

CITY OF RIVERSIDE
CITY COUNCIL MEETING AGENDA
RIVERSIDE CITY COUNCIL CHAMBERS
60 GREENE ST
RIVERSIDE, IOWA 52327

Monday, September 15, 2025 @ 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 pg 3
 - b. Expenditures pg 4
5. **Public forum: 3 minutes per person. See guidelines for public comments at the Clerk's table.**
6. Riverside Casino & Golf Resort, Damon John
7. Washington County Sheriff's Department Report
8. Veenstra & Kimm, Dave Schechinger
 - a. SCADA System Replacement
 - b. Sewer Repairs
9. PeopleService Report pg 5
10. City Engineer's Report (Axiom Consultants) pg 12
 - a. Wellness Center
 - b. Cherry Lane Street Extension Project
 - i. Consider resolution to approve Pay Application #3 (Res #2025-66) pg 15
 - c. Hall Park Pickleball Courts
 - i. Consider resolution to approve Change Order #2 pg 19
 - ii. Consider resolution to approve Pay Application #3 pg 22
 - d. CDBG Downtown Revitalization
11. City Administrator's Report
 - a. Consider resolution to adopt FY2026 Schedule of Fees pg 26
 - b. Ordinances
 - i. New- Chapter 52 – Property Maintenance Code (Ord #2025-01) pg 27
 - ii. Amend- Chapter 162 – Weeds, Vines, and Brush (Ord #2025-04) pg 30
 - c. Consider resolution to award contract for FY2025 Audit Services pg 48
 - d. City Hall Roof Repairs pg 49
 - e. Streets Maintenance – Crack Sealing pg 55
 - f. Leaf Pickup pg 59

g. August Financials pg 60

12. Closing Comments

13. Motion to Adjourn



The regular meeting of the Riverside City Council was called to order at 6:00 pm by Mayor Allen Schneider with Council Members; Ryan Rogerson, Kevin Kiene, Tom Sexton, Lois Schneider and Kevin Mills present.

Motion by Kiene, seconded by Schneider to approve the agenda as presented. Motion carried 5-0.

Motion by Sexton, seconded by Schneider to approve the consent agenda of minutes and expenditures as presented. Motion carried 5-0.

Riverside Fire Department Fire Chief Chad Smothers gave an update on the Rescue Fire Engine replacement.

Motion made by Rogerson, seconded by Mills to pass Resolution #2025-62 approving the Riverside Fire Department to purchase a Pierce Saber Rescue Pumper Fire Engine from Reliant Fire Apparatus, Inc. in the amount of \$1,059,460.00. Motion carried 5-0.

Nick Bettis, Axiom Consultants, gave the City Engineer's Report consisting of updates on the Wellness Center, Cherry Lane Street Extension, Hall Park Pickleball Courts, and CDBG Downtown Revitalization Project.

Motion by Sexton, seconded by Kiene to pass Resolution #2025-63 to approve Pay Application #3 to Cornerstone Commercial Contractors, Inc. in the amount of \$4,454.98. Motion carried 5-0.


Motion made by Rogerson, seconded by Schneider to pass Resolution #2025-64 to approve the submission of the Washington County Riverboat Foundation Municipal Grant application in the amount of \$4,000,000 for the planning, constructing and furnishing of the Riverside Wellness Center. Motion carried 5-0.

Motion made by Schneider, seconded by Kiene to pass Resolution #2025-65 to transfer \$464,080.44 from 145: Casino Fund to 301: Capital Projects Fund. Motion carried 5-0.

Motion by Kiene, seconded by Schneider to adjourn at 7:23 PM. Motion carried 5-0.

ATTEST:


Stephanie Thomann, City Clerk


Allen Schneider, Mayor

EXPENDITURES SEPTEMBER 15, 2025				
COUNCIL MEETING	BILLS			
AIRGAS	FD - RENT - OXYGEN	002-5-150-6415	\$452.20	
ECICOG	CDBG DTR	145-5-650-6435	\$1,050.00	
KALONA PUBLIC LIBRARY	FY26 RES #2025-07	001-5-410-6413	\$40,000.00	
MARTIN GARDNER	CDBG DTR	145-5-650-6435	\$2,813.60	
MENARDS	PARKS SUPPLIES	001-5-430-6507	\$43.37	
MENARDS	STREETS SUPPLIES	001-5-210-6310	\$32.49	\$75.86
PAWS & MORE	FY26 28E AGREEMENT	001-5-190-6413	\$4,000.00	
RIVERSIDE GRAIN & FEED	FLY SPRAY	001-5-210-6310	\$28.04	
STEPHANIE THOMANN	MILEAGE & MEALS REIMB	001-5-620-6200	\$56.20	
STEPHANIE THOMANN	MILEAGE REIMB	001-5-650-6330	\$23.80	\$80.00
VISA	YOUTUBE TV	002-5-150-6506	\$88.80	
VISA	SOFTWARE	001-5-650-6419	\$41.18	
VISA	BOOK - COLE SMITH	001-5-650-6300	\$64.70	
VISA	FALL IMPI REGISTRATION - S THOMANN	001-5-620-6200	\$224.00	
VISA	CITY HALL SUPPLIES	001-5-650-6506	\$21.40	
VISA	POSTAGE	002-5-150-6506	\$7.10	\$447.18
TOTAL BILLS*****			\$48,946.88	
IPERS	CONTRIBUTIONS - AUG 2025	\$ 3,635.64		
1ST NAT'L BANK	HEALTH SAVINGS	\$ 1,216.66		
IOWA DEPT OF REVENUE	IOWA W/HOLD - AUG 2025	\$ 540.26		
IOWA DEPT OF REVENUE	IOWA SALES TAX - AUG 2025	\$ 1,456.47		
IOWA DEPT OF REVENUE	IOWA WET TAX - AUG 2025	\$ 2,176.08		
IRS	941 TAX DEPOSIT - AUG 2025	\$ 5,096.45		
PAYROLL	PAYROLL - AUG 2025	\$ 17,228.49		
*****	TOTAL PAID BILLS	\$31,350.05		
*****	TOTAL EXPENDITURES	\$80,296.93		
EXPENDITURES by FUND				
GENERAL FUND		\$ 44,535.18		
FIRE DEPARTMENT		\$ 548.10		
ROAD USE FUND		\$ -		
COMMUNITY CENTER		\$ -		
CASINO		\$ 3,863.60		
CAPITAL PROJECTS		\$ -		
WATER FUND		\$ -		
SEWER FUND		\$ -		
TOTAL EXPENDITURES		\$ 48,946.88		
MTD TREASURERS REPORT				
8/31/2025	REVENUES	EXPENSES	BALANCE	
GENERAL FUND	\$12,037.22	\$48,349.78	\$407,864.40	
FIRE DEPT FUND	\$1,030.74	\$8,921.97	\$171,660.23	
ROAD USE TAX FUND	\$12,887.19	\$0.00	\$227,384.82	
LOCAL OPTION SALES TAX	\$13,121.38	\$0.00	\$188,712.29	
TIF REVENUE	\$0.00	\$0.00	\$19,008.98	
CASINO REVENUE RUND	\$100,397.08	\$87,301.93	\$2,519,876.80	
CAPITAL PROJECTS FUND	\$0.00	\$303,889.09	(- \$244838.58)	
COMMUNITY CENTER FUNDS	\$4,849.75	\$0.00	\$1,420,739.51	
WATER FUND	\$37,844.26	\$6,325.03	\$93,544.85	
SEWER FUND	\$39,314.84	\$12,697.73	\$580,439.84	
STORM WATER FUND	\$1,730.83	\$0.00	\$25,271.13	
TOTAL	\$223,213.29	\$467,485.53	\$5,654,502.85	

Date: September 9, 2025

To: Riverside Council

From: Jed Wolf & Branden Havens, Operators & Steve Robinette, Region Manager

O & M Report: August 2025

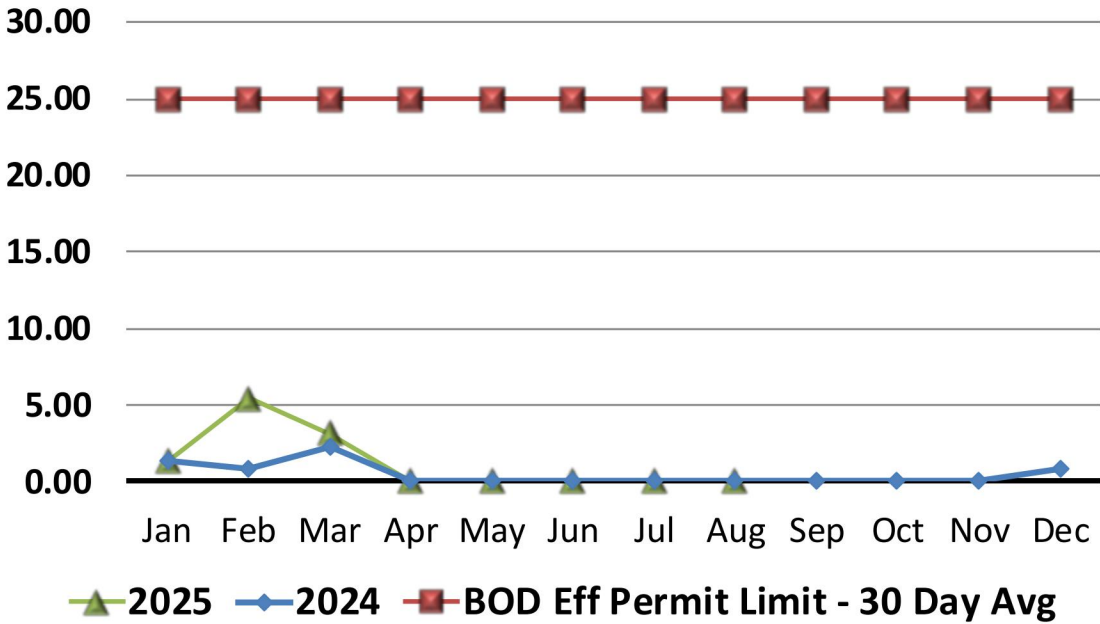
Water Operation & Maintenance

- Getting an inspection of the water tower scheduled in the next couple weeks.
- We are planning to do water hydrant flushing the week of September 22
- We are currently doing this year's section of water main valve cycling.
- The first round of initial PFAS monitoring is complete. The first round of samples were non-detect.

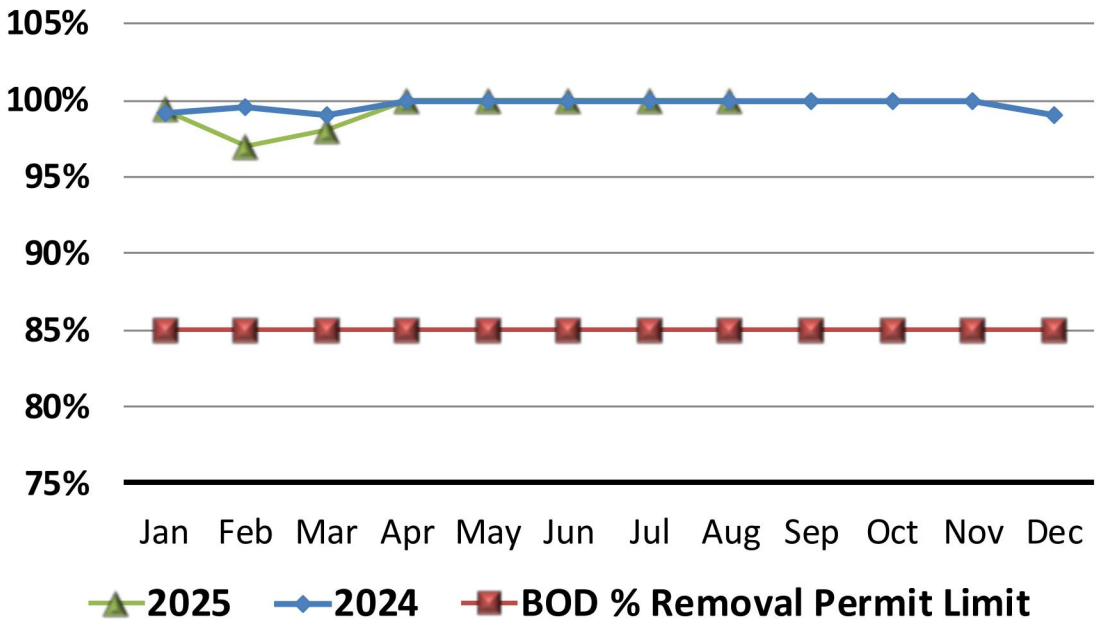
Wastewater Operation & Maintenance

- The wastewater plant SCADA had a programming fault that Automatic Systems were called in to fix. The PLC fault wasn't telling the waste plant to decant which caused plant waste levels to go up slightly in the tank.
- Waste plant garage door would not operate automatically so Overhead Door came in to replace some wires that were faulty.

