTEED.

All purchases of Hach Company products and/or services are expressly and without limitation subject to Hach Company's Terms & Conditions of Sale ("Hach TCS"), incorporated herein by reference and published on Hach Company's website at www.hach.com/terms. Hach TCS are contained directly and/or by reference in Hach's offer, order acknowledgment, and invoice documents. The first of the following acts constitutes an acceptance of Hach's offer and not a counteroffer and creates a contract of sale "Contract" in accordance with the Hach TCS: (i) Buyer's issuance of a purchase order document against Hach's offer; (ii) acknowledgement of Buyer's order by Hach; or (iii) commencement of any performance by Hach pursuant to Buyer's order. Provisions contained in Buyer's purchase documents (including electronic commerce interfaces) that materially alter, add to or subtract

from the provisions of the Hach TCS are not part of the Contract.

Due to international regulations, a U.S. Department of Commerce Export License may be required. Hach reserves the right to approve specific shipping agents. Wooden boxes suitable for ocean shipment are extra. Specify final destination to ensure proper documentation and packing suitable for international transport. In addition, Hach may require: 1) A statement of intended end-use; 2) Certification that the intended end-use does not relate to proliferation of weapons of mass destruction (prohibited nuclear end use, chemical / biological weapons, missile technology); and 3). Certification that the goods will not be diverted contrary to U.S. and/or applicable laws in force in Buyer's jurisdiction.



10633 County Road 26
 Blair, NE 68008
 Phone: 402-571-1303
 Orders: office@gpmweb.net

Quotation

DATE: 9-20-2023
 QUOTE #IS232009-01E

Please address purchase orders to:
 GPM Environmental Solutions, LLC

Quotation Prepared For:
Steve Robinette
 Region Manager
 City of Riverside
 3336 Kimball Avenue, Suite 153
 Waterloo, Iowa 50702
 P 515-202-9028
srobinette@peopleservice.com

RE: Teledyne ISCO 5800 Refrigerated Sampler

Item	Qty	Part Number	Description	Unit Price	Total Price
1	2	685800001	5800 Refrigerated Sampler (115 VAC, 60 Hz). Includes control panel, refrigeration unit, distributor arm, and two pump tubes. To receive a complete system you must also order a bottle configuration kit and suction line with strainer.	\$8,682.00	\$17,364.00
2	2	685800011	1-bottle Configuration. Includes one polyethylene 20.5-liter (5.5 gallon) round bottle, two caps and two discharge tubes.	\$291.00	\$582.00
3	1	685800020	5800 refrigerated sampler multipurpose cable with 16 unterminated leads, 10 ft. (3 m).	\$150.00	\$150.00
4	2	609004379	3/8 inch ID x 25 ft. long vinyl suction line with standard weighted polypropylene strainer. Includes tubing coupler.	\$188.00	\$376.00
5	2	605314696	5800 battery back parts for field installation	\$785.87	\$1,571.74
6	2	603004106	Model 946 Lead-Acid Battery. Rechargeable, 12 VDC, 6.5 amp-hours.	\$257.00	\$514.00

Subtotal \$20,557.74
Freight x2 \$1,352.00
TOTAL \$21,909.74

TERMS AND CONDITIONS:

1. Prices Valid 30 Days
2. Freight Quoted Actual
3. Delivery 3-4 weeks

Customer Acceptance (sign below):

x _____
 Accepted by: Title: Date: PO#

If you have any questions about this price quote, please contact:

Isaiah Collins, P. 319-321-8373, Isaiah@gpmweb.net

Fed ID 87-4148464

Thank You For Your Business!

RESOLUTION #2024-xx

RESOLUTION TO APPROVE WATER TOWER CLEANING SCHEDULE

Whereas, the City of Riverside City Council has determined that the exterior cleaning of the water tower should increase to every 3 years from every 5 years,

Whereas, additional cleaning for this year will cost \$9,397 and will increase future annual payments by \$2,848 for a total of \$8501.

Therefore, be it resolved the City of Riverside City Council does hereby approve the attached Addendum to Water Tank Maintenance Contract with Utility Service Co.,Inc.

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 the City Council of Riverside, Iowa and approved this 5th day of February, 2024

Signed: _____ Date: _____

Allen Schneider, Mayor

Attest: _____ Date: _____

Becky LaRoche, City Clerk



January 22, 2024

Steve Kramer
 City of Riverside
 60 North Greene Street
 Riverside, IA 52327

RE: Addendum to Water Tank Maintenance Contract with Utility Service Co., Inc.

