

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

Tuesday, December 02, 2025 @ 6:45 PM

The meeting will be recorded and can be viewed live by visiting the city website at [www.riversideiowa.gov](http://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 2
  - b. Expenditures pg 3
5. **Public forum: 3 minutes per person. See guidelines for public comments at the Clerk's table.**
6. City Engineer's Report (Axiom Consultants) pg 4
  - a. Wellness Center
  - b. Hall Park Pickleball Courts pg 5
    - i. Consider resolution to approve Pay Application #4 (2025-82) pg 7
  - c. CDBG Downtown Revitalization pg 8
    - i. Consider resolution to approve Pay Application #4 pg 15
  - d. Capital Improvements Plan
  - e. Annual Sidewalks Program
7. City Administrator's Report
  - a. Consider resolution to designate the official newspaper for 2026 pg 17
  - b. Review of FY2025 Revenues pg 18
  - c. Nuisance Abatement Updates
8. Closing Comments
9. Motion to Adjourn

**City of Riverside, Iowa**  
**Special City Council Meeting Minutes**  
**Monday, November 24, 2025 – 6:00 PM**  
*City Council Chambers / <https://riversideiowa.gov/>*



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The special 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 Mills, seconded by Sexton, to approve the agenda as presented. Motion carried 5-0.

Motion by Kiene, seconded by Rogerson to approve the consent agenda of minutes as presented. Motion carried 5-0.

Motion by Kiene, seconded by Schneider to approve the FY2025 Annual Finance Report. Motion carried 5-0.

Motion by Sexton, seconded by Mills to approve the FY2025 Street Finance Report. Motion carried 5-0.

Motion by Kiene, seconded by Rogerson to approve the FY2025 Annual Urban Renewal Report. Motion carried 5-0.

Motion by Schneider, seconded by Rogerson to approve Resolution # 2025-81 approving 2026 employee health insurance benefits structure and renewals rates. Motion carried 5-0.

Motion by Sexton, seconded by Kiene to adjourn at 6:53 pm. Motion carried 5-0.

Tuesday, December 2, 2025 at 5:00 pm Open Meetings/Records Training Work Session  
Tuesday, December 2, 2025 at 6:45 pm – City Council Meeting  
Monday, December 15, 2025 at 6:00 pm – City Council Meeting

ATTEST:

Cole Smith, City Admin

Allen Schneider, Mayor

	<b>EXPENDITURES December 02, 2025</b>				
	<b>COUNCIL MEETING</b>	<b>BILLS</b>			
1	ABOVE & BEYOND	CITY HALL PREVENTATIVE MAIN	001-5-650-6310	\$50.63	
2	ABOVE & BEYOND	WWTP PREVENTATIVE MAIN	610-5-815-6310	\$24.77	\$75.40
3	ABSOLUTE OUTDOOR	FALL WEED/FEED	001-5-430-6310	\$1,780.00	
4	ACCESS SYSTEMS	COPIER LEASE	001-5-650-6415	\$437.34	
5	BRENNEMAN BUILDERS	CITY HALL ROOF REPLACEMENT	001-5-650-6310	\$17,780.00	
6	BRYAN LENZ	CELL PHONE ALLOWANCE	001-5-210-6184	\$50.00	
7	CASEY'S	LAWNMOWER FUEL	001-5-430-6331	\$92.37	
8	COLE SMITH	CELL PHONE ALLOWANCE	001-5-610-6184	\$50.00	
9	ELECTRIC PUMP	CASINO L/S #5 SE VFD	610-5-815-6350	\$8,590.00	
10	J&S PLUMBING, HEATING & AIR	SHOP BOILER REPAIR	001-5-210-6310	\$81.00	
11	KALONA AUTO PARTS	ATV/UTV MAIN.	001-5-430-6350	\$39.27	
12	KALONA AUTO PARTS	VEHICLE REPAIRS	110-5-210-6332	\$266.56	\$305.83
13	LINO	WTP ANN PREVENTATIVE MAIN	600-5-810-6350	\$2,534.00	
14	LINO	WWTP ANN PREVENTATIVE MAIN	610-5-815-6350	\$3,444.00	\$5,978.00
15	LOGAN MICHEL	CELL PHONE ALLOWANCE	001-5-430-6184	\$50.00	
16	LS REPAIR	REPAIR FUEL BARREL HOSE	110-5-210-6507	\$24.68	
17	LS REPAIR	LAWNMOWER BATTERIES	001-5-430-6350	\$281.59	\$306.27
18	MAVERIK	FD-FUEL	002-5-150-6331	\$150.11	
19	NEAPOLITIAN LABS	ANN. WEBSITE HOSTING & SUPPORT	001-5-650-6419	\$1,000.00	
20	PEOPLE SERVICE	SERVICE CONTRACT	600-5-810-6499	\$13,626.50	
21	PEOPLE SERVICE	SERVICE CONTRACT	610-5-815-6499	\$13,626.50	\$27,253.00
22	STEPHANIE THOMANN	CELL PHONE ALLOWANCE	001-5-620-6184	\$50.00	
23	STEPHANIE THOMANN	MILEAGE & MEAL REIMB	001-5-620-6200	\$77.80	\$127.80
24	UTILITY SERVICE CO	ANN. WATER TOWER MAIN. CONTRACT FEE	600-5-810-6324	\$5,653.00	
25	VEENSTRA & KIMM	SANITARY SEWER REHABILITATION	610-5-815-6374	\$3,956.00	
26	VISA	YOUTUBE TV	002-5-150-6506	\$88.80	
27	VISA	SOFTWARE	001-5-650-6419	\$41.18	
28	VISA	CITY HALL SUPPLIES	001-5-650-6506	\$611.38	
29	VISA	POSTAGE	001-5-650-6508	\$52.40	
30	VISA	WELLNESS CENTER MAILERS	302-5-750-6786	\$334.32	
31	VISA	COLE SMITH BOOKS (MPA)	001-5-650-6300	\$47.70	
32	VISA	SNOW INDICATORS	110-5-210-6335	\$117.98	\$1,293.76
	<b>TOTAL BILLS*****</b>			<b>\$75,009.88</b>	
	DELTA DENTAL	DEN/VIS - NOV	001-5-430-6150	\$420.52	
	WELLMARK	BC/BS - NOV	001-5-620-6150	\$5,111.78	
	US CELLULAR	FIRE DEPT	002-5-150-6373	\$73.95	
	VERIZON	GATEWAYS	600-5-810-6373	\$31.78	
	VERIZON	GATEWAYS	610-5-815-6373	\$31.78	\$63.56
	LINCOLN NAT'L LIFE	LIFE INS - NOV	001-5-620-6150	\$679.35	
	*****	<b>TOTAL PAID BILLS</b>		<b>\$6,349.16</b>	
	*****	<b>TOTAL EXPENDITURES</b>		<b>\$81,359.04</b>	
	<b>EXPENDITURES by FUND</b>				
	GENERAL FUND			\$28,784.31	
	FIRE DEPARTMENT			\$312.86	
	ROAD USE FUND			\$409.22	
	CASINO			\$0.00	
	CAPITAL PROJECTS			\$334.32	
	WATER FUND			\$21,845.28	
	SEWER FUND			\$29,673.05	
		<b>TOTAL EXPENDITURES</b>		<b>\$81,359.04</b>	

## ENGINEER'S REPORT

**PROJECT:** City of Riverside  
**DATE:** November 24, 2025  
**TO:** City Council  
**TOPIC:** Project Updates

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### Wellness Center

- IDALS WQI Pre-Application Submittal submitted November 21, 2025.
- Request to approve full engineering and architectural services Professional Services Agreement (PSA).
- Design Kickoff Meeting with OPN was held on November 21, 2025.

### Hall Park Pickleball

- Request to approve Pay Application No. 4.
- Deduct request made to general contractor, Bowker Pinnacle.
- Response from Bowker's subcontractor received.
- Seeding and final stabilization to be reviewed and addressed next spring (2026).

### CDBG Downtown Revitalization

- Progress Meeting No. 5 TBD.
- Received updated Schedule from Cornerstone per request.

### ADA Transition Plan

- Final tweaks made per last council meeting, and a copy of such document provided to Cole.

### CIP Plan and Annual Sidewalk Program

- Axiom and Cole discussed development of a formal CIP plan, and Axiom is developing a plan to share in future council discussions.
- A sidewalk repair program is being developed by Axiom based on funds budgeted for such improvements and as proposed via the results of the adopted ADA Transition Plan.