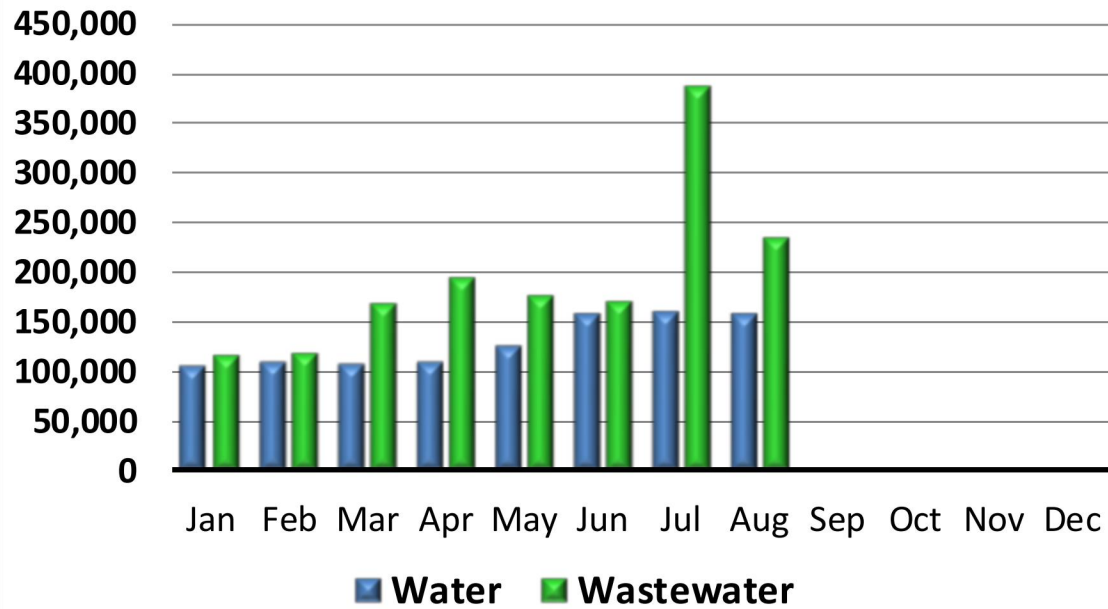
BOD Effluent



BOD % Removal



**Average Daily Water Pumped vs. Wastewater
In Gallons**



		August-25	July-25	August-24
Water				
Units				
Total Monthly Pumped	gallons	4,842,000	4,902,000	4,598,000
Average Daily Pumped	gallons	156,190	158,130	148,320
Maximum Daily Pumped	gallons	188,000	206,000	215,000
Minimum Daily Pumped	gallons	116,000	120,000	100,000
Chlorine				
Chlorine - Total Avg Residual Plant	mg/L	1.49	1.05	1.47
Chlorine - Total Avg Residual System	mg/L	1.00	0.67	0.84
Chlorine - Minimum Required Residual System	mg/L	0.30	0.30	0.30
Chlorine used	gallons	255.50	233.00	223.00
Iron				
Iron - Avg Raw	mg/L	1.66	1.60	1.47
Polyphosphate				
Polyphosphate - Avg Residual	mg/L	2.66	2.59	2.36
Polyphosphate - Recommended Residual	mg/L	1.5-3.0	1.5-3.0	1.5-3.0
Polyphosphate used	gallons	41.50	37.00	44.00
Water Loss				
Water Billed	gallons	4,279,623	4,160,160	0
Water used in main breaks/hydrant flushing etc...	gallons	0	0	0
Water used at city buildings	gallons	50,886	54,319	0
Loss	gallons	12%	15%	0%
Wastewater				
BOD				
BOD Influent Avg	mg/L	116	98	170
BOD Effluent Avg	mg/L	0	0.0	0
BOD Eff Permit Limit - 30 Day Avg	mg/L	25	25	25
BOD % Removal	%	100.00%	100.00%	100.00%
TSS				
TSS Influent Avg	mg/L	122	80	139
TSS Effluent Avg	mg/L	2	11	10
TSS Effluent Permit Limit - 30 Day Avg	mg/L	30	30	30
TSS % Removal	%	98.80%	87.00%	93.00%
Nitrogen Ammonia				
NA Effluent Avg	mg/L	0	0	0
NA Effluent Permit Limit - 30 Day Avg	mg/L	5	5	5
Influent Flow				
Total Monthly	gallons	7,278,400	12,046,400	5,400,500
Average Daily	gallons	234,787	388,658	174,210
Maximum Daily	gallons	599,700	894,600	302,600
Minimum Daily	gallons	108,000	156,400	206,100
Permit Limit - 30 Day Avg	gallons	444,000	444,000	444,000
Permit Limit - Daily Maximum	gallons	1,425,000	1,425,000	1,425,000

Contract True-Ups - Current Contract Year				
Item	Budgeted Amount	Amount Spent	% of Budget	% of Time
Chemical Budget	\$31,193.00	\$5,276.28	17%	17%
Maintenance Budget	\$25,993.00	\$7,916.20	30%	17%
Total	\$57,186.00	\$13,192.48	23%	17%



RIVERSIDE--AUGUST '25

Water Plant Maintenance

<u>Date</u>	<u>Vendor List</u>	<u>Description</u>	<u>Total</u>
8/4/25	Harn R/O Systems	RO Membrane Cleaning	\$5,301.74
8/4/25	Harn R/O Systems	RO Pre-Filters	\$970.21
8/4/25	USA Bluebook	1-1/2" Corp Stop Fitting	\$408.90
Total			\$6,680.85

Water System Maintenance

<u>Date</u>	<u>Vendor List</u>	<u>Description</u>	<u>Total</u>
8/23/25	First National Bank VISA	Supplies	\$99.88
Total			\$99.88

Wastewater Plant Maintenance

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

Wastewater System Maintenance

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

Water Plant Maintenance	\$6,680.85
Water System Maintenance	\$99.88
W/W Plant Maintenance	\$0.00
W/W System Maintenance	\$0.00
Month Total	<hr/> \$6,780.73

Annual Maintenance Budget \$25,993.00

**Total Maintenance Dollars
Spent Year to Date** **\$7,916.20**

**Percent Maintenance Budget
Spent Year to Date** **30%**



RIVERSIDE - AUGUST '25

Water System Chemicals

<u>Date</u>	<u>Vendor List</u>	<u>Description</u>	<u>Total</u>
8/4/25	Rhino Industries	Membrane Antiscalent	\$2,123.49
8/21/25	Hawkins	Sodium Hypochlorite	\$697.95
8/21/25	Hawkins	Fluoride	\$174.00
Total			\$2,995.44

Wastewater System Chemicals

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

Water System Chemicals	\$2,995.44
W/W System Chemicals	\$0.00
Month Total	\$2,995.44

Annual Chemical Budget \$31,193.00

Total Chemical Dollars Spent Year to Date **\$5,277.28**

Percent Chemical Budget Spent Year to Date **17%**

Maintenance Month Total	\$6,780.73
Chemical Month Total	\$2,995.44
Month Total	\$9,776.17

Annual Budget **\$57,186.00**

Total Spent Year to Date **\$13,193.48**

Percent Budget Spent Year to Date **23%**

Work Orders Completed

Date Completed	Equipment	Task
8/20/2025	WWTP GENERATOR	Monthly PM
8/20/2025	LIFT STATION #1	LS Monthly PM
8/20/2025	LIFT STATION #2	LS Monthly PM
8/20/2025	LIFT STATION #3	LS Monthly PM
8/20/2025	LIFT STATION #4	LS Monthly PM
8/20/2025	LIFT STATION #5	LS Monthly PM
8/20/2025	EQ BASIN STATION	LS Monthly PM
8/20/2025	EFFLUENT SAMPLER	Monthly PM
8/20/2025	INFLUENT SAMPLER	Monthly PM
8/20/2025	SCREEN UNIT	Monthly PM
8/20/2025	UV SYSTEM	Monthly PM
8/20/2025	FIRE EXTINGUISHERS	Inspection
8/20/2025	Lift Station Generator #1	Generator Monthly
8/20/2025	Lift Station Generator #2	Generator Monthly
8/20/2025	Lift Station Generator #4	Generator Monthly
8/20/2025	Lift Station Generator #5	Generator Monthly
8/20/2025	Lift Station Generator #3	Generator Monthly
8/20/2025	DEHUMIDIFIERS	Monthly PM
8/20/2025	WATER PLANT GENERATOR	Monthly PM
8/20/2025	HIGH SERVICE PUMPS	Monthly PM
8/20/2025	WATER PLANT HEATER	Inspection
8/20/2025	FIRE EXTINGUISHERS	Inspection
8/21/2025	Make-up Air Unit	Monthly PM
8/22/2025	BLOWERS	Monthly PM
8/22/2025	FILTER	Monthly PM
8/22/2025	CARTRIDGE FILTERS	Monthly PM

ENGINEER'S REPORT

PROJECT: City of Riverside
DATE: September 08, 2025
TO: City Council
TOPIC: Project Updates

Wellness Center

- WCRF Grant Application is being compiled.
- Meet with IDALS Urban Conservationist on September 2nd regarding Urban Water Quality Grant option.

Cherry Lane

- Punchlist walkthrough complete.
- Punchlist distributed to contractors and line-item completion is in progress.

Hall Park Pickleball

- Court colors have been selected and will be installed this week.
- Fencing being installed this week.
- PCC sidewalk is completed.
- Backfilling activities completed with onsite soil.
- Change Order No. 2 has been issued to the City for approval/signature.

CDBG Downtown Revitalization

- Progress Meeting No. 4 to be held. Date/time TBD.

Riverside StoryMap (<https://storymaps.arcgis.com/stories/e9bde3c8c1f9492c944415c28c145cb9>)

Date: 9/8/2025

Project Cherry Lane Extension, located at: Riverside, Iowa

Owner City of Riverside

Engineer Axiom Consultants, LLC .

