

**CITY OF RIVERSIDE COUNCIL MEETING AGENDA**  
**RIVERSIDE CITY HALL COUNCIL CHAMBERS**  
**60 N GREENE STREET**  
REGULAR MEETING  
Monday, March 5, 2018

6:30 Regular 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
2. Approval of agenda
3. Consent agenda
  - a. Minutes from 2018-02-20
  - b. Minutes from 2018-02-27
  - c. Expenditures for 2018-03-05
4. **Public forum.** 3 minutes per person. See guidelines for public comments at the Clerk's table
5. W61 construction project – Streb Construction
6. **Public Hearing: FY2018-2019 budget**
7. Adoption of FY2018-2019 budget
  - a. Resolution 030518-01 **pg 6**
8. Resolution approving purchase agreement for 81 E 1<sup>st</sup> Street for John Sojka
  - a. Resolution 030518-02 **pg 7**
9. Resolution approving lease agreement for 81 E 1<sup>st</sup> Street for John Sojka
  - a. Resolution 030518-03 **pg 8**
10. Set Public Hearing for Terry Stumpf property tax rebate agreement
  - a. Resolution 030518-04 **pg9**
11. MMS Consultants report
  - a. Galileo Drive
  - b. Downtown Streetscape
  - c. Hwy 22
12. Northern Heights development agreement discussion **pg 10**
13. A&H Holdings development agreement discussion **pg 16**
14. Washington Y – Clarify Hotel/Motel grant funds
15. Streets and Parks
  - a. Discussion on acquiring truck from RVFD to use as a dump truck
  - b. Mower bids **pg 18**
16. Proposal from Paul Gruefe to complete HR audit
17. Resolution 030518-05 Approving Law Enforcement Contract FY18-19 **pg 32**
18. Resolution 030518-06 Approving Communications Contract FY18-19 **pg 35**
19. Resolution 030518-07 Approving Property Purchase at 40 E 2<sup>nd</sup> Street
20. Motion to approve sale of Fire Truck **pg 40**
21. Resolution 030518-07 Approving Purchase of Property at 40 E 2<sup>nd</sup> Street **pg 41**
22. Discussion on posting for position in City Hall
23. Mayor's report
24. City Clerk's report
25. City Council comments and requests for information
26. Motion to adjourn

Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Allen Schneider, Mayor

RIVERSIDE CITY COUNCIL MEETING: February 20, 2018

City Council held a budget workshop with the Riverside Volunteer fire Department at 6:00 pm to discuss budget items for FY 18-19.

The Riverside City Council meeting opened at 6:30 pm in City Hall with Mayor Allen Schneider requesting roll call. Council members present were: Tom Sexton, Rob Weber, Jeanine Redlinger, and Andy Rodgers. Bob Schneider Jr. was absent.

Motion by Sexton to approve the agenda, Second by Rodgers, passed 4-0.

Warren McKenna gave his final report to the council concerning solar arrays at the water and waste water plants. McKenna advised that it was not cost effective to go with a solar installation at this time.

Chad Smothers, Fire Chief, Curtis Sexton and Chad Sexton were in attendance for the Annual Fire District Meeting. The Council was presented with a slide show of the past year's activities.

Weber moved to pass Resolution #022018-01 Accepting new Fire Department members. Second by Redlinger, passed 4-0.

Phil Richman addressed Council about complaints of citizens not clearing their sidewalks of snow within 48 hours, as stated in City Ordinance.

MMS Consultants Scott Pottorff and Ben Mitchell updated Council on Capital Projects.

Bids were reviewed for the Downtown Streetscape Project.

Weber moved to award the Construction Contract for the Downtown Streetscape Project to J&L Construction, LLC of Washington, IA for \$1,713,250.05. Second by Redlinger, passed 4-0.

Galileo Street width and parking options were reviewed.

Sexton moved to make Galileo Street 31' wide, with on- street parking on south side, and adding an off-street 20 stall gravel parking lot with a 15' asphalt approach from Kleopfer Street. Second by Weber, passed 4-0.

MMS will complete design plans and present at next meeting for Council approval. Bids will go out in March, and awarded in April.

MMS is working on correcting Ella Street water flow options. Mayor will contact homeowners for input.

Safe Walk to School grant funds are not available until October 2018. Council agreed to keep the St. Mary's Street water main project as planned. Sexton asked about making this street one-way.

Removing rumble strips on the W61 City portion is still being addressed with Washington County Engineering.

February 13<sup>th</sup> P and Z meeting minutes were accepted.

Sexton moved to pass Resolution #202018-03 Approving Hotel/Motel Tax Grant for RACC TrekFest Fireworks in the amount of \$7000. Second by Weber, passed 4-0.

Redlinger moved to pass Resolution #202018-04 Approving Hotel/Motel Tax Grant for RACC TrekFest XXXIV in the amount of \$18,800. Second by Weber, passed 4-0.

Sexton moved to pass Resolution #202018-05 Approving Hotel/Motel Tax Grant for RACC Summer Concerts in the amount of \$5000. Second by Redlinger, passed 4-0.

Weber moved to pass Resolution #202018-06 Approving Hotel/Motel Tax Grant for RACC Summer Movies in the amount of \$5000. Second by Rodgers, passed 4-0.

Redlinger moved to pass Resolution #202018-07 Approving Hotel/Motel Tax Grant for the Riverside History Center in the amount of \$20,000. Second by Sexton, passed 4-0.

Sexton moved to pass Resolution #202018-08 Approving Hotel/Motel Tax Grant donation to Paws & More Animal Shelter in the amount of \$2500. Second by Weber, passed 4-0.

Rodgers moved to pass Resolution #202018-09 Approving Hotel/Motel Tax Grant for the YMCA of Washington County for Camp Highland in the amount of \$10,000, with \$5000 going toward scholarships for Riverside residents. Second by Weber, passed 4-0.

Sexton moved to pass Resolution #202018-10 Appointing Becky LaRoche as City Clerk Finance Officer at the rate of \$18.00 per hour. Benefits to remain as is until transfer to full time status on/or before June 1, 2018. Second by Weber, passed 4-0.

Diane Poch requested temporary part-time status instead of Contract Labor so taxes could be deducted from pay check. Clerk will check into Iowa State Code requirements.

Sexton moved to have Lenz obtain sealed bids for a new mower, sending them to City Hall for Council review. Second by Weber, passed 4-0.

PeopleService, Inc. reports were in packet. Bill Stukey was unable to attend meeting.

FY 18-19 Budget is near completion. Clerk will meet with Tim Long to review proposed budget.

Sexton moved to approve 2-5-18 and 2-12-18 Council meeting minutes. Second by Redlinger, passed 4-0.

Sexton moved to approve 2-20-18 Expenditures. Second by Weber, passed 4-0.

Redlinger moved to adjourn at 9:19 pm. Second by Weber, passed 4-0.

Full content of Council Meetings can be viewed on the City web site;  
[www.cityofriversideiowa.com](http://www.cityofriversideiowa.com)

Council Meeting – Monday, March 5, 2018 at 6:30 pm

ATTEST:

  
\_\_\_\_\_  
Becky LaRoche; City Clerk

\_\_\_\_\_  
Allen Schneider; Mayor

RIVERSIDE CITY COUNCIL SPECIAL MEETING: February 27, 2018

The Riverside City Council Special meeting opened at 6:30 pm in City Hall with Mayor Allen Schneider requesting roll call. Council members present were: Tom Sexton, Rob Weber, Jeanine Redlinger, Andy Rodgers, and Bob Schneider Jr.

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

Council reviewed request for Ragbrai to come through Riverside on Friday, July 27, 2018. Bill Poch and Kevin Meller will serve as co-chairpersons.

Weber motioned to approve the Ragbrai Pass-Through Town Agreement. Second by Redlinger, passed 5-0.

Council looked at several Capital Improvement Projects for FY 2018-19. Cost estimates will be obtained from MMS before the 3-5-18 Public Hearing on Budget.

Redlinger moved to adjourn at 7:21 pm. Second by Rodgers, passed 5-0.