Dear Mr. Kramer:

This letter agreement shall serve as an addendum to the Water Tank Maintenance Contract (“Original Contract”) described as follows:

Original Contract Date	Tank Name	Gallons	Type	Tank Project#	Customer #
01-AUG-1997	VINE AND ELM TANK	250,000	PEDISPHERE	116757	32484

The following Services shall be added to the Original Contract:

EXTERIOR PRESSURE WASHING SERVICES:

1. Pressure washing of tank exterior every three years with the first wash in 2024. A specific date shall be coordinated by all parties to perform the exterior pressure wash.
2. Utility Service Co., Inc. will perform a high-pressure water wash on all exterior surfaces. The exterior of the tank from the top of the dome to the foundation shall be cleaned using equipment not to exceed 3500 PSI.
3. Owner agrees to furnish water for this exterior pressure wash.
4. This price does not include containment, testing, or off-site disposal of sediment or debris from the tank.
5. Upon completion, the job site shall be left in a neat and orderly manner.

TERMS: The cost for the Exterior Pressure Washing Services will be an additional \$9,397.00 (“Additional Fee”) for the Vine and Elm Tank. The Additional Fee will be in addition to any annual fees set forth in the Original Contract. This additional fee shall be invoiced upon completion of the 2024 exterior pressure wash. Starting November 1, 2025, the annual maintenance fee for this Original Contract will include an additional \$2,848.00 per Contract Year for new services outlined in this addendum, with increases as defined in the Original Contract. Billing frequency shall remain annual.

Should City of Riverside elect to cancel this addendum and/or the Original Contract, then the then-current balance of the Additional Fee shall be due and payable within thirty (30) days of the notice to cancel. The payment of the then-current balance of annual fees shall be governed by the terms of the Original Contract. Any and all other aspects of the Original Contract not addressed in this addendum shall remain unmodified and in full force and effect.

Now
Going Forward

\$9,397
+
\$8,501 per year

I appreciate this opportunity and look forward to working with you in the future.

Sincerely,



Jonathan Cato
Chief Operating Officer

City of Riverside, IA

Authorizing Signature: _____ **Title:** _____

The above signatory certifies that he or she is duly authorized to sign this Addendum on behalf of the entity(ies) represented.

Printed Name: _____ **Date:** _____

INVOICE

Correspondence Only:

UTILITY SERVICE CO., INC.
P. O. Box 1350
Perry, Georgia 31069
(478) 987-0303

Mail Payments to:

UTILITY SERVICE CO., INC.
P. O. Box 207362
DALLAS, TX 75320-7362
(478) 987-0303

BILL TO

CITY OF RIVERSIDE, IA
PO BOX 188
RIVERSIDE, IA 52327

SHIP TO

CITY OF RIVERSIDE, IA
VINE AND ELM
250,000 PEDISPHERE
RIVERSIDE TANK
RIVERSIDE, IA 52327

PLEASE INCLUDE THE INVOICE NUMBER ON PAYMENT

Customer Number: 32484

DUE UPON RECEIPT

INV. #	INV DATE	DESCRIPTION	AMOUNT	TAX	TOTAL
591677	01-NOV-23	MAINTENANCE CONTRACT FEE - JOB #5189 FREQUENCY: ANNUAL	\$5,653.00	\$0.00	\$5,653.00

**TOTAL DUE TO
UTILITY SERVICE CO., INC.**

\$5,653.00

600-5-810-6324

PAID
NOV 21 2023
8159

RECEIVED
NOV 07 2023
BY: _____

Thank You For Your Business

A 1.5% PER MONTH FINANCE CHARGE MAY BE CHARGED FOR ALL PAST DUE INVOICES.



Vendor Set

Name

Vendor

Status

General Other Detail Checks Information Comments Purchase Orders

Bank	Date	Type	Check #	Amount	Status
AP/PY	11/21/2023	Check	008652	\$5,653.00	Posted
AP/PY	11/22/2022	Check	007708	\$5,653.00	Posted
AP/PY	11/16/2021	Check	006764	\$5,653.00	Posted
AP/PY	11/17/2020	Check	005837	\$5,653.00	Posted
AP/PY	11/19/2019	Check	004837	\$5,653.00	Posted
AP/PY	11/20/2018	Check	003835	\$5,653.00	Posted
AP/PY	11/08/2017	Check	002775	\$5,653.00	Posted
AP/PY	11/08/2016	Check	023832	\$5,653.00	Posted
AP/PY	11/17/2015	Check	022760	\$5,653.00	Posted
AP/PY	11/19/2014	Check	021757	\$5,653.00	Posted
AP/PY	11/21/2013	Check	020568	\$5,653.00	Posted
AP/PY	11/20/2012	Check	019339	\$5,653.00	Posted



Edit This Record

View office

ENGINEER'S REPORT

PROJECT: City of Riverside
DATE: January 30, 2024
TO: City Council
TOPIC: Project Updates

Water Treatment Plant

- See Progress Report attached.
- Pay Application #5 submitted for approval.

