

CITY OF RIVERSIDE COUNCIL MEETING AGENDA
RIVERSIDE CITY HALL COUNCIL CHAMBERS
60 N GREENE STREET

Monday, December 11th, 2017 at 5:30 p.m.

5:30 PM – Work Session

- **Capital Improvements Projects – MMS Consultants**

6:30 PM - Regular City Council Meeting

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: Mayor Schneider

- Pledge of Allegiance
- Roll Call

2. APPROVAL OF AGENDA

3. Approval of Consent Agenda

3a) Minutes from 12-04-17 *pg 1*

3b) Expenditures 12-11-17 *pg 3*

4. Public Forum:

Time is limited to 3 minutes.

5. Committee Reports:

6. Solar System Assessment for Water & Wastewater Facilities

7. Res #121117-01 "Intent to enter into a Development Agreement for the Northern Development Area with APEX Construction" *pg 8*

8. Res #121117-02 "Approving Development Agreement with Michael Vaughn, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement" *pg 9*

9. Res #121117-03 "Final Pay Est #8 – Dave Schmidt Construction – 2nd & Washburn Street" *pg 12*

10. People Service Report

- RO Cleaning at Water Plant

11. Res #121117-04 "Well #8 Easement with Riverside Casino" *pg 13*

12. Swearing in of Newly Elected and Re-elected Officials

13. Res #121117-05 "Wellmark Health Insurance Renewal Rates for 2018 Plan Year" *pg 19*

14. Res #121117-06 "Delta Dental Insurance Renewal Rates for 2018 Plan Year" pg 20

15. Vacation Carryover pg 22

16. Update on Sale of City Property located at 81 E 1st Street

17. Barn Quilt

18. Update on Nuisance Property located at 181 E 4th Street

19. Update on West Welcome Sign pg 23

20. Set date for upcoming meetings and work sessions:

- Council Meeting – January 8th at 6:30 pm
- Budget Work Session – January 15th at 6:00 pm
- Council Meeting – January 22nd at 6:30 pm
- Council Meeting – February 5th at 6:30 pm
- Budget Work Session – February 12th at 6:00 pm
- Council Meeting – Tuesday, February 20th at 6:30 pm

21. Closing Comments

- Announcements and City Staff Comments
 - Open House December 18th 4:00 - 6:00 pm
 - Closed December 25rd & 26th for Christmas
- City Council Comments & Requests for Information

22. Adjourn Council Meeting

Approved: _____
Allen Schneider, Mayor

Date: _____

RIVERSIDE CITY COUNCIL MEETING: December 4, 2017

Riverside City Council held a work session at 6:00 pm with Gary Fisher concerning changes in health care coverage.

The Riverside City Council meeting opened at 6:33 pm in City Hall with Mayor Allen Schneider requesting roll call. Council members present were: Bob Schneider Jr., Tom Sexton, Jeanine Redlinger, and Rob Weber. Ralph Schnoebelen was absent.

Motion by Sexton to approve the agenda, moving the closed session to immediately after the Public Hearing and eliminating the resolution approving the Employee Handbook. Second by Redlinger, passed 4-0.

Sexton moved to approve the minutes from November 20th, and expenditures. Second by Weber, passed 4-0.

Schneider moved to table Resolution #120417-02 Final Pay Estimate until lien waivers for subcontractors had been obtained. Second by Sexton, passed 4-0.

Schneider moved to pass Resolution #120417-05 Lincoln National Life Insurance for 2018 with the same rate of \$82.97 per month for full-time employees. Second by Redlinger, passed 4-0.

Mayor Schneider opened the Public Hearing for Proposed Development Agreement with Michael Vaughn at 6:45 pm. There were no written or oral comments from the audience. Mayor closed Public Hearing at 6:46pm.

Sexton moved to enter into Closed Session at 6:47 pm pursuant to Iowa Code 21.5(1)(j) to discuss potential real estate transaction. Second by Redlinger, passed 4-0. Weber moved to return to Open Meeting at 7:17 pm. Second by Schneider, passed 4-0.

Sexton moved to proceed as directed. Second by Redlinger, passed 4-0.

Resolution # 120417-03 Wellmark Insurance, and Resolution #120417-04 Delta Dental Insurance, tabled to December 11th, 2017.

Bob Schneider left meeting at 7:20 pm.

Weber moved to pass Resolution #120417-06 Annual Financial Report for FY 16-17. Second by Redlinger, passed 3-0.

Redlinger moved to pass Resolution #120417-07 Annual Urban Renewal Report for FY 16-17. Second by Sexton, passed 3-0.

Discussion to update the Employee Handbook will take place in January 2018, with a prior work session to discuss updates.

Sexton moved to move the December 18th meeting to December 11th at 6:30 PM. Second by Weber, passed 3-0.