Full content of Council Meetings can be viewed on the City web site;  
[www.cityofriversideiowa.com](http://www.cityofriversideiowa.com)

Council Meeting – Monday, March 5, 2018 at 6:30 pm

ATTEST:

  
\_\_\_\_\_  
Becky LaRoche, City Clerk

\_\_\_\_\_  
Allen Schneider; Mayor

EXPENDITURES MARCH 5, 2018					
	COUNCIL MEETING				
1	ALLIANT ENERGY	PARKS	001-5-430-6371	\$	300.82
2	ALLIANT ENERGY	SEWER	610-5-815-6371	\$	917.60
3	ALLIANT ENERGY	CITY HALL	001-5-650-6371	\$	263.48
4	ALLIANT ENERGY	WATER	600-5-810-6371	\$	222.74
5	ALLIANT ENERGY	COMM BUILD	001-5-460-6371	\$	57.79
6	ALLIANT ENERGY	STREET LIGHTS	001-5-230-6371	\$	1,454.05
7	ALLIANT ENERGY	RVFD	001-5-150-6330	\$	577.19
8	DAVE SCHMITT	SEWER 2ND & GREEN	301-5-750-6781	\$	3,220.42
9	ELECTRIC PUMP	PUMP #2 SEAL	610-5-815-6374	\$	817.75
10	ITECH	POWER SUPPLY - MAYOR	001-5-650-6497	\$	59.99
11	JAY STUELKE	MAR CELL	001-5-210-6373	\$	50.00
12	KALONA GRAPHICS	BUS. CARDS-MAYOR	001-5-650-6506	\$	71.50
13	KALONA MACHINE SHOP	SANDER REPAIRS	110-5-210-6331	\$	49.60
14	LAROCHE, BECKY	MAR CELL	001-5-650-6373	\$	50.00
15	LENZ, BRYAN	MAR CELL	001-5-210-6373	\$	50.00
16	MID AMERICAN ENERGY	SHOP	001-5-210-6371	\$	257.41
17	MID AMERICAN ENERGY	RVFD	001-5-150-6330	\$	398.02
18	MID AMERICAN ENERGY	CITY HALL	001-5-650-6371	\$	131.50
19	MID AMERICAN ENERGY	COMM BUILD	001-5-460-6371	\$	80.16
20	MIDWEST FRAME & AXLE	SANDER REPAIRS	110-5-210-6331	\$	35.52
21	MIDWEST FRAME & AXLE	SNOWPLOW	110-5-210-6331	\$	61.16
22	PEOPLE SERVICES	SERVICE MAR	600-5-610-6500	\$	10,736.50
23	PEOPLE SERVICES	SERVICE MAR	610-5-815-6500	\$	10,736.50
24	PITNEY BOWES	POSTAGE	600-5-810-6508	\$	500.00
25		TOTAL UNPAID BILLS		\$	31,099.70
		FEBRUARY EOM PAYABLES 2-28-18			
26	BOUNDTREE	EMS SUPPLY	001-5-150-6370	\$	85.33
27	DELTA DENTAL	FEBRUARY		\$	106.98
28	LINCOLN NAT'L LIFE	FEBRUARY		\$	179.14
29	MEDIACOM	RVFD	001-5-150-6332	\$	139.30
30	MEDIACOM	CITY HALL	001-5-650-6373	\$	149.30
31	VERIZON	COLLECTOR CELL SERVICE	600-5-810-6373	\$	63.54
32	WELLMARK	MARCH		\$	4,526.50
		TOTAL PAID BILLS		\$	5,250.09
		TOTAL EXPENDITURES		\$	36,349.79

*✓ w/ A-P  
BC*

**RESOLUTION #030518-01**

**RESOLUTION TO ADOPT THE CITY BUDGET FOR FISCAL  
YEAR JULY 1<sup>ST</sup>, 2018 THROUGH JUNE 30<sup>TH</sup>, 2019**

**WHEREAS**, the Riverside City Council and the City Clerk prepared a city budget in compliance with Iowa Code, Section 384.16, showing estimated Revenues and Expenses.

**WHEREAS**, a notice of public hearing on this budget was published as required by law, and a Public Hearing was held March 5<sup>th</sup>, 2018 at the Riverside City Council meeting starting at 6:30 pm in City Hall to allow for public comment.

**THEREFORE, BE IT RESOLVED**, the Riverside City Council adopts this City Budget for Fiscal Year 18-19.

**IT WAS MOVED** by Councilperson \_\_\_\_\_ seconded by Councilperson \_\_\_\_\_ that the foregoing resolution be adopted.

Roll Call Vote: Schneider, Redlinger, Sexton, Weber, Rodgers

Ayes:

Nays:

Absent:

Passed and Approved by the City Council of Riverside, Iowa and approved this 5th day of March, 2018.

Signed: \_\_\_\_\_  
Allen Schneider, Mayor

Attest: \_\_\_\_\_  
Becky LaRoche, City Clerk

**RESOLUTION #030518-02**

**RESOLUTION APPROVING THE PURCHASE AGREEMENT FOR THE SALE OF COMMUNITY BUILDING AT 81 E 1<sup>ST</sup> STREET TO JOHN SOJKA**

**Whereas**, the City Council of the City of Riverside, Iowa held a public hearing for the purpose of receiving input from the general public concerning the sale of the Riverside community Building to John Sojka. The property being sold is located at 81 E 1<sup>st</sup> Street, Riverside. The Public Hearing was held during the City Council meeting on Monday, October 17, 2016, at 6:45 p.m., at City Hall.

**Therefore**, be it resolved the City of Riverside City Council does hereby approve the purchase agreement for the sale of property to John Sojka in the amount not to exceed f \$33,400.00

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

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

Ayes:

Nays:

Absents:

Passed and Approved by the City Council of Riverside, Iowa and approved this 5th day of March, 2018.

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

Allen Schneider, Mayor

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

Becky LaRoche, City Clerk



**RESOLUTION #030518-03**

**RESOLUTION TO LEASE PROPERTY LOCATED AT 81 E 1<sup>ST</sup> STREET, KNOWN AS THE RIVERSIDE COMMUNITY BUILDING TO JOHN SOJKA**

**WHEREAS**, the City of Riverside, Iowa, on November 6<sup>th</sup>, 2017 a public hearing was held during the City Council Meeting beginning at 6:30 pm, to accept the proposed sale of the property located at 81 E 1<sup>st</sup> Street, known as the "Riverside Community Building" to John Sojka for an amount not to exceed \$33,400.00.

**THEREFORE, BE IT RESOLVED**, The City of Riverside City Council, hereby approves the leasing of this building to John Sojka for the cost of utilities, until which time the sale of building can be completed.

**IT WAS MOVED BY** Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, that the foregoing resolution be adopted.

**ROLL CALL VOTE:** Schneider, Sexton, Redlinger, Weber, Rodgers

Ayes:

Nays:

Absent:

Passed and Approved by the City Council of Riverside, Iowa and approved this 5th day of March, 2018.

Signed: \_\_\_\_\_  
Allen Schneider, Mayor

Attest : \_\_\_\_\_  
Becky LaRoche, City Clerk

**RESOLUTION #030518-04**

**RESOLUTION TO SET THE DATE FOR PUBLIC HEARING  
FOR PROPERTY TAX REBATE AGREEMENT WITH TERRY  
STUMPF FOR "ICE IT LLC"**

**WHEREAS**, the City Council of Riverside, Iowa, will hold a public hearing on March 19<sup>th</sup>, 2018 during the City Council Meeting beginning at 6:30 pm, to discuss a property tax rebate agreement with Terry Stumpf for the Ice It LLC building.