Water Treatment Plant

- FRP doors are scheduled to ship the week of 1/29/24, and awaiting confirmation on the overhead door.
- Slabs are in, but hardware has still not yet arrived with the longer lead times due to the additional galvanized codeine.
- Both suppliers are firming up ETA and will have a revised schedule prior to council meeting.
- Contractor to be back on-site this week to get all doors painted.

Boat Ramp

- Bids Received and Bid Tab attached.
- Recommendation to Award attached.

Northern Heights Part 2

- Axiom and Apex's consultant (Welch Design and Development) met to discuss sanitary sewer, phasing, and layout.
- Welch is completing cost estimate this week based on one of layout options as discussed, which utilizes the existing sanitary sewer from Phase 1.

Capital Improvements Plan (CIP)

- Axiom developing proposals for survey and design work associated with the following projects:
 - Cherry Street/School Parking Improvements – Survey and Design
 - Hall Park – Master Plan
 - PROWAG – ADA Transition Plan
- Axiom will provide feasibility study (due diligence) related to Ella/Ash/Blackberry intersection improvements and Trail Connectivity.

RESOLUTION #2024-XX

RESOLUTION APPROVING PAY REQUEST #5 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 #5 in the amount of \$43,795.00 for payment of this project.

Therefore, be it resolved the City of Riverside City Council does hereby accept the Pay Request #5 for work done on the Water Treatment Plant Project through 1/31/24.

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

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

Ayes: Sexton, Schneider, Kiene, Mills, Rogerson

Nays:

Absents:

PASSED AND APPROVED by City Council of Riverside, Iowa, on this 5th day of February 2024.

Signed: _____ Date _____

Allen Schneider, Mayor

Attest: _____ Date _____

Becky LaRoche, City Clerk

AIA Type Document
Application and Certification for Payment

Page 1 of 2

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

PROJECT: City of Riverside WTP Plant Im
3126 IA-22
Riverside, IA 52327

APPLICATION NO: 5

DISTRIBUTION

FROM
CONTRACTOR: Bowker Pinnacle Mechanical
1000 32nd Ave SW
Cedar Rapids, IA 52404

PERIOD TO: 1/31/2024
CONTRACT DATE: 7/17/2023
PROJECT NOS:

TO:
_ OWNER
_ CONSTRUCTION
_ MANAGER
_ ARCHITECT
_ CONTRACTOR
_ FIELD
_ OTHER

VIA CONSTRUCTION
MANAGER: Veenstra & Kimm Inc

CONTRACT FOR: City of Riverside WTP Plant Improvemnt

VIA ARCHITECT: Veenstra & Kimm Inc

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703, Continuation Sheet, is attached.

(44)

1. ORIGINAL CONTRACT SUM \$ 550,000.00

2. NET CHANGES IN THE WORK \$ 0.00

3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 550,000.00

4. TOTAL COMPLETED AND STORED TO DATE \$ 523,100.00

5. RETAINAGE:

a. 5.00 % of Completed Work \$ 26,155.00

b. 0.00 % of Stored Material \$ 0.00

Total retainage (Line 5a + 5b) \$ 26,155.00

6. TOTAL EARNED LESS RETAINAGE \$ 496,945.00
(Line 4 minus Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 453,150.00

8. CURRENT PAYMENT DUE \$ 43,795.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 minus Line 6) \$ 53,055.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this month, including Construction Change Directives	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES IN THE WORK	0.00	

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: Bowker Pinnacle Mechanical
1000 32nd Ave SW Cedar Rapids, IA 52404

By: Teresa Long Date: 1/26/24
Teresa Long / Accounting

State of: IA

County of: Linn

Subscribed and Sworn to before me this 26th Day of January 20 24

Notary Public: Kent Nanke

My Commission Expires :



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 43,795.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

CONSTRUCTION MANAGER:

By: Dave Selig Date: 1-29-2024

ARCHITECT: (NOTE: If Multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

By : _____ Date : _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Type Document
Application and Certification for Payment

