

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

Monday, November 03, 2025 @ 6:00 PM

The meeting will be recorded and can be viewed live by visiting the city website at www.riversideiowa.gov.

NOTICE TO THE PUBLIC: This is a meeting of the City Council to conduct the regular business of the city. Every item on the agenda is an item of discussion and action if needed.

1. Call meeting to order
2. Roll Call
3. Approval of Agenda
4. Consent Agenda
 - a. Minutes pg 2
 - b. Expenditures pg 4
5. **Public forum: 3 minutes per person. See guidelines for public comments at the Clerk's table.**
6. City Engineer's Report (Axiom Consultants) pg 5
 - a. Wellness Center
 - b. Cherry Lane Street Extension pg 6
 - i. Consider resolution to approve Change Order #3 (2025-75) pg 9
 - ii. Consider resolution to approve Pay Application #4 pg 12
 - c. Hall Park Pickleball Courts
 - d. CDBG Downtown Revitalization
7. City Administrator's Report
 - a. Resolution to approve Plat of Survey – Parcel 0409251005 & Auditor Parcel M pg 17
 - b. 2026 Meetings & Holiday Schedule pg 18
 - c. Iowa Downtown Design Guide
 - d. Property Nuisance Updates
 - e. 2025 WCRF Grants Awards Event
 - f. Public Records Training
 - g. 2026 Health Insurance Renewals
8. Closing Comments
9. Motion to Adjourn



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

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

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

Jed Wolf, PeopleService, Inc. presented the September water and wastewater operations report.

Motion by Rogerson, seconded by Schneider to approve the replacement of the WWTP Garage Door Operator not to exceed \$5,720.00 plus tax pending price verification from two other vendors. Motion carried 5-0.

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

Motion by Rogerson, seconded by Schneider to table Change Order #3 for the Cherry Lane Extension Project in the amount of \$2,000.00. Motion carried 5-0.

Motioned by Kiene, seconded by Sexton to table Pay Application #4 to Jones Contracting Corp for the Cherry Lane Extension Project in the amount of \$3,501.94. Passed 5-0.

City Admin, Cole Smith, presented on the City Hall phone system replacement, Wellness Center Town Hall Meeting, and gave an update on Nuisance Abatements.

A Wellness Center Town Hall Meeting will be held on Monday, October 27th at 6:00 in the Riverside City Council Chambers. The public is encouraged to attend and ask questions about the project.

September financials were reviewed.

Motion by Kiene, seconded by Schneider to adjourn at 7:18 PM. Motion carried 5-0.

Full content of City Council meetings can be viewed on the City website www.riversideiowa.gov.

Monday, October 27th, 2025 at 6:00 pm – Wellness Center Town Hall Work Session

Monday, November 3rd, 2025 at 6:00 pm – City Council Meeting

Monday, November 17th, 2025 at 6:00 pm – City Council Meeting

ATTEST:


Stephanie Thomann, City Clerk


Tom Sexton, Mayor Pro Tem

EXPENDITURES November 03, 2025					
COUNCIL MEETING		BILLS			
1	ACCESS SYSTEMS	COPIER LEASE	001-5-650-6415	\$437.34	
2	ALLIANT ENERGY	STREET LIGHTS	001-5-230-6371	\$1,548.93	
3	ALLIANT ENERGY	SEWER	610-5-815-6371	\$1,194.09	
4	ALLIANT ENERGY	PARKS	001-5-430-6371	\$478.66	
5	ALLIANT ENERGY	FIRE STATION	002-5-150-6371	\$612.83	
6	ALLIANT ENERGY	CITY HALL	001-5-650-6371	\$397.12	
7	ALLIANT ENERGY	WATER	600-5-810-6371	\$53.61	\$4,285.24
8	AUTOMATIC SYSTEMS	WWTP	610-5-815-6350	\$1,347.50	
9	BIG IRON	LADDER CAGE FOR WP	600-5-810-6310	\$4,078.35	
10	BRYAN LENZ	CELL PHONE ALLOWANCE	001-5-210-6184	\$50.00	
11	CASEY'S	LAWNMOWER FUEL	001-5-430-6331	\$188.43	
12	COLE SMITH	CELL PHONE ALLOWANCE	001-5-610-6184	\$50.00	
13	COLE SMITH	MILEAGE REIMB.	001-5-610-6240	\$386.12	
14	CONSUMERS CO-OP	OFF ROAD DIESEL	110-5-210-6331	\$1,417.82	
15	ELECTRIC PUMP	SERVICE CALL WTP S/C	610-5-815-6350	\$1,552.75	
16	GOERDT INSPECTIONS	BUILDING INSPECTOR	001-5-170-6499	\$990.00	
17	HARRY'S CUSTOM TROPHIES	NAME PLATE - C. COLE	001-5-650-6506	\$9.62	
18	LS REPAIR	UPS	610-5-815-6374	\$92.20	
19	LS REPAIR	UPS	600-5-810-6374	\$92.20	\$184.40
20	LOGAN MICHEL	CELL PHONE ALLOWANCE	001-5-430-6184	\$50.00	
21	MAVERIK	FD-FUEL	002-5-150-6331	\$278.62	
22	MID AMERICAN ENERGY	SHOP	001-5-210-6371	\$15.55	
23	MID AMERICAN ENERGY	FD	002-5-150-6371	\$16.67	
24	MID AMERICAN ENERGY	CITY HALL	001-5-650-6371	\$14.58	\$46.80
25	OFFICE EXPRESS	JANITOR CART	001-5-650-6506	\$172.29	
26	OFFICE EXPRESS	OFFICE CHAIRS (2)	001-5-650-6506	\$953.68	\$1,125.97
27	PAWS & MORE	FY26 28E AGREEMENT ADJUSTMENT	001-5-190-6413	\$3,000.00	
28	PAWS & MORE	Q3 2025 ANIMAL SHELTER DONATIONS	001-5-190-6413	\$245.00	
29	PEOPLE SERVICE	SERVICE CONTRACT	600-5-810-6499	\$13,626.50	
30	PEOPLE SERVICE	SERVICE CONTRACT	610-5-810-6499	\$13,626.50	\$27,253.00
31	SHARON TELEPHONE	CITY HALL	001-5-650-6373	\$203.58	
32	SHARON TELEPHONE	FD	002-5-150-6373	\$203.58	
33	SHARON TELEPHONE	SHOP	001-5-210-6373	\$40.83	
34	SHARON TELEPHONE	WTP	600-5-810-6373	\$40.83	
35	SHARON TELEPHONE	WWTP	610-5-815-6373	\$40.83	\$529.65
36	STEPHANIE THOMANN	CELL PHONE ALLOWANCE	001-5-620-6184	\$50.00	
37	VAN METER	FD LIGHTS	002-5-150-6310	\$993.50	
38	VAN METER	WELLNESS CENTER SIGN	302-5-750-6786	\$91.90	
39	VEENSTRA & KIMM	SANITARY SEWER REHABILITATION	610-5-815-6374	\$500.00	
TOTAL BILLS*****				\$49,142.01	
DELTA DENTAL		DEN/VIS - NOV	001-5-430-6150	\$259.30	
WELLMARK		BC/BS - NOV	001-5-620-6150	\$3,286.29	
US CELLULAR		FIRE DEPT	002-5-150-6373	\$73.95	
VERIZON		GATEWAYS	600-5-810-6373	\$31.77	
VERIZON		GATEWAYS	610-5-815-6373	\$31.77	\$63.54
LINCOLN NAT'L LIFE		LIFE INS - NOV	001-5-620-6150	\$353.87	
*****		TOTAL PAID BILLS		\$4,036.95	
*****		TOTAL EXPENDITURES		\$53,178.96	
EXPENDITURES by FUND					
GENERAL FUND				\$9,281.73	
FIRE DEPARTMENT				\$2,105.20	
ROAD USE FUND				\$1,417.82	
CASINO				\$0.00	
CAPITAL PROJECTS				\$91.90	
WATER FUND				\$17,891.49	
SEWER FUND				\$18,353.87	
		TOTAL EXPENDITURES		\$49,142.01	



CIVIL · STRUCTURAL · MECHANICAL · ELECTRICAL · SURVEY · SPECIALTY

ENGINEER'S REPORT

PROJECT: City of Riverside
DATE: October 27, 2025
TO: City Council
TOPIC: Project Updates

Wellness Center

- Work Session to take place on October 27th and serve as the Town Hall Meeting prior to the upcoming bond vote.
- Axiom to meet with Amy Bouska (IDALS) on October 29th to discuss stormwater calculations and pre-application.

Cherry Lane

- Coordination has taken place regarding additional watering per council request. See additional memo from Axiom.
- Project has been completed, and Axiom recommends approval of Change Order No. 3 and Pay Application No. 4.

