

**CITY OF RIVERSIDE COUNCIL MEETING AGENDA**  
**RIVERSIDE CITY HALL COUNCIL CHAMBERS**  
**60 N GREENE STREET**  
REGULAR MEETING  
Monday, August 20, 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 2018-08-06
  - b. Expenditures for 2018-08-20
4. **Public forum.** 3 minutes per person. See guidelines for public comments at the Clerk's table.
5. Committee Reports
  - a. July RVFD update **pg. 8**
6. Trek Fest report
7. Camp Highland report
8. PeopleService July water report **pg. 9**
  - a. Update on road to well
9. MMS Consultants report
  - a. Downtown streetscape project update
    - i. Resolution 082018-01 Pay Request #5 J&L Construction **pg. 16**
    - ii. Resolution 082018-02 Change Order #8 J&L Construction **pg.22**
  - b. Galileo Drive project update
    - i. Resolution 082018-03 Change Order #2 Triple B Construction **pg.28**
    - ii. Resolution 082018-04 Pay Request #3 Triple B Construction **pg. 30**
  - c. Highway 22 project
  - d. A&S Holdings Walnut Ave. update – Resolution 082018-05 Agreement **pg. 34**
10. Set City policy for sale of excise dirt from Capital Projects
11. Nuisance Abatement – W. Hickory Street
12. Mayor's report
13. City Clerk's report
14. City Council comments and requests for information
15. Set next meeting date and time (Labor Day)
16. Motion to adjourn

## COUNCIL PACKET

RIVERSIDE CITY COUNCIL MEETING: August 6, 2018

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

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

Rodgers moved to approve the minutes from July 16<sup>th</sup>, expenditures, and St. Mary's beer permit. Second by Weber, passed 5-0.

Samantha Holden, Riverside Boy Scout representative reported on the Fall Jamboree that will be held in Hall Park on October 27th. There will be over 100 scouts and their families in attendance. Request was made to use fire pits in the park. Weber moved to allow the Boy Scouts to use fire pits in Hall Park. Second by Redlinger, passed 5-0.

P&Z Committee's July 23<sup>rd</sup> meeting minutes were presented.

Scott Pottorff, MMS, updated council on Capital Improvement projects.

Bid letting for Hwy 22 project was held on August 2<sup>nd</sup>. Pottorff presented bid tabulation.

Schneider moved to pass Resolution 080618-01; Awarding Hwy 22 project to Triple B Construction of Wilton, Iowa in the amount of \$ 1,884,454.00.

Hwy 22 storm water issues were addressed at the south corner of Glasgow. Rodgers moved to accept repair option #3, with an estimated cost of \$62,000. Second by Weber, passed 5-0.

Main street project is going well. Water line is in and tested. Schneider stated that some street lights need to be install now, and not wait till the end of project.

Mark Lyons addressed Council about storm water concerns with his property. Mayor will meet with Lyons, MMS, and street staff this week on site.

Triple B submitted updated project schedule. Paving street should start at the beginning of September.

Redlinger moved to pass Resolution 080618-02; Approving Change Order #1 for Triple B Construction, Galileo Street Project, for additional length of sanitary sewer in the amount of \$5,500. Second by Weber, passed 5-0.

Mike Welch, Axiom Consultants, answered Council questions on the A&S development. Plans were approved by P&Z on July 23, 2018. Final design will be sent to council.

Kevin Meller discussed TrekFest and Ragbrai events. There will be a follow-up meeting on Thursday at 7pm in City Hall.

COUNCIL PACKET

Bryan Lenz asked about budgeted truck purchase. We currently have a 2006, 2008, and 2017 model year trucks. Sexton stated that City should wait one more year, and then set a truck rotation schedule.

Council discussed the Iowa Downtown Resource Center from the Iowa Economic Development Authority. Rodgers moved to approve the "Downtown Walk Around" assessment at a cost of \$300. Second by Redlinger, passed 5-0.

Rodgers moved to pass Resolution 080618-03; Approving Employee Compensation of \$.50 for Educational Certificates. LaRoche completed Municipal Clerk Institute I & II. Second by Weber, passed 5-0. Salary will be at \$21.00/hour starting 8-6-18.

Mayor reported that he has been in contact with City Attorney on the sale of the Community Building. City will contact John Danos about Northern Heights Development. He would like to get downtown tour scheduled before next meeting.

Clerk has received complaints about excessive speed on Kleopfer from Buckeye and Cherry. Washington County was contacted for portable speed sign. Clerk reminded Council on registration deadline for the Iowa League of Cities Fall Conference. Mayor approved conference, with Clerk reporting on final costs at next meeting. City clean up date will be Saturday, September 15<sup>th</sup>.

Council Comments; Sexton asked Mayor to contact State Fire Marshall concerning the burnt building on main street. Redlinger asked about a different playground surface in our City Parks. Schneider added that the surface should be ADA compliant. Weber stated that he felt the movies, and bands in the park was good for the town.

Weber moved to adjourn at 9:14 pm. Second by Redlinger, 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, August 20th, 2018 at 6:30 pm.

ATTEST:



Becky LaRoche; City Clerk

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Allen Schneider; Mayor

# COUNCIL PACKET

| EXPENDITURES 8/20/18 |                           |                               |                |               |              |
|----------------------|---------------------------|-------------------------------|----------------|---------------|--------------|
| COUNCIL MEETING      |                           |                               |                |               |              |
|                      |                           | UNPAID BILLS:                 |                |               |              |
| 1                    | ALLIANT ENERGY            | PARKS                         | 001-5-430-6371 | \$ 847.07     |              |
| 2                    | ALLIANT ENERGY            | SEWER                         | 610-5-815-6371 | \$ 724.94     |              |
| 3                    | ALLIANT ENERGY            | CITY HALL                     | 001-5-650-6371 | \$ 646.33     |              |
| 4                    | ALLIANT ENERGY            | WATER                         | 600-5-810-6371 | \$ 127.41     |              |
| 5                    | ALLIANT ENERGY            | COMM BUILD                    | 001-5-460-6371 | \$ 146.20     |              |
| 6                    | ALLIANT ENERGY            | STREET LIGHTS                 | 001-5-230-6371 | \$ 1,380.45   |              |
| 7                    | ALLIANT ENERGY            | FIRE STATION                  | 001-5-150-6330 | \$ 713.91     | \$ 4,586.31  |
| 8                    | CASEY'S                   | MOWER FUEL                    | 001-5-430-6323 | \$ 127.01     |              |
| 9                    | HAWKEYE FIRE              | EXT. RE-CHARGE                | 001-5-150-6356 | \$ 274.00     |              |
| 10                   | HIGHLAND FOOTBALL         | RAGBRAI DONATION              | 001-5-650-6444 | \$ 1,000.00   |              |
| 11                   | IOWA TOWNSHIP TRUSTEE     | CEMETARY FY-19 DONATION       | 001-5-450-6499 | \$ 6,000.00   |              |
| 12                   | JOHNS                     | PUMP HOUSE ROOF REPAIRS       | 600-5-810-6374 | \$ 414.22     |              |
| 13                   | KALONA AUTO               | PARKS                         | 001-5-430-6325 | \$ 43.51      |              |
| 14                   | KEVIN MELLER              | RAGBRAI EXPENSES              | 001-5-650-6444 | \$ 683.76     |              |
| 15                   | KOENIG UNLIMITED, LLC     | RAGBRAI REEFER RENT           | 001-5-650-6444 | \$ 691.73     |              |
| 16                   | KUENSTER                  | CITY HALL- A/C REPAIR         | 001-5-650-6310 | \$ 107.28     |              |
| 17                   | LEAF                      | COPIER LEASE                  | 001-5-650-6496 | \$ 251.50     |              |
| 18                   | MAHASKA                   | RAGBRAI VOL. EXPENSE          | 001-5-650-6444 | \$ 220.00     |              |
| 19                   | MEARDON, SUEPPEL & DOWNER | CHERRY LANE                   | 301-5-750-6772 | \$ 476.39     |              |
| 20                   | MEARDON, SUEPPEL & DOWNER | COMM BUILD                    | 301-5-750-6675 | \$ 1,331.01   |              |
| 21                   | MEARDON, SUEPPEL & DOWNER | LEGAL                         | 001-5-640-6411 | \$ 1,922.07   |              |
| 22                   | MEARDON, SUEPPEL & DOWNER | ICE IT                        | 001-5-640-6411 | \$ 225.53     | \$ 3,955.00  |
| 23                   | MENARDS                   | PARKS                         | 001-5-430-6320 | \$ 104.70     |              |
| 24                   | MESSERSCHMIDT ICE         | RAGBRAI EXPENSES              | 001-5-650-6444 | \$ 392.50     |              |
| 25                   | MMS                       | HWY 22-WATERMAIN              | 301-5-750-6785 | \$ 4,283.12   |              |
| 26                   | MMS                       | HWY 22- RESURFACE             | 301-5-750-6785 | \$ 46,417.30  |              |
| 27                   | MMS                       | GALILEO                       | 301-5-750-6793 | \$ 3,336.80   |              |
| 28                   | MMS                       | AKERS & SWEETING              | 001-5-650-6407 | \$ 1,054.00   | \$ 55,091.22 |
| 29                   | PAWS & MORE               | RES 022018-08                 | 145-5-650-6423 | \$ 2,500.00   |              |
| 30                   | PIP PRINTING              | RAGBRAI - LAWN SIGNS          | 001-5-650-6444 | \$ 870.00     |              |
| 31                   | REC                       | SIGN                          | 001-5-520-6510 | \$ 101.63     |              |
| 32                   | REC                       | SEWER                         | 610-5-815-6371 | \$ 3,617.00   |              |
| 33                   | REC                       | SHOP                          | 001-5-210-6371 | \$ 48.90      |              |
| 34                   | REC                       | WATER PLANT                   | 600-5-810-6371 | \$ 2,659.20   |              |
| 35                   | REC                       | CASINO LIFT                   | 610-5-815-6371 | \$ 223.40     |              |
| 36                   | REC                       | TRAFIC LIGHT                  | 001-5-230-6371 | \$ 128.85     | \$ 6,778.98  |
| 37                   | RIVER PRODUCTS            | RVFD BURN UNIT                | 001-5-150-6354 | \$ 168.70     |              |
| 38                   | RIVER PRODUCTS            | ROADS                         | 110-5-210-6417 | \$ 94.35      | \$ 263.05    |
| 39                   | RIVERSIDE BOY SCOUTS      | RAGBRAI DONATION              | 001-5-650-6444 | \$ 1,000.00   |              |
| 40                   | RIVERSIDE TRAVEL MART     | RVFD FUEL                     | 001-5-150-6350 | \$ 526.44     |              |
| 41                   | SIMPLY TREES              | 8/7/18 STICKS                 | 001-5-510-6320 | \$ 350.00     |              |
| 42                   | SOUND CONCEPTS            | RAGBRAI BARN STAGE            | 001-5-650-6444 | \$ 1,963.00   |              |
| 43                   | SOUND CONCEPTS            | PARK STAGE 2                  | 001-5-650-6444 | \$ 1,170.00   | \$ 3,133.00  |
| 44                   | STANDARD PEST CONTROL     | AUG SERVICE                   | 001-5-650-6310 | \$ 50.00      |              |
| 45                   | T-SHIRT MILL              | RAGBRAI VOLUNTEERS            | 001-5-650-6444 | \$ 405.00     |              |
| 46                   | VISA                      | NOTARY RENEWAL                | 001-5-650-6401 | \$ 30.00      |              |
| 47                   | VISA                      | U-STREAM                      | 001-5-650-6497 | \$ 99.00      |              |
| 48                   | VISA                      | 2 WKS CLERK SCHOOL            | 001-5-650-6240 | \$ 1,376.97   |              |
| 49                   | VISA                      | SHOP                          | 001-5-210-6372 | \$ 4.24       |              |
| 50                   | VISA                      | RABGRAI - BIG 10 RENTAL       | 001-5-650-6444 | \$ 781.70     | \$ 2,291.91  |
| 51                   | WASH. CO. RECORDER        | RECORDING                     | 001-5-650-6401 | \$ 12.00      |              |
| 52                   | WINDSTREAM                | JULY SERVICE                  | 001-5-210-6373 | \$ 109.67     |              |
| 53                   | YOTTY                     | RAGBRAI GOLF CART RENT        | 001-5-650-6444 | \$ 500.00     |              |
| 54                   | YOTTY                     | PICNIC TABLE PAINT            | 001-5-430-6325 | \$ 85.05      | \$ 585.05    |
|                      |                           |                               |                | \$ 92,817.84  |              |
|                      |                           | PAID BILLS:                   |                |               |              |
| 55                   | IOWA DEPT OF REVENUE      | IOWA WITHHOLDINGS - 2018 JUNE |                | \$ 482.00     |              |
| 56                   | IOWA DEPT OF REVENUE      | IOWA SALES TAX - 2018 JULY    |                | \$ 1,254.00   |              |
| 57                   | IOWA DEPT OF REVENUE      | WATER EXCISE TAX -2018 JULY   |                | \$ 2,031.00   |              |
| 58                   | IPERS                     | CONTRIBUTIONS - 2018 JULY     |                | \$ 1,777.84   |              |
| 59                   | IRS                       | 941 TAX DEPOSIT - 2018 JULY   |                | \$ 2,483.36   |              |
| 60                   | PAYROLL                   | PAYCHECKS - 2018 JULY         |                | \$ 9,172.03   |              |
| 61                   | DIANE POCH                | JULY HOURS                    | 001-5-650-6499 | \$ 1,549.55   |              |
|                      |                           | TOTAL PAID BILLS              |                |               | \$ 18,749.78 |
|                      |                           | TOTAL EXPENDITURES            |                | \$ 111,567.62 |              |

# COUNCIL PACKET

|    |                        | MTD TREASURERS REPORT |               |               |  |
|----|------------------------|-----------------------|---------------|---------------|--|
|    |                        |                       | REVENUES      | EXPENSES      |  |
|    | MTD TREASURERS REPORT  | 07/31/2018            |               |               |  |
| 63 | GENERAL FUND           |                       | \$ 15,007.43  | \$ 70,125.66  |  |
| 64 | ROAD USE TAX FUND      |                       | \$ 9,470.03   | \$ 126.50     |  |
| 65 | LOCAL OPTION SALES TAX |                       | \$ 8,501.54   | \$ -          |  |
| 66 | CASINO REVENUE RUND    |                       | \$ 104,581.02 | \$ 35,363.76  |  |
| 67 | DEBT SERVICE           |                       | \$ -          | \$ -          |  |
| 68 | CAPITAL PROJECTS FUND  |                       | \$ 96,700.00  | \$ 101,491.09 |  |
| 69 | WATER FUND             |                       | \$ 49,296.31  | \$ 17,532.86  |  |
| 70 | SEWER FUND             |                       | \$ 34,311.94  | \$ 16,378.25  |  |
| 71 | GARBAGE/LANDFILL FUND  |                       | \$ 1,980.56   | \$ 1,874.25   |  |
| 72 | STORM WATER FUND       |                       | \$ 1,564.19   | \$ -          |  |
|    | TOTAL                  |                       | \$ 321,413.02 | \$ 242,892.37 |  |

CITY OF RIVERSIDE  
 MTD TREASURERS REPORT  
 AS OF: JULY 31ST, 2018

| FUND                       | BEGINNING CASH BALANCE | M-T-D REVENUES | M-T-D EXPENSES | CASH BASTS BALANCE | NET CHANGE OTHER ASSETS | NET CHANGE LIABILITIES | ACCRUAL ENDIN CASH BALANCE |
|----------------------------|------------------------|----------------|----------------|--------------------|-------------------------|------------------------|----------------------------|
| 001-GENERAL FUND           | 2,362,560.74           | 15,007.43      | 70,125.66      | 2,307,442.51       | ( 400.00)               | 19,638.34              | 2,288,204.11               |
| 110-ROAD USE TAX           | 222,663.69             | 9,470.03       | 126.50         | 232,007.22         | 0.00                    | 0.00                   | 232,007.22                 |
| 121-LOCAL OPTION SALES TAX | 230,986.46             | 8,501.54       | 0.00           | 239,488.00         | 0.00                    | 0.00                   | 239,488.00                 |
| 125-TIF                    | 0.00                   | 0.00           | 0.00           | 0.00               | 0.00                    | 0.00                   | 0.00                       |
| 145-CASINO REVENUE FUND    | 414,354.63             | 104,581.02     | 35,363.76      | 483,571.89         | 0.00                    | 0.00                   | 483,571.89                 |
| 200-DEBT SERVICE           | 0.00                   | 0.00           | 0.00           | 0.00               | 0.00                    | 0.00                   | 0.00                       |
| 301-CAPITAL PROJECTS       | 6,296.29               | 96,700.00      | 101,491.09     | 1,505.20           | 0.00                    | 0.00                   | 1,505.20                   |
| 600-WATER FUND             | 696,820.95             | 49,296.31      | 17,532.86      | 728,584.40         | 0.00                    | 0.00                   | 728,584.40                 |
| 610-SEWER FUND             | 214,577.53             | 34,311.94      | 16,378.25      | 232,511.22         | 0.00                    | 0.00                   | 232,511.22                 |
| 670-LANDFILL/GARBAGE       | 8,603.66               | 1,980.56       | 1,874.25       | 8,709.97           | 0.00                    | 0.00                   | 8,709.97                   |
| 680-STORM WATER            | 4,077.32               | 1,564.19       | 0.00           | 5,641.51           | 0.00                    | 0.00                   | 5,641.51                   |

GRAND TOTAL 4,160,941.27 321,413.02 242,892.37 4,239,461.92 ( 400.00) ( 19,638.34) 4,220,223.51

COUNCIL PACKET

\*\*\* END OF REPORT \*\*\*

COUNCIL PACKET

CITY OF RIVERSIDE

POOLED CASH REPORT (FUND 999)

AS OF: JULY 31ST, 2018

| FUND ACCOUNT#        | ACCOUNT NAME                 | BEGINNING<br>BALANCE | CURRENT<br>ACTIVITY | CURRENT<br>BALANCE  |
|----------------------|------------------------------|----------------------|---------------------|---------------------|
| <u>CLAIM ON CASH</u> |                              |                      |                     |                     |
| 001-1110             | CHECKING ACCT-GENERAL FUND   | 2,362,560.74 (       | 74,356.57)          | 2,288,204.17        |
| 110-1110             | CHECKING ACCT-ROAD USE TAX   | 222,663.69           | 9,343.53            | 232,007.22          |
| 121-1110             | CHECKING ACCT-LOST           | 230,986.46           | 8,501.54            | 239,488.00          |
| 125-1110             | CHECKING ACCT-TIF            | 0.00                 | 0.00                | 0.00                |
| 145-1110             | CHECKING ACCT-CASINO REVENUE | 414,354.63           | 69,217.26           | 483,571.89          |
| 200-1110             | CHECKING ACCT-DEBT SERVICE   | 0.00                 | 0.00                | 0.00                |
| 301-1110             | CHECKING ACCT-CAP PROJECTS   | 6,296.29 (           | 4,791.09)           | 1,505.20            |
| 600-1110             | CHECKING ACCT-WATER          | 696,820.95           | 31,763.45           | 728,584.40          |
| 610-1110             | CHECKING ACCT-SEWER          | 214,577.53           | 17,933.69           | 232,511.22          |
| 670-1110             | CHECKING ACCT-GARBAGE        | 8,603.66             | 106.31              | 8,709.97            |
| 680-1110             | CHECKING ACCT-STORM WATER    | <u>4,077.32</u>      | <u>1,564.19</u>     | <u>5,641.51</u>     |
| TOTAL CLAIM ON CASH  |                              | <u>4,160,941.27</u>  | <u>59,282.31</u>    | <u>4,220,223.58</u> |

CASH IN BANK - POOLED CASH

|                                     |                              |                     |                  |                     |
|-------------------------------------|------------------------------|---------------------|------------------|---------------------|
| 999-1110                            | CASH IN BANK                 | 653,537.33          | 63,914.38        | 717,451.71          |
| 999-1112                            | PEOPLES BANK MONEY MARKET    | 2,107,167.34        | 1,521.20         | 2,108,688.54        |
| 999-1114                            | HILLS BANK                   | 784,598.05          | 12,286.54        | 796,884.59          |
| 999-1115                            | CB FUND                      | 15,438.81           | 11.15            | 15,449.96           |
| 999-1116                            | COMMUNITY BUILDING CD #18936 | 282,582.90          | 1,409.04         | 283,991.94          |
| 999-1117                            | COMMUNITY BUILDING CD#18975  | <u>274,665.79</u>   | <u>0.00</u>      | <u>274,665.79</u>   |
| SUBTOTAL CASH IN BANK - POOLED CASH |                              | <u>4,117,990.22</u> | <u>79,142.31</u> | <u>4,197,132.53</u> |

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 |  | <u>4,117,990.22</u> | <u>79,142.31</u> | <u>4,197,132.53</u> |
|----------------------------------|--|---------------------|------------------|---------------------|

DUE TO OTHER FUNDS - POOLED CASH

|                          |                    |                     |                  |                     |
|--------------------------|--------------------|---------------------|------------------|---------------------|
| 999-2100                 | DUE TO OTHER FUNDS | <u>4,161,441.27</u> | <u>59,282.31</u> | <u>4,220,723.58</u> |
| TOTAL DUE TO OTHER FUNDS |                    | <u>4,161,441.27</u> | <u>59,282.31</u> | <u>4,220,723.58</u> |

# COUNCIL PACKET

8-10-2018 01:09 PM

CITY OF RIVERSIDE

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POOLED CASH REPORT (FUND 999)

AS OF: JULY 31ST, 2018

| FUND ACCOUNT#                             | ACCOUNT NAME                | BEGINNING<br>BALANCE | CURRENT<br>ACTIVITY | CURRENT<br>BALANCE   |
|---|-----------------------------|----------------------|---------------------|----------------------|
| <u>DUE TO POOLED CASH</u>                 |                             |                      |                     |                      |
| 001-2020                                  | ACCOUNTS PAYABLE            | 19,860.00            | ( 19,860.00)        | 0.00                 |
| <del>110-2020</del>                       | <del>ACCOUNTS PAYABLE</del> | <del>23,591.05</del> | <del>0.00</del>     | <del>23,591.05</del> |
| 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                 |
| <b>TOTAL DUE TO POOLED CASH</b>           |                             | <b>43,451.05</b>     | <b>( 19,860.00)</b> | <b>23,591.05</b>     |
| <u>DUE FROM OTHER FUNDS</u>               |                             |                      |                     |                      |
| 999-1330                                  | DUE FROM OTHER FUNDS        | 43,451.05            | ( 19,860.00)        | 23,591.05            |
| <b>TOTAL DUE FROM OTHER FUNDS</b>         |                             | <b>43,451.05</b>     | <b>( 19,860.00)</b> | <b>23,591.05</b>     |
| <u>ACCOUNTS PAYABLE - POOLED CASH</u>     |                             |                      |                     |                      |
| 999-2020                                  | ACCOUNTS PAYABLE CONTROL    | 0.00                 | 0.00                | 0.00                 |
| <b>TOTAL ACCOUNTS PAYABLE POOLED CASH</b> |                             | <b>0.00</b>          | <b>0.00</b>         | <b>0.00</b>          |

pd July / James June  
 Library  
 - LL Bell  
 Paid Aug  
 James - June

\*\*\* PROOF CASH BALANCES \*\*\*

| (A)           |              | (B)                |              | (C)                |              |
|---------------|--------------|--------------------|--------------|--------------------|--------------|
| CLAIM ON CASH | 4,220,223.58 | CLAIM ON CASH      | 4,220,223.58 | CASH IN BANK       | 4,197,132.53 |
| CASH IN BANK  | 4,197,132.53 | DUE TO OTHER FUNDS | 4,220,723.58 | DUE TO OTHER FUNDS | 4,220,723.58 |
| DIFFERENCE    | ( 23,091.05) |                    | 500.00       |                    | 23,591.05    |

\*\*\* PROOF ACCOUNTS PAYABLE BALANCES \*\*\*

| (D)                  |              | (E)              |              | (F)                  |           |
|----------------------|--------------|------------------|--------------|----------------------|-----------|
| AP PENDING           | 0.00         | AP PENDING       | 0.00         | DUE FROM OTHER FUNDS | 23,591.05 |
| DUE FROM OTHER FUNDS | 23,591.05    | ACCOUNTS PAYABLE | 23,591.05    | ACCOUNTS PAYABLE     | 23,591.05 |
| DIFFERENCE           | ( 23,591.05) |                  | ( 23,591.05) |                      | 0.00      |

\*\*\* END OF REPORT \*\*\*



**RIVERSIDE FIRE  
DEPARTMENT**  

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**FIRE / RESCUE / EMS / HAZMAT**



**July 2018 Update**

**Calls for Service:**

Medicals - 16  
Structure Fire – 1  
Vehicle Fires - 1  
Car accidents – 2  
Total calls – 20 calls for service in July

(Members were again very busy this month responding to all types of calls)

**Training:**

Members had live fire training at 2 barns we had made available to us to burn. This provided our members with an excellent opportunity to use our new air packs in a live fire environment. We also covered fire behavior, aerial operations, water supply, hose lines, fire attack, apparatus positioning and pumping. The members also continued their annual pump training with their assigned squads.