Page 2 of 2

TO (OWNER): City of Riverside, Iowa
60 Greeng Street
Riverside, IA 52327

PROJECT: City of Riverside WTP Plant Im
3126 IA-22
Riverside, IA 52327

APPLICATION NO: 5
PERIOD TO: 1/31/2024

DISTRIBUTION TO:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM (CONTRACTOR): Bowker Pinnacle Mechanical
1000 32nd Ave SW
Cedar Rapids, IA 52404

VIA (ARCHITECT): Veenstra & Kimm Inc
2600 University Pkwy
Suite 1
Coralville, IA 52241

ARCHITECT'S PROJECT NO:

CONTRACT FOR: City of Riverside WTP Plant Improvemnt

CONTRACT DATE: 7/17/2023

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
1	Mobilization / General Conditions	45,000.00	35,000.00	5,000.00	0.00	40,000.00	88.89	5,000.00	2,000.00
2	Demolition	10,000.00	5,000.00	5,000.00	0.00	10,000.00	100.00	0.00	500.00
3	Structural Steel - Material	75,000.00	72,500.00	0.00	0.00	72,500.00	96.67	2,500.00	3,625.00
4	Structural Steel - Labor	69,000.00	59,000.00	0.00	0.00	59,000.00	85.51	10,000.00	2,950.00
5	Process Piping - Material	120,000.00	117,500.00	2,000.00	0.00	119,500.00	99.58	500.00	5,975.00
6	Process Piping - Shop Labor	142,100.00	141,500.00	600.00	0.00	142,100.00	100.00	0.00	7,105.00
7	Process Piping - Field Labor	78,400.00	41,000.00	30,000.00	0.00	71,000.00	90.56	7,400.00	3,550.00
8	Electrical / Process Controls - Material	1,500.00	500.00	500.00	0.00	1,000.00	66.67	500.00	50.00
9	Electrical / Process Controls - Labor	9,000.00	5,000.00	3,000.00	0.00	8,000.00	88.89	1,000.00	400.00
REPORT TOTALS		\$550,000.00	\$477,000.00	\$46,100.00	\$0.00	\$523,100.00	95.11	\$26,900.00	\$26,155.00

(45)

RESOLUTION #2024-XX

**RESOLUTION TO AWARD THE HALL PARK BOAT RAMP
CONSTRUCTION PROJECT CONTRACT**

Whereas, the City of Riverside held a public hearing on improvements to the Hall Park Boat Ramp, and notices were published according to the legal requirements of the State of Iowa. A bid letting was held on February 25th, 2024, at 2:00 pm at Riverside City Hall where the sealed bids received were opened and a Bid tabulation sheet was prepared by Nick Bettis of Axiom Consultants,

Whereas, the City of Riverside City Council, by recommendation of Axiom Consultants to accept bid from Bowker Pinnacle Mechanical of Cedar Rapids in the amount of \$133,080.20,

Therefore, be it resolved the City of Riverside City Council does hereby approve the award for contracted services.

Moved by Councilperson _____ seconded by Councilperson _____ to approve the foregoing resolution.

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

Ayes:

Nays:

Abstain/Absent:

PASSED AND APPROVED by the City Council of Riverside, Iowa and approved this 5th day of February, 2024.

Signed: _____ Date: _____

Allen Schneider, Mayor

Attest: _____ Date: _____

Becky LaRoche, City Clerk



CIVIL · STRUCTURAL · MECHANICAL · ELECTRICAL · SURVEY · SPECIALTY

January 30, 2024

City of Riverside
Attn: Cole Smith, City Administrator
60 Greene Street
Riverside, Iowa 52327

Re: Award Recommendation for Hall Park Boat Ramp Ph I Project (230149)

Dear Mr. Smith,

Bids were received by the City of Riverside on Thursday, January 25, 2024 at 2:00 p.m. for the above referenced project. The bid opening immediately followed, and bids were opened and read out loud. We received seven (7) qualified bids for the Hall Park Boat Ramp Ph I project. All bids were accompanied by the required Bid Form acknowledging the appropriate number of addenda.

Below is a summary of bids:

- Difference between low bidder and high bidder - \$60,451.80
- Low Bid: \$133,080.20 Bowker Pinnacle Mechanical
- Second Bid: \$161,487.00 DeLong Construction, Inc.
- Third Bid: \$165,766.20 Dave Schmitt Construction Co. Inc.
- Engineer's Estimate: \$162,590.00

Our recommendation to the City of Riverside is to accept **Bowker Pinnacle Mechanical's** bid of \$133,080.20 for the Hall Park Boat Ramp Ph I project. If the City accepts this recommendation, we will begin writing and routing contracts to the respective contractor and coordinate a preconstruction meeting accordingly.