Redlinger moved to change January 2018 meetings to January 8th and 22nd. Second by Sexton, passed 3-0.

Redlinger moved to adjourn at 7:55 pm. Second by Weber, passed 3-0.

Full content of Council Meetings can be viewed on the City web site;

www.cityofriversideiowa.com

Council Work Session – December 11, 2017 at 5:30 pm - Pioneer Street Project

Council Meeting – December 11, 2017 at 6:30 pm

City Hall Open House for Ralph Schnoebelen – December 18, 2017 – 4:00 to 6:00 pm


Council Meeting – January 8, 2018 at 6:30 pm

Budget Work Session – January 15, 2018 at 6:00 pm

Council Meeting – January 22, 2018 at 6:30 pm

City Hall Closed December 25th & 26th for Christmas Holiday, and January 1st & 2nd for New Years.

ATTEST:



Lory Young, City Clerk

Allen Schneider; Mayor

Council Packet

12/7/2017

12-06-2017 10:06 AM

CITY OF RIVERSIDE
 POOLED CASH REPORT (FUND 999)
 AS OF: NOVEMBER 30TH, 2017

PAGE: 1

FUND ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
<u>CLAIM ON CASH</u>				
001-1110	CHECKING ACCT-GENERAL FUND	2,479,220.16 (23,240.23)	2,455,979.93
110-1110	CHECKING ACCT-ROAD USE TAX	413,068.93	9,152.52	422,221.45
121-1110	CHECKING ACCT-LOST	269,263.87	10,707.54	279,971.41
125-1110	CHECKING ACCT-TIF	0.00	0.00	0.00
145-1110	CHECKING ACCT-CASINO REVENUE	1,068,634.68	47,732.69	1,116,367.37
200-1110	CHECKING ACCT-DEBT SERVICE	0.00	0.00	0.00
301-1110	CHECKING ACCT-CAP PROJECTS	(750,168.76) (50,699.22) (800,867.98)
600-1110	CHECKING ACCT-WATER	746,657.88	12,802.29	759,460.17
610-1110	CHECKING ACCT-SEWER	272,272.62	7,316.41	279,589.03
670-1110	CHECKING ACCT-GARBAGE	8,341.22	126.55	8,467.77
680-1110	CHECKING ACCT-STORM WATER	<u>23,162.00</u>	<u>1,567.85</u>	<u>24,729.85</u>
TOTAL CLAIM ON CASH		4,530,452.60	15,466.40	4,545,919.00

CASH IN BANK - POOLED CASH

999-1110	CASH IN BANK	1,170,215.45	-2,336.40	1,172,551.85
999-1112	PEOPLES BANK MONEY MARKET	2,095,329.71	1,463.86	2,096,793.57
999-1114	HILLS BANK	700,076.10	9,989.96	710,066.06
999-1115	CB FUND	15,352.08	10.73	15,362.81
999-1116	COMMUNITY BUILDING CD #18936	279,785.75	0.00	279,785.75
999-1117	COMMUNITY BUILDING CD#18975	<u>269,693.51</u>	<u>1,665.45</u>	<u>271,358.96</u>
SUBTOTAL CASH IN BANK - POOLED CASH		4,530,452.60	15,466.40	4,545,919.00

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 4,530,452.60 15,466.40 4,545,919.00

DUE TO OTHER FUNDS - POOLED CASH

999-2100	DUE TO OTHER FUNDS	<u>4,530,452.60</u>	<u>15,466.40</u>	<u>4,545,919.00</u>
TOTAL DUE TO OTHER FUNDS		<u>4,530,452.60</u>	<u>15,466.40</u>	<u>4,545,919.00</u>

Council Packet

12/7/2017

12-06-2017 10:06 AM

CITY OF RIVERSIDE
 POOLED CASH REPORT (FUND 999)
 AS OF: NOVEMBER 30TH, 2017

PAGE: 2

FUND ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
<u>DUE TO POOLED CASH</u>				
001-2020	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
600-2020	ACCOUNTS PAYABLE	0.00	0.00	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	0.00	0.00	0.00
<u>TOTAL DUE TO POOLED CASH</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

<u>DUE FROM OTHER FUNDS</u>				
999-1330	DUE FROM OTHER FUNDS	0.00	0.00	0.00
<u>TOTAL DUE FROM OTHER FUNDS</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

<u>ACCOUNTS PAYABLE - POOLED CASH</u>				
999-2020	ACCOUNTS PAYABLE CONTROL	0.00	0.00	0.00
<u>TOTAL ACCOUNTS PAYABLE POOLED CASH</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