**THEREFORE, BE IT RESOLVED**, The City of Riverside City Council, hereby approves the date for the Public Hearing.

**IT WAS MOVED BY** Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_ that the foregoing resolution be adopted.

**ROLL CALL VOTE:** Schneider, Sexton, Rodgers, Weber, Redlinger

Ayes:

Nays:

Absent:

**Passed and Approved** by the City Council of Riverside, Iowa and approved this 5<sup>th</sup> day of March, 2018.

Signed: \_\_\_\_\_  
Allen Schneider, Mayor

Attest: \_\_\_\_\_  
Becky LaRoche, City Clerk

**Becky LaRoche**

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**From:** Michael Hart <mhart@northlandsecurities.com>  
**Sent:** Friday, February 23, 2018 11:06 AM  
**To:** Mayor; Becky LaRoche  
**Cc:** John Danos  
**Subject:** RE: The Northern Heights Subdivision  
**Attachments:** Residential TIF Analysis.xlsx

Good Morning,

Attached is an initial analysis related to the phase 1 of the TIF development. I have assumed that we see 7 homes built in year 1 and 7 homes built in year 2 with an assessed value of \$225,000. The generates \$304,000 TIF after the LMI set aside of 38.02%.

If the model describes below is used and the assumptions described above hold, I am showing that the City would be about \$80,000 short in receiving TIF collections. If the homes are built more quickly or valued higher, the TIF could go up and vice versa.

Please feel free to call once you have had a chance to take a look.

Thank you,  
Michael

**Michael Hart**  
Vice President, Public Finance



Direct (612) 851-4966 | Cell (515) 321-0460 | Fax (612) 851-5918  
Web [NorthlandSecurities.com](http://NorthlandSecurities.com)

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**From:** Mayor [mailto:mayor@cityofriversideiowa.com]  
**Sent:** Thursday, February 22, 2018 12:55 PM  
**To:** Michael Hart; Becky LaRoche  
**Cc:** John Danos  
**Subject:** Fwd: The Northern Heights Subdivision

Thank you all for your time today.

Here are the proposed terms from the developer, Michael. Let's see if we can get some good projections as to how this might play out with TIF and a forgivable loan.

John, feel free to weigh in.

Begin forwarded message:

City of Riverside, Iowa  
 Residential TIF Analysis - Phase 1  
 2/23/2018

City cost per linear ft	\$	550
Total linear ft	\$	700
<b>Infrastructure Cost</b>	<b>\$</b>	<b>385,000</b>
TIF Available	\$	304,331
<b>Shortfall</b>	<b>\$</b>	<b>80,669</b>

Phase #1						
Year Homes Built		2018	2019	2020	2021	2022
Assessment/Certification Year		2019	2020	2021	2022	2023
Fiscal Year		2020	2021	2022	2023	2024
# of Homes built		0	7	14	14	14
Average Home Assessed	\$	-	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000
Total Assessed Value	\$	-	\$ 1,575,000	\$ 3,150,000	\$ 3,150,000	\$ 3,150,000
Residential Rollback		55.62%	55.62%	55.62%	55.62%	55.62%
Taxable Valuation	\$	-	\$ 876,029	\$ 1,752,058	\$ 1,752,058	\$ 1,752,058
Net Consolidated Rate for TIF		29.50000	29.50000	29.50000	29.50000	29.50000
Estimated TIF Funds available	\$	-	\$ 25,842.86	\$ 51,685.72	\$ 51,685.72	\$ 51,685.72
LMI Set Aside	\$	-	\$ 9,825.46	\$ 19,650.91	\$ 19,650.91	\$ 19,650.91
Remaining TIF	\$	-	\$ 16,017.41	\$ 32,034.81	\$ 32,034.81	\$ 32,034.81

**Assumptions**

LMI Set aside percentage = 38.02%

Assumes all homes are considered market rate housing

Assumes terms of infrastructure costs as defined in email received on February 22.

Assumed price of homes and number of homes can be adjusted in yellow boxes

						Totals
2023	2024	2025	2026	2027	2028	
2024	2025	2026	2027	2028	2029	
2025	2026	2027	2028	2029	2030	
14	14	14	14	14	14	
\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	
\$ 3,150,000	\$ 3,150,000	\$ 3,150,000	\$ 3,150,000	\$ 3,150,000	\$ 3,150,000	
55.62%	55.62%	55.62%	55.62%	55.62%	55.62%	
\$ 1,752,058	\$ 1,752,058	\$ 1,752,058	\$ 1,752,058	\$ 1,752,058	\$ 1,752,058	
29.50000	29.50000	29.50000	29.50000	29.50000	29.50000	
\$ 51,685.72	\$ 51,685.72	\$ 51,685.72	\$ 51,685.72	\$ 51,685.72	\$ 51,685.72	
\$ 19,650.91	\$ 19,650.91	\$ 19,650.91	\$ 19,650.91	\$ 19,650.91	\$ 19,650.91	\$ 186,683.66
\$ 32,034.81	\$ 32,034.81	\$ 32,034.81	\$ 32,034.81	\$ 32,034.81	\$ 32,034.81	\$ 304,330.70

**Becky LaRoche**

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**From:** Mayor <mayor@cityofriversideiowa.com>  
**Sent:** Wednesday, February 21, 2018 4:42 PM  
**To:** Becky LaRoche  
**Subject:** Fwd: The Northern Heights Subdivision  
**Attachments:** Plat.pdf; Untitled attachment 00102.htm

FYI

Begin forwarded message:

**From:** Jeff Edberg <[Jeff@icrealestate.com](mailto:Jeff@icrealestate.com)>  
**Date:** February 21, 2018 at 3:58:37 PM CST  
**To:** "[mayor@cityofriversideiowa.com](mailto:mayor@cityofriversideiowa.com)" <[mayor@cityofriversideiowa.com](mailto:mayor@cityofriversideiowa.com)>  
**Cc:** "'Steve Schmidt ([steve@apexconstructionco.com](mailto:steve@apexconstructionco.com))'" <[steve@apexconstructionco.com](mailto:steve@apexconstructionco.com)>, Carmen Krueger <[Carmen@icrealestate.com](mailto:Carmen@icrealestate.com)>  
**Subject:** The Northern Heights Subdivision

Allen,

We are ready to craft a developer agreement along the lines we have talked about and that I have listed below:

1. The Cherry Street development cost a total of \$630 per foot including all costs in 2015. That equals a price of \$661 in 2017 dollars, so that's the cost number we are starting with.
2. The City will cost share the improvements on the Northern Heights subdivision with Apex. Apex will pay 17% of the cost and the City will pay 83% of the cost, or \$550.00 per linear foot of road.
3. The City will pave Tupelo and bring sewer and utilities to the edge of the Northern Heights along the alignment of Galileo. The City will also purchase about 2.7 acres of the subject land from John Roetlin and will take control of the detention / retention basin.
4. Apex will be the developer and will annex and zone the land with the aid of the City, but Apex will take the lead.
5. Apex will work with HBK engineers and develop an overall concept for the subdivision and will start construction on phase I of the subdivision. It is anticipated that phase I will contain 14 lots and will have around 700 linear feet of road.
6. The City will reimburse Apex monthly for the % of the subdivision that has been completed which will be confirmed by MMS engineers.
7. Apex may move on to start the development of the next phase of lots as soon as 75% of the homes in the current phase are finished and have a certificate of occupancy.
8. This arrangement will continue until 2023 unless extended by mutual agreement.

Also, Apex is interested in purchasing lots on Cherry Lane. They would purchase them at \$31,000 each and the City would subordinate the lot to the construction loan. Apex would pay for them upon the closing of the home built on the lot without interest.