Please feel free to contact me with questions. We look forward to completing this project for the City of Riverside!

Respectfully,

A handwritten signature in black ink that reads 'Brian A. Boelk'.

Brian A. Boelk, PE
Principal – Axiom Consultants, LLC

Educational Leave/Certification Reimbursement

The City of Riverside believes in assisting its employees in professional development and will consider all requests for certification and educational reimbursements.

Educational Opportunities

Employees may request reimbursement (tuition and books) for certain educational endeavors. The request should be submitted to the City Administrator prior to starting the class. The City Administrator, and/or the City Council will ultimately make the approval for reimbursement. All requests are subject to the following requirements:

- The course shall directly relate to the operations of the City.
- The work must be completed in an officially accredited educational institution.
- The employee shall successfully complete the course. Successful completion is defined as passing the course with a grade of C or better. An A, B, or C will be reimbursed at 100%; any grade below a C will not be reimbursed. Pass/fail classes will be reimbursed at 100% if the employee passes the course; if the employee fails, they will not be reimbursed.
- Participation in any course shall not impede an employee's work performance nor interfere with normal designated work hours unless approved by the City Administrator.
- Full reimbursement to the City is required if the employee fails to successfully complete the course or withdraws after the deadline for refunds.
- A copy of any certificate obtained through City finance training must be given to the City Administrator or City Clerk within 30 days of completion.

These requirements also comply with continuing education classes that might be needed to keep certifications current.

Upon completion of any course or training, the employee will present a written report to the City Administrator. This report will explain the benefits that he/she gained from the enrollment in the course or training and how it applies to their position within the City.

Certification

The City of Riverside will provide the necessary time, expenses, and tuition for employees whose duties require certification to attend the basic training course to obtain a valid professional certificate. The City reserves the right to select the course that an employee may attend.

Membership fees for professional organizations, endorsement fees, and required license expenses related to the employee's duties or position will be covered by the City if mutually beneficial to both the City and the employee. The City Administrator and/or City Council will decide which fees and expenses the City will reimburse.

Copy of Employee Handbook: Res. 2023-86

Approved 11-6-2023
(48)

Time to Complete	Approx. 2 years *	
Core Courses	21 credit hours	
Elective Courses	9 credit hours	
Tuition	\$714 per Credit Hour (30 credits)	\$ 21,420.00
Tech Fees	\$60 per semester (approx. 6 with summer terms)	\$ 360.00
Books	\$250 per class (estimate)	\$ 2,500.00
Total		\$ 24,280.00

Curriculum: Master of Public Administration

Courses

Drake's [100% online Master of Public Administration](#) curriculum consists of 30 credit hours to be completed in the following areas:

- **Core courses:** 21 credit hours
- **Elective courses:** 9 credit hours

Elective courses will be in the area of emphasis that you choose – either Healthcare Management or Public & Nonprofit Management. All courses are six weeks and asynchronous which means you can study when and where it works best for you.

Core Courses

MPA 215: Foundations of Public Service – 3 Credit Hours

This course is designed to introduce participants to the dynamic environments of public organizations and nonprofit entities. The course reviews the historical and the institutional context of public and nonprofit organizations and examines the knowledge, skills, and values necessary to manage such organizations. The course also familiarizes participants with the norms and the expectations of masters-level education.

MPA 216: Human Resources Development – 3 Credit Hours

Treating Human Resources as an asset rather than as a cost represents a philosophical transformation on human resource management thought. Focus is on theories, research, and practices related to the functions and activities of managing human resources in public and nonprofit organizations. The course covers the responsibilities and inter-relationships involving: job analysis, job structuring, EEO, human resource planning, recruitment and selection of employees, ethics, international HRM, performance appraisals, counseling, incentives, safety and health, human resources development, career planning and union/employee-management relations, multiculturalism, the virtual office, outsourcing, and issues central to HR in the public and nonprofit sectors are included and compared to the private sector.

MPA 217: Applied Research Methods for Public Administration – 3 Credit Hours

This course provides an introduction to the methodology of the social sciences, as well as public administration and management research. Competencies important to the professional practitioner that are covered include how to assess and evaluate services, read and analyze research published in relevant areas of management and policy analysis, and develop an understanding of the strengths and limitations of published research. The course provides the skills necessary to become a critical and competent consumer of both qualitative and quantitative research related to public administration.