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

# CONTRACTOR PAY REQUEST

<b>Project:</b>	Contract No. 24-0132.01				Total Completed to Date	\$ 207,954.77	Orig Contract	\$ 216,192.67
	City of Riverside Hall Park Pickleball Courts				Previous Pay Requests	181,113.90	Approved CO's	\$ 13,762.10
<b>Engineer:</b>	Axiom Consultants LLC				Total Retainage	\$ 6,238.64	Current Contract	\$ 229,954.77
<b>Contractor:</b>	Bowker Pinnacle Mechanical LLC				Current Pay Request	\$ 26,840.87		
<b>Pay Request No.</b>	4-REVISED	<b>Date:</b>	20-Nov-2025		Current Retainage	\$ 805.23	% Completed	90.43%
					<b>Payment Due</b>	\$ 26,035.64	Paid to Date	\$ 175,512.78
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	711	\$ 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	1	\$ 500.00	
21	HYDRAULIC SEEDING, SEEDING, FERTILIZING, & MULCHING - TYPE 1	ACRE	0.2	\$ 8,000.00	\$ 1,600.00	0.2	\$ 1,600.00	
22	WATERING	EACH	1	\$ 1,400.00	\$ 1,400.00	1	\$ 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	677	\$ 169.25	
25	CHAIN LINK FENCE, COMMERCIAL, BLACK VINYL COATED, 8' HT	LF	306	\$ 50.00	\$ 15,300.00		\$ -	

# CONTRACTOR PAY REQUEST

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					<b>Payment Due</b>	\$ 26,035.64	Paid to Date	\$ 175,512.78
<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>CONTRACT QUANTITY</b>	<b>UNIT PRICE</b>	<b>TOTAL ITEM VALUE</b>	<b>QUANTITY COMPLETE</b>	<b>COMPLETED VALUE</b>	
26	CHAIN LINK FENCE, COMMERCIAL, BLACK VINYL COATED, 4' HT	LF	100	\$ 54.00	\$ 5,400.00		\$ -	
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	1	\$ 5,000.00	
30	CONCRETE WASHOUT	LS	1	\$ 100.00	\$ 100.00	1	\$ 100.00	
30	PICKLEBALL NET ASSEMBLY	EACH	3	\$ 2,000.00	\$ 6,000.00	3	\$ 6,000.00	
CO#1	PLAYGROUND EQUIPMENT DEMOLITION	LS	1	\$ 5,704.00	\$ 5,704.00	1	\$ 5,704.00	
CO#2	GRADING & RESTORATION	LS	1	\$ 6,471.00	\$ 6,471.00	1	\$ 6,471.00	
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	
CO#5	CHANGE GRATE TO DOME	LS	1	\$ 450.00	\$ 450.00	1	\$ 450.00	
					\$ -		\$ -	
					<b>\$ 229,954.77</b>		<b>\$ 207,954.77</b>	

AMOUNT CERTIFIED: \$ 26,035.64  
ENGINEER:  
By: Bruce Sell Date: November 25, 2025

**RESOLUTION #2025-XX**

**PAY APPLICATION #4 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 3<sup>rd</sup>, 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 #4 and authorizes payment in the amount of \$26,035.64 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, Sexton

Ayes:

Nays:

Absents:

**PASSED AND APPROVED** by the Riverside City Council on this 2<sup>nd</sup> day of December 2025.

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

Allen Schneider, Mayor

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

Stephanie Thomann, City Clerk





# PAYMENT APPLICATION

Page 1

TO: City of Riverside 60 Greene Street Riverside, IA 52327	PROJECT NAME AND LOCATION: Riverside Façade façade rehabilitation 60 Greene Street Riverside, IA 52327	APPLICATION # 4 PERIOD THRU: 11/03/2025 PROJECT #s: Riverside Façade DATE OF CONTRACT: 02/25/2025	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> <input type="checkbox"/>
FROM: Cornerstone Commercial Contractors, Inc. 401 7th St Corning, Iowa 50841	ARCHITECT: Martin Gardner Architecture 700 11th St, Suite 200 Marion, IA 52302		
FOR: façade rehabilitation			

## CONTRACTOR'S SUMMARY OF WORK

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

1. CONTRACT AMOUNT	\$1,023,000.00
2. SUM OF ALL CHANGE ORDERS	(\$72,500.00)
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	\$950,500.00
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	\$183,219.48
5. RETAINAGE:	
a. 3.00% of Completed Work (Columns D + E on Continuation Page)	\$5,496.58
b. 3.00% of Material Stored (Column F on Continuation Page)	\$0.00
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	\$5,496.58
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$177,722.90
7. LESS PREVIOUS PAYMENT APPLICATIONS	\$160,883.70
8. PAYMENT DUE	<b>\$16,839.20</b>
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	\$772,777.10

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	(\$72,500.00)
Total approved this month	\$0.00	\$0.00
TOTALS	\$0.00	(\$72,500.00)
NET CHANGES	(\$72,500.00)	

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

CONTRACTOR: Cornerstone Commercial Contractors, Inc.