**RESA**

The members were very busy with the RAGBRAI event on July 27<sup>th</sup>, we had 24 members who took the day off of work to provide fire and EMS coverage for the day, along with working at the station selling food and beverages. We also had several past members and members of the community volunteer time that day at the station. We will provide an update on how the fundraiser for that day went in the future.

**Other News**

The concrete for the burn building was poured thanks to several members who took time to complete this portion of the project. We expect the containers to be set on the concrete sometime in August with a few final props to be completed on site. Fire Chief Smothers reviewed site plans with MMS representatives for the Sweeting/Akers project. A few changes were made to accommodate fire ground operations and sent to the builder. We will be looking into iPads for use in the vehicles and around the station. These will be used to enhance emergency response, track equipment and apparatus checks and for on scene of emergency's for our command staff.

Thanks  
Fire Chief Smothers



Date: August 10, 2018

To: Riverside Council

From: Bill Stukey, Operator

O & M Report: July 2018

### **Water Operation & Maintenance**

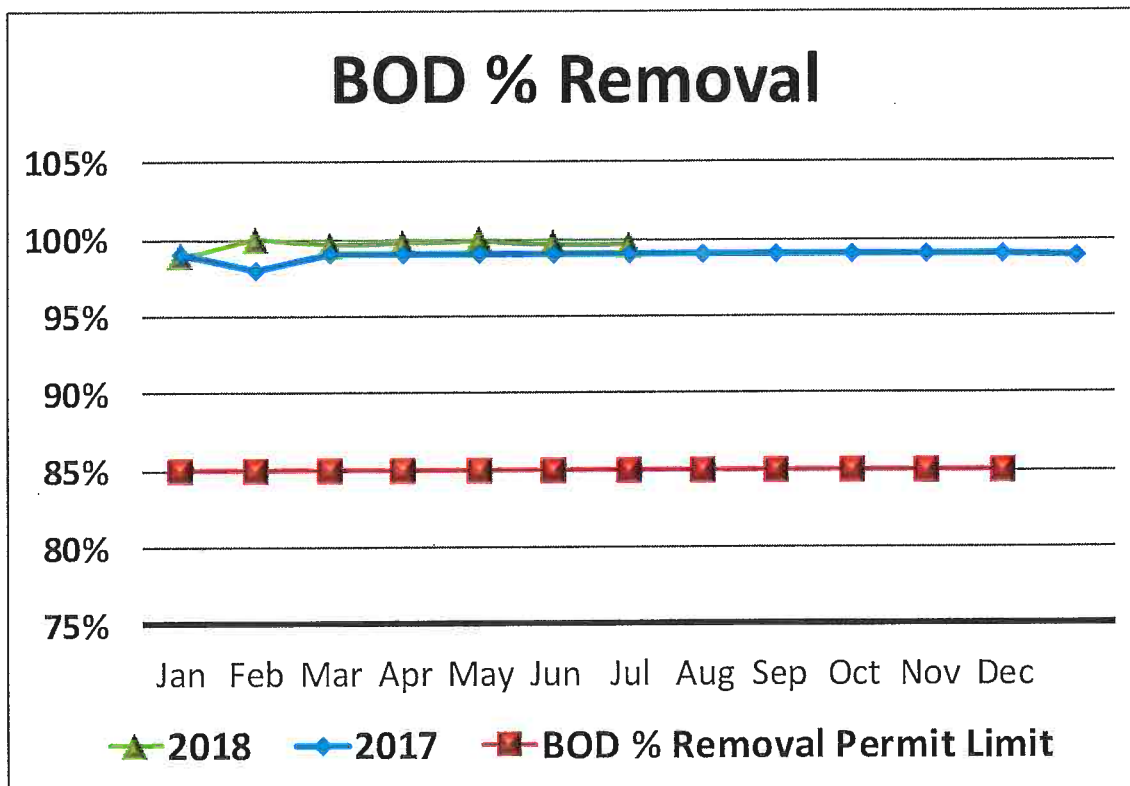
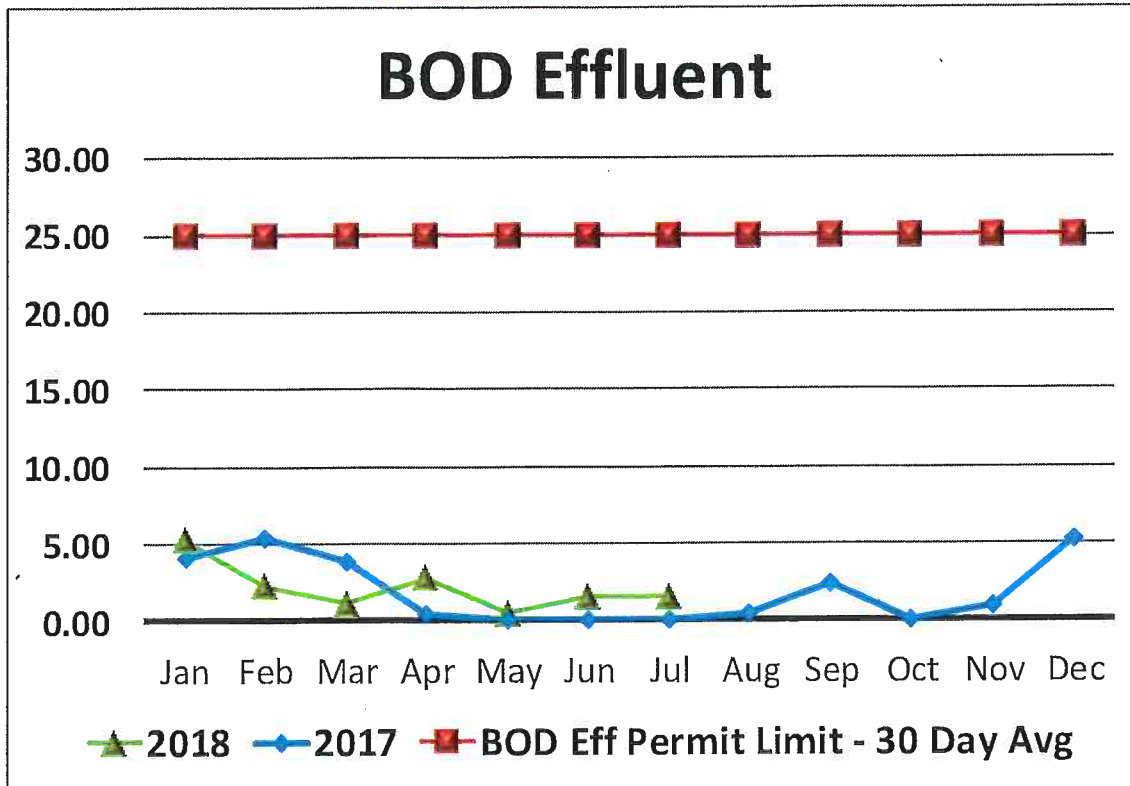
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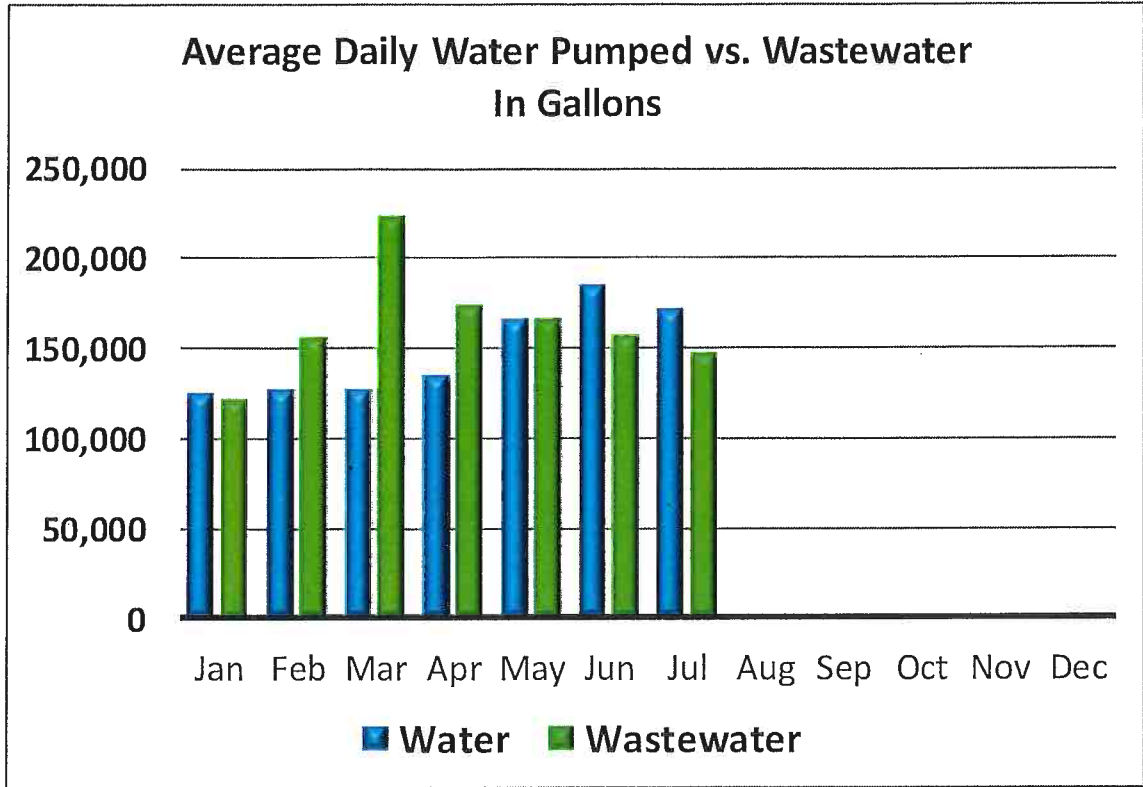
- Eric and I replaced the east chlorine bulk tank. The old tank was degrading and was no longer suitable for chemical storage.
- We fixed 8 curb stops along Sycamore St. We cut out small sections of the sidewalk around the curb stops that were sticking up in the air causing trip hazards and lowered the existing curb stops before replacing the cement.
- I investigated a high-water bill for the VFW. After some inspections and talking to the staff, it appeared the leak was coming from a toilet that was constantly running.
- On 7-22-18 I arrived at the water plant for weekend rounds. The plant had just started running and I noticed water coming from the bag filter area of the plant. After further inspection it appears the glue joint for an 8" schedule 80 joint had failed and was spraying a large amount of water. I shut down the plant and called Eric to assist. We were able to make a new joint with parts we had on hand and had the plant fixed within a few hours.
- 26 locates for the month of July, all completed.

### **Wastewater Operation & Maintenance**

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- We collected five E.coli samples from the effluent stream in accordance with our NPDES permit during the month of July, all samples came back with non-detect results.
- Eric and I dug up two hydrants at the wastewater plant that had been leaking for some time. The brass fittings at the bottom of the hydrants had corroded through causing the leaks. Both are now fixed and back in operation.





COUNCIL PACKET



|  |              | July-18   | June-18   | July-17   |
|--|--------------|-----------|-----------|-----------|
| <b>Water</b>                               |              |           |           |           |
|  | <b>Units</b> |           |           |           |
| Total Monthly Pumped                       | gallons      | 5,335,000 | 5,551,000 | 6,293,000 |
| Average Daily Pumped                       | gallons      | 172,100   | 185,030   | 203,000   |
| Maximum Daily Pumped                       | gallons      | 265,000   | 189,000   | 536,000   |
| Minimum Daily Pumped                       | gallons      | 106,000   | 47,000    | 0         |
| <b>Chlorine</b>                            |              |           |           |           |
| Chlorine - Total Avg Residual Plant        | mg/L         | 1.57      | 1.40      | 1.39      |
| Chlorine - Total Avg Residual System       | mg/L         | 1.68      | 1.53      | 1.45      |
| Chlorine - Recommended Residual System     | mg/L         | 0.30      | 0.30      | 0.30      |
| Chlorine used                              | lbs          | 204.50    | 176.00    | 212.00    |
| <b>Iron</b>                                |              |           |           |           |
| Iron - Avg Raw                             | mg/L         | 2.26      | 2.58      | 1.51      |
| <b>Polyphosphate</b>                       |              |           |           |           |
| Polyphosphate - Avg Residual               | mg/L         | 1.28      | 1.33      | 1.43      |
| Polyphosphate - Recommended Residual       | mg/L         | 0.5 - 2.0 | 0.5 - 2.0 | 0.5 - 2.0 |
| Polyphosphate used                         | lbs          | 17.00     | 16.50     | 16.00     |
| <b>Water Loss</b>                          |              |           |           |           |
| Water Billed                               | gallons      | 4,245,662 | 3,979,944 | 0         |
| Water used in main breaks/hydrant flushing | gallons      | 50,000    | 70,000    | 0         |
| Water used at city buildings               | gallons      | 10,000    | 10,000    | 0         |
| Loss                                       | gallons      | 19%       | 27%       | 100%      |
| <b>Wastewater</b>                          |              |           |           |           |
| <b>BOD</b>                                 |              |           |           |           |
| BOD Influent Avg                           | mg/L         | 376       | 450       | 256       |
| BOD Effluent Avg                           | mg/L         | 2         | 1.5       | 0         |
| BOD Eff Permit Limit - 30 Day Avg          | mg/L         | 25        | 25        | 25        |
| BOD % Removal                              | %            | 99.60%    | 99.66%    | 99.00%    |
| BOD % Removal Permit Limit                 | %            | 85%       | 85%       | 85%       |
| <b>TSS</b>                                 |              |           |           |           |
| TSS Influent Avg                           | mg/L         | 270       | 364       | 312       |
| TSS Effluent Avg                           | mg/L         | 1         | 1         | 2         |
| TSS Effluent Permit Limit - 30 Day Avg     | mg/L         | 30        | 30        | 30        |
| TSS % Removal                              | %            | 99.60%    | 99.86%    | 99.36%    |
| TSS % Removal Permit Limit                 | %            | 85%       | 85%       | 85%       |
| <b>Nitrogen Ammonia</b>                    |              |           |           |           |
| NA Effluent Avg                            | mg/L         | 0         | 0         | 0         |
| NA Effluent Permit Limit - 30 Day Avg      | mg/L         | 5         | 4         | 5         |
| <b>Influent Flow</b>                       |              |           |           |           |
| Total Monthly                              | gallons      | 4,569,900 | 4,712,200 | 5,943,900 |
| Average Daily                              | gallons      | 147,416   | 157,073   | 191,738   |
| Maximum Daily                              | gallons      | 328,800   | 304,800   | 348,700   |
| Minimum Daily                              | gallons      | 114,900   | 108,300   | 142,800   |
| Permit Limit - 30 Day Avg                  | gallons      | 444,000   | 444,000   | 444,000   |
| Permit Limit - Daily Maximum               | gallons      | 1,425,000 | 1,425,000 | 1,425,000 |

| Contract True-Ups - Current Contract Year |                 |              |             |           |
|---|-----------------|--------------|-------------|-----------|
| Item                                      | Budgeted Amount | Amount Spent | % of Budget | % of Time |
| Chemical Budget                           | \$25,117.00     | \$495.00     | 2%          | 8%        |
| Maintenance Budget                        | \$20,931.00     | -\$3,524.41  | -17%        | 8%        |
| Total                                     | \$46,048.00     | -\$3,029.41  | -7%         | 8%        |

COUNCIL PACKET



RIVERSIDE--JULY '18

Water Plant Maintenance

| <u>Date</u> | <u>Vendor List</u>        | <u>Description</u> | <u>Total</u>    |
|-------------|---------------------------|--------------------|-----------------|
| 7/12/18     | Hawkins                   | Chemical Tank      | \$450.50        |
| 7/22/18     | First National Bank, VISA | Supplies           | \$37.68         |
|             |                           | <b>Total</b>       | <b>\$488.18</b> |

Water System Maintenance

| <u>Date</u> | <u>Vendor List</u>        | <u>Description</u> | <u>Total</u>        |
|-------------|---------------------------|--------------------|---------------------|
| 7/11/18     | Core & Main (ACCR)        |                    | -\$4,050.00         |
| 7/22/18     | First National Bank, VISA | Supplies           | \$6.56              |
|             |                           | <b>Total</b>       | <b>(\$4,043.44)</b> |

Wastewater Plant Maintenance

| <u>Date</u> | <u>Vendor List</u>        | <u>Description</u> | <u>Total</u>   |
|-------------|---------------------------|--------------------|----------------|
| 7/22/18     | First National Bank, VISA | Supplies           | \$11.79        |
|             |                           | <b>Total</b>       | <b>\$11.79</b> |

Wastewater System Maintenance

| <u>Date</u> | <u>Vendor List</u>        | <u>Description</u> | <u>Total</u>   |
|-------------|---------------------------|--------------------|----------------|
| 7/22/18     | First National Bank, VISA | Supplies           | \$19.06        |
|             |                           | <b>Total</b>       | <b>\$19.06</b> |

|                          |              |
|--------------------------|--------------|
| Water Plant Maintenance  | \$488.18     |
| Water System Maintenance | (\$4,043.44) |
| WW Plant Maintenance     | \$11.79      |
| WW System Maintenance    | \$19.06      |
| Month Total              | (\$3,524.41) |

Annual Maintenance Budget \$20,931.00

Total Maintenance Dollars Spent Year to Date (\$3,524.41)

Percent Maintenance Budget Spent Year to Date -17%

COUNCIL PACKET



RIVERSIDE - JULY '18

Water System Chemicals

| <u>Date</u> | <u>Vendor List</u> | <u>Description</u>  | <u>Total</u>    |
|-------------|--------------------|---------------------|-----------------|
| 7/12/18     | Hawkins            | Sodium Hypochlorite | \$495.00        |
|             |                    | <b>Total</b>        | <b>\$495.00</b> |

Wastewater System Chemicals

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

|                        |                 |
|------------------------|-----------------|
| Water System Chemicals | \$495.00        |
| W/W System Chemicals   | \$0.00          |
| <b>Month Total</b>     | <b>\$495.00</b> |

**Annual Chemical Budget** \$25,117.00

**Total Chemical Dollars Spent Year to Date** \$495.00

**Percent Chemical Budget Spent Year to Date** 2%

|                         |                    |
|-------------------------|--------------------|
| Maintenance Month Total | -\$3,524.41        |
| Chemical Month Total    | \$495.00           |
| <b>Month Total</b>      | <b>-\$3,029.41</b> |

**Annual Budget** \$46,048.00

**Total Spent Year to Date** -\$3,029.41

**Percent Budget Spent Year to Date** -7%

COUNCIL PACKET



Completed Work Order List Report

| Completed | Equipment Name                  | Task                             | WO#   |
|-----------|---------------------------------|----------------------------------|-------|
| 7/3/2018  | 6310-HTR                        | PREVENTATIVE MAINTENANCE         | 15475 |
| 7/3/2018  | 6310-HIGH SERVICE PUMPS 1,2,3,4 | MONTHLY PREVENTATIVE MAINTENANCE | 15476 |
| 7/3/2018  | 6310-GEN                        | MONTHLY PREVENTATIVE MAINTENANCE | 15477 |
| 7/3/2018  | 6310-DEH                        | MONTHLY PREVENTATIVE MAINTENANCE | 15479 |
| 7/3/2018  | 6310-CARTRIDGE FILTERS 1,2,3    | MONTHLY PREVENTATIVE MAINTENANCE | 15480 |
| 7/3/2018  | 6310-BUG FILTER 1 & 2           | MONTHLY PREVENTATIVE MAINTENANCE | 15481 |
| 7/3/2018  | 5310-UV                         | MONTHLY PREVENTATIVE MAINTENANCE | 15489 |
| 7/3/2018  | 5310-SCREEN                     | MONTHLY PREVENTATIVE MAINTENANCE | 15490 |
| 7/3/2018  | 5310-SAMP-INF                   | MONTHLY PREVENTATIVE MAINTENANCE | 15491 |
| 7/3/2018  | 5310-SAMP-EFF                   | MONTHLY PREVENTATIVE MAINTENANCE | 15492 |
| 7/3/2018  | 5310-LS-MAIN                    | MONTHLY-PM                       | 15495 |
| 7/3/2018  | 5310-LS-5                       | LS QRTLY PM                      | 15493 |
| 7/3/2018  | 5310-GEN                        | MONTHLY PREVENTATIVE MAINTENANCE | 15496 |
| 7/3/2018  | 5310-FE                         | MONTHLY PREVENTATIVE MAINTENANCE | 15497 |
| 7/3/2018  | 5310-BLOWERS 1,2,3              | MONTHLY PREVENTATIVE MAINTENANCE | 15498 |
| 7/5/2018  | 5310-LS-5                       | MONTHLY-PM                       | 15494 |
| 7/5/2018  | 5310-LS-4                       | LS QRTLY PM                      | 15493 |
| 7/5/2018  | 5310-LS-4                       | MONTHLY-PM                       | 15494 |
| 7/5/2018  | 5310-LS-3                       | MONTHLY-PM                       | 15494 |
| 7/5/2018  | 5310-LS-2                       | LS QRTLY PM                      | 15493 |
| 7/5/2018  | 5310-LS-2                       | MONTHLY-PM                       | 15494 |
| 7/5/2018  | 5310-LS-1                       | LS QRTLY PM                      | 15493 |
| 7/5/2018  | 5310-LS-1                       | MONTHLY-PM                       | 15494 |
| 7/13/2018 | 6310-FE                         | MONTHLY PREVENTATIVE MAINTENANCE | 15478 |
| 7/15/2018 | 5310-LS-3                       | LS QRTLY PM                      | 15493 |



COUNCIL PACKET

RESOLUTION #082018-01

RESOLUTION APPROVING PAY REQUEST #5 FOR J & L CONSTRUCTION, LLC FOR THE DOWNTOWN STREETScape 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 \$209707.01 for partial payment of this project from 7/09/18 to 8/10/18.