Hall Park Pickleball

- Axiom verified that D&N installed the correct materials; however, some of those materials (posts and rails) were damaged. D&N came back and replaced 4' fence top rail and repaired paint/surface issues to other posts and rails
- TSI came back to the site and completed touch up of playing surface paint following D&N fence repairs.
- Nolan's Landscaping was on site and set up watering (sprinklers) for seed due to lack of rain and grass growth.
- Beehive intake has been ordered, to be installed.

CDBG Downtown Revitalization

- Progress Meeting No. 4 to be held Tuesday, October 28th at 2:00PM.

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

ENGINEER'S REPORT

PROJECT: Cherry Lane
DATE: October 28, 2025
TO: City Council (c/o Cole Smith)
TOPIC: Watering

Per the request of City Council at the meeting on October 20, 2025, I have followed up with Stevens Erosion Control, the subcontractor responsible for the seeding and watering for the Cherry Lane project. As previously noted, and provided, Change Order #3 and Pay Application #4, we previously submitted for review and approval, which includes the final payment related to the watering deemed necessary for this project. At that meeting, City Council members questioned where this water came from, as well as the additional costs to water for the success of seed germination and achieving final stabilization, which I will address here.

Based on previous close-out and follow-up with City staff and City Council members on past projects, some of which we were involved in and others prior to, there has been a focus placed on the final seed or sod established at the time of project close-out. As a result, and to help alleviate any issues due to weather, lack of optimal topsoil, or other impacts, Axiom recommended the addition of a contract bid item for watering with the intent to ensure the City is receiving the final stabilization deemed appropriate and desired. This was a result of coordination/communication with various contractors and later discussed during the design process with City staff and council members prior to including in the contract documents.

Per SUDAS, this bid item is based on the number of trips provided by the contractor for the purpose of completing such watering within the project limits and area of disturbance which received seed or sod. In addition to the security of water being spread on the applied seed despite whatever weather we may see at that time, this also resulted in a lower unit cost for the seeding bid items as it provides less risk to the subcontractor and helps eliminate additional trips for potential re-seeding later in the project. This was proven by the unit price for seeding and has been verified by discussions with various subcontractors.

Due to the lack of rain, and exceptionally dry weather we received following the application of the hydro-seed and mulch for the Cherry Lane project, it was determined and approved by Axiom to initiate that watering process and utilize that bid item as intended so to get the results we are now seeing. Although it was discussed and noted at the pre-bid meeting that the City could provide water via a local/nearby hydrant if the subcontractor deemed necessary (w/ backflow preventer and meter), in following up with Stevens, they determined that due to the size of the area which needed to be seeded, it was more efficient and cost effective for them to fill their water tank at their office nearby in Hills, and water the site via such water truck rather than going through the process of connecting to the fire hydrant. Since it is not required for them to connect to the hydrant, but rather provided as a benefit, Stevens is not at fault for being out of compliance.

In terms of Change Order #3, and the request for \$2,000 for additional watering, this is based simply on the number of trips and duration of watering within the contract quantity and beyond. Again, this bid item is not based on the amount of water used or where that water comes from, but rather on the number of trips needed as the bid item includes water, equipment, transportation, etc.

In summary, I feel that the additional \$2,000 (~1% of contract value) was well worth the results of much faster site stabilization and a good-looking site with plush grass growth. Thus, I am recommending approval of Change Order #3 and Pay Application #4.

Brian Boelk, PE

Date of Issuance: October 07, 2025

Effective Date: October 07, 2025

Owner: City of Riverside Iowa

Owner's Contract No.:
Contractor: Jones Contracting Corp.

Contractor's Project No.:
Engineer: Axiom Consultants

Engineer's Project No.: 10441-10008 (240021)

Project: Cherry Lane Extension

Contract Date: February 04, 2025

The Contract is modified as follows upon execution of this Change Order:
Description: Additional Watering to establish seed with drier than normal conditions.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: Verbal value \$ 249,846.57 (Includes Change Order No. 1 & 2)	Original Contract Times: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Increase of this Change Order: Verbal value \$ 2,000.00	Adjustments of This Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: Verbal value \$ 251,846.57	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____ days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____ Engineer	By: _____ Owner	By: _____ Contractor
Title: Civil Services Team Leader	Title: _____	Title: _____
Date: October 07, 2025	Date: _____	Date: _____

EXHIBIT A*Breakdown of Individual Requests*

#	ITEM	COST	NOTES
1	Additional Watering	\$2,000.00	Additional Watering by Stevens to establish seed with drier than normal conditions.
APPROVED:			
DENIED:			
TOTAL COSTS: \$2,000.00			

RESOLUTION #2025-XX

**CHANGE ORDER #3 TO JONES CONTRACTING CORP. FOR MODIFICATIONS ON
CHERRY LANE EXTENSION PROJECT**

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

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Riverside, Iowa, hereby accepts Change Order #3 and authorizes a \$2,000.00 increase to the contract with Jones Contracting Corp. for the Cherry Lane Street Extension Project.