Contractor Jones Contracting Company

Periodic Estimate No: 3

Period State Date: 8/12/2025

Period End Date: 9/8/2025

DETAILED ESTIMATE													
Item No.	Item Description	Unit	Contract Amount			Change Orders		Previously Claimed		This Pay Application		Total Project	
			Total No. Units	Unit Price	Total Cost	QTY Change	Cost Change	QTY	Amount	QTY	Amount	% Complete	Value Completed Work
1.00	Clearing and Grubbing	LS	1.00	\$ 2,000.00	\$ 2,000.00		\$0.00	1.00	\$ 2,000.00		\$ -	100%	\$ 2,000.00
2.00	Topsoil, On-Site	CY	484.00	\$ 10.80	\$ 5,227.20		\$0.00	484.02	\$ 5,227.37		\$ -	100%	\$ 5,227.37
3.00	Excavation, Class 10	CY	858.00	\$ 14.70	\$ 12,612.60		\$0.00	857.99	\$ 12,612.38		\$ -	100%	\$ 12,612.38
4.00	Subgrade Preparation	SY	2025.00	\$ 0.75	\$ 1,518.75		\$0.00	2,024.94	\$ 1,518.71		\$ -	100%	\$ 1,518.71
5.00	Compaction Testing	LS	1.00	\$ 1,850.00	\$ 1,850.00		\$0.00	1.00	\$ 1,850.00		\$ -	100%	\$ 1,850.00
6.00	Below Grade Excvation (Core Out & Replace With 3/4" Road Stone)	CY	200.00	\$ 52.00	\$ 10,400.00		\$0.00	64.00	\$ 3,328.00		\$ -	32%	\$ 3,328.00
7.00	4" Modified subbase	Ton	127.00	\$ 25.80	\$ 3,276.60	2	\$51.60	129.00	\$ 3,328.20		\$ -	100%	\$ 3,328.20
8.00	6" Modified Subbase	Ton	447.20	\$ 24.85	\$ 11,112.92		\$0.00	497.03	\$ 12,351.20		\$ -	111%	\$ 12,351.20
9.00	Storm Sewer, trenched, RCP 15"	LF	83.00	\$ 47.65	\$ 3,954.95		\$0.00	83.00	\$ 3,954.95		\$ -	100%	\$ 3,954.95
10.00	Storm Sewer, Trenched RCP, 18"	LF	40.00	\$ 49.65	\$ 1,986.00		\$0.00	40.00	\$ 1,986.00		\$ -	100%	\$ 1,986.00
11.00	Subdrain Perforated Plastic Pipe, 6"	LF	595.00	\$ 8.10	\$ 4,819.50		\$0.00	595.00	\$ 4,819.50		\$ -	100%	\$ 4,819.50
12.00	Intake, SW-509	Each	2.00	\$ 7,012.00	\$ 14,024.00		\$0.00	2.00	\$ 14,024.00		\$ -	100%	\$ 14,024.00
13.00	Intake, SW-545	Each	1.00	\$ 5,280.00	\$ 5,280.00		\$0.00	1.00	\$ 5,280.00		\$ -	100%	\$ 5,280.00
14.00	Pavement, PCC, 7"	SY	1084.90	\$ 63.30	\$ 68,674.17		\$0.00	1,084.90	\$ 68,674.17		\$ -	100%	\$ 68,674.17
15.00	Curb and Gutter, 24" Wide, 7"	LF	383.30	\$ 39.50	\$ 15,140.35		\$0.00	383.30	\$ 15,140.35		\$ -	100%	\$ 15,140.35
16.00	PCC pavement Samples and Testing	LS	1.00	\$ 2,000.00	\$ 2,000.00		\$0.00	1.00	\$ 2,000.00		\$ -	100%	\$ 2,000.00
17.00	Sidewalk, PCC, 4"	SY	128.40	\$ 46.00	\$ 5,906.40	9.8	\$450.80	138.20	\$ 6,357.20		\$ -	100%	\$ 6,357.20
18.00	Sidewalk, PCC, 6"	SY	443.20	\$ 61.00	\$ 27,035.20		\$0.00	443.20	\$ 27,035.20		\$ -	100%	\$ 27,035.20
19.00	Detectable Warnings	SF	111.00	\$ 35.00	\$ 3,885.00		\$0.00	111.00	\$ 3,885.00		\$ -	100%	\$ 3,885.00
20.00	Pavement removal	SY	925.00	\$ 8.35	\$ 7,723.75		\$0.00	925.03	\$ 7,723.96		\$ -	100%	\$ 7,723.96
21.00	Sign Installation	LS	1.00	\$ 4,063.00	\$ 4,063.00		\$0.00		\$ -	1	\$ 4,063.00	100%	\$ 4,063.00
22.00	Traffic Sign Removal	LS	1.00	\$ 500.00	\$ 500.00		\$0.00	0.90	\$ 450.00	0.1	\$ 50.00	100%	\$ 500.00
23.00	Painted Pavement Markings, Solvent/Waterborne	STA	13.20	\$ 570.00	\$ 7,524.00		\$0.00		\$ -	13.2	\$ 7,524.00	100%	\$ 7,524.00
24.00	Painted Symbols and Legends, Solvent/Waterborne	Each	2.00	\$ 100.00	\$ 200.00		\$0.00		\$ -	2	\$ 200.00	100%	\$ 200.00
25.00	Temporary Traffic Control	LS	1.00	\$ 1,600.00	\$ 1,600.00		\$0.00	0.50	\$ 800.00	0.5	\$ 800.00	100%	\$ 1,600.00
26.00	Hydraulic Seeding, Seeding, Fertilizing, and Mulching Type 1	Acre	0.40	\$ 8,000.00	\$ 3,200.00		\$0.00	0.40	\$ 3,200.00		\$ -	100%	\$ 3,200.00
27.00	Temporary Seeding, Fertilizing, and Mulching-Type 4	Acre	0.40	\$ 1,000.00	\$ 400.00		\$0.00		\$ -		\$ -	0%	\$ -
28.00	Watering	Each	4.00	\$ 400.00	\$ 1,600.00		\$0.00		\$ -		\$ -	0%	\$ -
29.00	Filter Sock, 9"	LF	980.00	\$ 1.50	\$ 1,470.00		\$0.00	1,200.00	\$ 1,800.00		\$ -	122%	\$ 1,800.00
30.00	Filter Socks Removal	LF	980.00	\$ 0.01	\$ 9.80		\$0.00		\$ -		\$ -	0%	\$ -
31.00	Rip Rap, Class D	Ton	20.00	\$ 61.60	\$ 1,232.00		\$0.00	21.03	\$ 1,295.45		\$ -	105%	\$ 1,295.45
32.00	Silt Fence or silt Fence Ditch Check	LF	622.00	\$ 1.75	\$ 1,088.50		\$0.00	574.00	\$ 1,004.50		\$ -	92%	\$ 1,004.50
33.00	Silt Fence or Silt Fence Ditch Check, Removal of Sediment	LF	622.00	\$ 0.25	\$ 155.50		\$0.00		\$ -		\$ -	0%	\$ -
34.00	Silt Fence or Silt Fence Ditch Check, removal of Device	LF	622.00	\$ 0.25	\$ 155.50		\$0.00		\$ -	208	\$ 52.00	33%	\$ 52.00
35.00	Inlet Protection Device	Each	7.00	\$ 150.00	\$ 1,050.00		\$0.00	7.00	\$ 1,050.00		\$ -	100%	\$ 1,050.00
36.00	Inlet Protection Device Maintenance	Each	7.00	\$ 40.00	\$ 280.00		\$0.00		\$ -		\$ -	0%	\$ -
37.00	Mobilization	LS	1.00	\$ 15,909.88	\$ 15,909.88		\$0.00	1.00	\$ 15,909.88		\$ -	100%	\$ 15,909.88
38.00	Maintenance of Postal Service	LS	1.00	\$ 1,000.00	\$ 1,000.00		\$0.00	1.00	\$ 1,000.00		\$ -	100%	\$ 1,000.00
39.00	Concrete Washout	LS	1.00	\$ 500.00	\$ 500.00		\$0.00	1.00	\$ 500.00		\$ -	100%	\$ 500.00
Contract Total:					\$ 250,365.57						\$ 12,689.00		\$ 242,795.01
Change Orders:													
									\$ -		\$ -	#DIV/0!	\$ -
									\$ -		\$ -	#DIV/0!	\$ -
							\$0.00		\$ -		\$ -	#DIV/0!	\$ -
							\$0.00		\$ -		\$ -	#DIV/0!	\$ -
							\$0.00		\$ -		\$ -	#DIV/0!	\$ -
							\$0.00		\$ -		\$ -	#DIV/0!	\$ -
CO Total:					\$0.00		\$502.40		\$ -		\$ -		\$ -

Contract Total Including CO's: \$250,867.97

\$ 242,795.01

97% total completed from original project sum

91% total completed from original project sum without mobilization item included

- a. When 5% of the original contract amount has been completed, 25% of the contract price for mobilization will be paid.
- b. When 10% of the original contract amount has been completed, 50% of the contract price for mobilization will be paid.
- c. When 50% of the original contract amount has been completed, 100% of the contract price for mobilization will be paid.

Total Completed to Date	\$	242,795.01
Amount Retained (3%)	\$	7,283.85
Amount after retainage	\$	235,511.16
Less Prev Pmts	\$	223,202.83
Amount Due this period	\$	12,308.33

AMOUNT CERTIFIED: \$ _____ \$12,308.33

ENGINEER:

By: Benj. Smith Date: September 09, 2025

RESOLUTION #2025-XX

**PAY APPLICATION #3 TO JONES CONTRACTING CORP FOR WORK COMPLETED ON
CHERRY LANE STREET EXTENSION PROJECT**

WHEREAS, the City of Riverside awarded a contract to Jones Contracting Corp. for the Cherry Lane Street Extension Project in the amount of \$247,887.77 at the Riverside City Council Meeting on February 3rd, 2025; and

WHEREAS, the City of Riverside has been provided with an authorized pay application and recommendation of approval by City Engineer, Axiom Consultants.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Riverside, Iowa does hereby accept Pay Application #3 and authorizes payment in the amount of \$12,308.33 to Jones Contracting Corp for work completed on the Cherry Lane Street Extension Project for the period through 9/8/2025.

BE IT FURTHER RESOLVED, by the City Council of Riverside, Iowa, that the Mayor and City Administrator are hereby authorized and directed to execute said resolution.

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

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

Ayes:

Nays:

Absents:

PASSED AND APPROVED by the Riverside City Council on this 15th day of September 2025.

Signed: _____ Date: _____

Allen Schneider, Mayor

Attest: _____ Date: _____

Stephanie Thomann, City Clerk

Date of Issuance: September 05, 2025 Owner: City of Riverside Iowa Contractor: Bowker Pinnacle Mechanical Engineer: Axiom Consultants Project: Hall Park Pickleball Courts	Effective Date: July 15, 2025 Owner's Contract No.: Contractor's Project No.: Engineer's Project No.: 10441-10014 (240132) Contract Date: February 04, 2025
---	--

The Contract is modified as follows upon execution of this Change Order:

Description: Additional Areas of Grading and Restoration in location where additional playground equipment was removed.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: This amount reflects the original contract amount along with Change Order No.'s 1, 3, & 4. Verbal value \$ 223,033.77	Original Contract Times: Substantial Completion: _____ Ready for Final Payment: _____ <div style="text-align: right;">days or dates</div>
Increase of this Change Order: Verbal value \$6,471.00	Adjustments of This Change Order: Substantial Completion: _____ Ready for Final Payment: _____ <div style="text-align: right;">days or dates</div>
Contract Price incorporating this Change Order: Verbal value \$229,504.77	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____ <div style="text-align: right;">days or dates</div>

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: <u>Brian Boll</u> Engineer Title: Civil Services Team Leader Date: September 05, 2025	By: _____ Owner Title: _____ Date: _____	By: _____ Contractor Title: _____ Date: _____

EXHIBIT A

Breakdown of Individual Requests

#	ITEM	COST	NOTES
1	Grading & Restoration	\$6,471.00	6" of Topsoil over 8,300 SF of area outside of original grading limits. One day labor: 8hrs x \$92/hr = \$736.00 One day skid loader: 8hrs x \$55.00/hr = \$440.00 10-12 Loads Topsoil: 12 x \$316.25 = \$3,795.00 Seeding: \$1,500.00
APPROVED: DENIED:			
TOTAL COSTS: \$6,471.00			

EXHIBIT B

Plan Sheet C3.00 Grading & Erosion Control Plan.