MPA 220: Public Budgeting and Financial Management – 3 Credit Hours

An investigation of (1) financial institutions and practices, including budgeting public funds and the political constraints on their operation; (2) revenue sources including taxation, charges and fees, and intergovernmental financial transactions; (3) financial management techniques such as the administration of government debt, idle cash, risk management, purchasing, and management.

MPA 221: Public Organizations and Leadership – 3 Credit Hours

The focus of this course is on management and leadership in public organizations as informed by bureaucracy and rationality, formal and informal structures, and rapidly-changing political and organizational environments. The course will examine institutional factors and contemporary issues surrounding behavior or organizational members, including topics such as organizational design, organizational change, performance management, and technology integration.

MPA 228: Resource Development & Program Performance – 3 Credit Hours

An examination of the purpose, strategies, and essential techniques associated with resources development in public service organizations. Successful grant writing, philanthropy/fundraising, and the role of intersectoral collaboration will be addressed. A study of program performance and evaluation tools, both quantitative and qualitative, is emphasized enabling the evaluation and determination of societal needs and measurable outcomes associated with public and nonprofit programs. Prereq: Consent of the Assistant Dean, Graduate Programs, Zimpleman College of Business.

MPA 260: Capstone Experience – 3 Credit Hours

This course features a problem-based learning experience in which the student engages in a real-world challenge utilizing problem-solving strategies along with experience and disciplinary-based knowledge and skills to find and develop innovative solutions.

AREAS OF EMPHASIS

Healthcare Management

Gain an understanding of the evolving healthcare landscape through the completion of coursework consisting of healthcare administration, healthcare policy, ethics, law and advocacy and conflict resolution. The healthcare management emphasis will prepare graduates to transition from patient care roles to management positions such as Nurse Manager, Unit Manager, Director of Patient Safety, or Director of Development.

HLTH 261: Healthcare Policy – 3 Credit Hours

Examination of the roles played by government in the development of the health care system in the United States using policy analysis. Focus on the interaction between public policymakers and health care providers in the public, private and nonprofit sectors. Policies for study include Medicaid, Medicare, National Health Insurance and health planning.

HLTH 263: Healthcare Administration – 3 Credit Hours

This course provides a conceptual empirical and problem-solving framework for dealing with the administration and management problem-solving skills as well as develops, implements and evaluates organizational and management goals. Emphasis is on understanding the functioning of hospital and health care organizations.

HLTH 266: Healthcare Regulation, Law and Advocacy – 3 Credit Hours

In its broadest sense, health law is the area of law pertaining to health care and the health care environment. It relates to the interaction of many players and relationships within and external to the health care arena. This course is meant as an introduction to this cast and complex area and will focus

on these relationships as they pertain to the health care administrator and manager. Key topics will include patient rights and protection, facility responsibility, payer and patient relationships, health care provider and patient legal relationships.

Public & Nonprofit Management

PADM 245: Public Policy – 3 Credit Hours

An examination of the public policy process with an emphasis on developing the knowledge and analytical skills necessary to manage the design, implementation, and evaluation of public policies in public and nonprofit organizations. The course includes quantitative and qualitative strategies used to formulate and implement effective public policies and it will also cover performance and impact – based evaluation techniques.

PADM 287: Public Management – 3 Credit Hours

Designed to inform the professional practice of public administration, the course provides perspective on contemporary theories and practices that support professional public management. Current and emerging public issues will provide the setting for exploration and study.

PADM 273: Nonprofit Management – 3 Credit Hours

Students examine the nonprofit sector's distinctiveness and capacities while addressing a broad spectrum of issues, strategies, and techniques related to management and leadership of nonprofit organizations. The course addresses challenges to effective nonprofit management in rapidly changing environments and includes nonprofit-specific perspectives on financial management, human resources management, revenue generation, and ethical obligations to organizational stakeholders.

Back to: [Master of Public Administration](#)

Lifelong Learning for a Lifetime of Success

Select a Program

Master of Public Administration

First Name

Last Name

Email

Phone Number

Zip

I authorize Drake University and its representatives to contact me via SMS. I am providing my consent by checking this option to send. Messages and data rates may apply. [Terms](#)

REQUEST INFO

Drake University is an Equal Opportunity Institution. Inquiries about our policies should be directed to the Office of the Vice President for Diversity, Equity, and Inclusion, Drake University, 2015 Drake University Drive, Des Moines, IA 50315. Phone: 515-281-5000. Email: diversity@drake.edu

8/1/2024

REAL ESTATE PURCHASE AGREEMENT

This Real Estate Purchase Agreement (“Agreement”) is entered by and between the CITY OF RIVERSIDE, IOWA, an Iowa municipal corporation (“SELLER”), and RIVER CITY CHURCH IA, INC. (“BUYER”), as of the date of last signature set forth below (“Effective Date”).