**Jeff**

**Jeff Edberg, CCIM, SIOR**

Broker Associate

**Lepic-Kroeger, Realtors**

☎: (319) 331-6187 – cell

☎: (319) 351-8035 - fax

☎: (319) 351-8811 - office

✉: [jeff@icrealestate.com](mailto:jeff@icrealestate.com)

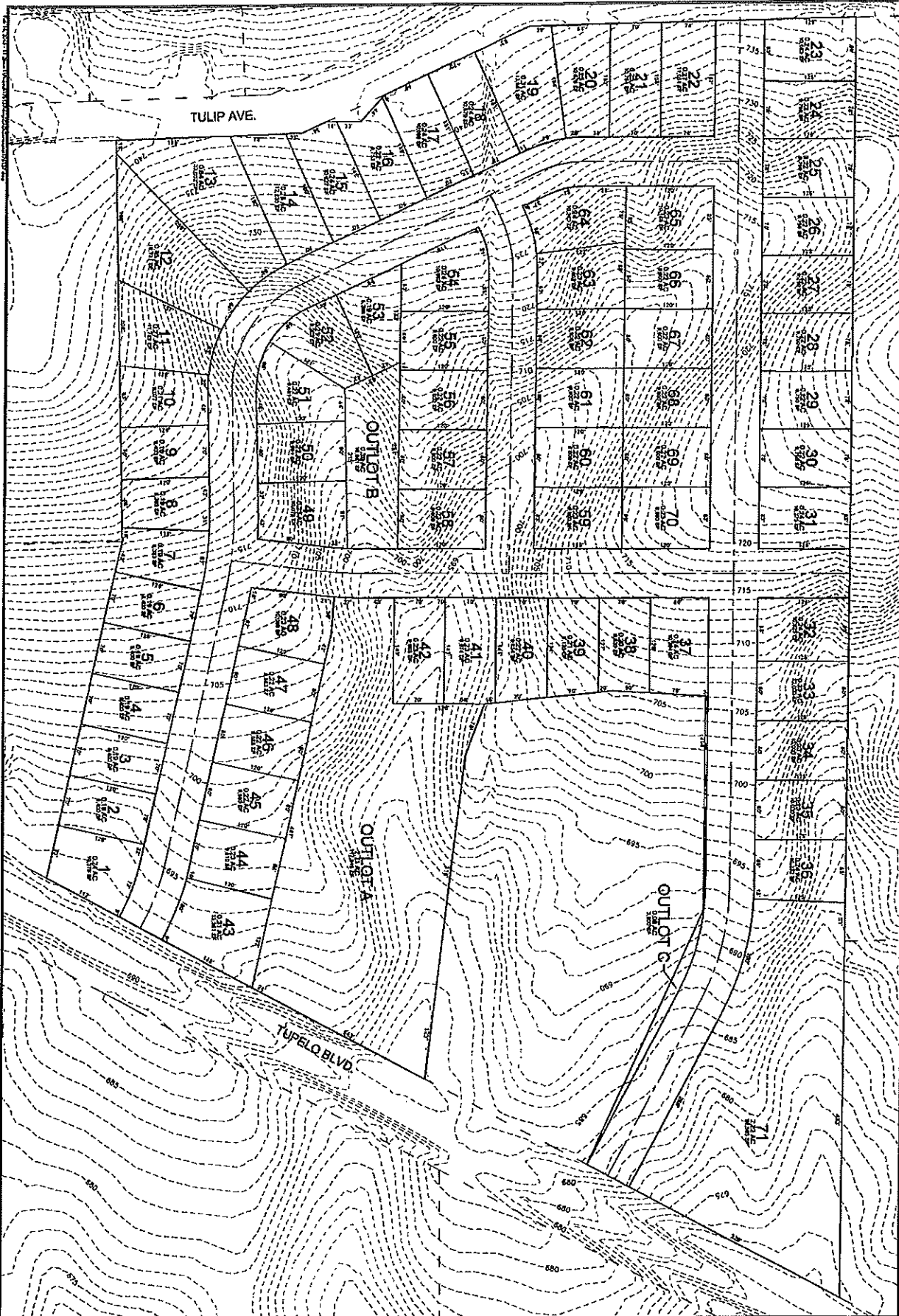
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<p>DATE: FEBRUARY 16, 2018</p> <p>PROJECT: DRYWINDING LOG</p> <p>SCALE: 1" = 40'</p> <p>SHEET: 1 OF 1</p>	<p>APRIL CONSTRUCTION</p>	<p>APRIL CONSTRUCTION</p>	<p>OWNER: RIVERSIDE NORTH GROWTH AREA</p>	<p>PROJECT NO: 17-5137</p>	
<p><b>hbk</b> ENGINEERING</p> <p>500 S. GILBERT ST. KNOX CITY, TN 37920 PHONE: (615) 255-7577</p>			<p>APRIL CONSTRUCTION</p>		



A & S Holdings

Becky LaRoche

**From:** Michael Hart <mhart@northlandsecurities.com>  
**Sent:** Friday, February 23, 2018 1:43 PM  
**To:** mayor@cityofriversideiowa.com; Becky LaRoche (becky@cityofriversideiowa.com)  
**Cc:** Danos.John@dorsey.com  
**Subject:** Mixed Use Building Rebate Agreement  
**Attachments:** Mixed use building Rebate Agreement Analysis.xlsx

Good Afternoon,

Attached is a draft financial analysis related to a rebate agreement for a mixed use building with \$300,000 commercial space and \$2,700,000 multi-residential space. The commercial space has a 90% rollback and the multi-residential slowly scales down until it meets the residential rollback which is roughly 56% this year.

There are many variable that go into this analysis and I would be happy to discuss in more detail how things may change with different assumptions.

Thank you,  
Michael

**Michael Hart**

Vice President, Public Finance



Direct (612) 851-4966 | TF (800) 851-2920 | Cell (515) 321-0460 | Fax (612) 851-5918

Mail 150 South Fifth Street, Suite 3300 | Minneapolis, MN 55402

Email [mhart@northlandsecurities.com](mailto:mhart@northlandsecurities.com)

Web [NorthlandSecurities.com](http://NorthlandSecurities.com)

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**TIF TAX REBATE PROPOSAL**

<i>Key Details</i>		<i>Assumptions</i>	
Company:	Mixed Use Building	Assessed Value Multiresidential	\$2,700,000
Date:	Feb-18	Assessed Value Commercial	\$300,000
		Consolidated TIF Tax Levy (\$/1,000)	\$29.50
		Property Assessment Date	1/1/2019
		TIF Certification	12/1/2019
		1st TIF Available	Fall 2020

<i>Fiscal Year</i>	<i>Est. Multi-Res Rollback</i>	<i>Taxable Val. Multi-Res</i>	<i>Est. Rollback Commercial</i>	<i>Taxable Val. Commercial</i>	<i>Total Taxable Value</i>
FY 2021	71.25%	\$1,923,750	90.00%	\$270,000	\$2,193,750
FY 2022	67.50%	\$1,822,500	90.00%	\$270,000	\$2,092,500
FY 2023	63.75%	\$1,721,250	90.00%	\$270,000	\$1,991,250
FY 2024	56.00%	\$1,512,000	90.00%	\$270,000	\$1,782,000
FY 2025	56.00%	\$1,512,000	90.00%	\$270,000	\$1,782,000
FY 2026	56.00%	\$1,512,000	90.00%	\$270,000	\$1,782,000
FY 2027	56.00%	\$1,512,000	90.00%	\$270,000	\$1,782,000
FY 2028	56.00%	\$1,512,000	90.00%	\$270,000	\$1,782,000
FY 2029	56.00%	\$1,512,000	90.00%	\$270,000	\$1,782,000
FY 2030	56.00%	\$1,512,000	90.00%	\$270,000	\$1,782,000

<b>TIF Rebate Analysis</b>					
<b>Year</b>	<b>Date</b>	<b>100% TIF Available</b>		<b>Rebate %</b>	<b>Rebate \$</b>
Year 1	12/1/2020	\$32,357.81			
	6/1/2021	\$32,357.81	\$64,715.63	100%	\$64,715.63
Year 2	12/1/2021	\$30,864.38			
	6/1/2022	\$30,864.38	\$61,728.75	100%	\$61,728.75
Year 3	12/1/2022	\$29,370.94			
	6/1/2023	\$29,370.94	\$58,741.88	100%	\$58,741.88
Year 4	12/1/2023	\$26,284.50			
	6/1/2024	\$26,284.50	\$52,569.00	100%	\$52,569.00
Year 5	12/1/2024	\$26,284.50			
	6/1/2025	\$26,284.50	\$52,569.00	100%	\$52,569.00
Year 6	12/1/2025	\$26,284.50			
	6/1/2026	\$26,284.50	\$52,569.00	90%	\$47,312.10
Year 7	12/1/2026	\$26,284.50			
	6/1/2027	\$26,284.50	\$52,569.00	80%	\$42,055.20
Year 8	12/1/2027	\$26,284.50			
	6/1/2028	\$26,284.50	\$52,569.00	70%	\$36,798.30
Year 9	12/1/2028	\$26,284.50			
	6/1/2029	\$26,284.50	\$52,569.00	60%	\$31,541.40
Year 10	12/1/2029	\$26,284.50			
	6/1/2030	\$26,284.50	\$52,569.00	50%	\$26,284.50
<b>Total Rebate Over 10 years</b>					<b>\$474,315.75</b>