*** PROOF CASH BALANCES ***

(A)		(B)		(C)	
CLAIM ON CASH	4,545,919.00	CLAIM ON CASH	4,545,919.00	CASH IN BANK	4,545,919.00
CASH IN BANK	<u>4,545,919.00</u>	DUE TO OTHER FUNDS	<u>4,545,919.00</u>	DUE TO OTHER FUNDS	<u>4,545,919.00</u>
DIFFERENCE	0.00		0.00		0.00

*** PROOF ACCOUNTS PAYABLE BALANCES ***

(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 ***

12/1/2017

AS OF: NOVEMBER 30TH, 2017

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
004-GENERAL FUND	2,479,220.16	21,300.54	46,094.77	2,454,425.93	(1,000.00)	554.00	2,455,979.93
110-ROAD USE TAX	413,068.93	11,469.60	2,317.08	422,221.45	0.00	0.00	422,221.45
121-LOCAL OPTION SALES TAX	269,263.87	10,707.54	0.00	279,971.41	0.00	0.00	279,971.41
125-TIF	0.00	0.00	0.00	0.00	0.00	0.00	0.00
145-CASINO REVENUE FUND	1,069,634.68	47,732.69	0.00	1,116,367.37	0.00	0.00	1,116,367.37
200-DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
301-CAPITAL PROJECTS	(750,168.76)	0.00	50,699.22	(800,867.98)	0.00	0.00	(800,867.98)
600-WATER FUND	746,657.88	47,762.13	35,021.69	759,398.32	0.00	61.85	759,460.17
610-SEWER FUND	272,272.62	42,804.12	35,549.56	279,527.18	0.00	61.85	279,589.03
670-LANDFILL/GARBAGE	8,341.22	2,000.80	1,874.25	8,467.77	0.00	0.00	8,467.77
680-STORM WATER	23,162.00	1,567.85	0.00	24,729.85	0.00	0.00	24,729.85
GRAND TOTAL	4,530,452.60	185,345.27	171,556.57	4,544,241.30	(1,000.00)	677.70	4,545,919.00

*** END OF REPORT ***

**RIVERSIDE FIRE
DEPARTMENT**
FIRE / RESCUE / EMS / HAZMAT



November 2017 Update

Calls for Service, Included medicals, car accidents, structure fires, grass fires

Medical - 11

Fire - 5

Training

Members completed an 8 hour Fire Strategy and Tactics class that was hosted by RFD. This class was also attended by several of our mutual aid departments. The class was taught by a firefighter from Pittsburg and a firefighter from Columbia, SC. The department also began a firefighter 1 class for 8 of its members that need this state certification. This class is once a week for 4 hours and also has 13 people from our mutual aid departments attending. This class is 120 hours of classroom and hands on skills. This is being instructed by RFD personnel who are state certified instructors. The members also completed 3 hours of regular monthly training on vehicle extraction and water supply.

RESA

Members worked on hosting the and funding the 8 hour fire strategy and tactics class at RFD. They will begin planning for 2018 projects and pancake breakfast.

Other News

The department got invited to the Washington Riverboat Foundation fall grant meeting on December 6th. It does not say how much of our grant will be funded, more information to follow after the grant meeting. The department is making plans for putting on some new members in 2018. This is needed due to the department losing 6 members by the end of 2017 due to new jobs, moving out of town and retiring after serving the community for several years. There will be more information on this process at the first of the year at a council meeting. Members have been working on getting plans together for a possible fire burn training structure out by the city maintenance building.

RESOLUTION #121117-01

**RESOLUTION TO PROCEED WITH ARRANGEMENT WITH
APEX CONSTRUCTION FOR NORTHERN DEVELOPMENT**

WHEREAS, the City of Riverside, Iowa, agrees to proceed with the INTENT of entering into a Development Agreement, mutually agreed upon, with APEX Construction and Yeggy Roetlin Farms, LLC for the development of the 28 acres located northwest of Tupelo Blvd.

THEREFORE, BE IT RESOLVED, The City of Riverside City Council, hereby agrees with the intent to enter into an agreement.

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

ROLL CALL VOTE: Schneider, Sexton, Schnoebelen, Weber, Redlinger

Ayes:

Nays:

Absent:

Signed: _____
Allen Schneider, Mayor

Attest : _____
Lory Young, City Clerk

Riverside / 436225-19 / Hold Hrg & App Dev Agmt AA

RESOLUTION #121117-02

Resolution Approving Development Agreement with Michael Vaughn, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

WHEREAS, the City of Riverside, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Riverside Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, a certain development agreement (the "Agreement") between the City and Michael Vaughn (the "Developer") has been prepared, pursuant to which the Developer would undertake the construction of new truck wash facilities for use in the business operations of AFCS Truck Wash in the Urban Renewal Area (the "Project"); and

WHEREAS, under the Agreement, the City would provide annual appropriation tax increment payments to the Developer in a total amount not exceeding \$220,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on December 4, 2017, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

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

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

Riverside / 436225-19 / Hold Hrg & App Dev Agmt AA

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

(b) The Project will generate public gains and benefits, particularly in the creation of new jobs, which are warranted in comparison to the amount of the proposed property tax incentives.