Therefore, be it resolved the City of Riverside City Council does hereby accept the Pay Request #5 for work done on the Downtown Streetscape Improvements Project with 58.98% complete.

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

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

Ayes:

Nays:

Absents:

PASSED AND APPROVED by City Council of Riverside, Iowa, on this 20th day of August, 2018.

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

Allen Schneider, Mayor

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

Becky LaRoche, City Clerk

COUNCIL PACKET

CONSTRUCTION PROGRESS PAYMENT

082018-01

|                     |   |                 |                     |
|---------------------|---|-----------------|---------------------|
| Project Description | Downtown Streetscape Improvements Project | PN:             | 2245013             |
| Contract Date       | 12-Mar-18                                 |                 |                     |
| Contractor:         | J & L Construction, LLC                   | Owner:          | City of Riverside   |
| Address:            | 1971 Lexington Boulevard                  | Attn:           |                     |
| City, St., Zip:     | Washington, IA 52353                      | Address:        | 60 N. Greene Street |
| Phone:              | 319-653-3597                              | City, St., Zip: | Riverside, IA 52327 |
| Fax:                | 319-653-2410                              | Phone:          | 319-648-3501        |
|                     |   | Fax:            |                     |

|            |   |              |            |
|------------|---|--------------|------------|
| Estimate # | <input checked="" type="checkbox"/> 5               | FOR PERIOD:  | Owner PN   |
|            | <input checked="" type="checkbox"/> Partial Payment | FROM: 7/9/18 | Federal PN |
|            | <input type="checkbox"/> Final Payment              | TO: 8/10/18  | State PN   |

|                     |                |
|---------------------|----------------|
| Base Contract Price | \$1,713,250.05 |
| Change #            | 1 (\$1,509.12) |
| Change #            | 2 \$2,213.19   |
| Change #            | 3 \$5,126.75   |
| Change #            | 4 \$1,212.32   |
| Change #            | 5 \$1,478.46   |
| Change #            | 6 \$2,371.17   |
| Change #            | 7 \$1,811.25   |
| Total Contract      | \$1,725,954.07 |

|                        |                |
|------------------------|----------------|
| Materials on Hand      | \$ 77,880.26   |
| Construction Completed | \$1,018,026.98 |
| Total Earned           | \$1,095,907.24 |
| Less Retainage         | \$50,901.35    |
| Less Previous Payment  | \$835,298.88   |
| Amount Due This Est    | \$209,707.01   |

Requested by: \_\_\_\_\_  
 Jay Peiffer  
 Title: Project Manager  
 Date: \_\_\_\_\_

Recommended by: \_\_\_\_\_  
 Scott Pottorff  
 Title: Project Engineer  
 Date: \_\_\_\_\_

Approved by: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

Attested by: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

MMS Consultants, Inc.  
 1917 South Gilbert Street, Iowa City, IA 52240

i:\proj\forms\payreqst.xls

# COUNCIL PACKET

## Downtown Streetscape Improvements Project

Pay Estimate No.: 5

Payable to: J&L Construction  
 Date: August 14, 2018  
 Week Ending: August 10, 2018

| Item No. | Item Description   | Units | Contract Quantity | Unit Price  | Contract Amount | Quantity This Estimate | Amount This Estimate | To Date Quantity | To Date Amount |
|----------|--|-------|-------------------|-------------|-----------------|------------------------|----------------------|------------------|----------------|
| 1        | Traffic Control  | LS    | 1                 | \$19,120.00 | \$ 19,120.00    | 0.20                   | \$ 3,824.00          | 0.90             | \$ 17,208.00   |
| 2        | Mobilization   | LS    | 1                 | \$76,000.00 | \$ 76,000.00    | 0.40                   | \$ 30,400.00         | 1.00             | \$ 76,000.00   |
| 3        | Off Site Topsoil   | CY    | 150               | \$39.00     | \$ 5,850.00     | -                      | -                    | 95.00            | \$ 3,705.00    |
| 4        | Excavation, Class 13, Waste  | CY    | 750               | \$26.00     | \$ 19,500.00    | -                      | -                    | 375.00           | \$ 9,750.00    |
| 5        | Below Grade Excavation (Core Out)                                  | CY    | 100               | \$57.00     | \$ 5,700.00     | -                      | -                    | 73.00            | \$ 4,161.00    |
| 6        | Subgrade Preparation   | SY    | 2,836             | \$5.50      | \$ 15,598.00    | -                      | -                    | 1,373.00         | \$ 7,551.50    |
| 7        | Subbase, Modified, 6" Thick Rock for Mainline PCC Paving           | SY    | 2,836             | \$8.25      | \$ 23,397.00    | -                      | -                    | 1,373.00         | \$ 11,327.25   |
| 8        | Subbase, Modified, 4" Thick Rock for PCC Sidewalk                  | SY    | 1,120             | \$8.00      | \$ 8,960.00     | -                      | -                    | -                | -              |
| 9        | Subbase, Macadam Stone, 6" Thick                                   | SY    | 387               | \$6.72      | \$ 2,600.64     | -                      | -                    | -                | -              |
| 10       | Subbase, Class A Crushed Stone, 4" Thick                           | SY    | 387               | \$6.72      | \$ 2,600.64     | -                      | -                    | -                | -              |
| 11       | Trench Foundation  | TONS  | 100               | \$24.00     | \$ 2,400.00     | -                      | -                    | 15.00            | \$ 360.00      |
| 12       | Replacement of Unsuitable Backfill Material, Granular Backfill     | CY    | 160               | \$45.00     | \$ 7,200.00     | -                      | -                    | -                | -              |
| 13       | Trench Compaction Testing  | LS    | 1                 | \$5,460.00  | \$ 5,460.00     | -                      | -                    | 0.50             | \$ 2,730.00    |
| 14       | Granular Trench Backfill, Class A Crushed Stone, Sanitary Sewer    | LF    | 168               | \$30.00     | \$ 5,040.00     | -                      | -                    | 129.00           | \$ 3,870.00    |
| 15       | Granular Trench Backfill, Porous Backfill, 12" Storm Sewer         | LF    | 264               | \$27.00     | \$ 7,128.00     | -                      | -                    | -                | -              |
| 16       | Granular Trench Backfill, Porous Backfill, 15" Storm Sewer         | LF    | 26                | \$27.00     | \$ 702.00       | -                      | -                    | -                | -              |
| 17       | Granular Trench Backfill, Class A Crushed Stone, 12" Storm Sewer   | LF    | 267               | \$20.00     | \$ 5,340.00     | -                      | -                    | 28.00            | \$ 560.00      |
| 18       | Granular Trench Backfill, Class A Crushed Stone, 15" Storm Sewer   | LF    | 53                | \$20.00     | \$ 1,060.00     | -                      | -                    | 150.00           | \$ 3,000.00    |
| 19       | Granular Trench Backfill, Class A Crushed Stone, 18" Storm Sewer   | LF    | 217               | \$21.00     | \$ 4,557.00     | -                      | -                    | 208.00           | \$ 4,368.00    |
| 20       | Granular Trench Backfill, Class A Crushed Stone, 24" Storm Sewer   | LF    | 197               | \$24.00     | \$ 4,728.00     | -                      | -                    | 196.00           | \$ 4,704.00    |
| 21       | Granular Trench Backfill, Class A Crushed Stone, 8" DIP Water Main | LF    | 560               | \$29.00     | \$ 16,240.00    | 325.00                 | \$ 9,425.00          | 905.00           | \$ 26,245.00   |
| 22       | Sanitary Sewer, Trenched, PVC SDR 26, 8" Dia.                      | LF    | 168               | \$160.00    | \$ 30,240.00    | -                      | -                    | 129.00           | \$ 23,220.00   |
| 23       | Sanitary Sewer Service Stub, Partial Replacement                   | EA    | 4                 | \$3,000.00  | \$ 12,000.00    | 4.00                   | \$ 12,000.00         | 4.00             | \$ 12,000.00   |
| 24       | Sanitary Sewer Service Stub, Complete Replacement                  | EA    | 5                 | \$2,000.00  | \$ 10,000.00    | -                      | -                    | 5.00             | \$ 10,000.00   |
| 25       | Storm Sewer, Trenched, RCP, 12" Dia.                               | LF    | 328               | \$61.00     | \$ 20,008.00    | -                      | -                    | 28.00            | \$ 1,708.00    |
| 26       | Storm Sewer, Trenched, RCP, 15" Dia.                               | LF    | 152               | \$65.50     | \$ 9,956.00     | -                      | -                    | 150.00           | \$ 9,825.00    |
| 27       | Storm Sewer, Trenched, RCP, 18" Dia.                               | LF    | 363               | \$67.00     | \$ 24,321.00    | -                      | -                    | 226.00           | \$ 15,142.00   |
| 28       | Storm Sewer, Trenched, RCP, 24" Dia.                               | LF    | 197               | \$88.00     | \$ 17,336.00    | -                      | -                    | 196.00           | \$ 17,248.00   |
| 29       | Storm Sewer, Trenched, ADS N-12, 12" Dia.                          | LF    | 221               | \$60.00     | \$ 13,260.00    | -                      | -                    | 40.00            | \$ 2,400.00    |
| 30       | Removal of Storm Sewer   | LF    | 165               | \$35.00     | \$ 5,775.00     | -                      | -                    | -                | -              |
| 31       | Fill Storm Sewer with Flowable Mortar                              | LF    | 34                | \$70.00     | \$ 2,380.00     | -                      | -                    | -                | -              |
| 32       | Flared End Section, RCP, 18"                                       | EA    | 1                 | \$1,600.00  | \$ 1,600.00     | -                      | -                    | -                | -              |
| 33       | Longitudinal Subdrain, Type 2, 6"                                  | LF    | 711               | \$9.50      | \$ 6,754.50     | -                      | -                    | 925.00           | \$ 8,787.50    |
| 34       | Subdrain Cleanout, Type A-1  | EA    | 4                 | \$400.00    | \$ 1,600.00     | -                      | -                    | 3.00             | \$ 1,200.00    |
| 35       | Subdrain Outlet, Connection to Structure                           | EA    | 4                 | \$500.00    | \$ 2,000.00     | -                      | -                    | 5.00             | \$ 2,500.00    |
| 36       | Water Main, 6", DIP with Nitrile Gaskets                           | LF    | 113               | \$139.00    | \$ 15,707.00    | -                      | -                    | -                | -              |
| 37       | Water Main, 8", DIP with Nitrile Gaskets                           | LF    | 1,239             | \$82.00     | \$ 101,598.00   | 470.00                 | \$ 38,540.00         | 1,211.00         | \$ 99,302.00   |
| 38       | Water Main, Trenchless, 8", DIP with Nitrile Gaskets               | LF    | 269               | \$90.00     | \$ 24,210.00    | 110.00                 | \$ 9,900.00          | 273.00           | \$ 24,570.00   |
| 39       | Water Service, Main to Curb Stop, 1" Copper (Type K) *             | EA    | 21                | \$1,437.12  | \$ 30,179.52    | -                      | -                    | 14.00            | \$ 20,119.68   |
| 40       | Water Service, Main to Curb Stop, 1" Copper (Type K), Trenchless * | EA    | 3                 | \$3,937.12  | \$ 11,811.36    | -                      | -                    | 1.00             | \$ 3,937.12    |
| 41       | Water Service, 1" Copper (Type K), Trenchless                      | EA    | 74                | \$24.00     | \$ 1,776.00     | -                      | -                    | 52.00            | \$ 1,248.00    |
| 42       | Gate Valve, 4"   | EA    | 1                 | \$900.00    | \$ 900.00       | -                      | -                    | -                | -              |
| 43       | Gate Valve, 6"   | EA    | 3                 | \$1,100.00  | \$ 3,300.00     | -                      | -                    | 2.00             | \$ 2,200.00    |
| 44       | Gate Valve, 8"   | EA    | 2                 | \$4,000.00  | \$ 8,000.00     | 1.00                   | \$ 4,000.00          | 9.00             | \$ 36,000.00   |
| 45       | Fire Hydrant Assembly  | EA    | 4                 | \$4,300.00  | \$ 17,200.00    | 1.00                   | \$ 4,300.00          | 3.00             | \$ 12,900.00   |
| 46       | Remove Existing Fire Hydrant Assembly                              | EA    | 2                 | \$750.00    | \$ 1,500.00     | -                      | -                    | 2.00             | \$ 1,500.00    |

# COUNCIL PACKET

| Item No. | Item Description   | Units | Contract Quantity | Unit Price  | Contract Amount        | Quantity This Estimate | Amount This Estimate | To Date Quantity | To Date Amount         |
|----------|--|-------|-------------------|-------------|------------------------|------------------------|----------------------|------------------|------------------------|
| 47       | Sanitary Sewer Manholes, 48" Dia.  | EA    | 2                 | \$9,700.00  | \$ 19,400.00           | -                      | \$ -                 | 2.00             | \$ 19,400.00           |
| 48       | Sanitary Sewer Manhole, 48" Dia., Initial Only                                     | EA    | 1                 | \$1,700.00  | \$ 1,700.00            | -                      | \$ -                 | 1.00             | \$ 1,700.00            |
| 49       | Storm Intake, Type SW-501  | EA    | 1                 | \$3,100.00  | \$ 3,100.00            | -                      | \$ -                 | 1.00             | \$ 3,100.00            |
| 50       | Storm Intake, Type SW-507  | EA    | 4                 | \$3,600.00  | \$ 14,400.00           | -                      | \$ -                 | 3.00             | \$ 10,800.00           |
| 51       | Storm Intake, Type SW-511  | EA    | 7                 | \$2,900.00  | \$ 20,300.00           | -                      | \$ -                 | 5.00             | \$ 14,500.00           |
| 52       | Connect to Existing Storm Structure  | EA    | 2                 | \$1,000.00  | \$ 2,000.00            | -                      | \$ -                 | 2.00             | \$ 2,000.00            |
| 53       | Remove Existing Storm Manhole or Intake  | EA    | 2                 | \$400.00    | \$ 800.00              | -                      | \$ -                 | 1.00             | \$ 400.00              |
| 54       | PCC Pavement, 7"   | SY    | 1740              | \$37.00     | \$ 64,380.00           | -                      | \$ -                 | 1,189.00         | \$ 43,993.00           |
| 55       | PCC Pavement, 8"   | SY    | 764               | \$47.00     | \$ 35,908.00           | -                      | \$ -                 | 780.00           | \$ 36,660.00           |
| 56       | PCC Pavement, 10"  | SY    | 216               | \$61.00     | \$ 13,176.00           | -                      | \$ -                 | 218.00           | \$ 13,298.00           |
| 57       | PCC Curb and Gutter, 6" Standard Curb, 24" Wide                                    | LF    | 44                | \$26.00     | \$ 1,144.00            | -                      | \$ -                 | -                | \$ -                   |
| 58       | PCC Curb and Gutter, 3" Roll Curb, 24" Wide  | LF    | 319               | \$26.00     | \$ 8,294.00            | -                      | \$ -                 | -                | \$ -                   |
| 59       | PCC Curb and Gutter, 6" Beam Curb  | LF    | 123               | \$34.00     | \$ 4,182.00            | -                      | \$ -                 | -                | \$ -                   |
| 60       | HMA Pavement, 6"   | SY    | 262               | \$64.50     | \$ 16,899.00           | -                      | \$ -                 | 209.00           | \$ 13,480.50           |
| 61       | Removal of Sidewalk  | SY    | 850               | \$13.25     | \$ 11,262.50           | -                      | \$ -                 | -                | \$ -                   |
| 62       | Reinforced Sidewalk, PCC, 5"   | SY    | 563               | \$43.00     | \$ 24,209.00           | -                      | \$ -                 | 290.00           | \$ 12,470.00           |
| 63       | Reinforced Sidewalk, PCC, 6"   | SY    | 343               | \$50.50     | \$ 17,321.50           | -                      | \$ -                 | 156.00           | \$ 7,878.00            |
| 64       | Non-Reinforced Sidewalk, PCC, 5"   | SY    | 214               | \$35.50     | \$ 7,597.00            | -                      | \$ -                 | 206.00           | \$ 7,313.00            |
| 65       | Brick Pavers w/ Rock Base  | SY    | 92                | \$110.00    | \$ 10,120.00           | 89.00                  | \$ 9,790.00          | 89.00            | \$ 9,790.00            |
| 66       | Detectable Warnings  | SF    | 80                | \$40.00     | \$ 3,200.00            | -                      | \$ -                 | 60.00            | \$ 2,400.00            |
| 67       | Granular Surfacing, Class A Crushed Stone  | TONS  | 150               | \$16.00     | \$ 2,400.00            | -                      | \$ -                 | 46.00            | \$ 736.00              |
| 68       | Removal of Pavement  | SY    | 3,413             | \$12.00     | \$ 40,956.00           | 812.00                 | \$ 9,744.00          | 3,393.00         | \$ 40,716.00           |
| 69       | Bituminous Seal Coat   | SY    | 387               | \$19.25     | \$ 7,449.75            | -                      | \$ -                 | -                | \$ -                   |
| 70       | Painted Pavement Markings, Waterborne or Solvent, 4", White                        | STA   | 15                | \$68.00     | \$ 1,020.00            | -                      | \$ -                 | -                | \$ -                   |
| 71       | Painted Symbols and Legends  | EA    | 4                 | \$85.00     | \$ 260.00              | -                      | \$ -                 | -                | \$ -                   |
| 72       | Sod  | SQ    | 120               | \$78.83     | \$ 9,459.60            | -                      | \$ -                 | 57.00            | \$ 4,493.31            |
| 73       | SWPPP Management   | LS    | 1                 | \$2,741.47  | \$ 2,741.47            | -                      | \$ -                 | 0.50             | \$ 1,370.74            |
| 74       | Inlet Protection Device  | EA    | 13                | \$67.92     | \$ 882.96              | -                      | \$ -                 | 10.00            | \$ 679.20              |
| 75       | Inlet Protection Device Maintenance  | EA    | 13                | \$47.53     | \$ 617.89              | -                      | \$ -                 | -                | \$ -                   |
| 76       | PCC Steps  | SF    | 72                | \$80.00     | \$ 5,760.00            | -                      | \$ -                 | 36.00            | \$ 2,880.00            |
| 77       | Handrail for Steps and Ramps, Black Powder Coat                                    | LF    | 110               | \$77.50     | \$ 8,525.00            | -                      | \$ -                 | 17.00            | \$ 1,317.50            |
| 78       | Connect Downspout & Roof Drain to Storm Sewer                                      | EA    | 3                 | \$700.00    | \$ 2,100.00            | -                      | \$ -                 | -                | \$ -                   |
| 79       | Connect to Exist Water Main  | EA    | 6                 | \$1,200.00  | \$ 7,200.00            | 1.00                   | \$ 1,200.00          | 4.00             | \$ 4,800.00            |
| 80       | Connect to Exist Water Main, Cut in 4"x4" Tee                                      | EA    | 1                 | \$2,000.00  | \$ 2,000.00            | -                      | \$ -                 | -                | \$ -                   |
| 81       | Abandon Exist Water Main, Fill w/ Flowable Mortar                                  | LF    | 1632              | \$7.00      | \$ 11,424.00           | -                      | \$ -                 | 550.00           | \$ 3,850.00            |
| 82       | Decorative Retaining Wall  | LF    | 550               | \$975.00    | \$ 536,250.00          | -                      | \$ -                 | 261.00           | \$ 254,475.00          |
| 83       | Bollards   | EA    | 2                 | \$1,750.00  | \$ 3,500.00            | -                      | \$ -                 | -                | \$ -                   |
| 84       | Area Drains, 18" ADS Nyloplast or Equivalent                                       | EA    | 3                 | \$1,716.06  | \$ 5,148.18            | -                      | \$ -                 | -                | \$ -                   |
| 85       | Area Drain Connection to Existing Storm Sewer                                      | EA    | 3                 | \$2,200.00  | \$ 6,600.00            | -                      | \$ -                 | -                | \$ -                   |
| 86       | Light Pole Base, LI-201  | EA    | 14                | \$950.00    | \$ 13,300.00           | -                      | \$ -                 | 4.00             | \$ 3,800.00            |
| 87       | Decorative Light Poles & Fixtures, Type LA   | EA    | 4                 | \$7,100.00  | \$ 28,400.00           | -                      | \$ -                 | -                | \$ -                   |
| 88       | Decorative Light Poles & Fixtures, Type LB   | EA    | 4                 | \$7,600.00  | \$ 30,400.00           | -                      | \$ -                 | -                | \$ -                   |
| 89       | Decorative Light Poles & Fixtures, Type LC   | EA    | 5                 | \$5,800.00  | \$ 29,000.00           | -                      | \$ -                 | -                | \$ -                   |
| 90       | Decorative Light Poles & Fixtures, Type LD   | EA    | 6                 | \$5,100.00  | \$ 30,600.00           | -                      | \$ -                 | -                | \$ -                   |
| 91       | Electrical Conduit, 2" PVC   | LF    | 806               | \$14.00     | \$ 11,284.00           | 403.00                 | \$ 5,642.00          | 403.00           | \$ 5,642.00            |
| 92       | Lighting Control Cabinet   | EA    | 1                 | \$11,000.00 | \$ 11,000.00           | -                      | \$ -                 | -                | \$ -                   |
| 93       | Electrical Circuit   | LF    | 1,274             | \$7.83      | \$ 9,975.42            | -                      | \$ -                 | -                | \$ -                   |
| 94       | Hand Hole, LI-103, Type II   | EA    | 3                 | \$500.00    | \$ 1,500.00            | -                      | \$ -                 | -                | \$ -                   |
|          | <b>TOTAL CONTRACT</b>  |       |                   |             | <b>\$ 1,711,740.93</b> |                        | <b>\$ 138,765.00</b> |                  | <b>\$ 1,005,289.30</b> |
| C.O. #2  | Extend Water Service into Building and Connect to Existing Service Inside Building | EA    | 3,000             | \$737.73    | \$ 2,213.19            | -                      | \$ -                 | 1,000            | \$ 737.73              |
|          | <b>TOTAL CHANGE C.O. #2</b>  |       |                   |             | <b>\$ 2,213.19</b>     |                        | <b>\$ -</b>          |                  | <b>\$ 737.73</b>       |
| C.O. #3  | Exploratory Excavation Work for Riverside Grain and Feed                           | LS    | 1,000             | \$1,260.29  | \$ 1,260.29            | -                      | \$ -                 | 1,000            | \$ 1,260.29            |
|          | Extra Work for Peoples Trust and Savings Bank Water Service                        | LS    | 1,000             | \$1,933.23  | \$ 1,933.23            | -                      | \$ -                 | 1,000            | \$ 1,933.23            |
|          | Extra Work for B&B Automotive Water Service  | LS    | 1,000             | \$1,933.23  | \$ 1,933.23            | -                      | \$ -                 | 1,000            | \$ 1,933.23            |