CITY OF RIVERSIDE LAWN MOWER BIDS

2/28/18

VENDER	ADDRESS	MOWER	MODEL	PRICE	
Schnoebelen Inc	Riverside	Simplicity Cobalt	5901594	\$7,950.00	
Mowers Plus	Kalona	Hustler	936302	\$8,100.00	
HD Cline Co.	Iowa City	Cub Cadet	Pro Z 760L	\$9,349.00	
HD Cline Co.	Iowa City	Cub Cadet	Pro Z 560L	\$8,159.00	
Farmers Supply	Kalona	John Deere	Z950M	\$8,740.50	

Schnoebelen Inc.  
 430 E. 4th St.  
 Riverside, Ia. 52327  
 Phone: 319-648-5201  
 Fax: 319-648-2481

Date: 02/21/2018

Quotation To: NAME **CITY OF RIVERSIDE**  
 Addr 1 **P.O. BOX 188**  
 Addr 2  
 City, State **RIVERSIDE, IA.**  
 Zip **52327**

Salesperson	Job	Shipping Method	Shipping Terms	Delivery Date	Payment Terms	Due Date

Qty	Item #	Description	Unit Price	Line Total
	5901594	SIMPLCITY COBALT 28HP 61" DECK	\$9,699.00	\$0.00
1		CASH SALE PRICE	\$8,950.00	\$8,950.00
				\$0.00
1		GOVERNMENT BID	(\$1,000.00)	(\$1,000.00)
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
Total				\$7,950.00

Quotation prepared by: Ralph Schnoebelen 

This is a quotation on the goods named, subject to the conditions noted below: (Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return: \_\_\_\_\_

**Thank you for your business!**

CITY OF RIVERSIDE

2018 ZERO TURN LAWN MOWER BID SPECIFICATION- 28 HP

COMPANY Schnoebelen Inc.

DATE 2/21/2018

CONTACT Ralph Schnoebelen PHONE 319-648-2481

ENGINE BRAND Briggs

ENGINE MODEL Briggs 49E877 Vanguard EFI 28

TWIN LEVER ZERO TURN yes

GROUND SPEED 0-10 mph

FUEL TANK SIZE 2-5 1/2 gallon tanks

TRANSMISSION TYPE Hydro-Gear ZT4400

FRONT TIRE SIZE 13x6.50-6 4 ply

REAR TIRE SIZE 24x12.00-12 4 ply

SUSPENSION FRONT yes

SUSPENSION REAR yes

AIR SEAT No

NUMBER OF BLADES 3

FABRICATED 60" DECK 60" Fabricated deck

FRONT DECK ROLLER yes

REAR DECK ROLLER yes

COMMERCIAL WARRENTY 4 years or 500 hours whichever comes 1<sup>st</sup>

DECK WARRENTY Lifetime

RETURN TO: CITY OF RIVERSIDE, P.O. BOX 188, RIVERSIDE, IA 52327

	Cobalt™	Citation XT™		Champion XT™
MODEL	28/61	27/52	27/61	25/48
<b>ENGINE</b>				
Make / Model	Vanguard™ 810 V-Twin w/ EFI	Briggs & Stratton® Commercial Series V-Twin		Briggs & Stratton® Commercial Series V-Twin
Start Type	Key	Key		Key
Power Rating / Cylinders	28 gross hp* / 2	27 gross hp* / 2		25 gross hp* / 2
Engine Displacement (cc)	810	810		724
Choke / Throttle	No Choke	Separate Choke & Throttle		Separate Choke & Throttle
Fuel Tank Capacity (U.S. Gallons)	11 (Twin 5.5 Gallon Tanks)	5.5		5.5
Battery (cca)	350	350		350
<b>TRANSAXLES</b>				
Transaxle Type	Hydro-Gear® ZT-4400™	Hydro-Gear® ZT-3400®		Hydro-Gear® ZT-3400®
Speed - Fwd / Rev	0-10.0 / 0-5.0	0-10.0 / 0-5.0		0-10.0 / 0-5.0
Brake	Separate Lever	Separate Lever		Separate Lever
<b>CHASSIS</b>				
Frame	11-Gauge Steel	11-Gauge Steel		11-Gauge Steel
Front Axle	1.5" x 2" Welded	1.5" x 2" Welded		1.5" x 2" Welded
Front Tires (inches)	13 x 6.5	13 x 5		11 x 4
Rear Tires (inches)	24 x 12	22 x 11		22 x 11
Seat	18" Premium Adjustable with Armrests	18" Premium Adjustable with Armrests		18" High-Back with Armrests
Suspension	Front & Rear	Front & Rear		Front & Rear
<b>MOWER DECK</b>				
Cutting Width (inches)	61	52	61	48
Mower Deck Type	Fabricated	Fabricated		Fabricated
Height-of-Cut (inches)	1.5 - 5	1.5 - 5		1.5 - 4.5
Height-of-Cut Positions	16-Foot Assist <sup>1</sup>	16-Foot Assist		14-Foot Assist
Number of Blades	3	3		3
Blade Engagement	Electric PTO Switch	Electric PTO Switch		Electric PTO Switch
Mower Removal	Frame Mounted	Frame Mounted		Frame Mounted
Anti-Scalp Wheels	6 Front / Rear Roller	2 Front / Rear Roller	6 Front / Rear Roller	2 Front / Rear Roller
Spindle	Cast-Iron	Commercial-Grade		Commercial-Grade
<b>FEATURES</b>				
Cargo Bed**	N/A	N/A		N/A
Steering	Twin Levers	Twin Levers		Twin Levers
Headlights	Optional	Optional		Optional
Fuel Level Indicator	Standard Gauge / Right & Left Hand Console	Standard Gauge / Left Hand Console		Standard Gauge / Left Hand Console
Cup Holder	Standard	Standard		Standard
Rear Bumper	Standard	Standard		Standard
Roll Over Protection System (ROPS)	Folding	Folding		Fixed
<b>DIMENSIONS</b>				
L x W x H (inches)	82.5 x 78 x 71	81 x 68 x 68	81 x 77 x 68	78 x 63 x 68
<b>LIMITED WARRANTY<sup>1</sup></b>				
Residential	3-Years	3-Years		3-Years
Commercial	4-Years or 500 Hours, whichever occurs first	4-Years or 500 Hours, whichever occurs first		4-Years or 500 Hours, whichever occurs first
Fabricated Mower Deck	Lifetime	Lifetime		Lifetime

\*All power levels are stated gross horsepower at 3600 rpm per SAE J1940 as rated by Briggs & Stratton.

<sup>1</sup>See operator's manual or dealer for complete warranty details. Length of engine warranty coverage varies by manufacturer.

# RESIDENTIAL MEETS COMMERCIAL

## COBALT™ ZERO TURN

With a perfect combination of commercial features, the Cobalt™ is the ultimate in zero turn mowing. Whether you're mowing the area around your business or home, the Cobalt allows you to get the job done quickly, comfortably, and beautifully.



**CONTROLS** Every control is tailored to commercial-style demands: easy-to-use, conveniently located and extremely durable.



**FOOT-ASSISTED HEIGHT-OF-CUT.** The easy-to-adjust, height-of-cut control can adjust cutting height from 1.5-inches to 5-inches.



**HYDRO-GEAR® TRANSAXLES** The ZT-4400™ transaxles are commercially engineered. Featuring cooling fans and a robust planetary gear reduction, this transaxle is designed for powerful machines.



**SUSPENSION** With the Cobalt's four-wheel suspension system, vibration to the chassis and operator is reduced, giving you a smoother ride at faster mowing speeds.



**FABRICATED MOWER DECK** An innovative cutting system has the center point offset, allowing for supreme cutting and excellent discharge, leaving you with a superior cut. The reinforced leading edge provides protection where the deck needs it most.



TEXT 'COBALT' TO 33988  
TO SEE IT IN ACTION  
DATA RATES APPLY.