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

Section 3. The Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "AFCS Truck Wash Subfund") which is hereby established, into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

Certain real property situated in the City of Riverside, Washington County, State of Iowa, bearing Washington County Property Tax Parcel Identification Number 04-09-451-002.

Section 5. The City hereby pledges to the payment of the Agreement the AFCS Truck Wash Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no payment will be made under the Agreement unless and until monies from the AFCS Truck Wash Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor of Washington County to evidence the continuing pledging of the AFCS Truck Wash Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Riverside / 436225-19 / Hold Hrg & App Dev Agmt AA

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.
Passed and approved December 11th, 2017.

Mayor

Attest:

City Clerk

•••••

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

RESOLUTION #121117-03

RESOLUTION APPROVING PAY REQUEST #8 – FINAL PAYMENT FOR DAVE SCHMITT CONSTRUCTION FOR THE 2ND & WASHBURN STREET IMPROVEMENTS CONSTRUCTION PROJECT

Whereas, the City of Riverside City at the recommendation of the City Engineering Firm, MMS Consultants, Scott Pottorff and it is the opinion of the City Engineering Firm that the City Council accept this pay request in the amount of \$70,359.15 for final payment of this project.

Therefore, be it resolved the City of Riverside City Council does hereby accept the Pay Request #6 for work done on the 2nd & Washburn Streets Improvement Project.

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

Roll Call: Schneider, Sexton, Weber, Schnoebelen, Redlinger

Ayes:

Nays:

Absents:

PASSED AND APPROVED by City Council of Riverside, Iowa, on this 4th day of December, 2017.

Signed: _____

Date: _____

Allen Schneider, Mayor

Attest: _____

Date: _____

Lory Young, City Clerk

RESOLUTION #121117-04

**RESOLUTION APPROVING AN EASEMENT AGREEMENT BETWEEN
THE CITY OF RIVERSIDE AND THE RIVERSIDE CASINO AND RESORT
FOR A PERMENANT EASEMENT TO ACCESS CITY OF RIVERSIDE
WELL #8**

WHEREAS, the City of Riverside City Council and General Manager, Dan Frantz has reviewed the easement documentation for permanent access to Well #8 by the City of Riverside.

THEREFORE, be it resolved the City of Riverside City Council does hereby approve the easement agreement.

MOVED BY Council person _____, seconded by Council person _____ to approve the foregoing resolution.

Roll Call: Schneider, Sexton, Schnoebelen, Weber, Redlinger

Ayes:

Nays:

Absents:

Passed and Approved by the City Council of Riverside, Iowa and approved this 11th day of December, 2017.

Signed: _____

Date: _____

Allen Schneider, Mayor

Attest: _____

Date: _____

Lory Young, City Clerk

Prepared by: William J. Sueppel, 122 South Linn Street, Iowa City, IA 52240, (319) 338-9222
Return to: William J. Sueppel, 122 South Linn Street, Iowa City, IA 52240

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT, made and entered into by and between Riverside Casino & Golf Resort, LLC, hereinafter referred to as "Casino," and City of Riverside, Iowa, a municipal corporation, hereinafter referred to as "City."

The Casino, for joint and mutual covenants and other consideration between the parties, does hereby convey to the City a permanent easement for the purpose of installing, repairing, replacing, maintaining and using an access road to the City's Well #8, together with the right of ingress and egress thereto, for the above purposes. Said permanent easement shall be located on, below, over and across real property owned by the Casino, situated in Riverside, Washington County, Iowa, as more particularly described and shown in Exhibit "A" attached hereto and made a part of this easement by this reference.

The parties further agree as follows:

1. The Casino hereby covenants that it is lawfully seized and possessed of the real estate described above and that the Casino has the good and lawful right to grant and convey the easement described herein.
2. The Casino consents to any change of grade of the right-of-way in the City's constructing the access drive to Well #8.

3. The City agrees that it will promptly repair any damages it causes within the easement area during construction and at any time thereafter. The City shall restore the surface of said area as close to the original condition, subject to the conditions set forth herein, at such time as the access is no longer required or used by the City.

4. The Casino acknowledges that possession of the easement area is the essence of this Agreement and the Casino does hereby grant the City immediate possession of the above-described easement area.

5. The Casino states and warrants that there is no well, solid waste disposal site, hazardous substances or underground storage tanks located within the easement area described in Exhibit "A."

6. The Casino shall retain ownership of the land and agrees not to interfere with the use of the property by the City for the intended use as described above and herein.