COUNCIL PACKET

| Item No. | Item Description   | Units | Contract Quantity | Unit Price | Contract Amount | Quantity This Estimate | Amount This Estimate | To Date Quantity | To Date Amount  |
|----------|--|-------|-------------------|------------|-----------------|------------------------|----------------------|------------------|-----------------|
|          | TOTAL CHANGE C.O. #3   |       |                   |            | \$ 5,126.75     |                        | \$ -                 |                  | \$ 5,126.75     |
| C.O. #4  | Relocate Existing Sanitary Sewer Service to the Community Building | LS    | 1.000             | \$1,212.32 | \$ 1,212.32     | -                      | \$ -                 | 1.000            | \$ 1,212.32     |
|          | TOTAL CHANGE C.O. #4   |       |                   |            | \$ 1,212.32     |                        | \$ -                 |                  | \$ 1,212.32     |
| C.O. #5  | Relocate Existing Water Service in Conflict With Intake #6         | LS    | 1.000             | \$1,478.46 | \$ 1,478.46     | -                      | \$ -                 | 1.000            | \$ 1,478.46     |
|          | TOTAL CHANGE C.O. #5   |       |                   |            | \$ 1,478.46     |                        | \$ -                 |                  | \$ 1,478.46     |
| C.O. #6  | Sanitary Manhole #3 Changes  | LS    | 1.000             | \$2,371.17 | \$ 2,371.17     | -                      | \$ -                 | 1.000            | \$ 2,371.17     |
|          | TOTAL CHANGE C.O. #6   |       |                   |            | \$ 2,371.17     |                        | \$ -                 |                  | \$ 2,371.17     |
| C.O. #7  | Additional Signage   | LS    | 1.000             | \$1,811.25 | \$ 1,811.25     | -                      | \$ -                 | 1.000            | \$ 1,811.25     |
|          | TOTAL CHANGE C.O. #7   |       |                   |            | \$ 1,811.25     |                        | \$ -                 |                  | \$ 1,811.25     |
|          | TOTAL CONTRACT WITH CHANGE ORDERS                                  |       |                   |            | \$ 1,725,954.07 |                        | \$ 138,765.00        |                  | \$ 1,018,026.98 |

\* Items Changed with Change Order #1

Retainage 5% \$ 50,901.35  
 Total Value of Completed Work Less Retainage \$ 967,125.63

Pay Estimate #1 \$ 130,043.60  
 Pay Estimate #2 \$ 382,895.64  
 Pay Estimate #3 \$ 261,248.05  
 Pay Estimate #4 \$ 61,111.59

Previous Payments \$ 835,298.88  
 Current Payment Due \$ 131,826.75

# INVOICE

**VAN METER INC.**  
 470 Ruppert Road  
 IOWA CITY IA 52246  
 319-339-0000 Fax 319-339-1816  
 www.vanmeterinc.com



|  |          |                    |          |
|--|----------|--------------------|----------|
| INVOICE DATE                                     |          | OUR INVOICE NUMBER |          |
| 06/29/18   |          | S010166122.003     |          |
| Bill To#   | Ship To# | Price Br           | Ship B   |
| 1711   | 93359    | 7                  | 10       |
| PLEASE REMIT PAYMENT TO:                         |          |                    | DUE DATE |
| 850 32ND AVENUE SW<br>CEDAR RAPIDS IA 52404-3913 |          |                    | 07/29/18 |

BILL TO:

ADVANCED ELECTRICAL SERVICES  
 1233 GILBERT CT  
 IOWA CITY IA 52240-4510

SHIP TO:

**ENROLLMENT TOKEN**  
 BVV RRB QSW

AES #29600 RIVERSIDE STREETSCAPE  
 1233 GILBERT CT  
 IOWA CITY IA 52240-4510

| YOUR PO/ORDER #         |          | ORDERED BY  | JOB/RELEASE #  | YOUR ACCOUNT MANAGER |                |           |
|-------------------------|----------|---|----------------|----------------------|----------------|-----------|
| 29600                   |          | Jake  | Riverside 2018 | Brad Meyers IC       |                |           |
| ORDER WRITER            |          | SHIP VIA  | TERMS          | ORDER DATE           | SHIP DATE      |           |
| Candace Bassett CR 2806 |          | BW BEST WAY   | NET 30 DAYS    | 03/13/18             | 06/29/18       |           |
| ORDER QTY               | SHIP QTY | DESCRIPTION   |                |                      | Unit Price/U/M | Extension |
| 6                       | 6        | TYPE LD:<br>RNS20-55W32LED4K-T-ACDR-LE4-120V<br>DMG-YM-SM6N-16-GFII-LS052-3/4X20-10<br>1/2 DEC                                  |                |                      | 3111.345/E     | 18668     |
| 6                       | 6        | TYPE LC:<br>RNS20-55W32LED4K-T-ACDR-LE4-120V-DM<br>G-YM-SM6N-10-GFII-LS051-3/4X20-10<br>1/2 DEC                                 |                |                      | 2883.403/E     | 17300     |
| 4                       | 4        | TYPE LB:<br>RN20-90W80LED4K-T-ACDR-LE3R-120V<br>-DMG-SMA-YR8-1A-R5-9/16-SSM8V-24-BA<br>-206-GFII-LS-050-1X36-12<br>1/2-DEC-BKTX |                |                      | 5435.924/E     | 21743     |
| 4                       | 4        | TYPE LA:<br>RN20-90W80LED4K-T-ACDR-LE3R-120V<br>-DMG-SMA-YR8-1A-R5-9/16-SSM8V-18-BA<br>-206-GFI-LS-049-1X36-12<br>1/2-DEC-BKTX  |                |                      | 5042.017/E     | 20168     |



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If you are already on Invoice Gateway and/or want to pay your bills on-line and manage multiple vendors?? Visit the Invoice Central site - [www.invoicecentral.com](http://www.invoicecentral.com)

Invoice is due by 07/29/18.

Invoice Questions?  
 Call Candace Bassett at  
 319-339-0000

|                     |                  |
|---------------------|------------------|
| Subtotal            | \$77,880.        |
| Shipping & Handling |                  |
| Sales Tax           | \$0.             |
| <b>Amount Due</b>   | <b>\$77,880.</b> |

All claims for shortages or errors must be made at once. Past due invoices may be subject to a 1.50% late charge. Our company does not manufacture the goods it sells and makes no express warranties thereon. It also disclaims all implied warranty of merchantability or fitness for a particular use. Except as prohibited by law, you are responsible for payment of all fees, costs, and expenses, including but not limited to, attorney fees, expert witness fees, and deposition expenses incurred to collect all amounts due from you. We accept credit card payments for immediate pay only and our credit terms are NET.

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COUNCIL PACKET

RESOLUTION #082018-02

**RESOLUTION APPROVING CHANGE ORDER #8 FOR J & L  
CONSTRUCTION, LLC FOR THE DOWNTOWN STREETSCAPE  
IMPROVEMENTS 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 Change Order #8 in the amount of \$ 22,400.00.

**Therefore**, be it resolved the City of Riverside City Council does hereby accept the Change Order #8 for additional storm sewer work near the intersection of Hwy 22 and Glasgow Street in the Downtown Streetscape Project.

It was moved by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, to approve the foregoing resolution on August 20<sup>th</sup>, 2018.

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

Ayes:

Nays:

Absents:

**PASSED AND APPROVED** by City Council of Riverside, Iowa, on this 20<sup>th</sup> day of August, 2018.

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

Allen Schneider, Mayor

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

Becky LaRoche, City Clerk



**MMS Consultants, Inc.**  
*Experts in Planning and Development Since 1975*

1917 S. Gilbert Street  
Iowa City, Iowa 52240

**319.351.8282**

mmsconsultants.net  
mms@mmsconsultants.net

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

August 15, 2018

2245-013

Downtown Streetscape Improvements Project  
Change Order #8

The following changes to the contract are requested to in response to ITC #3 for additional storm sewer work near the intersection of Highway 22 and Glasgow Street.

The attached pricing breakdown shows the total cost of the extra work, including existing bid items. The additional bid items required for this work are as follows:

**ADD**

| <u>Item</u>           | <u>Est Quantity</u> | <u>Unit Price</u> | <u>Total Estimated Cost</u> |
|-----------------------|---------------------|-------------------|-----------------------------|
| Storm Manhole, SW-401 | 2 EACH              | \$4,800.00        | \$9,600.00                  |
| PCC Sidewalk, 6"      | 58 SY               | \$50.00           | \$2,900.00                  |
| PCC Driveway, 6"      | 198 SY              | \$50.00           | \$9,900.00                  |
| <b>TOTAL ADDED</b>    |                     |                   | <b>\$22,400.00</b>          |

Change to the Contract

This change order would add the above items to the contract and increase the amount of the contract by \$22,400.00.

Reason for changes

ITC #3 outlined additional storm sewer work at the intersection of Highway 22 and Glasgow Street to improve drainage at this location. The total estimated change in the cost of the project is \$69,744.56, including work under existing bid items and unit prices.

Approved by:

\_\_\_\_\_  
J&L Construction, LLC

\_\_\_\_\_  
City of Riverside

2245013changeorder8.docx



COUNCIL PACKET

**J & L CONSTRUCTION, LLC**

1971 Lexington Blvd.  
 Washington, IA 52353  
 Ph: (319) 653-3597  
 Fax: (319) 653-2410  
 Email: [jlconstr@cloudburst9.net](mailto:jlconstr@cloudburst9.net)



**PROPOSED CHANGE ORDER # 10**

**To:** City of Riverside  
 60 N. Greene Street  
 Riverside, IA 52327

**Subcontractor:** Carter & Associates, Inc.  
 and  
 Stevens Erosion Control

**Project:** 2018 Downtown Streetscape Improvements  
 City of Riverside, Iowa

**Re:** ITC # 3  
 Changes to storm sewer near  
 intersection of Glasgow St. &  
 Hwy. 22

Per MMS ITC # 3 dated 8/10/18 please find below our quote with estimated quantities (using contract bid items as well as "new" bid items:

| No. | Contract Bid Items   | Qty. | Unit | Unit Price | Ext. Price  |
|-----|--|------|------|------------|-------------|
| 3   | Off Site Topsoil   | 40   | CY   | \$ 39.00   | \$ 1,560.00 |
| 4   | Excavation, Class 13, Waste                                | 40   | CY   | \$ 26.00   | \$ 1,040.00 |
| 7   | Subbase, Modified, 6" Thick                                | 68   | SY   | \$ 8.25    | \$ 561.00   |
| 8   | Subbase, Modified, 4" thick                                | 256  | SY   | \$ 8.00    | \$ 2,048.00 |
| 15  | Granular Trench Backfill, Porous Backfill, 12" Storm Sewer | 82   | LF   | \$ 27.00   | \$ 2,214.00 |
| 25  | Storm Sewer, Trenched, 12" RCP                             | 82   | LF   | \$ 61.00   | \$ 5,002.00 |
| 27  | Storm Sewer, Trenched, 18" RCP                             | 169  | LF   | \$ 67.00   | \$11,323.00 |
| 30  | Removal of Storm Sewer                                     | 186  | LF   | \$ 35.00   | \$ 6,510.00 |
| 49  | Storm Intake, SW-501                                       | 2    | EA   | \$3,100.00 | \$ 6,200.00 |
| 52  | Connect to Existing Storm Structure                        | 1    | EA   | \$1,000.00 | \$ 1,000.00 |
| 54  | PCC Pavement, 7"   | 68   | SY   | \$ 37.00   | \$ 2,516.00 |
| 66  | Detectable Warnings  | 20   | SF   | \$ 40.00   | \$ 800.00   |
| 67  | Granular Surfacing, Class A                                | 10   | TONS | \$ 16.00   | \$ 160.00   |
| 68  | Removal of Pavement  | 324  | SY   | \$ 12.00   | \$ 3,888.00 |
| 72  | Sod  | 32   | SQ   | \$ 78.83   | \$ 2,522.56 |
|     |  |      |      |            | \$47,344.56 |

| No. | New Bid Items              | Qty. | Unit | Unit Price | Ext. Price  |
|-----|----------------------------|------|------|------------|-------------|
|     | Storm Manhole, SW-401, 48" | 2    | EA   | \$4,800.00 | \$ 9,600.00 |
|     | PCC Sidewalk, 6"           | 58   | SY   | \$ 50.00   | \$ 2,900.00 |
|     | PCC Driveway, 6"           | 198  | SY   | \$ 50.00   | \$ 9,900.00 |
|     |                            |      |      |            | \$22,400.00 |

Total \$69,744.56

Dated: August 15, 2018  
 Submitted by:  
*Jay Peiffer*, Vice President  
 J & L Construction, LLC

Date: \_\_\_\_\_  
 Approved by: \_\_\_\_\_



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 Iowa City, Iowa 52240

**319.351.8282**

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 mms@mmsconsultants.net

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

**INSTRUCTION TO CONTRACTOR**

**2018 Downtown Streetscape Improvements Project**

To: J&L Construction  
 Date: August 10, 2018  
 ITC #3

The following instructions are issued:

- To clarify drawings, specifications and/or procedures
- To approve use of materials or equipment
- To request an estimate for Owner's further consideration. Provide an itemized breakdown of proposed lump sum price in accordance with Article 12 of the General Conditions.
- To transmit drawings or documents for incorporation into the work, subject to the last paragraph below.
- In response to RFI No. \_\_\_\_\_

**DESCRIPTION:**

The attached plan shows some changes to the storm sewer near the intersection of Glasgow Street and Highway 22. The estimated quantities for this additional work are as follows:

| <u>Contract Bid Items</u>                                  | <u>Quantity</u> |
|--|-----------------|
| Off Site Topsoil   | 40 CY           |
| Excavation, Class 13, Waste                                | 40 CY           |
| Subbase, Modified, 6" Thick                                | 68 SY           |
| Subbase, Modified, 4" Thick                                | 256 SY          |
| Granular Trench Backfill, Porous Backfill, 12" Storm Sewer | 82 LF           |
| Storm Sewer, Trenched, 12" RCP                             | 82 LF           |
| Storm Sewer, Trenched, 18" RCP                             | 169 LF          |
| Removal of Storm Sewer                                     | 186 LF          |
| Storm Intake, SW-501                                       | 2 EACH          |
| Connect to Existing Storm Structure                        | 1 EACH          |
| PCC Pavement, 7"   | 68 SY           |
| Detectable Warnings  | 20 SF           |
| Granular Surfacing, Class A                                | 10 TONS         |
| Removal of Pavement  | 324 SY          |
| Sod  | 32 SQ           |



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Iowa City, Iowa 52240

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Land Surveyors

Civil Engineers

| <u>New Bid Items</u>       | <u>Quantity</u> |
|----------------------------|-----------------|
| Storm Manhole, SW-401, 48" | 2 EACH          |
| PCC Sidewalk, 6"           | 58 SY           |
| PCC Driveway, 6"           | 198 SY          |

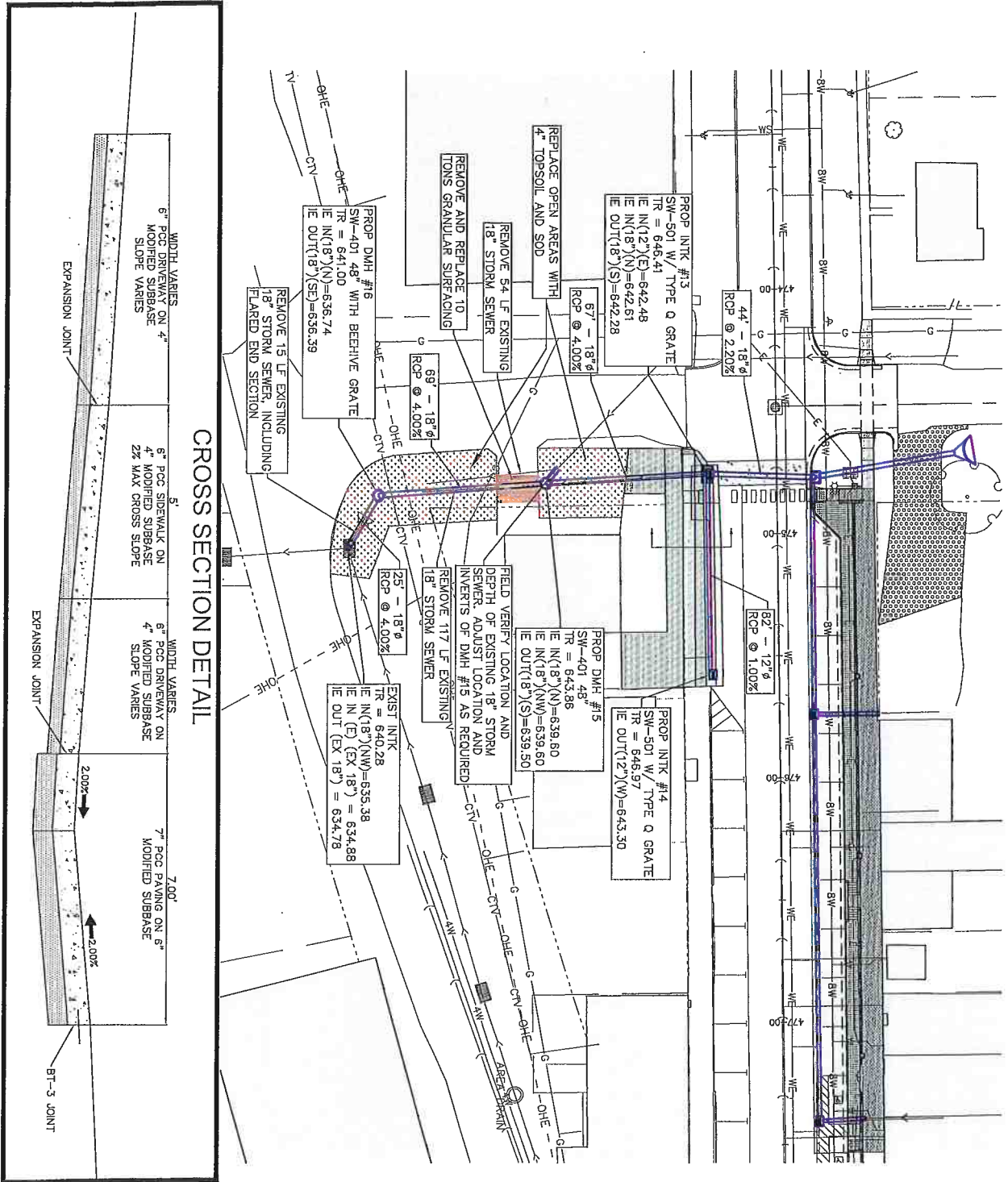
**ATTACHMENTS:** ITC #3 Storm Sewer Plan

**IF THESE INSTRUCTIONS INVOLVE WORK WHICH EITHER INCREASES OR DECREASES THE CONTRACT PRICE, SCOPE OF WORK, TIME, OR PERFORMANCE, YOU SHALL NOT PROCEED UNTIL YOU SUBMIT A WRITTEN CHANGE ORDER REQUEST AND RECEIVE OWNER APPROVAL OF THE CHANGE**

MMS CONSULTANTS, INC

By: Scott Pottorff

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CIVIL ENGINEERS  
 LAND PLANNERS  
 LAND SURVEYORS  
 LANDSCAPE ARCHITECTS  
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
 IOWA CITY, IOWA 52240  
 (319) 351-9292  
[www.mmsconsultants.net](http://www.mmsconsultants.net)

| Date | Revision |
|------|----------|
|      |          |

**STORM SEWER PLAN**  
**ITC #3**

**2018 DOWNTOWN**  
**STREETSCAPE**  
 RIVERSIDE  
 WASHINGTON COUNTY  
 IOWA

**MMS CONSULTANTS, INC.**  
 Date: 8/10/18

|                         |                 |
|-------------------------|-----------------|
| Designed by: SBR        | Field Book No.: |
| Drawn by: SBR           | Scale: 1"=40'   |
| Checked by: SBR         | Sheet No.:      |
| Project No. IC 2245-013 | of: 1           |

COUNCIL PACKET

RESOLUTION #082018-03

RESOLUTION APPROVING CHANGE ORDER #2 FOR TRIPLE B CONSTRUCTION, FOR THE GALILEO STREET 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 Change Order #2 in the amount of \$360.00 credit.

Therefore, be it resolved the City of Riverside City Council does hereby accept the Change Order #2 for the change from Type K copper water pipe, to HPDE SDR-9 plastic, in the Galileo Street Project.

It was moved by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, to approve the foregoing resolution on August 20<sup>th</sup>, 2018.

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

Ayes:

Nays:

Absents:

PASSED AND APPROVED by City Council of Riverside, Iowa, on this 20<sup>th</sup> day of August, 2018.