- Large 24" Rear Tires
- 0-10 mph Forward Speed Makes Quick Work of Any Job
- Twin 5.5 Gallon Fuel Tanks for Long Run Time (11-Gallon Capacity)
- High-back Seat with Armrests

61 inches  
28 gross hp\*



810cc Briggs & Stratton  
Vanguard™ V-Twin with EFI

Fabricated Mower Deck with  
Limited Lifetime Warranty\*\*

SCS™ Suspension Comfort System



**VANGUARD™ 810 ENGINE** At an optimum 810cc, Vanguard™ establishes a new standard for zero turn engine displacement. It provides a more powerful engine with better air management and lower vibration, along with closed-loop EFI for even more efficiency. Vanguard 810 engines allow you to go farther, cut longer and maximize productivity.

\*All power levels are stated gross horsepower at 3600 rpm per SAE J1940 as rated by Briggs & Stratton. For attachments, please see page 27.  
\*\*See operator's manual or dealer for complete warranty details. For a full list of specifications please see page 33.



**Becky LaRoche**

---

**From:** Galen Yoder <mowersplus@netins.net>  
**Sent:** Monday, February 26, 2018 10:39 AM  
**To:** becky@cityofriversideiowa.com  
**Subject:** Hustler X1 City bid quote

Hello Becky,

I am sending a City bid for a Hustler model 936302 X1 mower with a 60" side discharge deck and with a Kohler 29 HP engine with Electronic Fuel Injection. The quote includes flex fork front suspension. I will scan the bid specification sheet to you.

MRSP- \$11113.00  
City bid- \$8100.00

Options:  
Mechanical Suspension Seat Kit- \$350.00  
Deluxe Grammer Suspension Seat- \$930.00

Thank you,  
Galen Yoder, Partner- Mowers Plus



Virus-free. [www.avg.com](http://www.avg.com)

CITY OF RIVERSIDE

2018 ZERO TURN LAWN MOWER BID SPECIFICATION- 28 HP

COMPANY Mowers Plus  
DATE 2/26/18  
CONTACT Calen Koder PHONE 319-430-3303

ENGINE BRAND Kohler 824 EFI 29 HP  
ENGINE MODEL ECV 860 824CC. 29 HP Command Pro EFI  
TWIN LEVER ZERO TURN Yes  
GROUND SPEED 10.5 mph  
FUEL TANK SIZE 11.7 Gal.  
TRANSMISSION TYPE Parker Unitized 12cc/rev pump + 15.9 ci/rev wheel Motors  
FRONT TIRE SIZE 13 X 6.5-6  
REAR TIRE SIZE 24 X 12-12  
SUSPENSION FRONT Flex Fork  
SUSPENSION REAR Solid  
AIR SEAT Options Mechanical Suspension Seat (or) Deluxe Grammer Suspension - (option)  
NUMBER OF BLADES 3  
FABRICATED 60" DECK Yes  
FRONT DECK ROLLER 5" Center Roller + 2 3/4" left & right Corner Rollers  
REAR DECK ROLLER 5"  
COMMERCIAL WARRENTY 2 years Parts + Labor or 1200 Hr.

DECK WARRENTY Frame + Leading Edge of Deck - Lifetime Warranty

RETURN TO: CITY OF RIVERSIDE, P.O. BOX 188, RIVERSIDE, IA 52327

TO - Becky @ cityofriverside.iowa.com

Bejon Jerry  
319-25-325-9287

18 FEB 27 1:24 PM



110 N Columbus St  
 West Liberty, IA 52776  
 319-627-2011

102 Cedar St  
 Tipton, IA 52720  
 563-886-6175

4179 Naples Ave  
 Iowa City, IA 52240  
 319-354-6220

2/22/2018

**Cub Cadet Pro Z 560L-** Lap Bars, 60 Inch Deck, 27 Hp Kawasaki, 12cc Parker Wheel Motors, 10 MPH

**City Price            \$8159.00**

- Have to Order in

**Cub Cadet Pro Z 760L-** Lap Bars, 60 In Deck, 29.5 Hp Kawasaki EFI Engine, 14cc Parker Wheel Motors, Better Seat, 12 MPH

**City Price            \$9349.00**

- Have On Order, but not in yet

CITY OF RIVERSIDE

2018 ZERO TURN LAWN MOWER BID SPECIFICATION- 28 HP

COMPANY H.D. Cline PROZ 560L 8,159.00  
 DATE 2-22-2018  
 CONTACT MARK Becker PHONE 319-631-5095

ENGINE BRAND Kawasaki 27 HP

ENGINE MODEL Fx 850V

TWIN LEVER ZERO TURN yes

GROUND SPEED 10 MPH

FUEL TANK SIZE TWIN 7.45 gal - 14.9 gal

TRANSMISSION TYPE 12 cc PARKER WHEEL MOTORS

FRONT TIRE SIZE 13 X 6.5

REAR TIRE SIZE 24 X 12 - 12

SUSPENSION FRONT NO

SUSPENSION REAR NO

AIR SEAT NO High Back SUSPENSION

NUMBER OF BLADES 3

FABRICATED 60" DECK yes

FRONT DECK ROLLER NO

REAR DECK ROLLER NO

COMMERCIAL WARRENTY 3 yr / NO -hour limit

DECK WARRENTY \_\_\_\_\_

RETURN TO : CITY OF RIVERSIDE, P.O. BOX 188, RIVERSIDE, IA 52327

CITY OF RIVERSIDE

2018 ZERO TURN LAWN MOWER BID SPECIFICATION- 28 HP

COMPANY HD CLING PRO2760L - 9,349.00

DATE 2-22-18

CONTACT MARK Becker PHONE 319-631-5095

ENGINE BRAND Kawasaki EFI 29.5 HP

ENGINE MODEL \_\_\_\_\_

TWIN LEVER ZERO TURN yes

GROUND SPEED 12 MPH

FUEL TANK SIZE 14.9 gal

TRANSMISSION TYPE Parker 14cc wheel motors

FRONT TIRE SIZE 13 x 6.5

REAR TIRE SIZE 24x12-12

SUSPENSION FRONT NO

SUSPENSION REAR NO

AIR SEAT NO - High Back suspension w/ ISOLATED DAMPENING

NUMBER OF BLADES 3

FABRICATED 60" DECK yes

FRONT DECK ROLLER NO

REAR DECK ROLLER NO

COMMERCIAL WARRENTY 3 yr NO HOUR LIMIT

DECK WARRENTY \_\_\_\_\_

RETURN TO: CITY OF RIVERSIDE, P.O. BOX 188, RIVERSIDE, IA 52327



**Quote Summary**

**Prepared For:**  
Town Of Riverside  
IA

**Prepared By:**  
Brian Sieren  
Farmers Supply Sales, Inc.  
1409 E Avenue  
Kalona, IA 52247  
Phone: 319-656-2291  
bsieren@farmers-supply.com

**Quote Id:** 16887695  
**Created On:** 28 February 2018  
**Last Modified On:** 28 February 2018  
**Expiration Date:** 07 March 2018

<b>Equipment Summary</b>	<b>Suggested List</b>	<b>Selling Price</b>	<b>Qty</b>	<b>Extended</b>
JOHN DEERE Z950M Commercial Ztrak	\$ 11,654.00	\$ 8,740.50 X	1 =	\$ 8,740.50
<b>Equipment Total</b>				<b>\$ 8,740.50</b>

**Quote Summary**

Equipment Total	\$ 8,740.50
SubTotal	\$ 8,740.50
Est. Service Agreement Tax	\$ 0.00
Total	\$ 8,740.50
Down Payment	(0.00)
Rental Applied	(0.00)
<b>Balance Due</b>	<b>\$ 8,740.50</b>