7. The Casino further agrees not to erect or construct or cause to be constructed any building, fence or other structure, plant any trees, drill or operate any wells, or construct or place any obstructions within the easement area.

8. The City shall be responsible for all costs associated with the construction and maintenance of the above-described access. The City may trim, cut, remove any trees, brush, shrubs, saplings, or other vegetation as the City determines necessary within the above-described easement area, which, in the City's opinion, may interfere with the exercise of the City's rights hereunder in any manner and at no further cost to the City.

9. The City shall have the right of ingress and egress to, from and through the easement areas during the existence of this Agreement without prior notice to the Casino. The right of ingress and egress is via Walnut Avenue only.

10. The provisions of this Agreement shall inure to the benefit of and bind the heirs, successors, personal representatives and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

11. The individual or individuals executing this Agreement on behalf of the Casino state and warrant that each has the authority to grant the rights conveyed to the City hereunder and the right to execute this Agreement and bind the Casino.

12. This Easement Agreement shall be fully binding upon the parties hereto. No waiver, change, modification or amendment of this Agreement shall be binding upon the Casino or the City, unless agreed to in writing and signed by both parties. The waiver by either party of a breach of this Agreement or any specific provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach of that provision or any other provision or condition of this Agreement.

Dated this _____ day of _____, 2017.

RIVERSIDE CASINO & GOLF RESORT, LLC

By: _____

By: _____

CITY OF RIVERSIDE, IOWA

By: _____

Allen Schneider, Mayor

ATTEST: _____

Lory Young, City Clerk

STATE OF IOWA)
) ss:
WASHINGTON COUNTY)

This instrument was acknowledged before me on _____, 2017,
by _____ and _____, as
_____ and _____
respectively, of Riverside Casino & Golf Resort, LLC.

Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss:
WASHINGTON COUNTY)

On this ____ day of _____, 2017, before me, the undersigned, a
Notary Public in and for the State of Iowa, personally appeared Allen Schneider and Lory
Young, to me personally known, who, being by me duly sworn, did say that they are the
Mayor and City Clerk, respectively, of the City of Riverside, Iowa, a municipal
corporation; that the seal affixed to the foregoing instrument is the corporate seal of the
municipal corporation, and that the instrument was signed and sealed on behalf of the
municipal corporation by the authority of its City Council; and that Allen Schneider and
Lory Young acknowledged the execution of the instrument to be their voluntary act and
deed and the voluntary act and deed of the corporation, by it and by them voluntarily
executed.

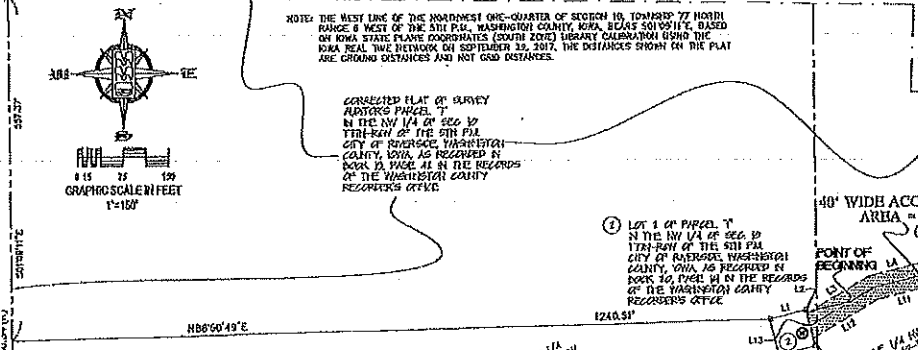
Notary Public in and for the State of Iowa

EXHIBIT "A"