RESOLUTION #2025-XX

**CHANGE ORDER #2 TO BOWKER PINNACLE MECHANICAL FOR MODIFICATIONS ON
HALL PARK PICKLEBALL COURTS**

WHEREAS, the City of Riverside awarded a contract to Bowker Pinnacle Mechanical for the Hall Park Pickleball Courts Project in the amount of \$216,192.67 at the Riverside City Council Meeting on February 3rd, 2025; and

WHEREAS, the City of Riverside has been provided an authorized change order request and recommendation of approval by City Engineer, Axiom Consultants.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Riverside, Iowa, hereby accepts Change Order #2 and authorizes a \$6,471.00 increase to the contract with Bowker Pinnacle Mechanical for the Hall Park Pickleball Courts Project.

BE IT FURTHER RESOLVED, by the City Council of Riverside, Iowa, that the Mayor and City Administrator are hereby authorized and directed to execute said resolution.

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

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

Ayes:

Nays:

Absents:

PASSED AND APPROVED by the Riverside City Council on this 15th day of September 2025.

Signed: _____ Date: _____

Allen Schneider, Mayor

Attest: _____ Date: _____

Stephanie Thomann, City Clerk

CONTRACTOR PAY REQUEST

Project: Contract No. 24-0132.01 City of Riverside Hall Park Pickleball Courts Engineer: Axiom Consultants LLC Contractor: Bowker Pinnacle Mechanical LLC Pay Request No. 3 Date: 8-Sep-2025	<table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Completed</td> <td style="width: 10%;">\$</td> <td style="width: 20%;">181,113.90</td> <td style="width: 20%;">Contract Amt</td> <td style="width: 10%;">\$</td> <td style="width: 10%;">223,033.77</td> </tr> <tr> <td>Previous Pmt</td> <td></td> <td>81,427.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Est</td> <td>\$</td> <td>99,686.90</td> <td>% Completed</td> <td></td> <td>81.20%</td> </tr> <tr> <td>Retain</td> <td>\$</td> <td>5,433.42</td> <td></td> <td></td> <td></td> </tr> <tr> <td>NET PAYMENT</td> <td>\$</td> <td>96,696.29</td> <td>Paid to Date</td> <td>\$</td> <td>78,816.49</td> </tr> </table>	Completed	\$	181,113.90	Contract Amt	\$	223,033.77	Previous Pmt		81,427.00				Total Est	\$	99,686.90	% Completed		81.20%	Retain	\$	5,433.42				NET PAYMENT	\$	96,696.29	Paid to Date	\$	78,816.49
Completed	\$	181,113.90	Contract Amt	\$	223,033.77																										
Previous Pmt		81,427.00																													
Total Est	\$	99,686.90	% Completed		81.20%																										
Retain	\$	5,433.42																													
NET PAYMENT	\$	96,696.29	Paid to Date	\$	78,816.49																										

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	UNIT PRICE	TOTAL ITEM VALUE	QUANTITY COMPLETE	COMPLETED VALUE
1	CLEARING & GRUBBING	LS	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00
2	TOPSOIL, ON-SITE	CY	430	\$ 25.00	\$ 10,750.00	430	\$ 10,750.00
3	EXCAVATION, CLASS 10	CY	3056	\$ 15.00	\$ 45,840.00	3056	\$ 45,840.00
4	SUBGRADE PREPARATION	SY	120.1	\$ 5.00	\$ 600.50	120.1	\$ 600.50
5	COMPACTION TESTING	LS	1	\$ 2,000.00	\$ 2,000.00	1	\$ 2,000.00
6	6" MODIFIED SUBBASE	TON	268.5	\$ 30.00	\$ 8,055.00	268.5	\$ 8,055.00
7	STORM SEWER, TRENCHED, PVC, 10"	LF	130	\$ 66.65	\$ 8,664.50	130	\$ 8,664.50
8	PIPE APRON, METAL, 10"	EACH	1	\$ 300.00	\$ 300.00	1	\$ 300.00
9	PIPE APRON GUARD, METAL, 10" DIA.	EACH	1	\$ 350.00	\$ 350.00	1	\$ 350.00
10	SUBDRAIN, PERFORATED PLASTIC PIPE, 6"	LF	222	\$ 25.00	\$ 5,550.00	222	\$ 5,550.00
11	SUBDRAIN CLEANOUT, 6"	EACH	2	\$ 1,200.00	\$ 2,400.00	2	\$ 2,400.00
12	SUBDRAIN CONNECTIONS	EACH	2	\$ 200.00	\$ 400.00	2	\$ 400.00
13	INTAKE, 10" NYLOPLAST DRAIN	EACH	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00
14	PCC PAVEMENT SAMPLES & TESTING	LS	1	\$ 2,800.00	\$ 2,800.00	1	\$ 2,800.00
15	PAVEMENT, ASPHALT, 3.5" TYPE-B CL. 1 BASE COURSE	SY	711	\$ 40.00	\$ 28,440.00	711	\$ 28,440.00
16	PAVEMENT, ASPHALT, 1.5" TYPE-A SURFACE COURSE	SY	711	\$ 22.00	\$ 15,642.00	711	\$ 15,642.00
17	COLOR SURFACING	SY	711	\$ 32.42	\$ 23,050.62		\$ -
18	SIDEWALK, PCC, 6"	SY	243.6	\$ 73.00	\$ 17,782.80	243.6	\$ 17,782.80
19	PAVEMENT REMOVAL	SY	0.9	\$ 100.00	\$ 90.00	0.9	\$ 90.00
20	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 500.00	\$ 500.00		\$ -
21	HYDRAULIC SEEDING, SEEDING, FERTILIZING, & MULCHING - TYPE 1	ACRE	0.2	\$ 8,000.00	\$ 1,600.00		\$ -
22	WATERING	EACH	1	\$ 1,400.00	\$ 1,400.00		\$ -
23	FILTER SOCKS, 9"	LF	677	\$ 4.00	\$ 2,708.00	677	\$ 2,708.00
24	FILTER SOCKS, REMOVAL	LF	677	\$ 0.25	\$ 169.25		\$ -
25	CHAIN LINK FENCE, COMMERCIAL, BLACK VINYL COATED, 8' HT	LF	306	\$ 50.00	\$ 15,300.00	306	\$ 15,300.00
26	CHAIN LINK FENCE, COMMERCIAL, BLACK VINYL COATED, 4' HT	LF	100	\$ 54.00	\$ 5,400.00		\$ -

CONTRACTOR PAY REQUEST

Project: Contract No. 24-0132.01
City of Riverside Hall Park Pickleball Courts

Engineer: Axiom Consultants LLC

Contractor: Bowker Pinnacle Mechanical LLC

Pay Request No. 3 **Date:** 8-Sep-2025

Completed	\$	181,113.90	Contract Amt	\$	223,033.77
Previous Pmt		81,427.00			
Total Est	\$	99,686.90	% Completed		81.20%
Retain	\$	5,433.42			
NET PAYMENT	\$	96,696.29	Paid to Date	\$	78,816.49

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	UNIT PRICE	TOTAL ITEM VALUE	QUANTITY COMPLETE	COMPLETED VALUE
27	GATES, 8' HT X 4' W	EACH	2	\$ 650.00	\$ 1,300.00		\$ -
28	DEMOLITION WORK	LS	1	\$ 2,000.00	\$ 2,000.00	1	\$ 2,000.00
29	MOBILIZATION	LS	1	\$ 5,000.00	\$ 5,000.00	0.5	\$ 2,500.00
30	CONCRETE WASHOUT	LS	1	\$ 100.00	\$ 100.00	1	\$ 100.00
30	PICKLEBALL NET ASSEMBLY	EACH	3	\$ 2,000.00	\$ 6,000.00		\$ -
CO#1	PLAYGROUND EQUIPMENT DEMOLITION	LS	1	\$ 5,704.00	\$ 5,704.00	1	\$ 5,704.00
CO#3	SHELTER SIDEWALK CONNECTION CHANGE	LS	1	\$ 687.10	\$ 687.10	1	\$ 687.10
CO#4	TENNIS COURT TRAINAGE TILE	LS	1	\$ 450.00	\$ 450.00	1	\$ 450.00
					\$ -		\$ -
					\$ 223,033.77		\$ 181,113.90

AMOUNT CERTIFIED: \$ 96,696.29
ENGINEER:
By: Gregg Sells Date: September 09, 2025

RESOLUTION #2025-XX

**PAY APPLICATION #3 TO BOWKER PINNACLE MECHANICAL FOR WORK COMPLETED
ON HALL PARK PICKLEBALL COURTS PROJECT**

WHEREAS, the City of Riverside awarded a contract to Bowker Pinnacle Mechanical for the Hall Park Pickleball Courts Project in the amount of \$216,192.67 at the Riverside City Council Meeting on February 3rd, 2025; and

WHEREAS, the City of Riverside has been provided with an authorized pay application and recommendation of approval by City Engineer, Axiom Consultants.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Riverside, Iowa does hereby accept Pay Application #3 and authorizes payment in the amount of \$96,696.29 to Bowker Pinnacle Mechanical for work completed on the Hall Park Pickleball Courts Project for the period through 9/8/2025.

BE IT FURTHER RESOLVED, by the City Council of Riverside, Iowa, that the Mayor and City Administrator are hereby authorized and directed to execute said resolution.

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

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

Ayes:

Nays:

Absents:

PASSED AND APPROVED by the Riverside City Council on this 15th day of September 2025.

Signed: _____ Date: _____

Allen Schneider, Mayor

Attest: _____ Date: _____

Stephanie Thomann, City Clerk



2025 Fee Schedule

Revised on XX-XX-2025 via Res #2025-XX

UTILITIES

SOLID WASTE & RECYCLING FEES

Monthly Service Fee - 35 gal	\$18.03	per Contract
Monthly Service Fee - 65 gal	\$20.09	per Contract
Garbage Sticker	\$3.00	per Contract
Yard Waste Bag	\$1.65	per Contract

WATER

Base	\$12.00	R.M.C. § 92.02
Rate ≤ 50,000 gal	\$6.00 per thousand gal	R.M.C. § 92.02
Rate > 50,000 gal	\$8.00 per thousand gal	R.M.C. § 92.02
Rate Modifier Outside of City Limits	150%	R.M.C. § 92.03
Connection Fee	See Ordinance	R.M.C. § 90.06
Tap Fee	See Ordinance	R.M.C. § 90.06
Hook-Up Fee	See Ordinance	R.M.C. § 90.06

SEWER

Base	\$12.00	R.M.C. § 99.02
Rate ≤ 50,000 gal	\$6.00 per thousand gal	R.M.C. § 99.02
Rate > 50,000 gal	\$8.00 per thousand gal	R.M.C. § 99.02
Resident Non-Water User Flat Fee	\$40.00	R.M.C. § 99.02
Non-Resident Flat Fee	\$60.00	R.M.C. § 95.06

STORM WATER

Monthly Fee	\$3.00	R.M.C. § 100.04
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UTILITY MISC. FEES AND PENALTIES

Tenant Deposit	\$100.00	R.M.C. § 92.09
Late Penalty	10% of the amount due	R.M.C. § 92.04
Disconnection Notice	\$25.00	R.M.C. § 92.05
Reconnection Fee - Business Hours	\$75.00	R.M.C. § 92.05
Reconnection Fee - Outside of Hours	\$95.00	R.M.C. § 92.05
Returned Check/NSF	\$30.00	R.M.C. § 92.10

GENERAL GOVERNMENT

FACILITY RENTALS

Park	\$25 for all park reservations, no refunds
Riverboat Room	\$50.00

MISCELLANEOUS

Copy of Records - B&W 8.5x11	\$0.25 per page	Res #01202014-1
Copy of Records - B&W 11x17	\$0.50 per page	
Fax	\$0.25 per page	Res #01202014-1
Scanning	\$0.25 per page	Res #01202014-1
Extensive Records Search	\$30 per hour plus copy charges	
Notarizing	\$1.00 per signature	