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

Allen Schneider, Mayor

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

Becky LaRoche, City Clerk



**MMS Consultants, Inc.**  
*Experts in Planning and Development Since 1975*

1917 S. Gilbert Street  
 Iowa City, Iowa 52240  
**319.351.8282**  
 mmsconsultants.net  
 mms@mmsconsultants.net

August 1, 2018

2245-039

Galileo Drive Addition  
 Change Order #2

The following changes to the contract are requested to change the water service pipe material from Type K copper to HPDE SDR-9 plastic.

The price difference for the pipe is \$3/LF. The estimated length of water services is 108 LF so the total price change is \$324. Since the water services are bid based on each service, the total cost was divided among the 6 services and rounded to \$60/EACH. The changes required for this work are as follows:

**DELETE**

| <u>Item</u>                     | <u>Est Quantity</u> | <u>Unit Price</u> | <u>Total Estimated Cost</u> |
|---------------------------------|---------------------|-------------------|-----------------------------|
| Water Service, 1" Type K Copper | 6 EACH              | \$1,050.00        | \$6,300.00                  |
| TOTAL DELETED                   |                     |                   | \$6,300.00                  |

**ADD**

| <u>Item</u>                 | <u>Est Quantity</u> | <u>Unit Price</u> | <u>Total Estimated Cost</u> |
|-----------------------------|---------------------|-------------------|-----------------------------|
| Water Service, 1" HDPE SDR9 | 6 EACH              | \$990.00          | \$5,940.00                  |
| TOTAL ADDED                 |                     |                   | \$5,940.00                  |

Change to the Contract

This change order would add and remove the above items to the contract and decrease the amount of the contract by \$360.00.

Reason for changes

The plastic pipe is allowed for use for water services in Riverside. It was decided to use the plastic service pipe materials for cost savings.

Approved by:

\_\_\_\_\_  
 Triple B Construction

\_\_\_\_\_  
 City of Riverside

2245039changeorder2.docx

Environmental Specialists  
 Landscape Architects  
 Land Planners  
 Land Surveyors  
 Civil Engineers

COUNCIL PACKET

RESOLUTION #082018-04

**RESOLUTION APPROVING PAY REQUEST #3 FOR TRIPLE B CONSTRUCTION, FOR GALILEO DRIVE 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 \$158,247.20 for partial payment of this project from 7/09/18 to 8/10/18.

**Therefore**, be it resolved the City of Riverside City Council does hereby accept the Pay Request #3 for work done on the Galileo Drive Street project with 54.11% complete.

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

**Roll Call:** Schneider, Sexton, Weber, Rogers, Redlinger

Ayes:

Nays:

Absents:

**PASSED AND APPROVED** by City Council of Riverside, Iowa, on this 20<sup>h</sup> day of August, 2018.

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

Allen Schneider, Mayor

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

Becky LaRoche, City Clerk

COUNCIL PACKET

CONSTRUCTION PROGRESS PAYMENT

082018-034

|                     |                          |                 |                     |
|---------------------|--------------------------|-----------------|---------------------|
| Project Description | Galileo Drive Addition   | PN:             | 2245039             |
| Contract Date       | 8-May-18                 |                 |                     |
| Contractor:         | Triple B Construction    | Owner:          | City of Riverside   |
| Address:            | 710 Ayres Progress Drive | Attn:           |                     |
| City, St., Zip:     | Wilton, IA 52778         | Address:        | 60 N. Greene Street |
| Phone:              | 563-732-3478             | City, St., Zip: | Riverside, IA 52327 |
| Fax:                | 563-732-2105             | Phone:          | 319-648-3501        |
|                     |                          | Fax:            |                     |

|            |   |              |            |
|------------|---|--------------|------------|
| Estimate # | <input checked="" type="checkbox"/> 3               | FOR PERIOD:  | Owner PN   |
|            | <input checked="" type="checkbox"/> Partial Payment | FROM: 7/9/18 | Federal PN |
|            | <input type="checkbox"/> Final Payment              | TO: 8/10/18  | State PN   |

|                     |              |            |
|---------------------|--------------|------------|
| Base Contract Price | \$476,685.50 |            |
| Change #            | 1            | \$5,500.00 |
| Change #            | 2            | (\$360.00) |
| Change #            |              |            |
| Change #            |              |            |
| Change #            |              |            |
| Change #            |              |            |
| Total Contract      | \$481,825.50 |            |

|                        |              |
|------------------------|--------------|
| Materials on Hand      | \$ -         |
| Construction Completed | \$260,693.50 |
|                        | 54.11%       |
| Total Earned           | \$260,693.50 |
| Less Retainage         | \$13,034.68  |
| Less Previous Payment  | \$89,411.63  |
| Amount Due This Est    | \$158,247.20 |

Requested by: \_\_\_\_\_  
 Title: Brad Jipp  
 Date: \_\_\_\_\_

Recommended by: \_\_\_\_\_  
 Title: Scott Pottorff  
 Date: Project Engineer

Approved by: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

Attested by: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

MMS Consultants, Inc.  
 1917 South Gilbert Street, Iowa City, IA 52240

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# COUNCIL PACKET

Galileo Drive Addition

Pay Estimate No.: 3

Payable to: Triple B Construction  
 Date: August 14, 2018  
 Week Ending: August 10, 2018

| Item No. | Item Description   | Units | Contract Quantity | Unit Price  | Contract Amount | Quantity This Estimate | Amount This Estimate | To Date Quantity | To Date Amount |
|----------|--|-------|-------------------|-------------|-----------------|------------------------|----------------------|------------------|----------------|
| 1        | Traffic Control  | LS    | 1                 | \$800.00    | \$ 800.00       | 0.50                   | \$ 400.00            | 0.50             | \$ 400.00      |
| 2        | Mobilization   | LS    | 1                 | \$20,000.00 | \$ 20,000.00    | -                      | \$ -                 | 0.50             | \$ 10,000.00   |
| 3        | Removal of Fence   | LF    | 374               | \$3.00      | \$ 1,122.00     | -                      | \$ -                 | 374.00           | \$ 1,122.00    |
| 4        | Excavation, Class 10, Onsite   | CY    | 8,250             | \$4.80      | \$ 39,600.00    | 660.00                 | \$ 3,168.00          | 6,190.00         | \$ 29,712.00   |
| 5        | Topsoil, Onsite  | CY    | 4,800             | \$5.50      | \$ 26,400.00    | -                      | \$ -                 | 2,000.00         | \$ 11,000.00   |
| 6        | Below Grade Excavation (Core Out)                                      | CY    | 392               | \$45.00     | \$ 17,640.00    | -                      | \$ -                 | -                | \$ -           |
| 7        | Subgrade Preparation   | SY    | 2,871             | \$1.50      | \$ 4,006.50     | -                      | \$ -                 | -                | \$ -           |
| 8        | Subbase, Modified, 4" Thick  | SY    | 154               | \$6.00      | \$ 924.00       | -                      | \$ -                 | -                | \$ -           |
| 9        | Subbase, Modified, 6" Thick  | SY    | 2,871             | \$7.50      | \$ 20,032.50    | -                      | \$ -                 | -                | \$ -           |
| 10       | Granular Trench Backfill, Porous Backfill, 12" Storm Sewer             | LF    | 428               | \$16.50     | \$ 7,062.00     | 428.00                 | \$ 7,062.00          | 428.00           | \$ 7,062.00    |
| 11       | Granular Trench Backfill, Porous Backfill, 15" Storm Sewer             | LF    | 176               | \$12.50     | \$ 2,200.00     | 176.00                 | \$ 2,200.00          | 176.00           | \$ 2,200.00    |
| 12       | Trench Foundation  | LF    | 200               | \$4.00      | \$ 800.00       | -                      | \$ -                 | -                | \$ -           |
| 13       | Replacement of Unsuitable Backfill Material, Granular Backfill         | CY    | 150               | \$45.00     | \$ 6,750.00     | -                      | \$ -                 | -                | \$ -           |
| 14       | Trench Compaction Testing  | LS    | 1                 | \$2,500.00  | \$ 2,500.00     | 0.50                   | \$ 1,250.00          | 0.75             | \$ 1,875.00    |
| 15       | Sanitary Sewer Gravity Main, Trenched, PVC SDR 26, 8" Dia.             | LF    | 747               | \$45.00     | \$ 33,615.00    | 207.00                 | \$ 9,315.00          | 747.00           | \$ 33,615.00   |
| 16       | Sanitary Sewer Gravity Main, Trenchless, Restrained Joint PVC, 8" Dia. | LF    | 60                | \$80.00     | \$ 5,400.00     | 60.00                  | \$ 5,400.00          | 60.00            | \$ 5,400.00    |
| 17       | Sanitary Sewer Service Stub, Main to ROW, PVC (SDR 23.5), 4" Dia.      | EA    | 6                 | \$1,350.00  | \$ 8,100.00     | 6.00                   | \$ 8,100.00          | 6.00             | \$ 8,100.00    |
| 18       | Connect to Existing Sanitary Sewer                                     | EA    | 1                 | \$400.00    | \$ 400.00       | -                      | \$ -                 | 1.00             | \$ 400.00      |
| 19       | Storm Sewer, Trenched, ADS N-12, 10" Dia.                              | LF    | 42                | \$20.00     | \$ 840.00       | 42.00                  | \$ 840.00            | 42.00            | \$ 840.00      |
| 20       | Storm Sewer, Trenched, RCP, 12" Dia.                                   | LF    | 523               | \$39.00     | \$ 20,397.00    | 523.00                 | \$ 20,397.00         | 523.00           | \$ 20,397.00   |
| 21       | Storm Sewer, Trenched, RCP, 15" Dia.                                   | LF    | 176               | \$41.00     | \$ 7,216.00     | 176.00                 | \$ 7,216.00          | 176.00           | \$ 7,216.00    |
| 22       | Storm Sewer, Trenched, RCAP, 13"x22"                                   | LF    | 34                | \$75.00     | \$ 2,550.00     | 34.00                  | \$ 2,550.00          | 34.00            | \$ 2,550.00    |
| 23       | Storm Sewer, Trenched, RCP, 24" Dia.                                   | LF    | 33                | \$55.00     | \$ 1,815.00     | 33.00                  | \$ 1,815.00          | 33.00            | \$ 1,815.00    |
| 24       | Storm Sewer Flared End Section, RCP, 12" Dia.                          | EA    | 1                 | \$1,400.00  | \$ 1,400.00     | 1.00                   | \$ 1,400.00          | 1.00             | \$ 1,400.00    |
| 25       | Storm Sewer Flared End Section, RCP, 24" Dia.                          | EA    | 1                 | \$2,000.00  | \$ 2,000.00     | 1.00                   | \$ 2,000.00          | 1.00             | \$ 2,000.00    |
| 26       | Removal of Storm Sewer and Flared End                                  | LS    | 1                 | \$500.00    | \$ 500.00       | 1.00                   | \$ 500.00            | 1.00             | \$ 500.00      |
| 27       | Longitudinal Subdrain, Type 2, 4"                                      | LF    | 692               | \$9.00      | \$ 6,228.00     | -                      | \$ -                 | -                | \$ -           |
| 28       | Subdrain Cleanout, Type A-1  | EA    | 3                 | \$250.00    | \$ 750.00       | -                      | \$ -                 | -                | \$ -           |
| 29       | Subdrain Outlet, Connection to Structure                               | EA    | 5                 | \$200.00    | \$ 1,000.00     | -                      | \$ -                 | -                | \$ -           |
| 30       | Water Main, 6", PVC C900   | LF    | 794               | \$24.00     | \$ 19,056.00    | 794.00                 | \$ 19,056.00         | 794.00           | \$ 19,056.00   |
| 31       | Water Main, 8", PVC C900   | LF    | 278               | \$29.00     | \$ 8,062.00     | 278.00                 | \$ 8,062.00          | 278.00           | \$ 8,062.00    |
| 32       | Water Main, 8", Trenchless, Restrained Joint PVC C900                  | LF    | 52                | \$90.00     | \$ 4,680.00     | 52.00                  | \$ 4,680.00          | 52.00            | \$ 4,680.00    |
| 33       | Water Service, 1" Type K Copper  | EA    | 0                 | \$1,050.00  | \$ -            | -                      | \$ -                 | -                | \$ -           |
| 34       | Gate Valve, 6"   | EA    | 3                 | \$900.00    | \$ 2,700.00     | 3.00                   | \$ 2,700.00          | 3.00             | \$ 2,700.00    |
| 35       | Gate Valve, 8"   | EA    | 2                 | \$1,200.00  | \$ 2,400.00     | 2.00                   | \$ 2,400.00          | 2.00             | \$ 2,400.00    |
| 36       | Fire Hydrant Assembly  | EA    | 4                 | \$4,000.00  | \$ 16,000.00    | 4.00                   | \$ 16,000.00         | 4.00             | \$ 16,000.00   |
| 37       | Sanitary Manhole, Type SW-301, 48" Dia                                 | EA    | 5                 | \$3,700.00  | \$ 18,500.00    | 2.00                   | \$ 7,400.00          | 5.00             | \$ 18,500.00   |
| 38       | Storm Manhole, SW-401, 48"   | EA    | 1                 | \$2,150.00  | \$ 2,150.00     | 1.00                   | \$ 2,150.00          | 1.00             | \$ 2,150.00    |
| 39       | Storm Intake, Type SW-509  | EA    | 2                 | \$4,000.00  | \$ 8,000.00     | 1.00                   | \$ 4,000.00          | 1.00             | \$ 4,000.00    |
| 40       | Storm Intake, Type SW-512, 24"   | EA    | 2                 | \$1,550.00  | \$ 3,100.00     | 2.00                   | \$ 3,100.00          | 2.00             | \$ 3,100.00    |
| 41       | Storm Intake, Type SW-545, LO=14"                                      | EA    | 4                 | \$2,800.00  | \$ 11,200.00    | 2.00                   | \$ 5,600.00          | 2.00             | \$ 5,600.00    |
| 42       | Connect to Existing Storm Sewer Intake                                 | EA    | 1                 | \$750.00    | \$ 750.00       | 1.00                   | \$ 750.00            | 1.00             | \$ 750.00      |
| 43       | PCC Pavement, 7"   | SY    | 2,235             | \$39.00     | \$ 87,165.00    | -                      | \$ -                 | -                | \$ -           |
| 44       | HMA Pavement, 5"   | SY    | 144               | \$47.00     | \$ 6,768.00     | -                      | \$ -                 | -                | \$ -           |
| 45       | Removal of PCC Sidewalk  | SY    | 9                 | \$10.00     | \$ 90.00        | -                      | \$ -                 | -                | \$ -           |
| 46       | PCC Sidewalk, 4"   | SP    | 93                | \$37.00     | \$ 3,441.00     | -                      | \$ -                 | -                | \$ -           |

COUNCIL PACKET

| Item No. | Item Description   | Units | Contract Quantity | Unit Price | Contract Amount      | Quantity This Estimate | Amount This Estimate | To Date Quantity | To Date Amount       |
|----------|--|-------|-------------------|------------|----------------------|------------------------|----------------------|------------------|----------------------|
| 47       | PCC Sidewalk, 5"   | SY    | 61                | \$53.00    | \$ 3,233.00          | -                      | \$ -                 | -                | \$ -                 |
| 48       | Detectable Warnings  | SF    | 70                | \$30.00    | \$ 2,100.00          | -                      | \$ -                 | -                | \$ -                 |
| 49       | Granular Surfacing, Class A, 6" Thick                      | SY    | 1,535             | \$7.50     | \$ 11,512.50         | 750.00                 | \$ 5,625.00          | 1,500.00         | \$ 11,250.00         |
| 50       | Removal of HMA Pavement                                    | SY    | 10                | \$40.00    | \$ 400.00            | -                      | \$ -                 | -                | \$ -                 |
| 51       | Removal of PCC Curb and Gutter                             | LF    | 103               | \$10.00    | \$ 1,030.00          | -                      | \$ -                 | -                | \$ -                 |
| 52       | Seeding, Fertilizing and Mulching, Permanent, Type 1       | AC    | 3.2               | \$1,500.00 | \$ 4,800.00          | -                      | \$ -                 | -                | \$ -                 |
| 53       | Seeding, Fertilizing and Mulching, Stabilization, Type 4   | AC    | 2.0               | \$875.00   | \$ 1,750.00          | -                      | \$ -                 | -                | \$ -                 |
| 54       | SWPPP Management   | LS    | 1                 | \$4,500.00 | \$ 4,500.00          | -                      | \$ -                 | 0.25             | \$ 1,125.00          |
| 55       | Silt Fence   | LF    | 1,800             | \$1.50     | \$ 2,700.00          | -                      | \$ -                 | 1,495.00         | \$ 2,242.50          |
| 56       | Removal of Silt Fence                                      | LF    | 1,800             | \$0.25     | \$ 450.00            | -                      | \$ -                 | 136.00           | \$ 34.00             |
| 57       | Inlet Protection Device                                    | EA    | 9                 | \$175.00   | \$ 1,575.00          | -                      | \$ -                 | -                | \$ -                 |
| 58       | Inlet Protection Device Maintenance                        | EA    | 9                 | \$25.00    | \$ 225.00            | -                      | \$ -                 | -                | \$ -                 |
|          | <b>TOTAL CONTRACT</b>                                      |       |                   |            | <b>\$ 470,385.50</b> |                        | <b>\$ 155,136.00</b> |                  | <b>\$ 249,253.50</b> |
| C.O. #1  | Sanitary Sewer, 8" Main, Extra Depth and Utility Conflicts | LF    | 55,000            | \$100.00   | \$ 5,500,000         | 55,000                 | \$ 5,500,000         | 55,000           | \$ 5,500,000         |
|          | <b>TOTAL CHANGE C.O. #1</b>                                |       |                   |            | <b>\$ 5,500,000</b>  |                        | <b>\$ 5,500,000</b>  |                  | <b>\$ 5,500,000</b>  |
| C.O. #2  | Water Service, 1" HDPE SDR9                                | EACH  | 6,000             | \$990.00   | \$ 5,940,000         | 6,000                  | \$ 5,940,000         | 6,000            | \$ 5,940,000         |
|          | <b>TOTAL CHANGE C.O. #2</b>                                |       |                   |            | <b>\$ 5,940,000</b>  |                        | <b>\$ 5,940,000</b>  |                  | <b>\$ 5,940,000</b>  |
|          | <b>TOTAL CONTRACT WITH CHANGE ORDERS</b>                   |       |                   |            | <b>\$ 481,825.50</b> |                        | <b>\$ 166,576.00</b> |                  | <b>\$ 260,683.50</b> |

Retainage \_\_\_\_\_ 5% \_\_\_\_\_ \$ 13,034.68  
 Total Value of Completed Work Less Retainage \$ 247,658.83  
 Previous Payments \$ 89,411.63  
 Current Payment Due \$ 158,247.20

\$ 49,464.13  
 \$ 39,947.50  
 \$

COUNCIL PACKET

Riverside / 436225-20 / Hold Hrg & App Dev Agmt AA

082018-05

RESOLUTION ~~060418-04~~

Resolution Approving Development Agreement with A&S Holdings, LLC, 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 A&S Holdings, LLC (the "Developer") has been prepared, pursuant to which the Developer would undertake the construction and development of a new multipurpose building that will contain commercial retail and office space 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 \$475,000; 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 June 4, 2018, 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:

# COUNCIL PACKET

Riverside / 436225-20 / 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 "A&S Holdings 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 Numbers 04-03-300-027 and 04-10-100-005.

Section 5. The City hereby pledges to the payment of the Agreement the A&S Holdings 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 A&S Holdings 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 A&S Holdings 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.

COUNCIL PACKET

Riverside / 436225-20 / Hold Hrg & App Dev Agmt AA

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved ~~June 4, 2018.~~ August 20, 2018

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

.....

On motion and vote the meeting adjourned.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

## COUNCIL PACKET

**Becky LaRoche**

---

**From:** Scott Pottorff <S.pottorff@mmsconsultants.net>  
**Sent:** Wednesday, August 15, 2018 12:14 PM  
**To:** becky@cityofriversidejowa.com  
**Subject:** FW: Akers Sweeting Riverside  
**Attachments:** Attachments.html

Here is the Akers/Sweeting Site Plan latest version.

| ShareFile Attachments                            | Expires September 14, 2018 |
|--|----------------------------|
| 1800021 - Civil Site Plan - Rev B 2018-08-02.pdf | 5 MB                       |
| 1800021 - Runoff Calcs 2018-08-02.pdf            | 1 MB                       |
| Stormwater Memo 2018-08-02 - 180021.pdf          | 87.8 KB                    |

[Download Attachments](#)

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**MMS Consultants, Inc.**  
*Experts in Planning and Development Since 1975*

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**From:** Mike Welch [mailto:mwelch@axiom-con.com]

**Sent:** Thursday, August 2, 2018 1:29 AM

**To:** Scott Pottorff

# DRAWINGS FOR PROPOSED IMPROVEMENTS RIVERSIDE APPARTMENTS A&S HOLDINGS, LLC RIVERSIDE, IOWA

## LEGAL DESCRIPTION

AUDITOR'S PARCEL "E" IN THE SOUTHWEST QUARTER (SE ¼) OF SECTION THREE (3) AND THE WEST 70 FEET OF AUDITOR'S PARCEL "D" IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION THREE (3), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE SIX (6) WEST OF THE 5TH P.M., WASHINGTON COUNTY, IOWA, ACCORDING TO THE PLAT OF SURVEY RECORDED IN BOOK 11, PAGE 123, PLAT RECORDS OF WASHINGTON COUNTY, IOWA.

AND THE WEST 70 FEET OF THE ABANDONED RAILROAD RIGHT OF WAY OF THE CENTRAL IOWA RAILWAY AND DEVELOPMENT COMPANY DESCRIBED AS BEING 100 FEET IN WIDTH, LYING NORTH OF STATE HIGHWAY #22 IN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TEN (10),

AND ALL THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) LYING NORTH OF STATE HIGHWAY #22, WEST OF THE ABANDONED RAILROAD RIGHT OF WAY OF THE CENTRAL IOWA RAILWAY AND DEVELOPMENT COMPANY, AND EAST OF WALNUT AVE, ALL IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE SIX (6) WEST OF THE 5TH P.M., IN THE CITY OF RIVERSIDE, WASHINGTON COUNTY, IOWA.

## DESIGN STANDARDS AND REFERENCE DRAWINGS

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH CITY OF RIVERSIDE REQUIREMENTS AND THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), LATEST EDITION, UNLESS NOTED OTHERWISE ON THE PLANS.