By: \_\_\_\_\_ Date: \_\_\_\_\_

State of: Iowa  
County of: Adams

Jason  
Kentner  
Digitally signed  
by Jason  
Kentner  
Date:  
2025.11.03  
15:05:34 -06'00'

Subscribed and sworn to before

me this 3rd day of November 2025

Notary Public: Jaime Johnston

My Commission Expires: 01-19-2028

## ARCHITECT'S CERTIFICATION

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

CERTIFIED AMOUNT..... \$16,839.20

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

ARCHITECT: Bethany Jordan, AIA

By: Bethany Jordan Date: 11/20/25

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

# CONTINUATION PAGE

Page 2 of 5

PROJECT: Riverside Façade  
façade rehabilitation

APPLICATION #: 4  
DATE OF APPLICATION: 11/03/2025  
PERIOD THRU: 11/03/2025  
PROJECT #s: Riverside Façade

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
1	41 West 1st St	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
1a	Masonry	\$4,100.00	\$4,100.00	\$0.00	\$0.00	\$4,100.00	100%	\$0.00	
1b	Carpentry	\$10,500.00	\$525.00	\$0.00	\$0.00	\$525.00	5%	\$9,975.00	
1c	Stain glass repair	\$12,500.00	\$1,875.00	\$0.00	\$0.00	\$1,875.00	15%	\$10,625.00	
1d	Door rehab	\$6,950.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,950.00	
1e	Door-hardware	\$3,347.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,347.00	
1f	Painting	\$7,706.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$7,706.00	
1g	Windows	\$4,727.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,727.00	
1h	Glass	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,000.00	
1i	Signage	\$2,750.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,750.00	
1j	Misc building materials	\$857.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$857.00	
1k	Contingency allowance	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$10,000.00	
1l	Allowance #1 wood cornice	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,500.00	
1m	Allowance #2 metal cornice	\$4,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,500.00	
1n	Performance Bond	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	100%	\$0.00	
1o	General conditions, overhead	\$28,094.00	\$3,371.28	\$0.00	\$0.00	\$3,371.28	12%	\$24,722.72	
2	31 West 1st St	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
2a	Masonry	\$3,750.00	\$3,750.00	\$0.00	\$0.00	\$3,750.00	100%	\$0.00	
2b	Carpentry	\$12,500.00	\$625.00	\$0.00	\$0.00	\$625.00	5%	\$11,875.00	
2c	Windows	\$5,713.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,713.00	
2d	Aluminum storefront	\$14,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$14,600.00	
2e	Door-hardware	\$8,142.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$8,142.00	
2f	Painting	\$4,171.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,171.00	
2g	Electrical	\$2,431.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,431.00	
2h	Misc building materials	\$2,357.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,357.00	
2i	Contingency allowance	\$7,200.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$7,200.00	
2j	Performance bond	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	100%	\$0.00	
2k	General conditions, overhead and	\$13,629.00	\$1,362.90	\$0.00	\$0.00	\$1,362.90	10%	\$12,266.10	
3	21 W 1st St	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
	SUB-TOTALS	\$179,024.00	\$21,609.18	\$0.00	\$0.00	\$21,609.18	12%	\$157,414.82	

CONTINUATION PAGE

Quantum Software Solutions, Inc. Document

# CONTINUATION PAGE

Page 3 of 5

PROJECT: Riverside Façade  
façade rehabilitation

APPLICATION #: 4  
DATE OF APPLICATION: 11/03/2025  
PERIOD THRU: 11/03/2025  
PROJECT #s: Riverside Façade