PUBLIC SAFETY

PROPERTY MAINTENANCE CODE TABLE OF FEES

Appeal Fee	\$50.00	Res #
------------	---------	-------

Administrative Fee	\$25.00 + Cost	
Assessment Fee	\$20.00	
Corrective Abatement - Contracted	At Cost + 5% Administrative Fee	R.M.C. § 162.07 & Res #061807-1
Corrective Abatement - City	See below	
Riding Mower	\$30.00/hr + Labor	
Weed Eater	\$10.00/hr + Labor	
Tractor & Mower	\$50.00/hr + Labor	
Trailer	\$20.00/hr + Labor	
Truck	\$50.00/hr + Labor	
Back Hoe / Loader	\$75.00/hr + Labor	
Labor (1 hour minimum, billed at 1/2 hour increments)	\$40.00/hr/person	
Habitual Lawn Violation - 24-month Contract for Weekly Mowing	Contract + \$250.00	
TRAFFIC & PARKING		
Parking Violation - Paid within 30 days	\$15.00	R.M.C. § 70.03
Parking Violation - Handicap	\$100.00	R.M.C. § 70.03
Parking Violation - Late Fee	\$5.00	R.M.C. § 70.03
Towing & Impound	Actual Costs*	R.M.C. § 70.06
GENERAL PERMITS		
Peddler, Soliciter, Transient Merchant Permit	See below	
One Day	\$75.00	
Seven Day	\$100.00	
Thirty Day	\$300.00	
Six Month	\$1,000.00	
One Year	\$1,500.00	
Display Fireworks Permit	\$50.00	
Alcohol Permit	See Iowa Code	I.A.C. § 123
Cigarette, Tobacco, & Vapor Permit	See Iowa Code	I.A.C. § 453A.13 & 453A.47A
House Mover Permit (per structure)	\$500.00	R.M.C. § 123.06
Urban Livestock Permit	\$50.00	
Vicious Animal Permit	\$100.00	R.M.C. § 55.16
Natural Planting Area Permit	No Fee	R.M.C § 162.07
BUILDING PERMITS, VARIANCES, ZONING, ETC.		
Application Fee (All building permits)	\$50.00	
Building Permit (Must use valuation basis)	See below	
Valuation: \$1.00 to \$2,000.00	\$50.00	
Valuation: \$2,000.01 to \$25,000.00	\$50.00 for the first \$2,000 plus \$10.50 for each additional \$1,000 or fraction thereof, to and including \$25,000	
Valuation: \$25,000.01 to \$50,000.00	\$291.50 for the first \$25,000 plus \$7.75 for each additional \$1,000 or fraction thereof, to and including \$50,000	
Valuation: \$50,000.01 to \$100,000.00	\$554.00 for the first \$50,000 plus \$5.25 for each additional \$1,000 or fraction thereof, to and including \$100,000	

Valuation: \$100,000.01 to \$500,000.00	\$816.50 for the first \$100,000 plus \$4.20 for each additional \$1,000 or fraction thereof, to and including \$500,000
Valuation: \$500,000.01 to \$1,000,000.00	\$2,496.50 for the first \$500,000 plus \$3.56 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
Valuation: \$1,000,000.01 and above	\$4,276.5 for the first \$1,000,000 plus \$2.74 for each additional \$1,000 or fraction thereof
Addition/Alteration to Building	\$0.50 per each additional sq. ft.
New Accessory Structure	\$250.00
Addition to Accessory Structure	\$0.25 per each additional sq. ft.
Fences / Retaining Walls	\$50.00
Property Accesses	\$50.00
Pool	\$50.00
Sign	\$1.00 per sq. ft., \$50 minimum
Demolition of Principle Permitted Use	\$75.00
Three (3) Month Permit Extension	\$50.00
New Electric / Mechanical / Plumbing	\$100.00
Alteration to Electric / Mechanical / Plumbing	\$50.00
Solar PV Array	\$200.00
Minor Subdivision	\$750.00
Major Subdivision (3 or more lots)	See below
Preliminary Plat	\$1,250.00
Final Plat	\$1,000.00
Change of Zoning Request	\$250.00
Special Exception Request	\$250.00
Variance Request	\$250.00
Appeal to Board of Adjustment	\$250.00
Special Meeting of the Planning & Zoning Commission	\$250.00
Special Meeting of the City Council	\$375.00
Priority Inspection or Review (Less than 2 business days)	\$100.00
Inspection Outside of Business Hours	\$100.00 per hour
Additional Plan Review required by changes to plans	\$50.00
Re-Inspection Fee	\$50.00
Use of Outside Consultants	Actual Costs*
PERMIT VALUATION BASIS	
Finished Area (includes heated sun porches, etc.)	\$94.00 per square foot
Unfinished Area (no non-bearing walls or wallboard)	\$25.00 per square foot
Finishing previously unfinished areas	\$69.00 per square foot
Garage area	\$35.00 per square foot
Open deck area (no roof)	\$15.00 per square foot
Open carport or screened porched area (with roof)	\$25.00 per square foot
Enclosed porch area	\$25.00 per square foot

NOTES

*Actual Costs include administrative and overhead costs

RESOLUTION #2025-XX

RESOLUTION TO ADOPT THE FY2026 SCHEDULE OF FEES

WHEREAS, the City of Riverside, Iowa, requires funding to provide critical public services.

WHEREAS, the City of Riverside, reserves the right to set reasonable charges and fees for services.

NOW, THEREFORE, BE IT RESOLVED, the City of Riverside City Council hereby adopts the FY2026 Schedule of Fees. This resolution supersedes any previous resolution that sets charges and fees and shall maintain in effect until revised or repealed.

BE IT FURTHER RESOLVED, by the City Council of Riverside, Iowa that the Mayor and City Administrator are hereby authorized and directed to execute said resolution.

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

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

Ayes:

Nays:

Absents:

PASSED AND APPROVED by the Riverside City Council on this 15th day of September 2025.

Signed: _____ Date: _____

Allen Schneider, Mayor

Signed: _____ Date: _____

Stephanie Thomann, City Clerk

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING NEW CHAPTER 52 TO THE CODE OF ORDINANCES
OF THE CITY OF RIVERSIDE, IOWA**

SECTION I. PURPOSE. The purpose of this ordinance is to establish a uniform upkeep and maintenance standard for structures and premises within the City of Riverside, Iowa and establish the framework by which non-compliant properties will be addressed.

SECTION II. CHAPTER ADDED. Chapter 52 “Property Maintenance” is hereby added to the City Code. No underline/strikethrough text is included in this section, as the entirety of the Chapter 52 as shown below constitutes newly added language:

**CHAPTER 52
PROPERTY MAINTENANCE**

52.01 Codes Adopted	52.03 Appeals
52.02 Fees	52.04 Violation Penalties
	55.05 Non-Procedural Amendments

52.01 CODES ADOPTED. Except as hereinafter added to, deleted, modified or amended, there is hereby adopted as the Property Maintenance Code of the City of Riverside that certain Code known as the International Property Maintenance Code, 2021 Edition, as prepared and edited by the International Code Council, Inc., and the provisions of said Property Maintenance Code shall be controlling in maintaining minimum requirements and standards of structures and properties within the corporate limits of the City and shall be known as the “Riverside Property Maintenance Code.”

52.02 FEES. The Riverside Property Maintenance Code is hereby amended by deleting section 104.1 of the International Property Maintenance Code, 2021 Edition and replacing said section as follows:

Section 104.1. Registration and Fees. The fees for activities and services performed in carrying out the responsibilities of this Code shall be as provided in the Riverside Property Maintenance Code Table of Fees adopted by resolution of the City Council.

52.03 APPEALS. The Riverside Property Maintenance Code is hereby amended by deleting section 107 of the International Property Maintenance Code, 2021 Edition and replacing said section as follows:

Section 107 - Means of Appeal

107.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of the Riverside Property Maintenance Code, there shall be and is hereby created a board of appeals. The

board shall render all decisions and findings in writing to the appellant with duplicate copy to the code official.

107.2 Applications for Appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice, or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been interpreted incorrectly, the provisions of this code do not fully apply, or the requirements of this code are satisfied adequately by other means. The board of appeals shall have no authority to waive the requirements of this code.

107.3 Board of Appeals. The Riverside City Council shall serve as the board of appeals.

107.4 Appeal Fee. A nominal appeal fee for an appeal to the Property Maintenance Code board of appeals shall be in accordance with the Property Maintenance Code Table of Fees adopted by resolution of the City Council.

Section 108 is deleted in its entirety.

52.04 VIOLATION PENALTIES. The Riverside Property Maintenance Code is hereby amended by deleting section 109.4 of the International Property Maintenance Code, 2021 Edition and replacing said section as follows:

Section 109.4 Violation Penalties. Any person who violates a provision of this code, or who fails to comply therewith, or with any of the requirements thereof, shall be subject to penalties in accordance with the Chapter 3 of the Riverside, Iowa Code of Ordinances.

52.05 VIOLATION PENALTIES. The Riverside Property Maintenance Code is hereby amended by deleting the following sections of the International Property Maintenance Code, 2021 Edition and replacing said sections as follows:

Section 302.4 Weeds. Deleted in its entirety.

SECTION III. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. SEVERABILITY. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION V. EFFECTIVE DATE. This ordinance shall be effective after its passage and publication as required by law.

PASSED AND APPROVED this ____ day of _____, 2025.

Allen Schneider, Mayor

ATTEST:

Stephanie Thomann, City Clerk

ORDINANCE NO. _____

**AN ORDINANCE REPEALING AND REPLACING CHAPTER 162 “WEEDS, VINES
AND BRUSH” OF THE CODE OF ORDINANCES OF THE CITY OF RIVERSIDE,
IOWA**

SECTION I. PURPOSE. The purpose of this ordinance is to update the City’s process for addressing weed, vines, brush and grass control within the City of Riverside, Iowa and to ensure the process is as efficient as possible within the bounds of Iowa Law.

SECTION II. CHAPTER REPEALED AND REPLACED. Chapter 162 is repealed and replaced in its entirety as follows.

CHAPTER 162 WEEDS, VINES AND BRUSH

162.01 DEFINITIONS.

1. Chemical control: The application of herbicide (weed killer) in strict accordance with the directions on the product and the regulations of the Code of Iowa and the Iowa Administrative Code, as amended.
2. Developed area: An area, except for one designated as an agricultural district, under one of the city's zoning districts upon which there exists one or more houses, businesses or industrial plants.
3. Hazard: Any weed, grasses or other herbaceous vegetation which interferes with any sidewalk or the traveled portion of any roadway or alley or with visibility at any intersection, or traffic control light or site or constitutes a reasonable health, safety or fire hazard or otherwise endangers life or property.
4. Parking: The property between a property owner's lot or property line and the curb, or the traveled portion of the public street, or the centerline of the public right of way depending on the absence of a curb or traveled portion.
5. Property owner: Contract purchaser, if there is one of record, otherwise the record holder of legal title.
6. Urban street: The area from curb to curb, or in the absence of curbing, the traveled portion of the street, of a public highway, street, road, lane, alley, or similar public way within the jurisdiction of the city which is generally used for vehicular traffic.
7. Weeds: Any plants growing uncultivated and out of context with the surrounding plant life when such plant has a seed head formed or forming and with a height of eight (8) inches or more, except as otherwise provided in this chapter. “Weeds” as used in this chapter also includes “Noxious weeds” as defined by the Code of Iowa or the Iowa Administrative Code, as amended.

8. Weed official: The City Administrator or their designee hereby given the authority to enforce the provisions of this chapter.

162.02 ANNUAL NOTICE. The Weed Official or their designee shall give notice by publication prior to the 15th of April in a daily newspaper of general circulation of the City, notifying property owners or occupants in possession or control of lands, including railroad lands within the City of Riverside, Iowa, of the duty to maintain all weeds, vines, brush, bushes, non-purposefully planted trees less than 3 inches in diameter and noxious weeds, or other growths as required under this chapter. The notice will further state that the city will cut or destroy such weeds, vines, brush, bushes, non-purposefully planted trees less than 3 inches in diameter, and noxious weeds as defined by the State Code, or other growths, and bill or assess the cost thereof to the property owner or occupant in possession or control of lands, including railroad lands within the City of Riverside, Iowa and that the costs will be assessed against the property in accordance with this chapter.