**EASEMENT PLAT
40' WIDE ACCESS EASEMENT
CITY OF RIVERSIDE
WASHINGTON COUNTY, IOWA**

IN CORNER
SEC. 10-177N-R6W
RANGE 1/2ND REBAR
IN CONCRETE PAVEMENT
BOOK 22, PAGE 300

LEGAL DESCRIPTION
A PORTION OF AUDUBON PARCEL "T" AS SHOWN ON A CORNERED PLAT OF SURVEY IN THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 77 NORTH, RANGE 6 WEST OF THE 5TH P.M., CITY OF RIVERSIDE, WASHINGTON COUNTY, IOWA, MORE PARTICULARLY DEMONSTRATED AS FOLLOWS:
COMMENCEMENT AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 77 NORTH, RANGE 6 WEST OF THE 5TH P.M. MERIDIAN, WASHINGTON COUNTY, IOWA; THENCE S89°11'14" W, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 10, A DISTANCE OF 325.3 FEET; THENCE S70°01'00" E, 120.21 FEET TO THE NORTHWEST CORNER OF LOT 1 OF PARCEL "T" AS RECORDED IN BOOK 23, PAGE 151 IN THE RECORDS OF THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE S71°01'00" E, ALONG THE WESTERLY LINE OF SAID LOT 1 OF PARCEL "T", 62.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 OF PARCEL "T"; THENCE S81°01'00" W, ALONG THE EASTERLY LINE OF SAID LOT 2 OF PARCEL "T", 43.1 FEET TO THE POINT OF BEGINNING; THENCE S70°01'00" E, 121.14 FEET; THENCE S70°01'00" E, 115.1 FEET; THENCE S71°01'00" E, 142.1 FEET; THENCE S70°01'00" E, 141.1 FEET; THENCE S71°01'00" E, 118.1 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF WALNUT AVENUE; THENCE S11°42'00" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 42.1 FEET; THENCE S71°01'00" W, 125.1 FEET; THENCE S71°01'00" W, 90.1 FEET; THENCE S71°01'00" W, 30.1 FEET; THENCE S70°01'00" W, 121.1 FEET TO ITS INTERSECTION WITH SAID EASTERLY LINE OF LOT 2 OF PARCEL "T"; THENCE S70°01'00" W, ALONG SAID EASTERLY LINE, 41.4 FEET TO THE POINT OF BEGINNING; CONTAINING 0.35 ACRES, 15,168 SQ. FEET AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



W 1/4 CORNER
SEC. 10-177N-R6W
RANGE 1/2ND REBAR
IN CONCRETE PAVEMENT
BOOK 23, PAGE 146

NOTE: THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 77 NORTH, RANGE 6 WEST OF THE 5TH P.M., WASHINGTON COUNTY, IOWA, BEARS S60°01'00" E, BASED ON IOWA STATE PLANE COORDINATES (NAD 83) LEGACY CALCULATION USING THE IOWA REAL TIME NETWORK ON SEPTEMBER 22, 2017. THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

CONVEYED PLAT OF SURVEY AUDUBON PARCEL "T" IN THE NW 1/4 OF SEC. 10 TOWNSHIP 77 NORTH OF THE 5TH P.M. CITY OF RIVERSIDE, WASHINGTON COUNTY, IOWA, AS RECORDED IN BOOK 23, PAGE 151 IN THE RECORDS OF THE WASHINGTON COUNTY RECORDERS OFFICE.

LOT 1 OF PARCEL "T" IN THE NW 1/4 OF SEC. 10 TOWNSHIP 77 NORTH OF THE 5TH P.M. CITY OF RIVERSIDE, WASHINGTON COUNTY, IOWA, AS RECORDED IN BOOK 23, PAGE 151 IN THE RECORDS OF THE WASHINGTON COUNTY RECORDERS OFFICE.

LOT 2 OF PARCEL "T" IN THE NW 1/4 OF SEC. 10 TOWNSHIP 77 NORTH OF THE 5TH P.M. CITY OF RIVERSIDE, WASHINGTON COUNTY, IOWA, AS RECORDED IN BOOK 23, PAGE 151 IN THE RECORDS OF THE WASHINGTON COUNTY RECORDERS OFFICE.

PREPARED BY AND FOR THE USE OF THE CITY OF RIVERSIDE, IOWA, BY THE CITY ENGINEER, (RIVERSIDE)

LOCATION	A PORTION OF AUDUBON PARCEL "T" OF CONVEYED PLAT OF SURVEY LOCATED IN THE NW 1/4 OF SEC. 10-177N-R6W OF THE 5TH P.M. CITY OF RIVERSIDE, WASHINGTON COUNTY, IOWA.
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION	CLAYTON B. WOODRUFF, P.E. & P.L.L.C. 1812 SOUTH GEORGE STREET IOWA CITY, IOWA 52240 PHONE: 319-351-8262
CITY ENGINEER/PLANNING	DAVID M. WOODRUFF, P.E.
CITY OF RIVERSIDE	PROFESSIONAL OFFICER RIVERSIDE CASINO & GOLF RESORT, LLC
DATE OF SURVEY	SEPTEMBER 21, 2017
DOCUMENT RETURN INFORMATION	LAND SURVEYOR

Line #	Direction	Length
L1	N76°28'02"E	60.50'
L2	S14°31'58"E	8.24'
L3	N59°20'14"E	117.14'
L4	N76°52'02"E	41.91'
L5	N61°50'22"E	89.02'
L6	N174°30'16"E	66.14'
L7	S88°58'27"E	15.93'
L8	S18°44'39"W	42.83'
L9	S74°36'16"W	70.98'
L10	S81°58'22"W	90.25'
L11	S75°02'02"W	73.94'
L12	S59°20'14"W	122.89'
L13	N14°31'58"W	41.64'
L14	S14°31'58"E	12.62'