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
3a	Masonry	\$12,300.00	\$12,300.00	\$0.00	\$0.00	\$12,300.00	100%	\$0.00	
3b	Carpentry	\$8,500.00	\$425.00	\$0.00	\$0.00	\$425.00	5%	\$8,075.00	
3c	Aluminum storefront	\$24,400.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$24,400.00	
3d	Windows	\$5,713.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,713.00	
3e	Solid surface sills	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,500.00	
3f	Painting	\$2,806.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,806.00	
3g	Electrical	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,000.00	
3h	Asbestos	\$2,675.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,675.00	
3i	Misc building materials	\$2,357.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,357.00	
3j	Contingency allowance	\$4,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,000.00	
3k	Performance bond	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	100%	\$0.00	
3l	General conditions, overhead and	\$7,994.00	\$1,678.74	\$0.00	\$0.00	\$1,678.74	21%	\$6,315.26	
4	11 East South 1st St	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
4a	Masonry	\$38,050.00	\$34,245.00	\$0.00	\$0.00	\$34,245.00	90%	\$3,805.00	
4b	Carpentry	\$30,750.00	\$1,537.50	\$0.00	\$0.00	\$1,537.50	5%	\$29,212.50	
4c	Windows	\$26,736.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$26,736.00	
4d	Roofing	\$23,300.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$23,300.00	
4e	Doors-hardware	\$5,233.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,233.00	
4f	Aluminum storefront	\$19,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$19,600.00	
4g	Painting	\$2,109.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,109.00	
4h	Signage	\$2,250.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,250.00	
4i	Electrical	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,500.00	
4j	Asbestos	\$4,440.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,440.00	
4k	Misc building materials	\$2,357.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,357.00	
4l	Contingency allowance	\$19,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$19,000.00	
4m	Performance bond	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	100%	\$0.00	
4n	General conditions, overhead and	\$42,691.00	\$7,684.38	\$0.00	\$0.00	\$7,684.38	18%	\$35,006.62	
5	11 East North 1st St	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
5a	Masonry	\$23,400.00	\$7,020.00	\$11,700.00	\$0.00	\$18,720.00	80%	\$4,680.00	
	SUB-TOTALS	\$499,685.00	\$92,499.80	\$11,700.00	\$0.00	\$104,199.80	21%	\$395,485.20	

CONTINUATION PAGE

Quantum Software Solutions, Inc. Document

CONTINUATION PAGE

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PROJECT: Riverside Façade  
façade rehabilitation

APPLICATION #: 4  
DATE OF APPLICATION: 11/03/2025  
PERIOD THRU: 11/03/2025  
PROJECT #s: Riverside Façade

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
5b	Carpentry	\$17,500.00	\$2,625.00	\$875.00	\$0.00	\$3,500.00	20%	\$14,000.00	
5c	Concrete	\$10,239.00	\$0.00	\$2,047.80	\$0.00	\$2,047.80	20%	\$8,191.20	
5d	Roofing	\$18,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$18,000.00	
5e	Windows	\$13,050.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$13,050.00	
5f	Doors-hardware	\$8,909.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$8,909.00	
5g	Painting	\$6,056.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,056.00	
5h	Asbestos	\$2,655.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,655.00	
5i	Misc building materials	\$857.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$857.00	
5j	Contingency allowance	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$15,000.00	
5k	Allowance #3 wood cornice	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,500.00	
5l	Performance bond	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	100%	\$0.00	
5m	General conditions, overhead and	\$54,744.00	\$5,474.40	\$2,737.20	\$0.00	\$8,211.60	15%	\$46,532.40	
6	71 East 1st St	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
6a	Masonry	\$89,360.00	\$35,744.00	\$0.00	\$0.00	\$35,744.00	40%	\$53,616.00	
6b	Concrete	\$5,564.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,564.00	
6c	Carpentry	\$33,500.00	\$3,350.00	\$0.00	\$0.00	\$3,350.00	10%	\$30,150.00	
6d	Window rehab	\$6,071.00	\$3,035.50	\$0.00	\$0.00	\$3,035.50	50%	\$3,035.50	
6e	Windows	\$35,117.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$35,117.00	
6f	Storm windows	\$13,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$13,000.00	
6g	Doors-hardware	\$16,015.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$16,015.00	
6h	Wood deck	\$18,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$18,500.00	
6i	Metal railing	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$10,000.00	
6j	Painting	\$7,197.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$7,197.00	
6k	Misc building materials	\$1,857.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,857.00	
6l	Contingency allowance	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$30,000.00	
6m	Performance bond	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	100%	\$0.00	
6n	General conditions, overhead and	\$65,603.00	\$13,776.63	\$0.00	\$0.00	\$13,776.63	21%	\$51,826.37	
6o	CO #1 COR #1 scope reduction	(\$72,500.00)	\$0.00	\$0.00	\$0.00	\$0.00	0%	(\$72,500.00)	
7	81 East 1st St	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
	SUB-TOTALS	\$915,479.00	\$162,505.33	\$17,360.00	\$0.00	\$179,865.33	20%	\$735,613.67	