# Selling Equipment

Quote Id: 16887695

<b>JOHN DEERE Z950M Commercial Ztrak</b>				
<b>Hours:</b>				<b>Suggested List</b>
<b>Stock Number:</b>				\$ 11,654.00
				<b>Selling Price</b>
				\$ 8,740.50
Code	Description	Qty	Unit	Extended
0692TC	Z950M Commercial Ztrak	1	\$ 11,159.00	\$ 11,159.00
<b>Standard Options - Per Unit</b>				
001A	United States/Canada	1	\$ 0.00	\$ 0.00
1036	24x12x12 Pneumatic Turf Tire for 54 In. and 60 In. Decks	1	\$ 0.00	\$ 0.00
1504	60 In. Side Discharge Mower Deck	1	\$ 0.00	\$ 0.00
2002	Fully Adjustable Suspension Seat with Armrests	1	\$ 495.00	\$ 495.00
<b>Standard Options Total</b>				<b>\$ 495.00</b>
<b>Value Added Services Total</b>				<b>\$ 0.00</b>
<b>Suggested Price</b>				<b>\$ 11,654.00</b>
<b>Customer Discounts</b>				
<b>Customer Discounts Total</b>			<b>\$ -2,913.50</b>	<b>\$ -2,913.50</b>
<b>Total Selling Price</b>				<b>\$ 8,740.50</b>

CITY OF RIVERSIDE

2018 ZERO TURN LAWN MOWER BID SPECIFICATION- 28 HP

COMPANY John Deere 2-950M

DATE 2-28-18

CONTACT BRIAN SEIZEN PHONE 319-656-2291

ENGINE BRAND KAWASAKI

ENGINE MODEL FX 850 V 27 HP

TWIN LEVER ZERO TURN yes

GROUND SPEED 10 mph

FUEL TANK SIZE 11.5 gal

TRANSMISSION TYPE TUFF TORQUE

FRONT TIRE SIZE 13x6.5

REAR TIRE SIZE 24-12-12

SUSPENSION FRONT NO

SUSPENSION REAR NO

AIR SEAT NO suspension seat

NUMBER OF BLADES 3

FABRICATED 60" DECK STAMPED DECK

FRONT DECK ROLLER NO

REAR DECK ROLLER NO

COMMERCIAL WARRENTY 3yr. 1200 hrs

DECK WARRENTY \_\_\_\_\_

RETURN TO: CITY OF RIVERSIDE, P.O. BOX 188, RIVERSIDE, IA 52327



**RESOLUTION #030518-05**

**RESOLUTION TO APPROVE CONTRACT WITH WASHINGTON COUNTY TO PROVIDE LAW ENFORCEMENT FOR THE CITY FOR FISCAL YEAR 2018-2019**

**Whereas**, the City of Riverside agrees to enter into a contract with Washington County to provide Law Enforcement Services to the City of Riverside at the cost of \$52,581.00 for the fiscal year beginning on July 1st, 2018 and ending on June 30<sup>th</sup>, 2019.

**Therefore**, be it resolved the City of Riverside City Council does hereby approve to enter into this agreement with the Washington County for Law Enforcement.

**MOVED BY** Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, to approve the foregoing resolution.

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

Ayes:

Nays:

Absents:

Passed and Approved by the City Council of Riverside, Iowa and approved this 5th day of March, 2018.

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

Allen Schneider, Mayor

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

Becky LaRoche, City Clerk

Prepared by: Washington County Auditor, PO Box 889, Washington, Iowa 52353-0889 (319) 653-7715  
Return to: Washington County Auditor, PO Box 889, Washington, Iowa 52353-0889 (319) 653-7715

**CONTRACT AND AGREEMENT  
LAW ENFORCEMENT**

This Contract and Agreement is entered into by and between Washington County, Iowa, hereafter called County, and the City of Riverside, Iowa, hereafter called City and by consent and agreement of the Washington County, Iowa, Sheriff, hereafter called Sheriff.

The purpose of this Contract and Agreement is to establish a joint exercise of governmental powers as provided by Chapter 28E, 2018 Code of Iowa, which the County will furnish law enforcement services for the City in order to ensure the City's compliance with Iowa law.

No separate legal or administrative entity shall exist by virtue of this Contract and Agreement. The Sheriff is hereby designated as the administrator responsible for administration and fulfillment of this joint Contract and Agreement for the County.

The duration of this Contract and Agreement is for a period of one year commencing at 12:01 a.m. on the first day of July 2018 and continuing until 12:01 a.m. on the first day of July 2019.

In consideration of the services July 1, 2018 through June 30, 2019 provided by the County, the City agrees to pay the county at the annual rate of \$52,581.00, in equal quarterly installments of \$13,145.25, by the 15<sup>th</sup> day of the month following the beginning of the quarter upon receipt of an invoice from the County Auditor.

The County agrees to perform the following as responsibilities of the County to the City:

1. Provide law enforcement services for the City in a conscientious and good faith effort to effectively enforce the laws of the City, County, State and Federal governments and to maintain peace and order within the City.
2. Provide for the administration, communications, education, training, employee resources and supervision of assigned enforcement officers by the Sheriff.
3. Provide personnel, equipment, insurance, maintenance of equipment, supplies, and operational expenses of assigned enforcement officers necessary to accomplish the terms of this Contract and Agreement.

It is understood and agreed by all parties to this Contract and Agreement that:

1. The Sheriff shall determine which officers shall perform duties in a given area and the time and manner in which duties will be performed. Residence locations of deputies assigned law enforcement responsibilities under this contract shall be at the sole discretion of the Sheriff.
2. No joint acquisition or ownership of property will be required under this Contract and Agreement. All property owned and purchased by the County, both real and personal, under the control of the Sheriff may be utilized at the discretion of the Sheriff in carrying out his official statutory duties and those duties contemplated in this agreement. All property owned or purchased by the County, both real and personal, under the control of the Sheriff for use as provided by this agreement shall remain the property of the County.
3. Prior to February 15, 2019, the County will notify the City of the amount of contract consideration assessment required for the following year's law enforcement contract. The following formula will be used for computing the contract assessment. For each entity utilizing Contract Law Services; Ainsworth, Brighton, Crawfordsville, Kalona, Riverside, Wellman, and West Chester, the share is determined as follows:

$$\frac{\text{Budget}}{2} \times \frac{(\% \text{ of Assessed Value} + \% \text{ of Calls} + \% \text{ of Population})}{3}$$

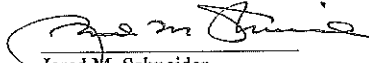
Definitions of terms used in the Formula:  
 Budget is the total Contract Law projected expense.  
 Assessed Value is derived from the most recent Auditor's Valuation Report.  
 Calls are Sheriff Office calls only from the most recent calendar year Public Safety report of "Calls for Service".  
 Population is based on the current decennial Federal Census.

- 4. This Contract and Agreement may be terminated by any of the parties by notice in writing at least sixty (60) days prior to the effective date of the termination.
- 5. Notice to any party shall be given by delivery or mailing same to the City Clerk, in the case of the City, to the County Auditor, in the case of the County and in the case of the Sheriff, to the Office of County Sheriff.

"Communications" for purposes of this agreement, and as referenced as County responsibilities to the City, means communications for the sheriff and deputy sheriffs only. Emergency communications, including 911 dispatch services, are not provided as part of this law enforcement contract.

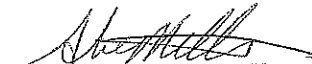
I hereby consent and agree to the contents of this Law Enforcement Contract and Agreement.

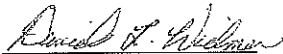
02/13/18  
(Date)

  
Jared M. Schneider  
Washington County Sheriff

-----  
This Contract and Agreement approved this 13 day of February, 2018 by the Board of Supervisors, Washington County, Iowa.

Attest:  
2-13-18  
(Date)

  
Abe Miller  
Chair, Board of Supervisors

  
Daniel L. Widmer  
County Auditor

-----  
This Contract and Agreement approved this \_\_\_\_ day of \_\_\_\_\_, 2018 by the City Council, City of Riverside, Iowa.

Attest:  
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Allen Schneider  
Mayor of Riverside

\_\_\_\_\_  
Becky LaRoche  
Interim City Clerk

**RESOLUTION #030518-06**

**RESOLUTION TO APPROVE CONTRACT WITH WASHINGTON COUNTY PUBLIC SAFETY COMMUNICATIONS COMMISSION FOR FISCAL YEAR 2018-2019**

**Whereas**, the City of Riverside agrees to enter into a contract with Washington County Public Safety Communications Commission to provide services to the City of Riverside at the cost of \$39,726.00 for the fiscal year beginning on July 1st, 2018 and ending on June 30<sup>th</sup>, 2019.