LEGEND AND NOTES

- CONVEYED CORNER, FOUND
- CONVEYED CORNER, REESTABLISHED
- FENCE CORNER, FOUND (as noted)
- PROPERTY CORNER, SET
- (1/2" = 100' = 1" = 100' = 1" = 100')
- CUT
- PROPERTY BY/OF BOUNDARY LINES
- CONVEYED BOUNDARY LINES
- CITY-OF-RAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WITH A PURPOSE NOTED
- DISTANT CASUALTY LINES, PURPOSE NOTED
- UNRECORDED ENCUMBRANCES
- UNRECORDED ENCUMBRANCES
- QUAYE SURVEY NUMBER

UNLESS NOTED OTHERWISE, ALL DISTANCES ARE IN FEET AND HUNDREDS.

I hereby certify that this land conveying instrument was prepared and the related survey was performed by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

CLAYTON B. WOODRUFF, P.E. & P.L.L.C.
1812 SOUTH GEORGE STREET
IOWA CITY, IOWA 52240
PHONE: 319-351-8262

Project or sheets covered by this plat: 211

MMS CONSULTANTS, INC.
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1817 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8262
www.mmsconsultants.net

**EASEMENT PLAT
40' WIDE ACCESS EASEMENT**

A PORTION OF THE
N 1/2 NW 1/4 OF
SEC. 10-177N-R6W OF THE 5TH P.M.,
CITY OF RIVERSIDE
WASHINGTON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	10/04/2017
Surveyed by:	SAX
Field Book No.:	1195
Drawn by:	MAS
Scale:	1"=150'
Checked by:	GDH
Sheet No.:	1
Project No.:	10-2245-037
of:	1

RESOLUTION #121117-05

RESOLUTION APPROVING THE WELLMARK HEALTH INSURANCE RENEWAL RATES FOR CITY OF RIVERSIDE FOR PLAN YEAR OF JANUARY 1, 2018 THROUGH DECEMBER 31, 2018

WHEREAS, the City of Riverside City Council approves providing permanent full-time employees with health insurance coverage as one of their benefits.

THEREFORE, be it resolved the City of Riverside City Council does hereby approve Wellmark Blue Cross Blue Shield of Iowa as their health insurance carrier for plan year of January 1, 2018 through December 31st, 2018. The City of Riverside will participate in the myBlue HDHP Gold 2000 PPO plan.

WHEREAS, according to the City of Riverside's Employee Handbook approved on April 20, 2015, the City will pay 95% of a single plan and 90% of a family plan for permanent full-time employees. The monthly rate for this year's plan is \$664.54 per person.

MOVED BY Council Person _____, seconded by Council Person _____ to approve the foregoing resolution.

Roll Call: Schneider, Redlinger, Sexton, Weber, Schnoebelen

Ayes: _____

Nays: _____

Absents: _____

Passed and Approved by the City Council of Riverside, Iowa on this 11th day of December, 2017.

Signed: _____

Date: _____

Allen Schneider, Mayor

Attest: _____

Date: _____

Lory Young, City Clerk

RESOLUTION #121117-06

RESOLUTION APPROVING THE DELTA DENTAL INSURANCE RENEWAL RATES FOR CITY OF RIVERSIDE FOR PLAN YEAR OF JANUARY 1, 2018 THROUGH DECEMBER 31, 2018

Whereas, the City of Riverside City Council approves providing permanent full-time employees with dental insurance coverage as one of their benefits. .

Therefore, be it resolved the City of Riverside City Council does hereby approve Delta Dental of Iowa as their dental insurance carrier for plan year of January 1, 2018 through December 31st, 2018. The City of Riverside will participate in the Delta Dental Premier Plan B Plus H plan.

According to the City of Riverside’s Employee Handbook approved on April 20, 2015, the City will pay 95% of a single plan and 90% of a family plan for current full-time employees. The rate for this year’s plan is \$35.66 per month for any participant over 21 years of age and \$34.36 per month for any participant under 21 years of age.

MOVED BY Council Person _____, seconded by Council Person _____ to approve the foregoing resolution.

Roll Call: Schneider, Redlinger, Sexton, Weber, Schnoebelen

Ayes:

Nays:

Absents:

Passed and Approved by the City Council of Riverside, Iowa on this 11th day of December, 2017.

Signed: _____

Date: _____

Allen Schneider, Mayor

Attest: _____

Date: _____

Lory Young, City Clerk

The City of Riverside will grant paid holiday time off to all regular full-time employees and to regular part-time employees whose regular work schedule is 20 hours or more per week, pro-rated according to the schedule set forth in "Employee Benefits." Holiday pay will be calculated based on the employee's straight-time pay rate (as of the date of the holiday) times the number of hours the employee would regularly have worked on that day.