# CONTINUATION PAGE

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PROJECT: Riverside Façade  
façade rehabilitation

APPLICATION #: 4  
DATE OF APPLICATION: 11/03/2025  
PERIOD THRU: 11/03/2025  
PROJECT #s: Riverside Façade

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
7a	Masonry	\$3,800.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,800.00	
7b	Carpentry	\$4,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$4,500.00	
7c	Aluminum storefront	\$14,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$14,000.00	
7d	Painting	\$1,298.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,298.00	
7e	Window	\$1,031.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,031.00	
7f	Misc building materials	\$857.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$857.00	
7g	Contingency allowance	\$2,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,600.00	
7h	Performance bond	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	100%	\$0.00	
7i	General conditions, overhead and	\$3,935.00	\$354.15	\$0.00	\$0.00	\$354.15	9%	\$3,580.85	
	TOTALS	\$950,500.00	\$165,859.48	\$17,360.00	\$0.00	\$183,219.48	19%	\$767,280.52	

# BABA CLAIM COMPLIANCE CERTIFICATION FORM

CLIENT NAME: City of Riverside (hereinafter CLIENT)  
PROJECT TITLE: Riverside Facade (hereinafter PROJECT)  
CDBG PROJECT NUMBER: \_\_\_\_\_ CDBG CLAIM NO. \_\_\_\_\_  
CONTRACTOR NAME: Cornerstone Commercial Contractors, Inc. (hereinafter CONTRACTOR)  
PAY APPLICATION NO. 4 AMOUNT: 16839.20

## CONTRACTOR CERTIFICATION

I Jason Kentner the project manager, superintendent, owner, or authorized representative of the CONTRACTOR which has been contracted by the CLIENT to complete the proposed PROJECT and for which we are now submitting Pay Application No. 4 in the amount of 16839.20 hereby certify that all the iron, steel, construction materials, and manufactured products brought onto the PROJECT site and used on the PROJECT are BABA Compliant as required by the Build America, Buy America Act (BABA) requirements under Title IX of the Infrastructure Investment and Jobs Act ("IIJA"), Pub. L. 177-5. I also certify that I have provided the GRANT ADMINISTRATOR with a full and complete list of BABA-eligible products to be used on this project and all the required BABA certifications for those items as provided by the manufacturer.

SIGNED: Jason Kentner Digitally signed by Jason Kentner Date: 2025.11.03 15:06:22 -0600 DATE: 11-03-2025  
PRINTED NAME: Jason Kentner TITLE: Owner

## ARCHITECT OR ENGINEER CERTIFICATION

I Bethany Jordan the architect or engineer for the PROJECT hereby certify that I have reviewed the CONTRACTOR's Pay Application No. 4 and the materials used on this project and agree that the CONTRACTOR has utilized certified BABA compliant iron, steel, construction materials, and manufactured products for the work that is certified as complete as of this pay application.

SIGNED: Bethany Jordan DATE: 11/20/25  
PRINTED NAME: Bethany Jordan TITLE: Architect

**This form is required by IEDA for each submission of a draw for reimbursement on the CDBG funded project.**

**RESOLUTION #2025-XX**

**PAY APPLICATION #4 TO CORNERSTONE COMMERCIAL CONTRACTORS, INC. FOR  
WORK COMPLETED ON THE CDBG DOWNTOWN REVITALIZATION PROJECT**

**WHEREAS**, the City of Riverside awarded a contract to Cornerstone Commercial Contractors, Inc. for the revitalization of the Downtown District in the amount of \$1,023,000.00 at the Riverside City Council Meeting on November 4<sup>th</sup>, 2024; and

**WHEREAS**, the City of Riverside has been provided an authorized pay application and recommendation of approval by the contracted engineering firm, Martin Gardner Architecture.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of Riverside, Iowa does hereby accept Pay Application #4 and authorizes payment in the amount of \$16,839.20 to Cornerstone Commercial Contractors, Inc. for work completed on the CDBG Downtown Revitalization Project for the period through August 20, 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, Schneider, Mills, Sexton, Kiene

Ayes:

Nays:

Absents:

**PASSED AND APPROVED** by the Riverside City Council on this 2<sup>nd</sup> day of December 2025.

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

Allen Schneider, Mayor

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

Stephanie Thomann, City Clerk

# The News

419 B Avenue, PO Box 430 | Kalona, IA 52247-0430 | Phone (319) 656-2273 | Fax (319) 656-2299

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November 11, 2025

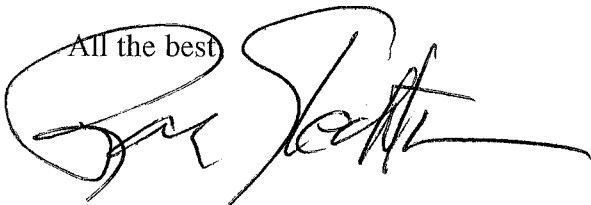
Mayor Allen Schneider  
City of Riverside  
60 Greene Street  
PO Box 188  
Riverside, IA 52327

Honorable Mayor and City Council Members:

The News requests to once again be named an official newspaper for the City of Riverside. We appreciate our ongoing partnership with the city to provide Riverside residents with public notices that affect their lives.

I am available to answer any questions from board members if there are any.

All the best

A handwritten signature in black ink, appearing to read 'Ron Stechta', written over the typed name and title.

Ron Stechta  
Publisher/Owner



**RESOLUTION #2025-XX**  
**DESIGNATION OF OFFICIAL NEWSPAPER FOR 2026**

**WHEREAS**, the City of Riverside finds it necessary on an annual basis to designate a newspaper of general circulation within the community as the appropriate entity for the publication of all official notices and proceedings; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of Riverside, Iowa does hereby designate The News as the 2026 Official Newspaper for official notices, publications, and proceedings.

**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 2<sup>nd</sup> day of December 2025.

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

Allen Schneider, Mayor

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

Stephanie Thomann, City Clerk

FY2025		145 - Casino Revenue Fund				
GL #	Name	Budget	Actual	% of Budget	Balance	
145-4-950-4-4705	Gaming & Wagering Tax	\$ 433,540.00	\$ 581,718.03	134.18%	\$ (148,178.03)	
145-4-950-4-4706	Revenue Agreement	\$ 574,686.00	\$ 892,973.40	155.38%	\$ (318,287.40)	
145-4-950-4-4707	Hotel / Motel Tax	\$ 191,774.00	\$ 258,082.09	134.58%	\$ (66,308.09)	
		\$ 1,200,000.00	\$ 1,732,773.52	144.40%	\$ (532,773.52)	Surplus Revenues
Fund Balance as of 11/26/2025					\$ 2,870,757.93	

## 145-CASINO REVENUE FUND

100.00% OF YEAR COMP.

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>INTERGOVERNMENTAL</u>					
145-4-950-4-4300 INTEREST INCOME	<u>0.00</u>	<u>7,229.35</u>	<u>80,550.34</u>	<u>0.00</u>	( <u>80,550.34</u> )
TOTAL INTERGOVERNMENTAL	0.00	7,229.35	80,550.34	0.00	( 80,550.34 )
<u>CHARGES FOR SERVICES</u>					
145-4-520-4-4405 CDBG REVENUE	<u>0.00</u>	<u>0.00</u>	<u>75,797.00</u>	<u>0.00</u>	( <u>75,797.00</u> )
TOTAL CHARGES FOR SERVICES	0.00	0.00	75,797.00	0.00	( 75,797.00 )
<u>OTHER FINANCING SOURCES</u>					
145-4-520-4-4710 CDBG DTR - OWNER CONTRI	0.00	16,724.82	83,535.78	0.00	( 83,535.78 )
145-4-950-4-4705 CASINO WEEKLY GAMING WA	433,540.00	34,028.86	581,718.03	134.18	( 148,178.03 )
145-4-950-4-4706 CASINO AGREEMENT PAYMEN	574,686.00	43,527.07	892,973.40	155.38	( 318,287.40 )
145-4-950-4-4707 CASINO HOTEL MOTEL TAX	<u>191,774.00</u>	<u>16,821.43</u>	<u>258,082.09</u>	<u>134.58</u>	( <u>66,308.09</u> )
TOTAL OTHER FINANCING SOURCES	1,200,000.00	111,102.18	1,816,309.30	151.36	( 616,309.30 )
TOTAL REVENUE	<u>1,200,000.00</u>	<u>118,331.53</u>	<u>1,972,656.64</u>	<u>164.39</u>	( <u>772,656.64</u> )