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

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

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

Ayes:

Nays:

Absents:

PASSED AND APPROVED by the Riverside City Council on this 3rd day of November 2025.

Signed: _____ Date: _____

Allen Schneider, Mayor

Attest: _____ Date: _____

Stephanie Thomann, City Clerk

Date: 9/22/2025

Project Cherry Lane Extension, located at: Riverside, Iowa

Owner City of Riverside

Engineer Axiom Consultants, LLC .

Contractor Jones Contracting Company

Periodic Estimate No: 4- Pre FINAL

Period State Date: 9/9/2025

Period End Date: 9/22/2025

DETAILED ESTIMATE													
Item No.	Item Description	Unit	Contract Amount			Change Orders		Previously Claimed		This Pay Application		Total Project	
			Total No. Units	Unit Price	Total Cost	QTY Change	Cost Change	QTY	Amount	QTY	Amount	% Complete	Value Completed Work
1.00	Clearing and Grubbing	LS	1.00	\$ 2,000.00	\$ 2,000.00		\$0.00	1.00	\$ 2,000.00		\$ -	100%	\$ 2,000.00
2.00	Topsoil, On-Site	CY	484.00	\$ 10.80	\$ 5,227.20		\$0.00	484.02	\$ 5,227.37		\$ -	100%	\$ 5,227.37
3.00	Excavation, Class 10	CY	858.00	\$ 14.70	\$ 12,612.60		\$0.00	857.99	\$ 12,612.38		\$ -	100%	\$ 12,612.38
4.00	Subgrade Preparation	SY	2025.00	\$ 0.75	\$ 1,518.75		\$0.00	2,024.94	\$ 1,518.71		\$ -	100%	\$ 1,518.71
5.00	Compaction Testing	LS	1.00	\$ 1,850.00	\$ 1,850.00		\$0.00	1.00	\$ 1,850.00		\$ -	100%	\$ 1,850.00
6.00	Below Grade Excvation (Core Out & Replace With 3/4" Road Stone)	CY	200.00	\$ 52.00	\$ 10,400.00		\$0.00	64.00	\$ 3,328.00		\$ -	32%	\$ 3,328.00
7.00	4" Modified subbase	Ton	127.00	\$ 25.80	\$ 3,276.60	2	\$51.60	129.00	\$ 3,328.20		\$ -	100%	\$ 3,328.20
8.00	6" Modified Subbase	Ton	447.20	\$ 24.85	\$ 11,112.92		\$0.00	497.03	\$ 12,351.20		\$ -	111%	\$ 12,351.20
9.00	Storm Sewer, trenched, RCP 15"	LF	83.00	\$ 47.65	\$ 3,954.95		\$0.00	83.00	\$ 3,954.95		\$ -	100%	\$ 3,954.95
10.00	Storm Sewer, Trenched RCP, 18"	LF	40.00	\$ 49.65	\$ 1,986.00		\$0.00	40.00	\$ 1,986.00		\$ -	100%	\$ 1,986.00
11.00	Subdrain Perforated Plastic Pipe, 6"	LF	595.00	\$ 8.10	\$ 4,819.50		\$0.00	595.00	\$ 4,819.50		\$ -	100%	\$ 4,819.50
12.00	intake, SW-509	Each	2.00	\$ 7,012.00	\$ 14,024.00		\$0.00	2.00	\$ 14,024.00		\$ -	100%	\$ 14,024.00
13.00	Intake, SW-545	Each	1.00	\$ 5,280.00	\$ 5,280.00		\$0.00	1.00	\$ 5,280.00		\$ -	100%	\$ 5,280.00
14.00	Pavement, PCC, 7"	SY	1084.90	\$ 63.30	\$ 68,674.17		\$0.00	1,084.90	\$ 68,674.17		\$ -	100%	\$ 68,674.17
15.00	Curb and Gutter, 24" Wide, 7"	LF	383.30	\$ 39.50	\$ 15,140.35		\$0.00	383.30	\$ 15,140.35		\$ -	100%	\$ 15,140.35