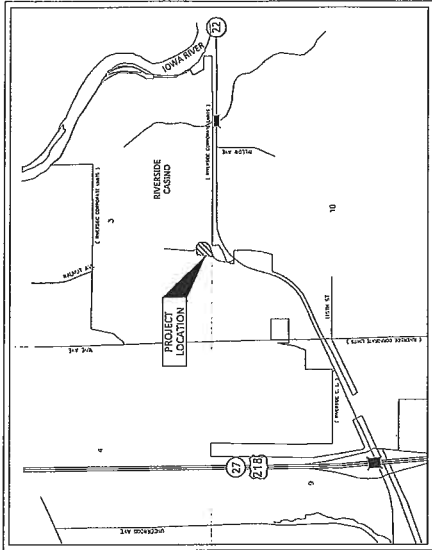
THE FOLLOWING DESIGN EXCEPTIONS ARE REQUIRED:

NONE

THE FOLLOWING SUDAS FIGURES ARE INCLUDED BY REFERENCE:

| FIGURE    | TITLE   |
|-----------|---|
| 310.0.101 | TRENCH BEDDING AND BACKFILL ZONES                     |
| 310.0.103 | FLEXIBLE GRAVITY PIPE TRENCH BEDDING                  |
| 400.0.201 | SANITARY SEWER SERVICE STUB                           |
| 400.0.231 | SUBDRAINS   |
| 400.0.233 | SUBDRAIN OUTLETS                                      |
| 500.0.101 | THRUST BLOCKS   |
| 500.0.102 | TRACER SYSTEM   |
| 500.0.101 | MINIMUM CLEARANCE BETWEEN WATER SERVICE AND STRUCTURE |
| 500.0.201 | FIRE FIGHTING ASSEMBLY MANHOLE                        |
| 600.0.101 | CIRCULAR STORM SEWER MANHOLE                          |
| 600.0.102 | SINGLE OPEN-THROAT CURB INTAKE, LARGE BOX             |
| 600.0.101 | CASTINGS FOR SANITARY SEWER MANHOLES                  |
| 900.0.102 | FILTER BERM AND FILTER SOCK                           |
| 900.0.104 | ROLLED EROSION CONTROL INSTALLATION - CHANNEL         |
| 900.0.119 | SILT FENCE  |
| 900.0.120 | STABILIZED CONSTRUCTION ENTRANCE                      |

| CD.DD | COVER SHEET                      | CIVIL |
|-------|----------------------------------|-------|
| CD.01 | LEGEND AND GENERAL NOTES         |       |
| CD.02 | GENERAL NOTES                    |       |
| CD.03 | TOPOGRAPHIC SURVEY AND REMOVAL   |       |
| CD.04 | SITE AND UTILITY PLAN            |       |
| CD.05 | GRADING AND EROSION CONTROL PLAN |       |
| CD.06 | PAVING PLAN - WEST               |       |
| CD.07 | PAVING PLAN - EAST               |       |
| CD.08 | CONSTRUCTION DETAILS             |       |
| CD.09 | CONSTRUCTION DETAILS             |       |



## PROJECT INFORMATION

**SCOPE OF WORK:**  
CONSTRUCTION OF A 26 UNIT APARTMENT BUILDING WITH 10000 SF RETAIL SPACE AND 10000 SF GARAGE SPACE. PROJECT INCLUDES SITE AND UTILITY WORK ASSOCIATED WITH THE CONSTRUCTION OF THE BUILDING.

### CONTACT PERSON:

MICHAEL WELCH  
ANDOM CONSULTANTS, LLC  
60 E COURT STREET, UNIT 3  
IOWA CITY, IOWA 52240-3833  
PHONE: 319-519-6220  
mwelch@andom-consult.com

## APPLICANT INFORMATION

### OWNER/DEVELOPER:

A&S HOLDINGS, LLC  
1451 FAIRWAY COURT  
WEST LIBERTY, IOWA 52776

### DEVELOPER'S ATTORNEY:

TBD

## UTILITY CONTACTS

**EASTERN IOWA LIGHT AND POWER**  
DENNIS ANDERSON  
(563) 732-2211  
DENNISANDERSON@EASTERIOWA.COM

**WINDSTREAM COMMUNICATIONS**  
CONTRACT DESK  
(800) 285-5923  
LOCALHELP@WINDSTREAM.COM

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CARSON HEMPHILL  
(319) 341-4666  
CARSON.HEMPHILL@MIDAMERICAN.COM

**CITY OF RIVERSIDE**  
LORY YOUNG  
(319) 840-3600  
LOR@CITYOFRIVERSIDEIOWA.COM

## SITE INFORMATION

### BUILDING INFORMATION

BUILDING FOOTPRINT 11,386 SF  
GROSS BUILDING AREA 45,116 SF  
NUMBER OF FLOORS 4 INCLUDING LOWER LEVEL PARKING  
1 BEDROOM UNITS 3  
2 BEDROOM UNITS 14  
3 BEDROOM UNITS 3  
TENANT SPACE 2,737 SF

### PARKING CALCULATIONS

TYPE OF SPACE  
ONE BEDROOM UNITS 1 PER UNIT  
TWO BEDROOM UNITS 2 PER UNIT  
THREE BEDROOM UNITS 3 PER UNIT  
GUEST SPACES 1 PER 3 UNITS  
TENANT SPACE 1 PER 200 SF  
TOTAL 69 SPACES

PROPOSED SURFACE PARKING  
STANDARD STALLS 51  
HANDICAP STALLS 3 (2 VAN ACCESSIBLE)  
TOTAL 54

PROPOSED UNDERGROUND PARKING  
STANDARD STALLS 19  
HANDICAP STALLS 0 (0 VAN ACCESSIBLE)  
TOTAL 19

TOTAL PARKING PROVIDED = 73

I hereby certify that the engineering document was prepared by me or under my direct supervision and I am a duly licensed professional engineer under the laws of the State of Iowa.

ENGINEER: MICHAEL J. WELCH, P.E.  
LICENSE NUMBER: 39536  
DATE: \_\_\_\_\_

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.  
PAGES ON SHEETS COVERED BY THIS SEAL: ALL SHEETS LISTED IN INDEX.

|                                      |                       |                      |                        |                                |                        |                      |                        |                                |
|--------------------------------------|-----------------------|----------------------|------------------------|--------------------------------|------------------------|----------------------|------------------------|--------------------------------|
| PROJECT NAME: RIVERSIDE APARTMENTS   | CITY: RIVERSIDE, IOWA | DATE: AUGUST 2, 2018 | PROJECT NUMBER: 180023 | CLIENT NAME: A&S HOLDINGS, LLC | PROJECT TYPE: M. WELCH | DATE: AUGUST 2, 2018 | PROJECT NUMBER: 180023 | CLIENT NAME: A&S HOLDINGS, LLC |
| PROJECT NUMBER: RIVERSIDE APARTMENTS | CITY: RIVERSIDE, IOWA | DATE: AUGUST 2, 2018 | PROJECT NUMBER: 180023 | CLIENT NAME: A&S HOLDINGS, LLC | PROJECT TYPE: M. WELCH | DATE: AUGUST 2, 2018 | PROJECT NUMBER: 180023 | CLIENT NAME: A&S HOLDINGS, LLC |
| PROJECT NUMBER: RIVERSIDE APARTMENTS | CITY: RIVERSIDE, IOWA | DATE: AUGUST 2, 2018 | PROJECT NUMBER: 180023 | CLIENT NAME: A&S HOLDINGS, LLC | PROJECT TYPE: M. WELCH | DATE: AUGUST 2, 2018 | PROJECT NUMBER: 180023 | CLIENT NAME: A&S HOLDINGS, LLC |





| NO | REV | DESCRIPTION OF CHANGES | DATE       |
|----|-----|------------------------|------------|
|    | A   | CITY REVIEW            | 09-18-2018 |
|    | B   | CHECKED BY             |            |



DRAWING LOG

UTILITY NOTES

- ALL PERMITS SHALL BE SECURED AND FEES SHALL BE PAID PRIOR TO START OF CONSTRUCTION.
- WATER MAIN PIPE SHALL BE PVC 900. BEDDING FOR WATER MAIN AND SERVICES SHALL BE CLASS P-1 PER SUDAS 3010.1D1 (TODD STANDARD ROAD PLAN SW-104). ALL WATER MAIN TO BE INSTALLED WITH TRACER WIRE.
- BACFIELD WATER MAIN AND SERVICES UNDER PAVEMENT WITH SUITABLE NATIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY. TRENCH COMPACTION TESTING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 3910 - 3.06.
- WATER SERVICE LINES SHALL BE TYPE K COPPER OR CLASS 200, AWWA C905 POLYETHYLENE PIPE (PE) PIPE, REFER TO PLANS FOR SIZE AND LOCATION. CURB STOPS SHALL BE LOCATED AS INDICATED ON THE PLANS, MAINTAIN 3" HORIZONTAL CLEARANCE FROM CURB FACE TO ALL SERVICES. THE ENDS OF WATER SERVICE LINES SHALL BE MARKED WITH 2X4 POSTS PAINTED BLUE.
- VERIFY THE ELEVATION OF POSSIBLE CONFLICTING UTILITIES PRIOR TO CONSTRUCTING UTILITIES. UTILITIES ARE TO BE DEEPER THAN ANY UTILITIES THAT MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
- PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
- ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VALVES, ETC. TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN AS-BUILTS REGARDING ASPECTS OF THE PROJECT WHICH DIFFER FROM THE CONTRACT DOCUMENTS. THIS INCLUDES BOTH EXISTING FACILITIES ENCOUNTERED AND PROPOSED FACILITIES CONSTRUCTED. THE LOCATION OF UNDERGROUND FACILITIES SHALL BE NOTED IF THEY DIFFER FROM THE PLANS BY MORE THAN 2 FEET HORIZONTALLY AND 0.5 FEET VERTICALLY OR ARE NOT SHOWN. FACILITIES CONSTRUCTED OR ENCOUNTERED ABOVE GROUND SHALL BE NOTED FROM THE PLANS BY MORE THAN 1 FOOT HORIZONTALLY AND 0.5 FEET VERTICALLY.
- ALL FIRE HYDRANT STATIONING IS TO CENTER OF THE WATER MAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE CENTER OF THE WATER MAIN. CONTRACTOR SHALL APPLY FIRE HYDRANT TAGS TO THE WATER MAIN AND EXTENSION PIPE OR REDUCER WHEN APPLICABLE. FIRE HYDRANTS SHALL ALSO INCLUDE 8" GATE VALVE FOR ALL FIRE HYDRANTS. SEE FIGURE 502B02.021.
- PIPE LENGTHS FOR ALL UTILITIES ARE GIVEN FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. PIPE LENGTHS FOR WATER MAIN ARE MEASURED BETWEEN ELBOWS, CROSSERS, OR TEES (INCLUDING FH TEES).
- EQUIVALENT ADJUSTING THE BACK OF INTAKES TO PROTECT WATERMAINS FROM FREEZING. CONTRACTOR MAY EXCEED WATER MAIN PERMANENT DEPRESSIONS FOR DEFLECTIONS. CONTRACTOR SHALL USE DUCTILE IRON FITTINGS WITH WAG-A-LUG TYPE RESTRAINTS AS NECESSARY. ALL BENDS, TEES, ETC. SHALL HAVE ADEQUATE AND APPROPRIATE JOINT RESTRAINTS AND THROTS/BLOCKS.
- CONTRACTOR SHALL CONTACT RIVERSIDE PUBLIC WORKS DEPARTMENT OFFICE TO OBTAIN A START WORK ORDER 24 HOURS PRIOR TO BEGINNING CONSTRUCTION OF WATER SYSTEM IMPROVEMENTS.
- CONSTRUCTION OF PUBLIC AND PRIVATE WATER SYSTEM IMPROVEMENTS REQUIRES AN APPROVED PLAN SET ON FILE WITH THE CITY OF RIVERSIDE.
- CONTRACTOR RESPONSIBLE FOR COORDINATING ON SITE INSPECTION OF WATER MAIN INSTALLATION WITH THE MUNICIPAL UTILITY.
- THE CONTRACTOR IS RESPONSIBLE TO CONTACT IOWA ONE-CALL 1-800-292-8889 PRIOR TO EXCAVATION.
- WATER MAIN MATERIALS, INSTALLATION AND TESTING MUST COMPLY WITH THE WATER MAIN DESIGN, STANDARDS AND SPECIFICATIONS (SUDAS). THIS APPLIES TO BOTH THE DISTRIBUTION SIDE OF THE SYSTEM AND THE SANITARY MAINS AND SHALL BE IN COMPLIANCE WITH LOCAL, STATE & FEDERAL CODES.
- CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY OF RIVERSIDE FOR ANY VARIANCE FROM THE APPROVED PLAN.
- THE CITY OF RIVERSIDE SHALL OPERATE ALL EXISTING SYSTEM VALVES AND THE CONTRACTOR AND CITY SHALL COORDINATE ANY SHUT-DOWNS OF THE EXISTING SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF HIGHLY CHLORINATED NEW MAINS AND ALL REQUIRED SAVINGS. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL BE IN COMPLIANCE WITH LOCAL, STATE & FEDERAL CODES.
- FOR WATER MAINS THAT ARE TO BE ACCEPTED INTO THE PUBLIC WATER DISTRIBUTION SYSTEM, THE CONTRACTOR SHALL WARRANT THE WORKMANSHIP AND MATERIAL OF THE INSTALLED WATER MAINS FOR A PERIOD OF TWO (2) YEARS FROM DATE OF ACCEPTANCE, AND SHALL FURNISH THE MUNICIPALITY WITH A MAINTENANCE BOND COVERING THE COST OF THE WATER IMPROVEMENTS FOR THAT PERIOD.

SANITARY SEWER

- SANITARY SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).
- SANITARY SEWER SERVICE PIPE AND FITTINGS SHALL BE 24" CLASS 23.5 POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS. ALL FITTINGS SHALL BE CLASS 23.5 POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS. ALL FITTINGS SHALL BE CLASS 23.5 POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS. THE ENDS OF THE SANITARY SEWER SERVICE LINES SHALL BE MARKED WITH 2X4 POSTS PAINTED GREEN.
- SANITARY SEWER SERVICE SHALL BE PVC 800. CLASS 48 BEDDING SHALL BE USED FOR SANITARY SEWER CONSTRUCTION PER SUDAS 3010.1D1 (TODD STANDARD ROAD PLAN SW-103). BACKFILL SANITARY SEWER MAINS AND SERVICES WITH SUITABLE NATIVE MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY.

STORM SEWER NOTES

- RPF STORM SEWERS SHALL BE CLASS III REINFORCED CONCRETE PIPE (RCP) TO DEPTH OF COVER UP TO 12' CONFORMING TO ASTM C76 OR AASHTO M242.
- RPF STORM SEWER SHALL BE CONSTRUCTED WITH CLASS R-4 BEDDING PER SUDAS 3010.1D1 (TODD STANDARD ROAD PLAN SW-102). RCP JOINTS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) JOINTS WITH AN OVERLAP OF 2 INCHES AND WITHIN 5 FT OF PAVING SHALL BE BACKFILLED WITH PERDOL BACKFILL TO BOTTOM OF SUBGRADE ELEVATION. ALL OTHER STORM SEWERS SHALL BE BACKFILLED WITH SUITABLE NATIVE MATERIAL.
- HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE CORRUGATED WITH INTEGRALLY FORMED SMOOTH INTERIOR MEETING THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SECTION 4020.
- HOPE STORM SEWER SHALL BE CONSTRUCTED WITH CLASS F-3 BEDDING. HOPE STORM SEWER SHALL BE BACKFILLED WITH GRANULAR BACKFILL/AGGREGATE TO A MINIMUM OF 12" ABOVE THE TOP OF THE PIPE.
- STORM SEWER LINES SHALL BE A MINIMUM OF 12" FROM WATER LINES RUNNING PARALLEL. AT CROSSINGS, A MINIMUM 18" SEPARATION MUST BE PROVIDED.
- ALL LINES AND CHAINS CONTROL WILL BE POINTS WITH A LASED BEAM, WITH GAGE CHECKS AT 25' - 50' AND THEN EVERY 100' BETWEEN MANHOLES.
- THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN A RECORD DRAWING SET SHOWING THE SANITARY SEWER CONSTRUCTION. THE RECORD DRAWING SET WILL BE PROVIDED TO THE OWNER.

PCC PAVEMENT NOTES

- PCC PAVING THICKNESS SHALL BE 6-INCH ON 6-INCH GRANULAR SUBBASE, UNLESS SHOWN OTHERWISE.
- MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 412. THE PARAGRAPHS FOR MEASUREMENT AND PAYMENT SHALL NOT APPLY.
- MINIMUM 28-DAY COMPRESSIVE STRENGTH FOR CONCRETE USED FOR PAVEMENTS SHALL BE 4000 PSI. AIR ENTRAINMENT SHALL BE 6-1/2% ± 1.5% COARSE AGGREGATE. AIR ENTRAINMENT ADMIXTURES AND WATER REDUCING ADMIXTURES SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4103. DURABILITY TESTS SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT FOUNDED JOINT SEALER.
- JOINT SEALER SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4136 FOR HOT FOUNDED JOINT SEALER.
- CURING COMPOUND (WHITE, DARK OR CLEAR) SHALL CONFORM TO IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 2302.1B.
- PAVEMENT JOINTS MAY BE SUBSTITUTED FOR CEMENT AT THE BASIS SPECIFIED IN SECTION 2302.06 AFTER NOTIFICATION AND AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.
- PAVEMENT THE BASES AND POWEL BASES SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151. EPOXY COATING, WHEN SPECIFIED, SHALL CONFORM TO IOWA DOT SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4151.09B.
- CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE.
- PCC SIDEWALKS 5 FEET OR LESS IN WIDTH SHALL BE 4 INCHES THICK. PCC SIDEWALKS GREATER THAN 5 FEET WIDE BUT LESS THAN 12 FEET WIDE SHALL BE 6 INCHES THICK. SIDEWALK THICKNESS AT ALL DRIVEWAYS SHALL MATCH THAT OF THE ADJACENT DRIVEWAY. TRANSVERSE CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS 5 FEET OR LESS SHALL BE PLACED AT A MAXIMUM OF 8 FEET ON CENTER. PLACE CONSTRUCTION JOINT SPACING FOR PCC SIDEWALKS GREATER THAN 5 FEET WIDE BUT LESS THAN 12 FEET WIDE SHALL BE PLACED AT A MAXIMUM OF 8 FEET ON CENTER. PLACE EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FITTINGS, OR OTHER STRUCTURES. CURBS SHALL BE PLACED AT A MAXIMUM GROSS SLOPE OF 2% DRAINING TOWARDS BACK OF CURB, UNLESS OTHERWISE NOTED.
- ONE INCH REBAR FROM BRONSON JOINT MATERIAL, SCHEDULE 40, SHALL BE PLACED IN THE CONCRETE JOINTS TO BE PLACED BETWEEN NEW PAVEMENT CONSTRUCTION AND THE FACES OF BUILDINGS, STOOBS, EXISTING SLABS, AND OTHER FITTINGS, UNLESS NOTED ON THE DRAWINGS. JOINTS AT THESE LOCATIONS SHALL BE APPROVED EQUAL.
- CONSTRUCT 3" GRANULATED JOINTS ON PCC CURB AT ALL ENDS OF RETURN RADI.

PAVEMENT GENERAL NOTES

- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
- REMOVE AND REPLACE OR RESTORE ALL STREET SIGNS, PAVEMENT MARKINGS, SIDEWALK LAMPS, SIDEWALKS, STEPS, LANDSCAPE STRUCTURES, CURB AND GUTTER, TREES, DRIVES AND ALL CURBS OF THE STREET. ALL CURBS TO BE REMOVED OR OTHERWISE RELETED TO NEAREST JOINT BEYOND CONSTRUCTION AREA.
- COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.
- GRANULAR SUBBASE FOR PAVEMENTS SHALL MEET THE LIMITS OF GRADUATION NO. 14 (MODIFIED SUBBASE PER IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 412).
- PROF-ROLL SUBGRADE PER SECTION 2115. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL.
- ALL CURB AND GUTTER IS 3" ROLLED PROFILE CURB UNLESS STATED OTHERWISE.