**Therefore**, be it resolved the City of Riverside City Council does hereby approve to enter into this agreement with the Washington County Public Safety Communications Commission.

**Moved by** Councilperson Schneider, seconded by Councilperson Schnoebelen, to approve the foregoing resolution.

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

Ayes:

Nays:

Absent:

Passed and Approved by the City Council of Riverside, Iowa and approved this 5th day of March, 2018.

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

Allen Schneider, Mayor

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

Becky LaRoche, City Clerk

AGREEMENT FOR PAYMENT OF COMMUNICATIONS SERVICES  
FY '18-19

1. The parties to this agreement are the Washington County Communications Commission, and the City of \_\_\_Riverside\_\_\_, Iowa.

2. Since 1976, the city of Washington, Iowa and Washington County have had an agreement to provide funding for a joint communications center. The original agreement created a joint board and also allowed one seat on the board for a representative of the seven other incorporated cities in Washington County. The current 28E agreement between the city of Washington and Washington County was signed in 1989, and was amended in 2005. The amendments allowed for an additional representative for the seven cities, and established a formula for computing the share each city and the county would pay toward the operations of the communications center. These amendments were reviewed and supported by the mayors of the cities.

The operating expenses of the Washington County Communications Center are provided by Washington County and by the eight incorporated cities of Washington County, including the city of Washington.

3. Based on the representation and the formula (see attached), each city is sent a letter advising the council of the amount of that city's assessment for each fiscal year, based on the formula adopted by the Commission. The formula is derived by calculating a percentage of assessed values from the Auditor's valuation report, calls for service from the Public Safety Center, and population. Payment of the communications assessment is then made quarterly, and payable to the Washington County Auditor.

4. The services, personnel, and equipment provided by the Washington County Communications Commission under this agreement includes but is not limited to:

- dispatchers and dispatch supervisors
- 24 hour staffing of the Communications Center
- training for all dispatchers, including yearly continuing education
- each dispatcher will be trained as an Emergency Medical Dispatcher, which allows them to provide emergency medical assistance to callers
- answering emergency calls that come into the communications center, either as a 911 call or from the non-emergency phone lines, cell phones, or radio.
- paging or calling out emergency responders, including the First Responders or QRS, fire, ambulance, law enforcement, tow trucks, emergency management, other mutual aid and law enforcement agencies, medical examiners, and public health personnel
- entering and receiving information from state and national computer databases, including but not limited to NCIC, state Department of Transportation, Iowa Division of Criminal Investigation
- entry of arrest warrants and no contact orders, and entries when they are served or canceled.

- routine communications using radios and phones to law enforcement, fire, rescue, ambulance
- operation of emergency sirens and communicating severe weather warnings
- testing of emergency pagers for all first responders and fire department personnel
- operation and monitoring of recording equipment, and preserving and copying portions of recordings
- data entry, including but not limited to calls for service and the radio log
- monitoring and calls for repair for all of the E911 communications equipment

The Communications Commission purchased the building which houses the E911 equipment, because E911 money cannot be used to purchase structures. The Communications Commission also has purchased furniture and desks for the Communications Center. All emergency communications equipment is owned by the E911 Commission. E911 dollars do not fund the operations and services of the Washington County Communications Commission.

5. See appendix "A" for the funding formula that is in the 28E agreement. Also see appendix "B" which is the current assessment using the cost share formula detailed in appendix "A".

6. Pursuant to the representation on the Communication Commission and pursuant to the formula adopted in the 28E agreement, the city of     Riverside     agrees to pay the amount assessed in quarterly/monthly installments, beginning July 1 of each year. Notice of the assessment shall be sent by the Washington County Auditor as fiscal agent for the Washington County Communications Commission to the city clerk of each city. Payment shall be made within 30 (thirty) days of the receipt of the assessment notice, and shall be made payable to the "Washington County Communications Commission" and sent to the Washington County Auditor's office. The Auditor, as fiscal agent, shall credit the monies to the proper account.

7. The Washington County Communications Commission is a separate legal entity that is separate from either the city of Washington or Washington County. The above-described services, personnel, and equipment are provided solely by the Washington County Communications Commission.

8. The city of     Riverside     and the city of Washington and Washington County hereby claim and do not waive all immunities from suit, including as provided in Chapter 670, Iowa Code (2007) and as amended, and in accordance with any applicable case law. Unless immune from suit, Washington County and the City of Washington, Iowa shall maintain appropriate insurance coverage or agrees to pay any and all damages assessed as a result of claims, settlements, judgments or lawsuits arising from the services, personnel or equipment under this agreement.

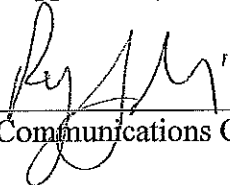
9. The city of Riverside or the Washington County Communications Commission may terminate this agreement upon notice to the other party. Notice must be received by the Auditor's office on or before March 2, in order for the communications budget to be finalized. If the notice is received after March 2, the city of Riverside must still pay the assessment for the upcoming fiscal year, and termination of the agreement will occur at the end of that fiscal year.

The city of Riverside specifically understands and agrees that the personnel, equipment and services described above are not provided as part of any other agreement or contract with either the city of Washington or Washington County, such as the county law enforcement contract. The city of Riverside also specifically agrees and understands that the payment of the E911 surcharge monies is not payment for the above-described services. In the event that the city of Riverside does not sign this agreement or terminates this agreement, emergency 911 calls will be answered by the communications center. Those calls will either be routed directly to the agency which will respond, or those services will be paged to respond. All other calls will be forwarded to a dispatcher or official designated by the city. No other services will be provided unless this agreement is signed and timely payment is made.

10. This agreement is effective when approved by the city council and signed by the designated official, and when signed by the chair of the Washington County Communications Commission. This agreement applies to FY '18-19 Communications budget. The amount due for Riverside would be \$39,726.

\_\_\_\_\_  
Mayor, City of Riverside

\_\_\_\_\_  
Date of Approval by City Council

  
\_\_\_\_\_  
Chair, Communications Commission

February 21<sup>st</sup>, 2017  
Date of Approval by Commission

## Appendix A

## Funding Formula for Communications Commission

For each entity; Rural (including Coppock) and the cities of Ainsworth, Brighton, Crawfordsville, Kalona, Riverside, Washington, Wellman, and West Chester the share is determined as follows:

$$\text{Budget X } \frac{(\% \text{ of Assessed Value} + \% \text{ of Calls} + \% \text{ of Population})}{3}$$

Definitions of terms used in the Formula:

Budget is the total Communications Commission projected expense.

Assessed Value is derived from the most recent Auditor's Valuation Report.

Calls are data from the most recent calendar year Public Safety report of "Calls for Service".

Population is based on the current decennial Federal Census.

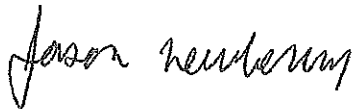


February 15, 2018

Des Moines Township Fire and Rescue make an offer of \$5000.00 for a 1983 Brush Truck.

Jason Newberry

Chief of Des Moines Township Fire and Rescue

A handwritten signature in cursive script that reads "Jason Newberry".

**RESOLUTION #030518-07**

**RESOLUTION APPROVING THE PURCHASE OF PROPERTY  
LOCATED AT 40 EAST 2<sup>ND</sup> STREET, RIVERSIDE, IOWA**

**Whereas**, the City Council of the City of Riverside, Iowa has decided to purchase said property in connection with Downtown Streetscape Capital Improvements Project. The property will be included in reshaping the alley between 1<sup>st</sup> and 2<sup>nd</sup> Street.

**Therefore**, be it resolved the City of Riverside City Council does hereby approve the purchase of property from Greg and Nancy Sojka in the amount of \$115,000.00.

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

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

Ayes:

Nays:

Absents:

Passed and Approved by the City Council of Riverside, Iowa and approved this 5th day of March, 2018.

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

Allen Schneider, Mayor

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

Becky LaRoche, City Clerk