If a recognized holiday falls on a Saturday or Sunday, the holiday is observed on the previous Friday or following Monday.

If an eligible nonexempt full-time employee works on a recognized holiday, employee will receive wages at straight-time rate for the observed holiday, plus wages one and one-half times his/her straight-time rate for the hours worked.

Holiday pay shall not count as time worked for the computation of overtime.

Vacation

The City of Riverside shall make available vacation time off with pay to regular full-time employees for the opportunity of rest, relaxation, and personal pursuits. Vacation time off with pay will be available to regular part-time employees whose normal work schedule is more than 20 hours per week according to the pro-rated schedule set forth previously.

Vacation benefits are calculated based on the employee's employment anniversary date. Accrual rates are as follows:

- 1 Year = 40 (Vacation is accrued at 1.54 hours/pay period)
- 2-5 Years = 80 (Vacation is accrued at 3.08 hours/pay period)
- 6-10 Years = 120 (Vacation is accrued at 4.62 hours/pay period)
- 11-20 Years = 160 (Vacation is accrued at 6.15 hours/pay period)

*Bryam Head
131.90 HR*

Upon resignation or retirement, unused vacation will be paid when employee leaves. The employee is allowed to carry over a maximum of 80 hours of vacation time each year beginning January 1st.

*LORY HEAD
143.25 HR*

Employee must work six full months before using any accrued vacation.

Vacation days may be taken in hourly increments. Employees must request time off in writing utilizing the city's request form. All forms are to be submitted to the Mayor for approval prior to utilizing available vacation time. Requests should be made with at least one week prior notice and will be reviewed for approval based on a number of factors including business needs and staffing requirements.

Vacation time off will be paid at the employee's base pay rate at the time of vacation.

Employees who fail to provide a 2-week notice of voluntary separation shall not be paid out for accrued, but unused, vacation.

Vacation used shall not count as time worked for the computation of overtime.

STUMPF CONSTRUCTION SERVICES INC
Basement MD Moisture Damage Specialist
PO BOX 130
RIVERSIDE, IA 52327

Estimate

Date	Estimate
11/22/2017	1200

Customer's Name & Address
 CITY OF RIVERSIDE
 60 N GREENE ST
 PO BOX 188
 RIVERSIDE IA 52327-0188

Phone	Cell phone	Email
319-648-3501		lory@cityofriverside.com

Description of Work	Amount
<p>Property Location: City sign west of Riverside</p> <p>ESTIMATE FOR THE FOLLOWING WORK;</p> <p>For the City sign west of Riverside that blew over, we would excavate out the concrete footings, haul soil out and backfill the holes back in with soil. We would use our endloader and dump truck to load and haul the concrete, brick and any other debris away. Clean up the site and seed the disturbed areas.</p> <p>ESTIMATE;</p>	760.00
<p>UTILITY LOCATES</p> <p>Any time involved locating, moving or lowering utilities may be an additional charge. Until we begin the project we don't know the depth or absolute directions of the lines. We are not responsible for any previous installation of any utility lines, underground dog fences or irrigation lines. This does not happen often but it is out of our control.</p>	
Submitted by: TERRY STUMPF, President	

<p>This estimate is based on my visual observation, the cost could change due to any unforeseen circumstances.</p> <p>This estimate may be withdrawn by us if not accepted within 30 days. Should you have any questions please email tina@stumpfconstructionia.com or ronna@stumpfconstructionia.com or call us at 319-648-3602. Thank-you!</p>	<p>Total \$760.00</p>

MMS Consultants, Inc.

is Hosting an Open House in Honor of

Ed Brinton



Glen Meisner



Larry Smith



In Recognition of their Years of Service to MMS

Wednesday, December 13th

4 PM - 7 PM

Pleasant Valley Golf Course

4390 Sand Road SE, Iowa City, IA 52240

You are cordially invited to join us in celebrating the
years of service from Ed, Glen and Larry

Light Snacks and Refreshments will be Served



RALPH SCHNOEBELEN'S OPEN HOUSE

Councilman Ralph Schnoebelen has served with honor and distinction as a City Council Member for 26 years, as Mayor for 12 years and a volunteer on the Riverside Volunteer Fire Department for 35 years. During his tenure, he has been dedicated to the highest standards of honesty, integrity and ethics in upholding the responsibilities of the public offices entrusted to him.

Councilman Schnoebelen has worked tirelessly to strengthen our local economy by supporting economic development opportunities and community events throughout our community and has operated a local business, Schnoebelen Inc. for over 50 years.

Please join us at an open house on December 18th, 2017 from 4:00 pm to 6:00 p.m. at Riverside City Hall to honor Ralph and his many years of service to our community.