SELLER is the owner of the real property (“Property”) identified as an approximately 40’ x 62’ parcel of commercial real property locally known as 40 W. 1st Street, Riverside, Iowa, identified as Auditor’s Parcel No. 0418277004, and legally described as follows:

The West 40 feet of Lot Five (5), in Block B in the Original Plat;

Also, commencing at a point on the North line of Rail Road Street, and at the Southwest corner of Lot Five (5), in Block B, thence South 15 feet, thence East 40 feet, thence North to the North line of said Rail Road Street, thence in a southwesterly direction along the North line of said Rail Road Street to the place of beginning;

All in the Original Plat of the City of Riverside; in Washington County, Iowa.

SELLER agrees to sell and BUYER agrees to purchase the Property, together with any easements and appurtenant servient estates, and subject to any easements of record for public utilities or roads; any zoning restrictions; restrictive covenants, and/or mineral reservations of record, if any, upon the following terms and conditions:

1. **PURCHASE PRICE.** The Purchase Price shall be Ten Thousand and 00/100 Dollars (\$10,000.00) upon performance of SELLER’S obligations and satisfaction of BUYER’S contingencies, with adjustment for such closing costs as are customary or otherwise provided for in this Agreement to be added to or deducted from this amount. Buyer shall further be responsible for paying, at closing, all costs of closing, including but not limited to reasonable attorney fees incurred by SELLER to facilitate this transaction.

As further consideration for this Agreement BUYER agrees, at BUYER’S expense, to rehabilitate the commercial building on the Property pursuant to the following schedule and terms:

- a. Within ninety (90) days of closing BUYER shall secure all applicable permits from the City of Riverside and provide SELLER with a plan to develop the Property including a timeline with construction checkpoints; and
- b. Complete construction of a City Code compliance structure on the Property within 365 days of closing.

BUYER and SELLER may mutually agree upon, in writing, to accommodate unavoidable delays. No assignment of BUYER’S obligation to develop the Property or sale of the Property by BUYER

for development by others shall be permitted without SELLER'S prior written consent. BUYER agrees all rehabilitation activities shall comply with relevant provisions of the City Code and to obtain all necessary permits and undergo all necessary inspections.

2. REAL ESTATE TAXES. BUYER assumes the obligation to pay any real estate taxes accrued against the Property and constituting a lien against the Property through the date of closing whether payable at the time of closing or otherwise. It shall be BUYER'S responsibility to confirm potential real estate tax liabilities with the Washington County Treasurer's Office prior to executing this Agreement. BUYER shall pay all subsequent real estate taxes to the extent required by law.

3. SPECIAL ASSESSMENTS. SELLER is an Iowa municipal corporation, and the Property is exempt from special assessments. SELLER makes no warranties as to the status of any special assessments applicable to the property. BUYER shall pay all subsequent special assessments to the extent required by law.

4. RISK OF LOSS AND INSURANCE. SELLER shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs, provided SELLER shall have the right but not the obligation to repair such damage. In the event the Property is damaged prior to closing or possession this Agreement shall continue in force and effect until either party rescinds the Agreement after giving thirty (30) days written notice to the other party.

5. POSSESSION AND CLOSING. If BUYER timely performs all obligations required pursuant to this Agreement, other than rehabilitation of the Property, possession of the Property shall be delivered to BUYER on the date of closing, and any adjustments of rent, insurance, interest, and all charges attributable to SELLER'S possession shall be made as of the date of closing. This transaction shall be considered closed, and BUYER shall take possession, upon the filing of title transfer documents and receipt of all funds due at closing from BUYER under this Agreement. Closing shall be held on or before the ____ day of _____ 2024, or such other date as the parties may mutually agree, but not later than the ____ day of _____ 2024. SELLER acknowledges time is of the essence and agrees to take reasonable steps to close as soon as reasonably possible following the Effective Date.

6. CONDITION OF PROPERTY. SELLER makes no warranties, expressed or implied, as to the condition of the Property and BUYER shall take possession to the Property "as is." BUYER acknowledges BUYER has made a satisfactory inspection of the Property and is purchasing the Property in its existing condition.