Once the annual notice is published, the City may, but is not required to, provide additional notice to the property owner, or occupant in possession or control of any land in the form of a door hanger or letter sent via regular mail notifying the person of violations of this Chapter. If the City elects to provide additional written notice, said notice shall include the following:

1. That the property owner or occupant in possession or control of the land is in violation of the City weed control ordinance;
2. That the property owner or occupant in possession or control of the land is ordered to cut weeds within three (3) days of the date of the letter;
3. That if the property owner or occupant in possession or control of the land does not cut the weeds, that the City or its authorized agent will cut the weeds and assess the cost of the cutting, including a reasonable administrative fee, against the owner or occupant in possession or control of the land;
4. That the property owner or occupant in possession or control of the land will be given an opportunity to pay the assessment, but if it is not paid, will be assessed against the property for collection in the same manner as property tax;
5. That no further notice shall be given prior to removal of weeds during the current calendar year;
6. That the property owner or occupant in possession or control of the land may request a hearing before the Riverside City Council or its designated representative within 4 days of the receipt of notice.

162.03 MAINTENANCE OF PARKING AND PRIVATE PROPERTY. All property owners shall maintain their property and the abutting parking according to the following standards:

1. In developed areas and other areas, which lie within one hundred feet of a developed area or urban street, except for those otherwise hereinafter regulated, all vines, brush, bushes, non-purposefully planted trees less than 3 inches in diameter and noxious weeds as defined by the State Code, (Chapter 317) or other growth, shall be cut or destroyed by the property owners or occupants in possession or control of lands, including railroad lands within the

City of Riverside, Iowa to a height comparable to or lower than the groundcover in the surrounding area or when such growth exceeds eight (8) inches in height.

2. All weeds, vines, brush, bushes, non-purposefully planted trees less than 3 inches in diameter and noxious weeds or other growth, which occurs within the public right of way of an urban street, including any drainage ditch located therein, shall be cut or destroyed by the property owners or occupants in possession or control of the abutting lands to a height comparable to or lower than the groundcover in the surrounding area or when such growth exceeds eight (8) inches in height.
3. In all other areas of the city, all weeds, vines, brush, bushes, non-purposefully planted trees less than 3 inches in diameter and noxious weeds or other growth, shall be cut or destroyed when such growth eighteen (18) inches in height.
4. In the event such weeds, vines, brush, bushes, non-purposefully planted trees less than 3 inches, and noxious weeds, cannot be destroyed by the usual and ordinary methods because of the terrain or rough surface of the property, then the Weed Official may direct the grading or otherwise leveling of said property, such that a proper destruction of said weeds, vines, brush, or other growth can be accomplished. These costs to grade or otherwise level said property will be billed or assessed as provided in this chapter.
5. In the event the City destroys such weeds, vines, brush, bushes, non-purposefully planted trees less than 3 inches in diameter or other growth, any loss or damage to crops growing on the property, or other damage caused to the property shall be borne by the owners or occupants of said property and not by the City of Riverside or its employees or agents.
6. These requirements as outlined above for the maintenance of parking and private property are in effect no later than May 1st of each year, and thereafter, through and including October 31st of each year.
7. The property owner shall keep the abutting parking in repair, free of holes, excavations, protrusions, or other obstacles, which could cause injury to the public.
8. If the Weed Official determines that a clear and compelling emergency exists, the weed official may cause the necessary maintenance required under this chapter to be done immediately without prior notification the property owner. The cost for the maintenance of the emergency may be assessed as provided with this code.

162.04 FAILURE TO COMPLY. In the event any property owner, or occupant in possession or control of lands, including railroad lands within the City of Riverside, Iowa, fails to cut or destroy such weeds, vines, brush, bushes, non-purposefully planted trees less than 3 inches in diameter and noxious weeds or other growth as above described, the Weed Official shall destroy such weeds, vines, brush, bushes, non-purposefully planted trees less than 3 inches in diameter and noxious weeds or other growth as above described by cutting or such other method including chemical control, as may be necessary to make such destruction.

162.05 COSTS. Upon completion of the weed abatement, the Weed Official or the duly designated person shall certify the contracted cost and expenses as provided by law against the property to be paid as required by law and bill the costs plus applicable administrative fees set by the City Council to cover the costs for inspection, notice preparation/mailling, tracking, billing and any required services to execute the abatement thereof to the property owner or occupant in possession or control of lands, including railroad lands within the City of Riverside, Iowa. On invoices not paid within 30 days, there will be an additional fee for assessment against the property.

162.07 EXEMPTIONS. The following are exempt from the requirements of section 162.03:

1. Vegetable and/or flower gardens, purposefully planted, so long as they are maintained so as not to create a nuisance.
2. Permitted pollinator gardens subject to the following:
 - a. Built and planted pursuant to a free natural planting area permit issued by the City Clerk's office or their designee, the application for which shall include:
 - i. A legibly hand-drawn or computer-generated site plan showing the proposed planting plan.
 - ii. A maintenance plan outlining how the natural area will be managed to ensure the area will not become a nuisance. Maintenance plans must include intended actions to be taken to prevent invasive species, either through lawful chemical applications or weeding, general weeding, and fall mowing.
 - iii. Natural planting area signage with the permit number must be prominently displayed adjacent to the pollinator garden.
 - b. All applicants, including circumstances where rental property or being sold on contract, shall sign written verification that the applicant understands all code requirements and that applicant agrees to abide by all code requirements. Written verification must be signed by the property owner.
 - c. Pollinator gardens must use plants native to Iowa or to the Midwest and recommended by the Iowa Department of Natural Resources, such as:

Black-eyed Susan	Coneflower, pale purple	Marigold
Blue flag iris	Cow parsnip	Milkweed and butterfly milkweed
Borage aka Starflower	Dahlia	Prairie dropseed
Bottle brush	Daisy	Snapdragon
Butterfly bush	Foxglove Beardtongue	Spiderwort
Cardinal flower	Goldenrod	Wild Ginger
Columbine	Indian grass	Lavender

- d. Planting of any portion of a pollinator garden in the parking is prohibited.
- e. Location requirements:
 - i. Five-foot buffer strip between property lines.

- ii. Five-foot buffer strip from the right-of-way.
- iii. Two-foot buffer strip from a public sidewalk.
- iv. Three-foot buffer strip from a fire hydrant.
- v. Three-foot buffer strip from a transformer.
- vi. Three-foot buffer strip from a gas riser.
- vii. Plantings over three feet in height are not permitted.
- viii. A ten-inch height must be maintained for the two feet adjacent to the buffer strips along the public right-of-way and public sidewalk.
- ix. Plantings shall not encroach across property lines, into public sidewalks, or public streets or alleyways.

- f. Appropriate pollinator gardens will re-seed themselves from year to year. It is expected that pollinator gardens will require two or more years to establish. However, if a pollinator garden is found to be out of compliance, i.e. noxious weeds, improper maintenance, overgrowth across property lines, etc. more than three times, the natural planting area permit shall be revoked and the pollinator garden shall be removed within 30 days thereafter.

162.07 MUNICIPAL INFRACTION. In addition to the costs in Section 162.05, nothing in this chapter shall prohibit the City from pursuing a municipal infraction against the property owner or occupant in possession or control of lands for a violation of this Chapter.

SECTION III. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. SEVERABILITY. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION V. EFFECTIVE DATE. This ordinance shall be effective after its passage and publication as required by law.

PASSED AND APPROVED this ____ day of _____.

Allen Schneider, Mayor

ATTEST:

Stephanie Thomann, City Clerk

First Reading:

Second Reading:

Third Reading:

Final Approval Given:

I certify that the foregoing was published as Ordinance No. _____ on _____, 2025.

Stephanie Thomann, City Clerk



FY2025 Audit Memo

We will need three years of audited financials for best bond ratings

- FY2024 Audit (Completed in June 2025)
- FY2025 Audit (Anticipated completion in January 2026)
- FY2026 Audit (Will need to be complete ASAP following end of fiscal year in June 2026)

FY2026 Budget for this Audit: \$21,000

Directly sent RFP to 4 Iowa accounting firms that do municipal government audits.

In a recent IaCMA Grapevine email thread, small communities reported spending \$12,500 to \$27,000 for audits. Kalona reported spending roughly \$8,500 last year for an audit by GBK, however, rate increases are expected for this year that would make it more in line with the proposal submitted to Riverside.

We will not need compliance testing as we did not expend more than \$750k in federal funds in FY2025. Due to this, the total proposed by GBK for FY2025 would \$15,100.

Cole Smith
City Administrator

**PROPOSAL OF AUDIT SERVICES
TO
CITY OF RIVERSIDE**

Gronewold, Bell, Kyhnn & Co. P.C.

CERTIFIED PUBLIC ACCOUNTANTS • BUSINESS AND FINANCIAL CONSULTANTS

1910 EAST 7th STREET, BOX 369
ATLANTIC, IOWA 50022-0369
(712) 243-1800
FAX (712) 243-1265
CPA@GBKCO.COM

DAVID A. GINTHER
DUSTIN T. VEENSTRA
FAITH E. HINRICH

August 25, 2025

City of Riverside
60 Greene St.
P.O. Box 188
Riverside, Iowa 52327

We are pleased to have the opportunity to present this proposal for audit services for the City of Riverside for the year ending June 30, 2025.

Our firm performs more than 40 audits annually of various not for profit and governmental entities. A few of our clients that are similar to you include Cities of Tama, Grinnell, Atlantic, Afton, Toledo, Williamsburg, Washington, and Kalona. We understand that your audit is to be performed in accordance with U.S. generally accepted auditing standards, Chapter 11 of the Code of Iowa and Government Auditing Standards issued by the Comptroller General of the United States, and The Single Audit Act Amendments of 1996 and Uniform Guidance, if required. The bound report will include the basic audited financial statements, supplementary schedules, management letter and compliance reports, as required.

Our firm has been serving clients in Iowa for over 50 years. We currently employ 8 people of which 5 are professional accountants. Our firm maintains a high level of quality through our internal and peer review participation and educational programs. If you have any questions about the enclosed proposal please feel free to contact me.

Sincerely,

GRONEWOLD, BELL, KYHNN & CO. P.C.



Dustin T. Veenstra, CPA

DTV:js

Enclosure

Proposal for Audit Services
CITY OF RIVERSIDE
Year Ending June 30, 2025
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Proposal for Audit Services

CITY OF RIVERSIDE

Year Ending June 30, 2025

Firm Profile

1. Gronewold, Bell, Kyhnn & Co. P.C. is a local firm located in Atlantic, Iowa. We currently employ 8 people.
2. Our firm is in compliance with all registration and permit requirements to practice public accounting in Iowa.
3. The audit of the City of Riverside would be conducted by personnel from the Atlantic office. Our professional accounting staff by level is as follows:

<u>Level</u>	<u>Staff</u>
Principal	3
Seniors	1
Other professional staff	<u>1</u>
	<u><u>5</u></u>

Proposal for Audit Services

CITY OF RIVERSIDE

Year Ending June 30, 2025

Qualifications

1. More than 85% of our audit work is performed for public, government and not for profit organizations such as: a regional planning council and transit agency, sheltered workshops, cities, counties, community mental health centers, alcohol and drug assistance agency, municipal utilities and community development block grants.
2. Following is a list of key people from whom we would select to in-charge the audit team.

Dustin Veenstra
Faith Thomsen

Principal
Principal

Each of the persons listed have had the required hours of continuing education, and all individuals are independent as defined by applicable auditing standards. Each is experienced in governmental and not for profit auditing.