TRACER WIRE NOTES

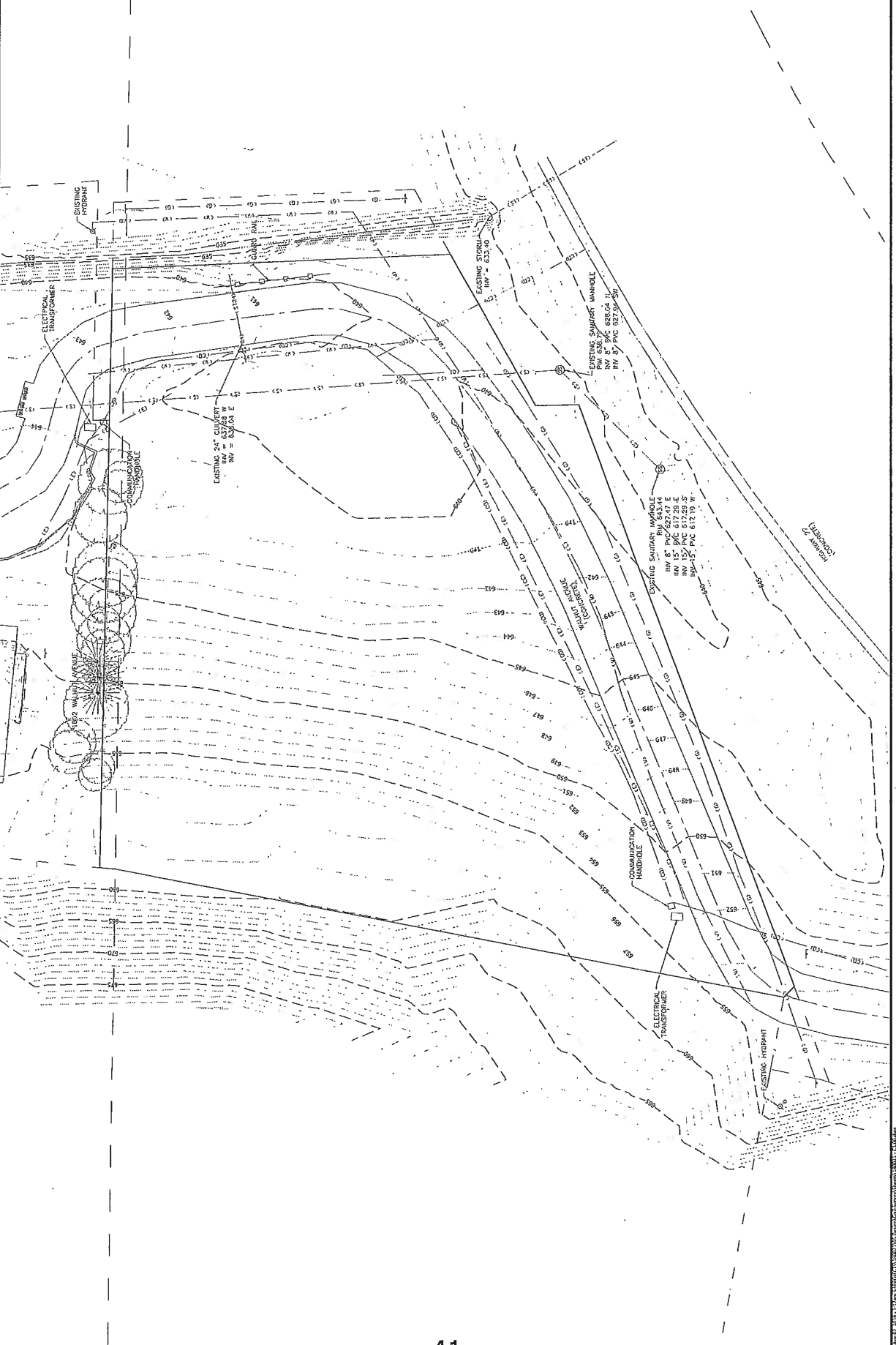
- TRACER WIRE IS REQUIRED ON ALL PRIVATE AND PUBLIC WATER MAIN 3 INCHES IN DIAMETER OR LARGER. HOLES IN VALVE BOXES FOR TRACER WIRE MUST BE DRILLED, WHERE WATER MAIN AND SANITARY SEWERS CROSS. ONE FOOT (90 CM) LENGTH OF WATER MAINS SHOULD BE CENTERED OVER THE SANITARY SEWER. THE MINIMUM CLEARANCE SHOULD BE MAINTAINED UNDER THE WATER MAINS. WHERE WATER LINES AND SEWERS CROSS AND THE MINIMUM CLEARANCE CANNOT BE MAINTAINED, THE SEWER SHALL BE PROTECTED BY A 4" DIA. RIGID POLYETHYLENE PIPE WITH AN OVERLAP OF 6 INCHES. WHERE TRACER WIRE IS USED TO LOCATE THE WATER MAIN, THE WIRE SHALL BE PLACED WITHIN 12 INCHES OF THE WATER MAIN.
- WATER MAINS AND LARGE SERVICES (3" OR LARGER) OVER 20 FEET IN LENGTH ARE REQUIRED TO BE DISCONNECTED, FLUSHED, FILLED AND PRESSURE TESTED. PRESSURE TESTING SHALL BE CONDUCTED AT 150 PSI UNDER THE DIRECTION OF THE MUNICIPAL WATER DEPARTMENT.
- ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C 600. DISINFECTION SHALL BE CONDUCTED UNTIL ALL SAMPLES HAVE PASSED BACTERIOLOGICAL TESTS.
- IF INSTALLATION OF A CASING PIPE IS REQUIRED, IT SHALL INCLUDE CASING SPACERS AND WATER-TIGHT MECHANICAL RUBBER END SEALS.
- MINIMUM BURIED WATER MAIN AND WATER SERVICES SHALL BE 5'-0".
- TRENCH BLOCKS SHALL BE INSTALLED AT ALL HYDRANTS, BENDS, VALVES, CROSSERS, AND TEES. ALL BENDS SHALL ALSO HAVE MEGALUG FITTINGS.

| NO | REV | DESCRIPTION OF CHANGES | DATE       |
|----|-----|------------------------|------------|
|    | A   | CITY REVIEW            | 09-18-2018 |
|    | B   | CHECKED BY             |            |

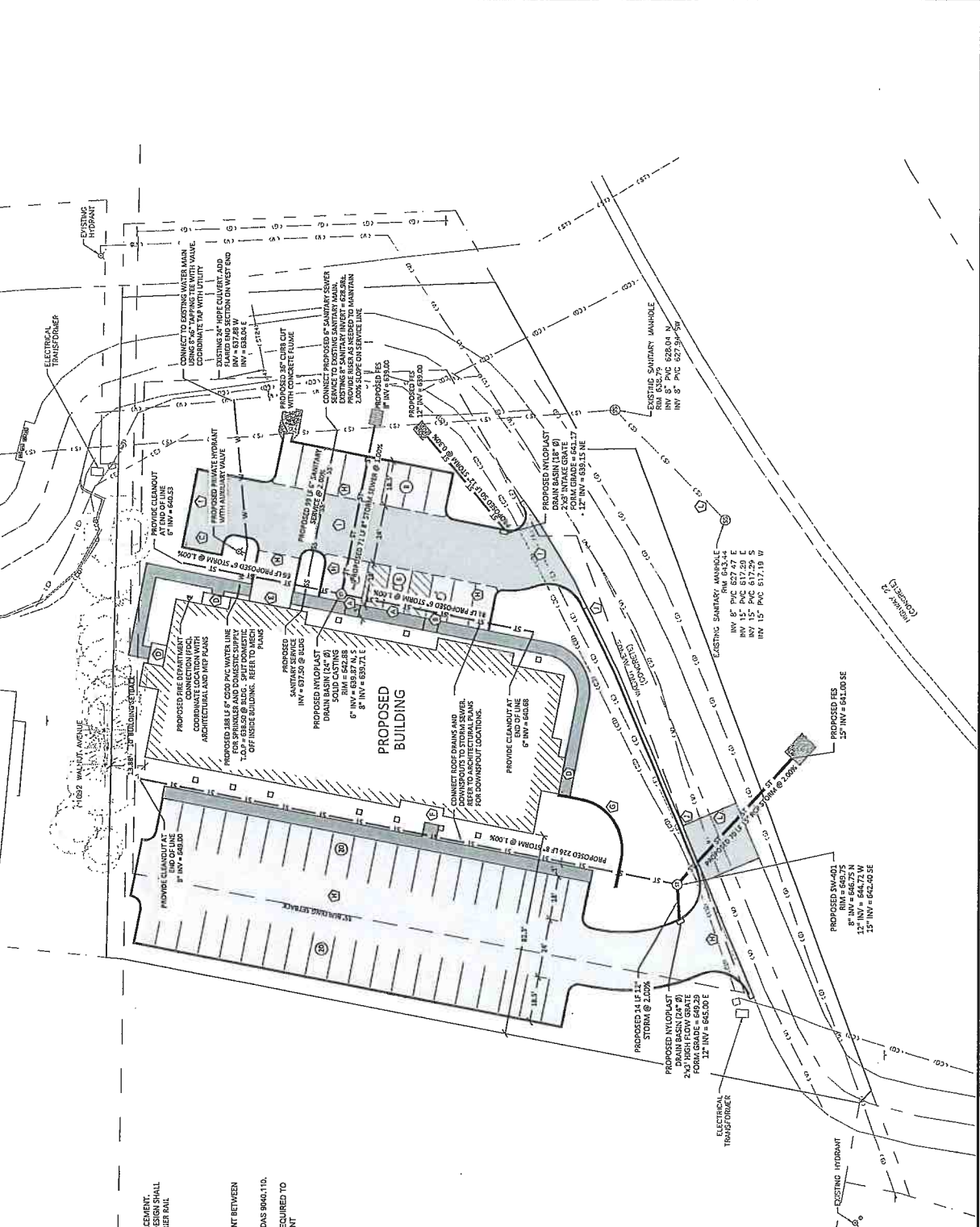
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|------------------|-------------------|
| CLIENT NAME:     | M&S HOLDINGS, LLC |
| PROJECT MANAGER: | M. WELCH          |
| PROJ. NO.:       | 180021            |
| CO.02            |                   |
| AUGUST 2, 2018   |                   |

# COUNCIL PACKET

|   |   |  |   |  |                                |
|---|---|--|---|--|--------------------------------|
|  |  | DRAWING LOG<br>DATE: 01-18-2018<br>DESCRIPTION OF CHANGES:<br>CITY REVIEW:<br>REVISIONS: | CLIENT NAME: A&S HOLDINGS, LLC<br>PROJECT NUMBER: 180021<br>PROJECT LOCATION: M. WELCH<br>PROJECT NAME: RIVERSIDE APARTMENTS<br>SHEET NUMBER: C1.00 | DATE ISSUED: AUGUST 2, 2018<br>DRAWING TITLE: NOT FOR CONSTRUCTION<br>REVIEW: FINAL REVIEW | SHEET NAME: TOPOGRAPHIC SURVEY |
|---|---|--|---|--|--------------------------------|




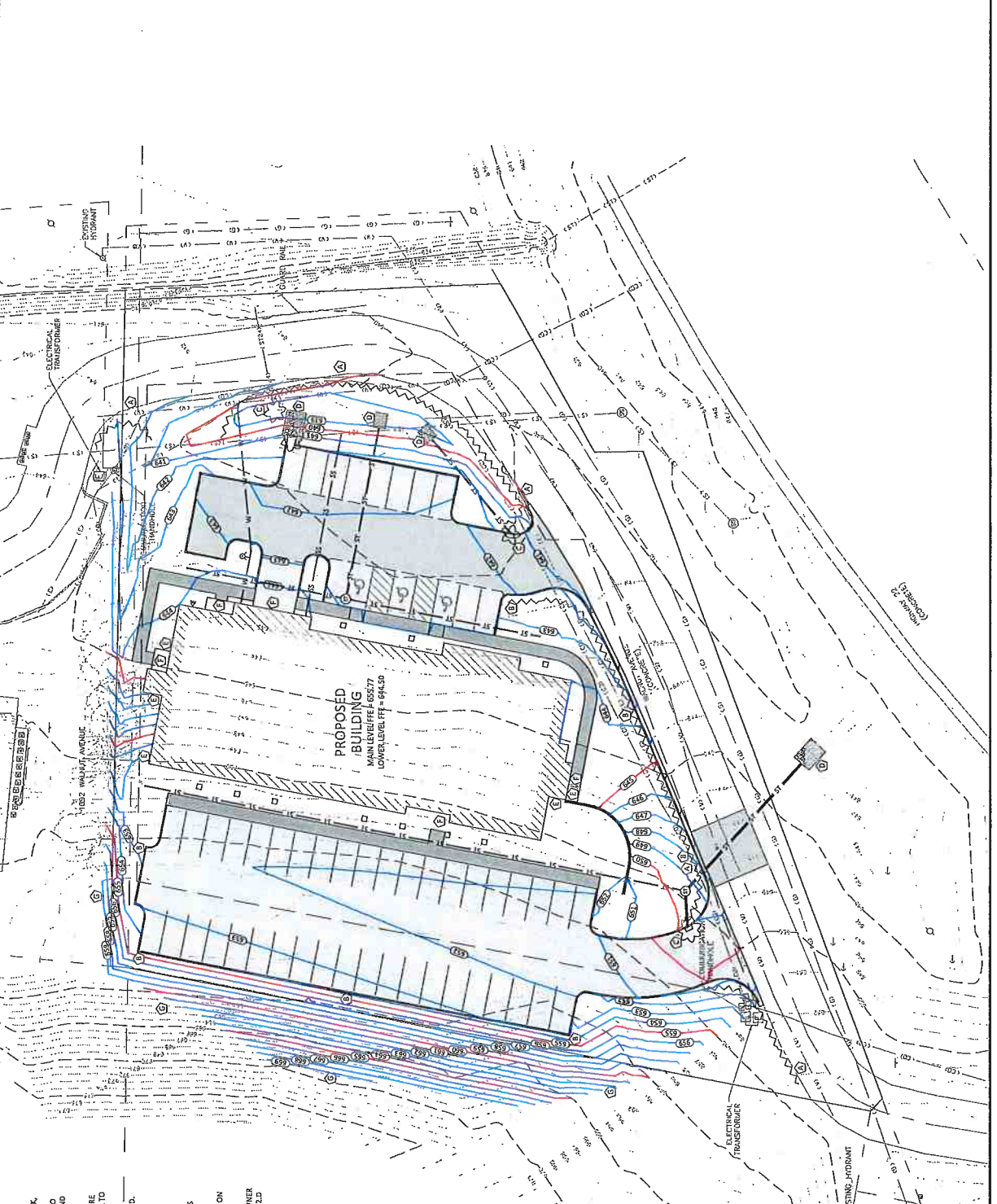
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|                                      |   | 00 EAST COLUMBIA STREET, UNIT 2, OWMA CITY, IA 52200  |
|                                      |   | DRAWING LOG   |
| DATE: 07-18-2018<br>DATE: 07-18-2018 | REV: A<br>DESCRIPTION OF CHANGES<br>DATE: | CLIENT NAME: R&S HOLDINGS, LLC<br>PROJECT NUMBER: C2.00 180021 M. WELCH<br>PROJECT NAME: RIVERSIDE APARTMENTS |
| NOT FOR CONSTRUCTION                 | FINAL REVIEW                              | SHEET NUMBER: C2.00 180021<br>SHEET NAME: SITE AND UTILITY PLAN   |



- SITE PLAN KEYNOTES:**
- 1. HANDICAP STALL WITH SIGN - VAN ACCESSIBLE SPACE
  - 2. HANDICAP STALL WITH SIGN - STANDARD SPACE
  - 3. TRASH AND RECYCLING ENCLOSURE
  - 4. LOWER LEVEL ENTRANCE
  - 5. LOWER LEVEL PARKING ENTRANCE
  - 6. UPPER LEVEL ENTRANCE
  - 7. MODULAR BLOCK RETAINING WALL WITH GEOTEXTILE REINFORCEMENT REFER TO PAVING PLAN FOR DESIGN GRADES. FINAL WALL DESIGN SHALL BE PROVIDED BY WALL MANUFACTURER OR SUPPLIER. BARRIER RAIL REQUIRED WHERE GRADE DIFFERENCE EXCEEDS 30".
  - 8. STANDARD CONCRETE PAVEMENT. SEE DETAIL 2) C80.00
  - 9. HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL 3) C10.00
  - 10. ADD 2" CONCRETE CURB ALONG EDGE OF EXISTING PAVEMENT BETWEEN DRIVEWAYS. REFER TO SUDAS 700.00.02 FOR DETAILS.
  - 11. PROPOSED PLANNED END SECTION WITH RIPRAP PER SUDAS 900.0.110.
  - 12. PROVIDE FULL-DEPTH PATCH PER SUDAS 700.0.10 AS REQUIRED TO CONSTRUCT STORM SEWER. MATCH EXISTING PAVEMENT THICKNESS.

# COUNCIL PACKET

|  |  |   |   |
|--|--|---|---|
| <br>50 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240<br><b>XIOM</b><br>CONSULTANTS | DRAWING LOG<br>DATE: 01-15-2018<br>DESCRIPTION OF CHANGES:<br>CITY REVIEW: | CLIENT NAME: RIVERSIDE APARTMENTS<br>PROJECT NUMBER: C2.01<br>PROJECT DATE: 180021<br>PROJECT MANAGER: M. WELCH | CLIENT NAME: A&S HOLDINGS, LLC<br>DATE: AUGUST 2, 2018<br>COLUMN KEY: B |
|  | FINAL REVIEW<br>NOT FOR CONSTRUCTION                                       | PROJECT NAME: RIVERSIDE APARTMENTS<br>SHEET NUMBER: GRADING AND EROSION CONTROL PLAN                            | SHEET NAME: GRADING AND EROSION CONTROL PLAN                            |



- GRADING PLAN KEYNOTES:**
1. INSTALL APPROPRIATE PERIMETER MEASURES (SILT FENCE, FILTER SOCK, EROSION CONTROL MATS, ETC.) THROUGHOUT THE DURATION OF DISTURBANCE. INSTALL PARALLELS TO CONTOUR AND PROVIDE "HOODS" AT ENDS TO PREVENT SEDIMENT AND RUNOFF FLOWING ALONG THE MEASURES.
  2. INSTALL FILTER SOCK ALONG BACK OF CURB OR EDGE OF PAVING WHERE RUNOFF FLOW TOWARDS AND/OR ONTO CURB OR PAVEMENT. REFER TO SUDAS 5094.02.
  3. INSTALL INLET PROTECTION IMMEDIATELY AFTER STRUCTURE IS PLACED. MAINTAIN UNTIL SITE IS FULLY STABILIZED.
  4. INSTALL RIPRAP AT END OF PAVED END SECTION. REFER TO SUDAS 5040.02.
  5. STRUCTURAL ENGINEER TO STEP FOUNDATION WALL AND FOOTING AS REQUIRED.
  6. ARCHITECT TO COORDINATE DECKS AND STEPS WITH GRADIS SHOWN ON PLAN.
  7. DEVELOPER SHALL OBTAIN APPROVAL FROM ADJACENT PROPERTY OWNER FOR GRADING ON ADJACENT PROPERTY. STABILIZE SLOPE WITH TYPE 2.0 ROLLED EROSION CONTROL PRODUCT (RSCP) PER SUDAS 5040.

# COUNCIL PACKET

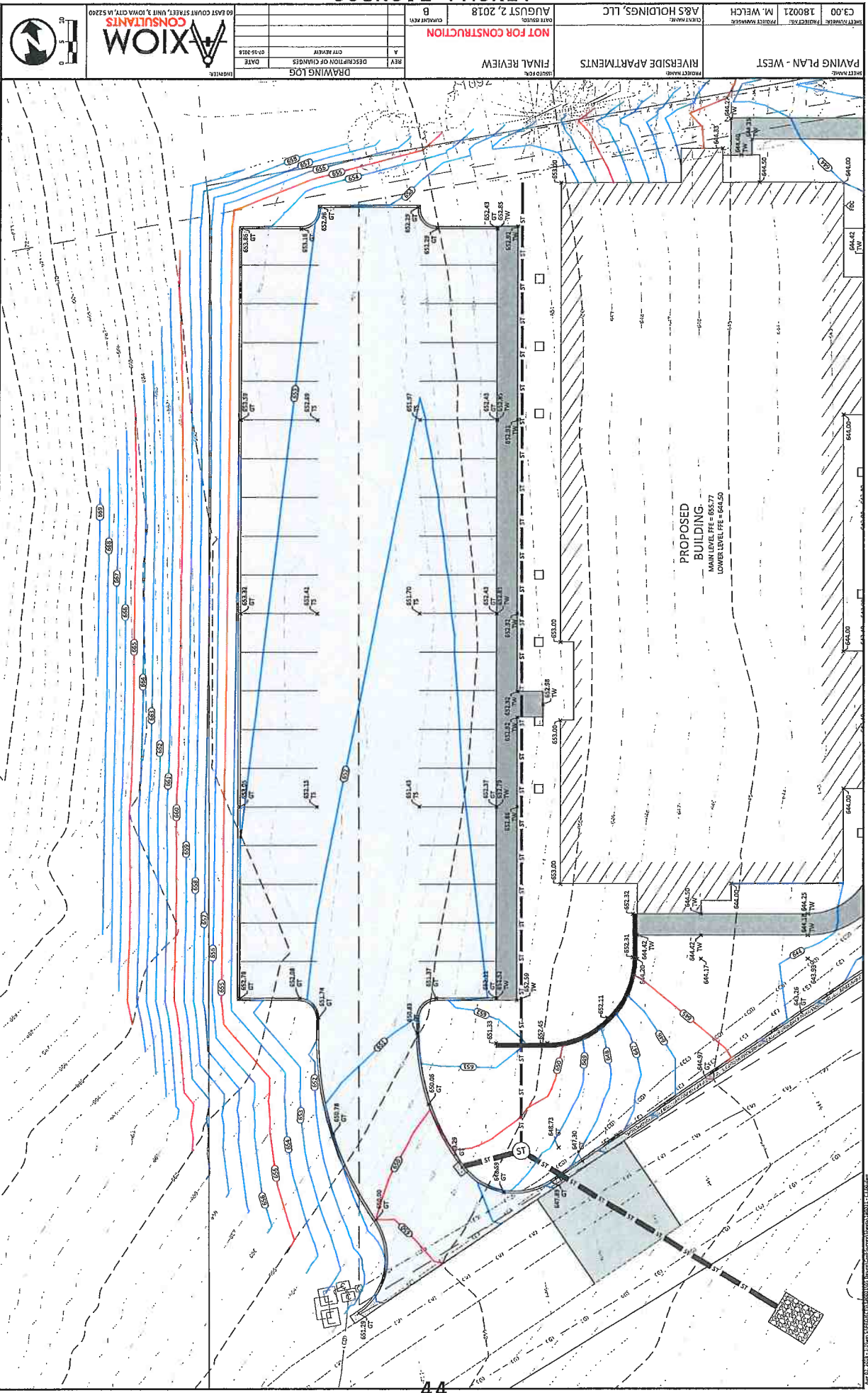


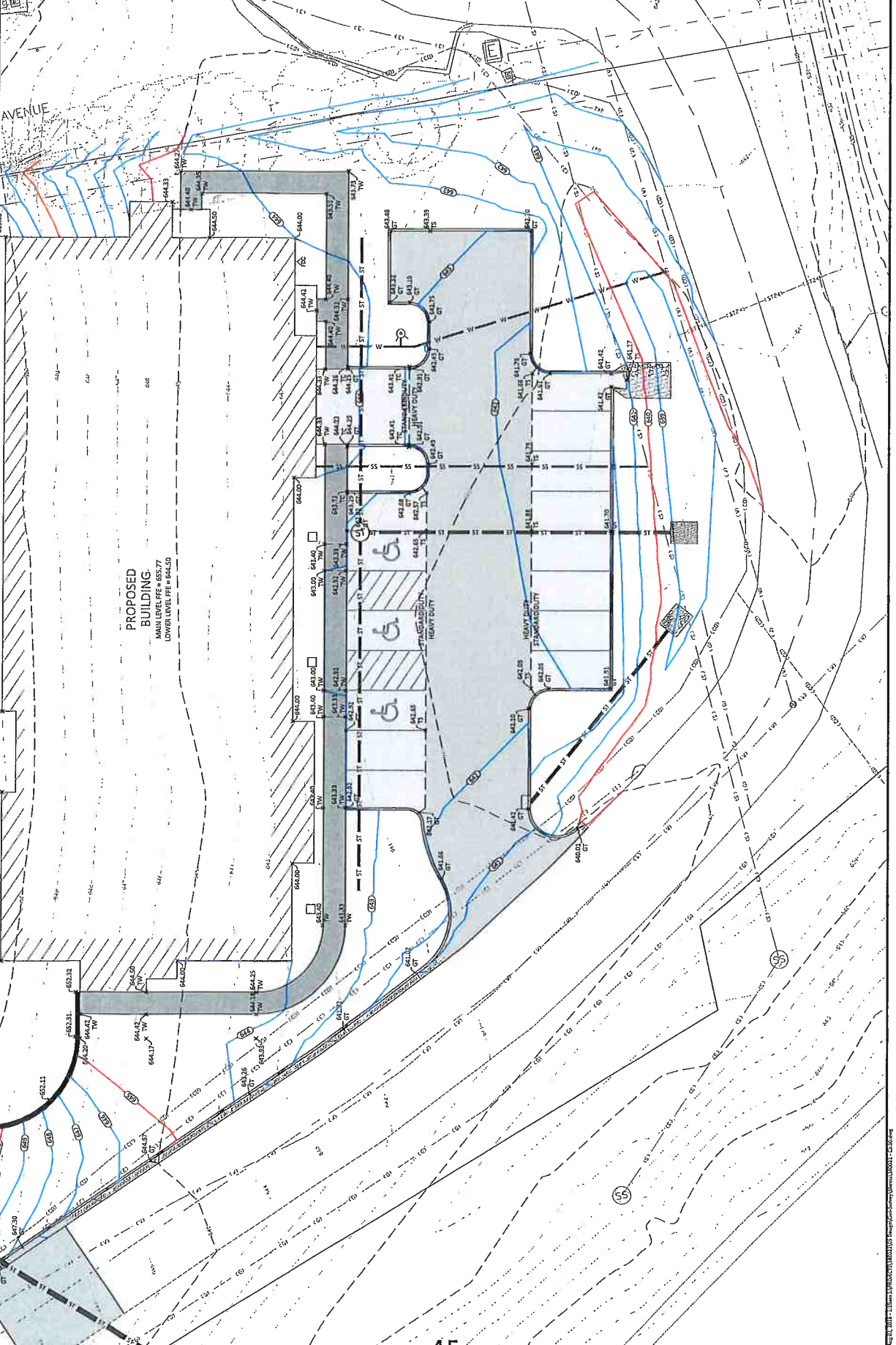


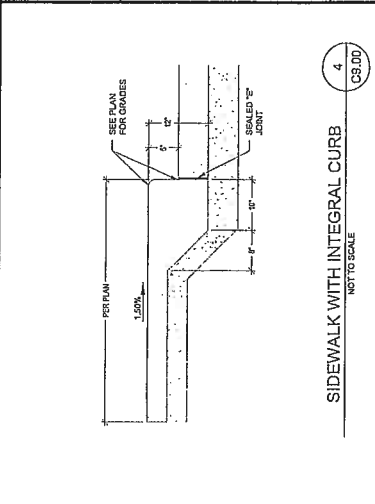
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# COUNCIL PACKET