7. ABSTRACT AND TITLE. BUYER, at its expense, may obtain an abstract of title to the Property continued through the date of acceptance of this Agreement, and BUYER'S attorney may, at BUYER'S expense, examine the abstract after it is continued through the date of acceptance. If BUYER'S title opinion does not show marketable title in SELLER in conformity with Iowa law, and title standards of the Iowa State Bar Association, BUYER may request SELLER make reasonable efforts to perfect title, provided SELLER shall be under no obligation to do so. If closing is delayed due to SELLER'S inability to perfect title, or election not to perfect

title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving thirty (30) days written notice to the other party.

8. **DEED.** Upon payment of the Purchase Price, SELLER shall convey the Property to BUYER by Quit Claim Deed prepared by SELLER at SELLER'S expense.

9. **SURVEY.** BUYER, at their expense, may have the Property surveyed and certified by a registered land surveyor prior to closing.

10. **ENVIRONMENTAL MATTERS.** SELLER warrants to the best of its knowledge and belief there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances or underground storage tanks located on the Property, which require remediation under current governmental standards, and SELLER has done nothing to contaminate the Property with hazardous wastes or substances. SELLER warrants the property is not subject to any local, state or federal judicial or administrative action, investigation or order regarding wells, solid waste disposal sites, hazardous wastes or substances or underground storage tanks.

11. **INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM.** SELLER represents and warrants to BUYER the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the property.

12. **NOTICE.** Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties at the addresses given below.

13. **GENERAL PROVISIONS.** In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by SELLER and BUYER. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

14. **REMEDIES OF PARTIES.**

- A. If BUYER fails to timely perform provisions of this Agreement pertaining to the sale of the Property, as distinguished from development of the Property, SELLER may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at SELLER'S option, upon thirty (30) days written notice of intention to accelerate the payment of the entire balance because of BUYER'S default (during which thirty days the default is not corrected), SELLER may declare the entire balance immediately due and payable. Thereafter this Agreement may be foreclosed in equity and the Court may appoint a receiver.

- B. If SELLER fails to timely perform this Agreement, pertaining to the sale of the Property, as distinguished from development of the Property, BUYER has the right to have all payments made returned to it and declare this Agreement null and void.
- C. BUYER and SELLER are also entitled to utilize any and all other remedies or actions at law or in equity available to them to enforce any provision of this Agreement, pertaining to the sale and/or development of the Property, and the prevailing party shall be entitled to obtain judgment for costs and attorney fees.

15. **REAL ESTATE AGENT OR BROKER.** Neither party has used the service of a real estate agent or broker in connection with this transaction.

16. **CERTIFICATION.** BUYER and SELLER each certify that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorneys' fees and costs) arising from or related to any breach of the foregoing certification.

17. **APPROVAL BY CITY COUNCIL.** In the performance of this Agreement, SELLER, as an Iowa municipal corporation, shall take all action legally required of a municipal corporation relative to the purchase of real property. This Agreement shall be expressly contingent upon approval by the City Council for Riverside, Iowa.

18. **COUNTERPARTS.** This Agreement may be executed in several counterparts, each of which, when so executed and delivered, shall be deemed an original, and all of which, when taken together, shall constitute the same instrument, even though all parties are not signatories to the original or the same counterpart. Furthermore, the parties may execute and deliver this Agreement by electronic means such as PDF or a similar format. BUYER and SELLER agree that delivery of the Agreement by electronic means shall have the same force and effect as delivery of original signatures and that each of the parties may use such electronic signatures as evidence of the execution and delivery of the Agreement by all parties to the same extent as an original signature.

19. **ADDITIONAL PROVISIONS.** To the extent not in conflict with the terms of the written terms of this agreement, the terms, conditions, and statements set forth in the Invitation to Bid issued by SELLER and completed Bid Blank issued by BUYER are incorporated by this reference. No other additional provisions if not listed in an addendum hereto.

20. **EXECUTION.** When and if executed by both SELLER and BUYER, this Agreement shall become a binding contract.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

BUYER:

RIVER CITY CHURCH IA, INC.

Dated this _____ day of _____ 2024.

Janene King, President

Address: 770 RIVER BEND LN
PO Box 409
North Liberty, IA 52317

Telephone: (319) 302-3221

SELLER:

CITY OF RIVERSIDE, IOWA,
an Iowa municipal corporation

Dated this _____ day of _____ 2024.

By: _____
Allen Schneider, Mayor

Attest:

Cole Smith, City Administrator

Address: Riverside City Hall
60 Greene Street
Riverside, Iowa 52327

Telephone: (319) 648-3501