3. Should any changes in staffing of key personnel on the job be required, you will be notified in advance.
4. All the individuals mentioned above are readily available for consultation.
5. The firm's system of quality control includes the following:
 - a. Standard planning and audit programs to be initialed by each person doing the work on each audit.
 - b. Review of all audit work by at least the next higher level of person in the firm.
 - c. Report review by management personnel familiar with the engagement.
 - d. A "cold review" by a firm principal of all audit reports for technical compliance.
 - e. A peer review of the firm every three years as a member of the American Institute of Public Accountants Private Companies Practice Section.

Proposal for Audit Services

CITY OF RIVERSIDE

Year Ending June 30, 2025

Scope of Services and Proposed Engagement Schedule

1. We will perform the audit in accordance with U.S. generally accepted auditing standards, Chapter 11 of the Code of Iowa, Government Auditing Standards issued by the Comptroller General of the United States, and The Single Audit Act Amendments of 1996 and Uniform Guidance, if required. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the general purpose financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the general purpose financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

Our audit will culminate in the issuance of bound reports, which will include audited financial statements, supplementary schedules, management letter and compliance reports, as required.

2. Our anticipated work schedule would be as follows:

Planning	November
Field work	December
Office review	December
Report preparation and review	January
Delivery date of final report	January 31, 2026

GRONEWOLD, BELL, KYHNN & CO. P.C.
Client References

We have listed a few of our clients and contact persons below. For each of the clients listed below, we currently perform audit and consulting services.

City of Toledo, Toledo, Iowa (Kim McAdoo, City Clerk) 641-484-2160

City of Grinnell, Grinnell, Iowa (Alyssa Devig, City Clerk) 641-236-2600

City of Tama, Tama, Iowa (Jill Apfel, City Clerk) 641-484-3822

City of Afton, Afton, Iowa (Kayla Lacina, City Clerk) 641-347-5224

City of Kalona, Kalona, Iowa (Sarah Chmelar, City Clerk) 319-656-2310

City of Lisbon, Lisbon, Iowa (Christina Eicher, City Clerk) 319-455-2459

City of Mount Vernon, Mount Vernon, Iowa (Marsha Dewell, City Clerk) 319-895-8742

Proposal for Audit Services

CITY OF RIVERSIDE

Year Ending June 30, 2025

Proposed audit fee:

1. Estimated total hours	<u>100</u>
2. Proposed fee for the audit of the City's financial statements	\$ 13,600
3. Compliance testing in accordance with the Single Audit Act and Uniform Guidance, if required	3,600
4. Estimated travel and out-of-pocket expenses	<u>1,500</u>
5. Total proposed cost	<u>\$ 18,700</u>

Should unusual circumstances be discovered during our audit which would require additional work or investigation, this would be brought to your attention. We would then discuss the matter and make separate arrangements if you wish to have us perform additional work.

If requested, cost for presentation to the City Council would be in addition to the above proposed fees.

6. Progress billings are submitted monthly on approximately the 10th of the month following the month of service and are payable upon presentation.
7. Additional consulting services are billed at our standard billing rates. Our current hourly billing rates are as follows:

Partners	\$135 -\$210
Manager/Supervisor	100-130
Senior	70-100
Other staff	50-70

DUSTIN T. VEENSTRA, CPA
Principal

EDUCATION

B.A. in Accounting from the University of Northern Iowa, May, 2013
Master of Accountancy from the University of Northern Iowa, May, 2014

PUBLIC ACCOUNTING EXPERIENCE

Gronewold, Bell, Kyhnn & Co. P.C. July, 2014 to present

PROFESSIONAL CONCENTRATION

Auditing, with emphasis in governmental and
not-for-profit entities; accounting and tax

PROFESSIONAL ACTIVITIES

Iowa Society of Certified Public Accountants July, 2014 to present
American Institute of Certified Public Accountants July, 2017 to present

COMMUNITY ACTIVITIES AND MEMBERSHIPS

Nishna Valley Family YMCA

HOBBIES AND INTERESTS

Reading
Farming

FAMILY INFORMATION

Married, one child

FAITH E. THOMSEN, CPA
Principal

EDUCATION

B. A. in Accounting from the University of
Northern Iowa, December, 2011

PUBLIC ACCOUNTING EXPERIENCE

Gronewold, Bell, Kyhn & Co. P.C.

July, 2012 to present

PROFESSIONAL CONCENTRATION

Auditing, with emphasis in governmental and
not-for-profit entities; accounting and tax

PROFESSIONAL ACTIVITIES

Iowa Society of Certified Public Accountants

July, 2012 to present

COMMUNITY ACTIVITIES AND MEMBERSHIPS

Young Professionals of Atlantic
Nishna Valley Family YMCA

HOBBIES AND INTERESTS

Volleyball
Reading
Cooking

FAMILY INFORMATION

Married



OFFICE OF AUDITOR OF STATE
STATE OF IOWA

State Capitol Building
Des Moines, Iowa 50319-0004
Telephone (515) 281-5834

Rob Sand
Auditor of State

August 4, 2025

City of Riverside
Cole Smith, City Administrator
cityadmin@riversideiowa.gov

Dear Mr. Smith,

Thank you for sending your request for proposal to the Auditor of State. Since our practice consists entirely of governmental audits, we believe we possess the required qualifications to provide the City of Riverside with high quality audit services, and we would like to be able to perform your audit.

At this time, we are not responding to your RFP due to the number of audits already to which we are committed. However, should you be unable to find a private firm to perform your annual required audit, the Auditor of State can be engaged to perform the necessary work. The cost of the audit may vary depending on several factors, and we will discuss potential costs in the event you are unable to secure another auditor. Please keep us apprised of the status of your RFP. We can assist you if necessary, but we are not in a position to compete for the work.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian R. Brustkern".

Brian R. Brustkern, CPA
Deputy Auditor of State

BRB/dld

RESOLUTION #2025-XX

RESOLUTION TO AWARD CONTRACT FOR FY2025 AUDIT SERVICES

WHEREAS, the City of Riverside, Iowa, is required by Iowa law to examine or audit annual financials.

WHEREAS, the City of Riverside, wishes to ensure proper public financial management practices and transparency and issued a Request for Proposal on July 28th, 2025.

NOW, THEREFORE, BE IT RESOLVED, the City of Riverside City Council hereby awards a contract for FY2025 auditing services to _____ in the amount of _____.

BE IT FURTHER RESOLVED, by the City Council of Riverside, Iowa that the Mayor and City Administrator are hereby authorized and directed to execute said resolution.

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

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

Ayes:

Nays:

Absents:

PASSED AND APPROVED by the Riverside City Council on this 15th day of September 2025.

Signed: _____ Date: _____

Allen Schneider, Mayor

Signed: _____ Date: _____

Stephanie Thomann, City Clerk

ESTIMATE

Brenneman Builders
2605 Highway 22
Riverside, IA 52327
(319)430-9569

DATE: JULY 25, 2025

TO City Hall
Riverside, IA

	DESCRIPTION		
	Tear off and remove 1 layer of old shingles, replace 43 square of shingles with Owens Corning Duration Shingles		
	Repaper roof with 30 pound felt, and install ice and water barrier where needed		
	Cut in peaks and install lo-omni ridge vent		
	Install new kitchen broan vents		
	Install new drip edge on gable ends		
	Replace all sewer pipe flashings with new		
	Labor, Materials and Dump Fee	Total	\$17,780.00
	Any additional layers of old shingles to remove and any sheeting repair found after tear off will be an additional charge		

INVOICE



Bill To

60 Greene Street
Riverside , Iowa 52327
(319) 325-9287

Prime Care Construction LLC

220 A Ave #20
Kalona, Iowa 52247
Phone: (319) 461-9153
Email: eliasgodinez95@gmail.com

Payment terms Due upon receipt

Invoice # 35

Date 09/03/2025

Description

Remove asphalt shingles and dispose off it

Install new Drip edge

Install Ice & Water shield in eaves



Synthetic felt paper (underlayment)



Install Owens Corning Duration (architectural shingles)

Aprox. 45 squares

Hip & ridge. 90 feet



Run magnet throughout yard and driveway

5 Years Workmanship Warranty

Subtotal	\$20,400.00
Total	\$20,400.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

Client Signature



Filerio Construction INC

P.O Box 106 - Mailing Address
121 W 3 Rd St West Liberty, IA 52776
319-631-0555
Joseflierio@filerioconstructioninc.com

Date: 08/08/2025
Client: Cole Smith.
Property: 60 North Greene Street,
Riverside, IA 52327.

Telephone: (319) 201-0081
E-Mail: cityadmin@riversideiowa.gov

ROOFING

DESCRIPTION	QTY
1. Tear off, haul and dispose of comp.	43.00 SQ
2. Roofing felt- Owens Corning TruDefinition Duration.	44.00 AQ
3. Ice & water barrier	348.00 LF
4. R&R Drip edge	274.00 LF
5. OmniRoll Or-20	80LF
6. R&R Hip/ ridge cap- Standard profile – composition shingles.	87.00 LF
7. Asphalt starter – universal starter course	265.00 LF
8. R&R Flashing – pipe Jack	3 PS
9. Roofing felt – synthetic underlayment.	34.00 SQ
TOTAL ROOFING:	20,700.00

GENERAL DEMOLITION

DESCRIPTION	QTY
1. Tandem axle Dump trailer – per load- including dump fees.	1.00 EA
TOTAL GENERAL DEMOLITION:	500.00

GRAND TOTAL: 21,200.00

Jose Filerio.

DATE:

Cole Smith.

DATE:



Filerio Construction INC

P.O Box 106 - Mailing Address
121 W 3 Rd St West Liberty, IA 52776
319-631-0555
Joseflierio@filerioconstructioninc.com

Date: 08/08/2025
Client: Cole Smith.
Property: 60 North Greene Street,
Riverside, IA 52327.

Telephone: (319) 201-0081
E-Mail: cityadmin@riversideiowa.gov

ROOFING

DESCRIPTION	QTY
1. Tear off, haul and dispose of comp.	43.00 SQ
2. Roofing felt- Owens Corning TruDefinition Duration FLEX (Class 4 impact Resistance).	44.00 AQ
3. Ice & water barrier	348.00 LF
4. R&R Drip edge	274.00 LF
5. OmniRoll Or-20	80LF
6. R&R Hip/ ridge cap- Standard profile – composition shingles.	87.00 LF
7. Asphalt starter – universal starter course	265.00 LF
8. R&R Flashing – pipe Jack	3 PS
9. Roofing felt – synthetic underlayment.	34.00 SQ
TOTAL ROOFING:	23,850.00

GENERAL DEMOLITION

DESCRIPTION	QTY
1. Tandem axle Dump trailer – per load- including dump fees.	1.00 EA
TOTAL GENERAL DEMOLITION:	500.00

GRAND TOTAL: 24,350.00

Jose Filerio.

DATE:

Cole Smith.

DATE:

BARGEN

INCORPORATED

606 County Road 1
Phone (507) 427-2924
Mountain Lake, MN 56159

Fax/Email COVER SHEET

Company City of Riverside

From Mark McCulloch

Attention Cole & Bryan

Date 5-13-25

Fax # _____

Phone: 1-800-434-2924

Fax: 1-507-427-2697

Email: cityadmin@riversideiowa.gov

Email us back at bargen@bargeninc.com

Total pages, including cover 4

Urgent
For Review
Please Reply ✓
Original is being mailed to you ✓

Message _____

Asphalt maintenance

606 County Road 1
Phone (507) 427-2924
Mountain Lake, MN 56159

May 13, 2025

City of Riverside
Attn: Cole & Bryan
60 Green Street
Riverside, IA 52327

Cole & Bryan,

Thank you for the opportunity to explain the pavement maintenance services our firm offers and to provide you with a quote. I am confident that you will find the services beneficial for your roads. I would like to explain the procedures our service crew uses.