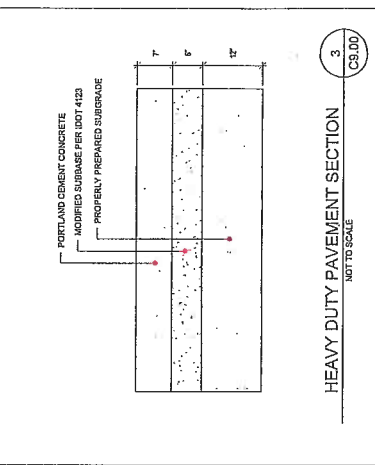
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|  | <br>100 EAST COURT STREET, SUITE 30, IOWA CITY, IA 52242<br>515-271-1100<br>www.xiom.com | DRAWING LOG<br>REV. A<br>DESCRIPTION OF CHANGES<br>DATE | CLIENT NAME: B<br>ORDER NO.: 180021<br>PROJECT NO.: 180021<br>PROJECT NAME: RIVERSIDE APARTMENTS | SHEET NO.: C3.01<br>PROJECT NO.: 180021<br>PROJECT NAME: RIVERSIDE APARTMENTS<br>PROJECT NUMBER: A&S HOLDINGS, LLC<br>PROJECT MANAGER: M. WELCH | SHEET DATE: AUGUST 2, 2018<br>NOT FOR CONSTRUCTION<br>FINAL REVIEW |
|---|---|---|--|---|--|



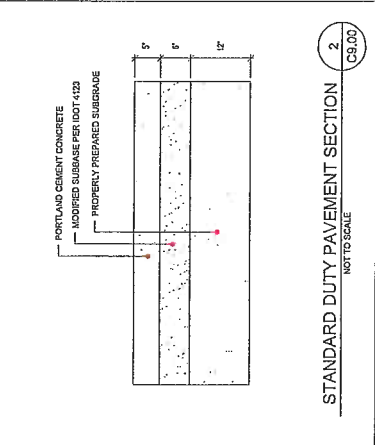
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|--------------------------|--------------------------------------|----------------------------------|-------------------------------|----------------------|--|--------------------|-----------------|
| PROJECT NUMBER<br>180021 | PROJECT NAME<br>RIVERSIDE APARTMENTS | CLIENT NAME<br>A&S HOLDINGS, LLC | DATE ISSUED<br>AUGUST 2, 2018 | REVISION NUMBER<br>B | REVISION DESCRIPTION<br>NOT FOR CONSTRUCTION | DATE<br>07-18-2018 | ENGINEER<br>XIO |
| CONSTRUCTION DETAILS     | FINAL REVIEW                         |                                  |                               |                      |  |                    |                 |



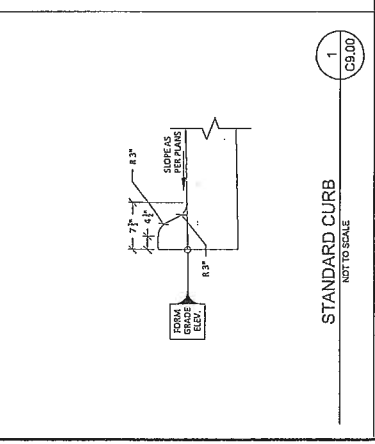
1  
STANDARD CURB  
NOT TO SCALE  
C9.00



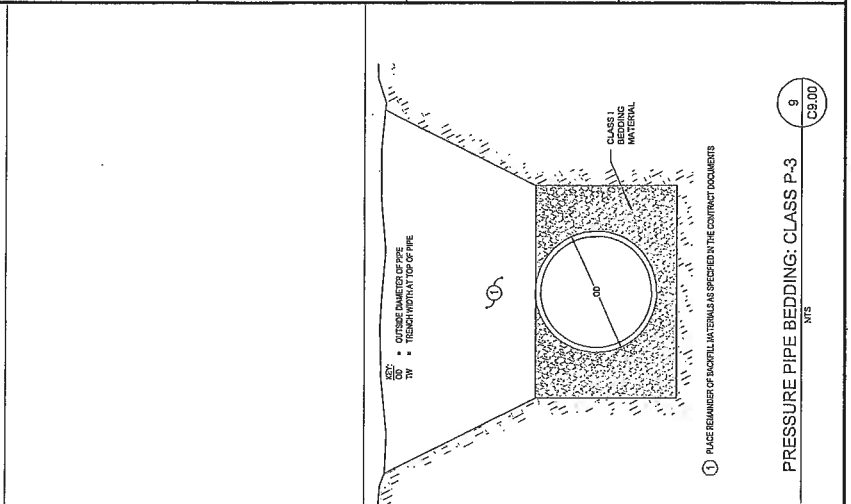
2  
STANDARD DUTY PAVEMENT SECTION  
NOT TO SCALE  
C9.00



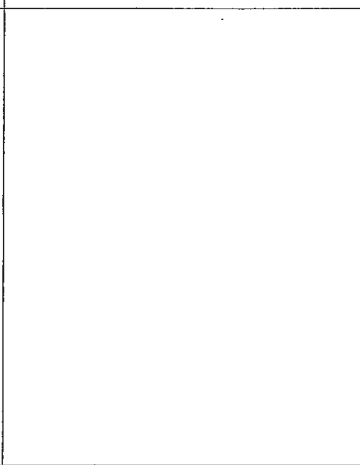
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HEAVY DUTY PAVEMENT SECTION  
NOT TO SCALE  
C9.00



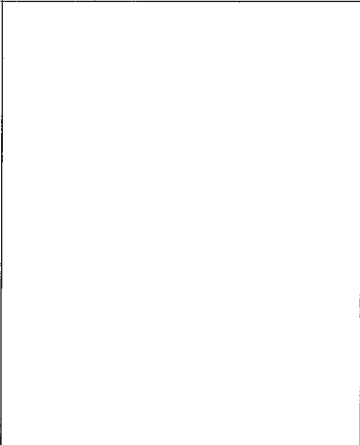
4  
SIDEWALK WITH INTEGRAL CURB  
NOT TO SCALE  
C9.00



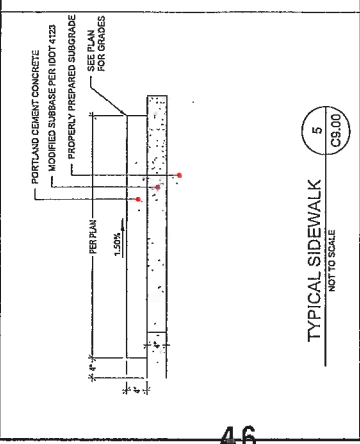
5  
TYPICAL SIDEWALK  
NOT TO SCALE  
C9.00



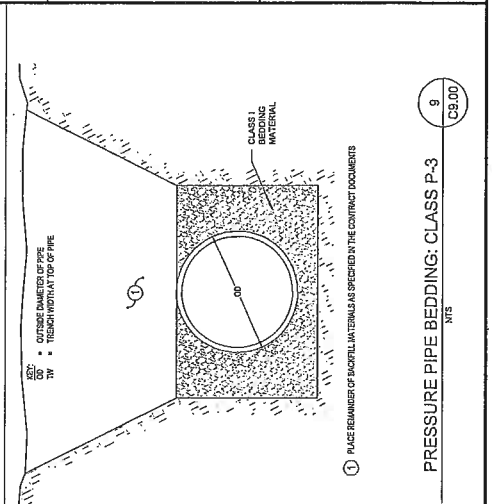
6  
TRENCH BEDDING & BACKFILL ZONES  
NOT TO SCALE  
C9.00



7  
RIGID GRAVITY PIPE BEDDING: CLASS I  
NOT TO SCALE  
C9.00



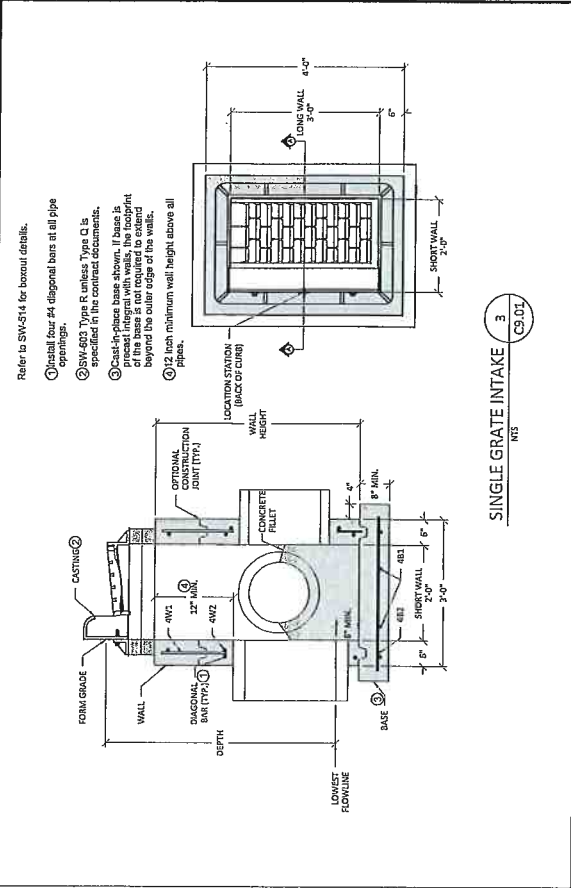
8  
FLEXIBLE GRAVITY PIPE BEDDING: CLASS F-3  
NOT TO SCALE  
C9.00



9  
PRESSURE PIPE BEDDING: CLASS P-3  
NOT TO SCALE  
C9.00

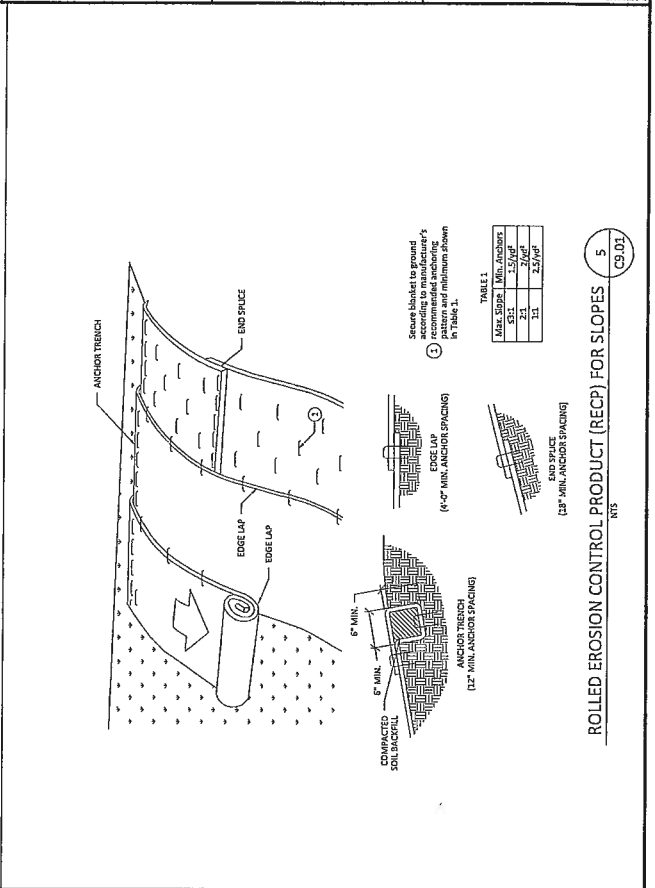
REFER TO CONTRACT DOCUMENTS FOR SPECIFIC MATERIALS AND PLACEMENT REQUIREMENTS.  
REQUIRED ONLY WHEN SPECIFIED IN THE CONTRACT DOCUMENTS OR WHEN DIRECTED BY THE ENGINEER.

|                                    |                           |                                |                      |
|------------------------------------|---------------------------|--------------------------------|----------------------|
| PROJECT NAME: RIVERSIDE APARTMENTS | PROJECT NUMBER: 180021    | CLIENT NAME: A&S HOLDINGS, LLC | DATE: AUGUST 2, 2018 |
| CONSTRUCTION DETAILS               | PROJECT MANAGER: M. WELCH | NOT FOR CONSTRUCTION           | DATE: 02-26-2018     |
| FINAL REVIEW                       | CITY REVIEW               | DESCRIPTION OF CHANGES         | DATE                 |
| DRAWING LOG                        | REVISIONS                 | DATE                           | DESCRIPTION          |

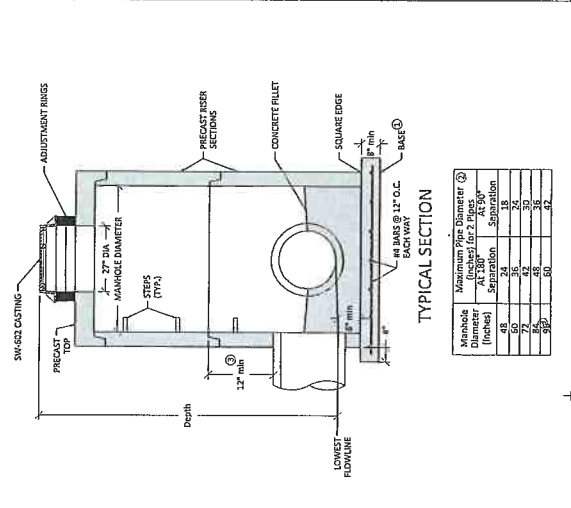


SINGLE GRATE INTAKE  
N.T.S.  
C9.01 3

- Refer to SW-514 for boxout details.
- 1. Install four #4 diagonal bars at all pipe openings.
  - 2. SW-403 Type R unless Type Q is specified in the contract documents.
  - 3. Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
  - 4. 12 inch minimum wall height above all pipes.

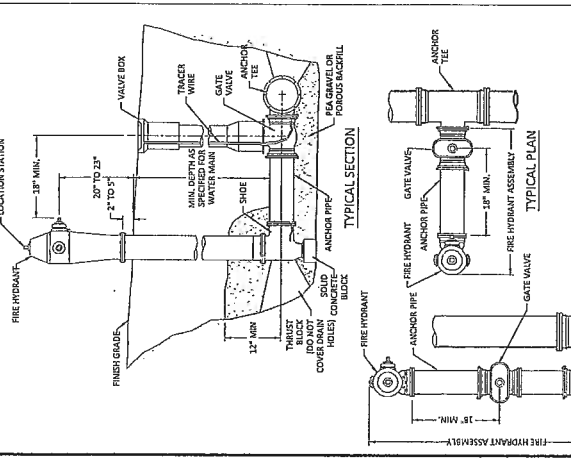


ROLLED EROSION CONTROL PRODUCT (RECP) FOR SLOPES  
N.T.S.  
C9.01 5



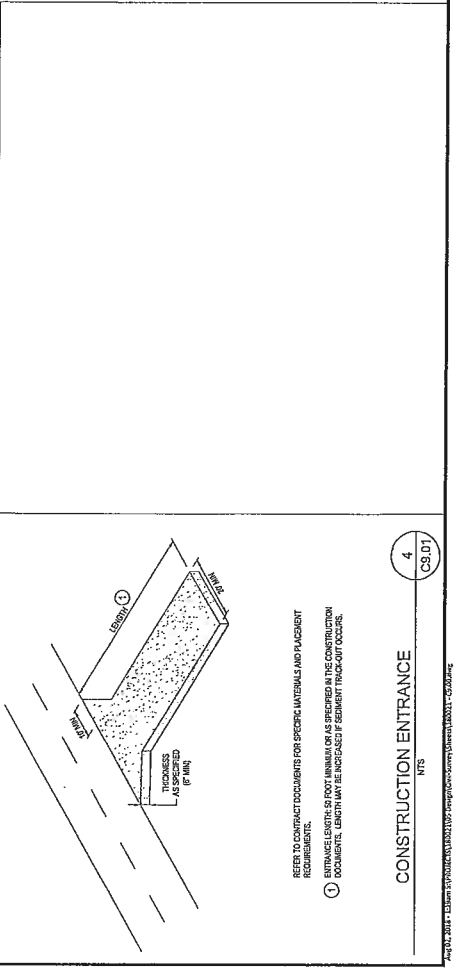
CIRCULAR STORM SEWER MANHOLE (SW-401)  
N.T.S.  
C9.01 2

- 1. Cast-in-place base shown. If base is precast integral with bottom riser, the base is not required to extend beyond the outer edge of the riser.
- 2. For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.
- 3. 12 inch minimum riser height above all pipe openings.



FIRE HYDRANT ASSEMBLY  
N.T.S.  
C9.01 1

- NOTE: FIRE HYDRANT ASSEMBLY SHALL HAVE 3 NOZZLES (TWO 2 1/2" AND ONE 4-1/2" PUMPER NOZZLE). PUMPER NOZZLE SHALL BE SQUARE NUT, OPENING RIGHT (CLOCKWISE). 3/4" TRASSER WIRE OUTSIDE OF THE HYDRANT VALVE BOX. DRILL HOLE JUST INSIDE OF THE HYDRANT VALVE BOX. VALVE BOX MINIMUM BARREL SIZE AND VALVE OPENING SHALL BE NO LESS THAN 5 1/2" DIAMETER.



HYDRANT ENTRANCE  
N.T.S.  
C9.01 4

- REFER TO CONTRACT DOCUMENTS FOR SPECIFIC MATERIALS AND PLACEMENT REQUIREMENTS.
- 1. DIMENSIONS (UNLESS AS NOTED) SHALL BE AS SHOWN IN THE CONTRACT DRAWING DOCUMENTS. LENGTHS MAY BE INCREASED IF SEGMENT TRACK-OUT OCCURS.





**MEMORANDUM**

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Project: Riverside Apartments – A & S Holdings  
Date: August 2, 2018  
Subject: Stormwater Management

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Dear Mr. Pottorff,

I understand your concerns related to the potential impacts of additional runoff from the 26-unit Apartments building project proposed by A&S Holdings in Riverside, Iowa; however, as you are aware, the City of Riverside does not have a stormwater management ordinance. Further, the site being developed is small and there is a significant change in grade on the site. I have worked with the developer to address your concerns without imposing an undue burden on the project.

There is not enough green space on site to incorporate stormwater detention measures or even disconnect roof drains from storm sewer, but I have limited storm sewer and created overland flow between storm sewers and discharge points where possible. I worked with the developer to eliminate pavement associated with the northeast connection to Walnut Avenue. This reduced the total impervious area and it maintained the existing drainage pattern from the property to the north to the existing culvert under Walnut Avenue.

My analysis of the existing versus proposed conditions demonstrates that the existing culvert under Walnut Avenue will not experience increased flows as a result of this development. This is achieved by collecting runoff from the west portion of the property and piping these flows to the south under Walnut Avenue directly to the existing ditch between Walnut Avenue and Hwy 22. On the east side of the development, I have directed storm sewers to a vegetated ditch. From there, the runoff flows to the existing culvert under Walnut Avenue. Again, I do not anticipate increased flows through this culvert. Please refer to the attached runoff calculations and maps. You will see that the area discharging into the existing culvert has been reduced in the proposed condition.

I am confident that this design achieves a level of stormwater management that is reasonable given the site constraints and challenges mentioned above.

Sincerely,

A handwritten signature in blue ink that reads "Michael J. Welch".

Michael J. Welch, PE



60 E. Court St., Unit 3  
Iowa City, IA 52240



main 319.519-6220  
conf. 319.519.1237



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COUNCIL PACKET



**Trek**  
**"Where the Best Begins"**

NATHANIEL I. LUERKENS  
3449 Rohret Rd  
Iowa City, Ia 52246

August 3, 2018

NATHAN,

Just a reminder, that as the property owner on W. Hickory Street, it is your responsibility to maintain the property according to city ordinances. We have received complaints from neighbors concerning the grass and weeds. You need to mow and cut back the vegetation on your property on a regular basis. Your property has not been mowed this year. The mowing must continue on a regular basis throughout the season. The weeds are taking over, some are 5' and over.

Please act accordingly by August 15<sup>th</sup>, or the city will be forced to address the nuisance, and all costs will be assessed against you as provided by law.

Call City Hall and inform us of your intent to rectify this situation as soon as possible.

Sincerely,

Becky LaRoche  
City Clerk  
CITY OF RIVERSIDE