Asphalt Rubber Crack Repair

Our service crew will:

- A. rout out cracks 1" wide by 1" deep for cracks that are 40 feet apart and closer
- B. rout out cracks 1 ¼" wide by 1" deep for cracks that are 45 – 80 feet apart
- C. if the cracks are wider, they will be routed accordingly
- D. the cracks will then be cleaned with high volume blowers
- E. as a second cleaning procedure, a heatlance will be used to clean out any remaining debris and/or moisture
- F. cracks will be filled three-quarters to full
- G. after a cooling period, the cracks are filled a second time using a banding applicator
- H. this does not include any alleged areas
- I. the debris will be blown to the side of the curb/road, where it will be the Customers' responsibility to sweep up

Blow and Go procedure (Re-Seal or Clean and Seal)

The existing cracks will be cleaned of debris and/or moisture using a heatlance. We will then fill the cracks with rubberized sealant, installing an overbanding safety seal.

Sealant Material

The sealant that we will use meets and exceeds the Minnesota State Spec. #3723.2 and Iowa ASTM-D6690 type II & III Spec. with the following modifications:

- 100% elongation at -20°F

Respirable Crystalline Silica Law

Recently OSHA implemented new exposure levels for the Respirable Crystalline Silica law. We as a company are taking this serious and we want to protect our workers as well as avoid any fines that might be incurred by not following OSHA regulations.

The OSHA standard (29 CFR 1926.1153) requires employers to limit worker exposures to respirable crystalline silica and to take other steps to protect workers. In keeping with the spirit of the law, we are doing everything we can to reduce our employee's exposure to Silica. This includes working towards a solution to suppress the dust at the point of creation, as well as using a Vacuum sweeper truck with a water system in the holding tank to suck the debris from the cracks.

Project Price

Our price includes all materials, applicable taxes and labor to complete the project as explained. **The price stated is what is needed to complete the project. If there are any Permits/Fees, Bid Bonds, or Payment and/or Performance Bonds needed for this project that cost will need to be added.**

Public Notification

The Customer is responsible for notifying the public that we will be working in your area. Pavement maintenance can be extremely dusty and dirty work, and we strongly encourage the public to keep their Personal property at a strong distance away from our work zone. This will avoid any possible concerns for dust, debris or damage. A recommended distance would be 75 – 150 feet away from the work zone. Work found under or near unattended vehicles or objects will be omitted. An Insurance Certificate is available upon request.

Crack Repair on the following areas:

1. City Park parking lot (rout & seal) \$8,240.00
2. N. Ella Street (rout & seal) \$3,750.00
3. Ash Street – nothing here
4. Buckeye Lane (rout & seal) \$2,965.00 and (blow & go) \$1,110.00
5. Kleopfer Avenue (rout & seal) \$2,157.30 and (blow & go) \$1,110.00
6. Sycamore Street (blow & go) \$7,222.60
7. Blackberry Avenue (rout & seal) \$8,618.40
8. Elm Street (blow & go) \$5,182.40

The total project price for crack repair if all would be completed at the same time is \$32,993.30.

The mobilization fee is \$2,000.00.

State or Federal Wages

This quote assumes regular wage rates for our crews. However, if your project has State or Federal Funding involved with it, then our prices will need to be revisited to reflect that adjustment. Please let us know immediately if this is the case. Thank you!

TERMS: Owner agrees that all payments required under this Contract shall be due and payable within 30 days of date of invoice. Owner further agrees that Bargaen Inc. may charge interest at the annual rate of eighteen percent (18%), unless a lesser percentage is required by law on any sum due under this Contract which is not paid within 30 days of invoice date. If payments are not made when due, interest, costs incidental to collection and attorney's fees (if any attorney is retained for collection) shall be added to the unpaid balance. Bargaen Inc. reserves the right, without penalty from Owner, to stop work on the project if Owner does not make payments to Bargaen Inc. when due.

This Proposal/Contract may be withdrawn by Bargaen Inc. if not accepted within 20 days, or at anytime, subject to increases related to material prices as noted above.

Acceptance of proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date of acceptance _____ PO # _____ (if applicable)

Signature _____ Signature _____

Thank you for the opportunity to provide you with information on the pavement maintenance needs in your community. I am confident that you will find the products used and the workmanship of our crew of the highest quality.

Sincerely,



Mark McCulloh
BARGEN, INC.

MM/lh 

Project for City of Riverside – Crack Repair

Our Mission

Bargaen, Inc. is committed to excellence and, because of this, we take pride in our team of professional craftsmen. Our primary purpose is to provide knowledgeable recommendations, quality workmanship and exceptional service. Our goal is satisfied customers who have received the most value for their investment.

Website: www.bargeninc.com
Email: bargen@bargeninc.com

City of Riverside Curbside Leaf Clean-Up

Leaf cleanup bid from Colbert Lawn Care to the City of Riverside. Colbert Lawn Care is now offering curbside leaf cleanup and we wanted to present a bid to the City of Riverside.

3 to 4 cleanups will be done depending on how many leaves fall and from what requests we receive from the city. Rough dates are 10-27, 11-3, 11-10, 11-24

The leaf cleanup crew will normally operate as a 3 man crew. Price will be hourly as well as per man hour. Therefore if a 2 man crew is operating, hourly price will be less.

We are looking at \$100 per man hour, (as stated, normally a 3 man crew so normally \$300 per hour). Usually 9-10 hr days weather permitting.

Rough estimate: \$10,800 for 4 pickup dates

CITY OF RIVERSIDE
 POOLED CASH REPORT (FUND 999)
 AS OF: AUGUST 31ST, 2025

FUND	ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
<u>CLAIM ON CASH</u>					
001-1110	CHECKING ACCT-GENERAL FUND		444,176.96 (	36,981.39)	407,195.57
002-1110	CHECKING ACCT-FIRE DEP.		179,551.46 (	8,705.35)	170,846.11
110-1110	CHECKING ACCT-ROAD USE TAX		214,497.63	12,887.19	227,384.82
121-1110	CHECKING ACCT-LOST		175,590.91	13,121.38	188,712.29
125-1110	CHECKING ACCT-TIF		19,008.98	0.00	19,008.98
145-1110	CHECKING ACCT-CASINO REVENUE		2,506,781.65	13,095.15	2,519,876.80
301-1110	CHECKING ACCT-CAP PROJECTS		59,050.51 (	303,889.09) (	244,838.58)
302-1110	COMMUNITY CENTER FUNDS		1,415,889.76	4,849.75	1,420,739.51
600-1110	CHECKING ACCT-WATER		62,025.62	31,475.79	93,501.41
610-1110	CHECKING ACCT-SEWER		553,822.73	26,617.11	580,439.84
680-1110	CHECKING ACCT-STORM WATER		<u>23,540.30</u>	<u>1,730.83</u>	<u>25,271.13</u>
TOTAL CLAIM ON CASH			5,653,936.51 (	245,798.63)	5,408,137.88
			=====	=====	=====

CASH IN BANK - POOLED CASH

999-1110	CASH IN BANK #35378		583,877.74 (	262,958.36)	320,919.38
999-1112	MONEY MARKET #67545		3,623,501.91	12,309.98	3,635,811.89
999-1115	COMM CENTER FUND #67928		1,427,547.88	4,849.75	1,432,397.63
999-1121	TIF FUND F&M #4604326		19,008.98	0.00	19,008.98
999-1122	CD# 40110066		0.00	0.00	0.00
999-1123	CD #40110067 CBF		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
SUBTOTAL CASH IN BANK - POOLED CASH			5,653,936.51 (	245,798.63)	5,408,137.88

WAGES PAYABLE

999-2010	WAGES PAYABLE		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
SUBTOTAL WAGES PAYABLE			<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

TOTAL CASH IN BANK - POOLED CASH			5,653,936.51 (	245,798.63)	5,408,137.88
			=====	=====	=====

DUE TO OTHER FUNDS - POOLED CASH

999-2100	DUE TO OTHER FUNDS		<u>5,653,936.51</u> (	<u>245,798.63)</u>	<u>5,408,137.88</u>
TOTAL DUE TO OTHER FUNDS			5,653,936.51 (	245,798.63)	5,408,137.88
			=====	=====	=====

FUND	ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
<u>DUE TO POOLED CASH</u>					
001-2020	ACCOUNTS PAYABLE		114.76 (	114.76)	0.00
002-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
110-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
121-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
125-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
145-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
200-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
301-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
302-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
600-2020	ACCOUNTS PAYABLE		43.44 (	43.44)	0.00
610-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
670-2020	ACCOUNTS PAYABLE		0.00	0.00	0.00
680-2020	ACCOUNTS PAYABLE		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL DUE TO POOLED CASH			158.20 (	158.20)	0.00
			=====	=====	=====
<u>DUE FROM OTHER FUNDS</u>					
999-1330	DUE FROM OTHER FUNDS		<u>158.20</u> (	<u>158.20)</u>	<u>0.00</u>
TOTAL DUE FROM OTHER FUNDS			158.20 (	158.20)	0.00
			=====	=====	=====
<u>ACCOUNTS PAYABLE - POOLED CASH</u>					
999-2020	ACCOUNTS PAYABLE CONTROL		<u>158.20</u> (	<u>158.20)</u>	<u>0.00</u>
TOTAL ACCOUNTS PAYABLE POOLED CASH			158.20 (158.20)	0.00
			=====	=====	=====

*** PROOF CASH BALANCES ***

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(A)		(B)		(C)	
CLAIM ON CASH	5,408,137.88	CLAIM ON CASH	5,408,137.88	CASH IN BANK	5,408,137.88
CASH IN BANK	<u>5,408,137.88</u>	DUE TO OTHER FUNDS	<u>5,408,137.88</u>	DUE TO OTHER FUNDS	<u>5,408,137.88</u>
DIFFERENCE	0.00		0.00		0.00

*** PROOF ACCOUNTS PAYABLE BALANCES ***

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(D)		(E)		(F)	
AP PENDING	0.00	AP PENDING	0.00	DUE FROM OTHER FUNDS	0.00
DUE FROM OTHER FUNDS	<u>0.00</u>	ACCOUNTS PAYABLE	<u>0.00</u>	ACCOUNTS PAYABLE	<u>0.00</u>
DIFFERENCE	0.00		0.00		0.00

*** END OF REPORT ***

CITY OF RIVERSIDE
MTD TREASURERS REPORT
AS OF: AUGUST 31ST, 2025

FUND	BEGINNING CASH BALANCE	M-T-D REVENUES	M-T-D EXPENSES	CASH BASIS BALANCE	NET CHANGE OTHER ASSETS	NET CHANGE LIABILITIES	ACCRUAL ENDING CASH BALANCE
001-GENERAL FUND	444,176.96	12,037.22	48,349.78	407,864.40	0.00 (	668.83)	407,195.57
002-FIRE DEPARTMENT FUND	179,551.46	1,030.74	8,921.97	171,660.23	0.00 (	72.78)	171,587.45
110-ROAD USE TAX FUND	214,497.63	12,887.19	0.00	227,384.82	0.00	0.00	227,384.82
121-LOCAL OPTION SALES TAX	175,590.91	13,121.38	0.00	188,712.29	0.00	0.00	188,712.29
125-TIF FUND	19,008.98	0.00	0.00	19,008.98	0.00	0.00	19,008.98
145-CASINO REVENUE FUND	2,506,781.65	100,397.08	87,301.93	2,519,876.80	0.00	0.00	2,519,876.80
301-CAPITAL PROJECTS FUND	59,050.51	0.00	303,889.09	(244,838.58)	0.00	0.00	(244,838.58)
302-WELLNESS CENTER FUND	1,415,889.76	4,849.75	0.00	1,420,739.51	0.00	0.00	1,420,739.51
600-WATER FUND	62,025.62	37,844.26	6,325.03	93,544.85	0.00 (	43.44)	93,501.41
610-SEWER FUND	553,822.73	39,314.84	12,697.73	580,439.84	0.00	0.00	580,439.84
680-STORM WATER FUND	23,540.30	1,730.83	0.00	25,271.13	0.00	0.00	25,271.13
GRAND TOTAL	5,653,936.51	223,213.29	467,485.53	5,409,664.27	0.00 (785.05)	5,408,879.22
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*** END OF REPORT ***