16.00	PCC pavement Samples and Testing	LS	1.00	\$ 2,000.00	\$ 2,000.00		\$0.00	1.00	\$ 2,000.00		\$ -	100%	\$ 2,000.00
17.00	Sidewalk, PCC, 4"	SY	128.40	\$ 46.00	\$ 5,906.40	9.8	\$450.80	138.20	\$ 6,357.20		\$ -	100%	\$ 6,357.20
18.00	Sidewalk, PCC, 6"	SY	443.20	\$ 61.00	\$ 27,035.20		\$0.00	443.20	\$ 27,035.20		\$ -	100%	\$ 27,035.20
19.00	Detectable Warnings	SF	111.00	\$ 35.00	\$ 3,885.00		\$0.00	111.00	\$ 3,885.00		\$ -	100%	\$ 3,885.00
20.00	Pavement removal	SY	925.00	\$ 8.35	\$ 7,723.75		\$0.00	925.03	\$ 7,723.96		\$ -	100%	\$ 7,723.96
21.00	Sign Installation	LS	1.00	\$ 4,063.00	\$ 4,063.00		\$0.00	1.00	\$ 4,063.00		\$ -	100%	\$ 4,063.00
22.00	Traffic Sign Removal	LS	1.00	\$ 500.00	\$ 500.00		\$0.00	1.00	\$ 500.00		\$ -	100%	\$ 500.00
23.00	Painted Pavement Markings, Solvent/Waterborne	STA	13.20	\$ 570.00	\$ 7,524.00		\$0.00	13.20	\$ 7,524.00		\$ -	100%	\$ 7,524.00
24.00	Painted Symbols and Legends, Solvent/Waterborne	Each	2.00	\$ 100.00	\$ 200.00		\$0.00	2.00	\$ 200.00		\$ -	100%	\$ 200.00
25.00	Temporary Traffic Control	LS	1.00	\$ 1,600.00	\$ 1,600.00		\$0.00	1.00	\$ 1,600.00		\$ -	100%	\$ 1,600.00
26.00	Hydraulic Seeding, Seeding, Fertilizing, and Mulching Type 1	Acre	0.40	\$ 8,000.00	\$ 3,200.00		\$0.00	0.40	\$ 3,200.00		\$ -	100%	\$ 3,200.00
27.00	Temporary Seeding, Fertilizing, and Mulching-Type 4	Acre	0.40	\$ 1,000.00	\$ 400.00		\$0.00		\$ -		\$ -	0%	\$ -
28.00	Watering	Each	4.00	\$ 400.00	\$ 1,600.00		\$0.00		\$ -	9	\$ 3,600.00	225%	\$ 3,600.00
29.00	Filter Sock, 9"	LF	980.00	\$ 1.50	\$ 1,470.00		\$0.00	1,200.00	\$ 1,800.00		\$ -	122%	\$ 1,800.00
30.00	Filter Socks Removal	LF	980.00	\$ 0.01	\$ 9.80		\$0.00		\$ -	1025	\$ 10.25	105%	\$ 10.25
31.00	Rip Rap, Class D	Ton	20.00	\$ 61.60	\$ 1,232.00		\$0.00	21.03	\$ 1,295.45		\$ -	105%	\$ 1,295.45
32.00	Silt Fence or silt Fence Ditch Check	LF	622.00	\$ 1.75	\$ 1,088.50		\$0.00	574.00	\$ 1,004.50		\$ -	92%	\$ 1,004.50
33.00	Silt Fence or Silt Fence Ditch Check, Removal of Sediment	LF	622.00	\$ 0.25	\$ 155.50		\$0.00		\$ -		\$ -	0%	\$ -
34.00	Silt Fence or Silt Fence Ditch Check, removal of Device	LF	622.00	\$ 0.25	\$ 155.50		\$0.00	208.00	\$ 52.00		\$ -	33%	\$ 52.00
35.00	Inlet Protection Device	Each	7.00	\$ 150.00	\$ 1,050.00		\$0.00	7.00	\$ 1,050.00		\$ -	100%	\$ 1,050.00
36.00	Inlet Protection Device Maintenance	Each	7.00	\$ 40.00	\$ 280.00		\$0.00		\$ -		\$ -	0%	\$ -
37.00	Mobilization	LS	1.00	\$ 15,909.88	\$ 15,909.88		\$0.00	1.00	\$ 15,909.88		\$ -	100%	\$ 15,909.88
38.00	Maintence of Postal Service	LS	1.00	\$ 1,000.00	\$ 1,000.00		\$0.00	1.00	\$ 1,000.00		\$ -	100%	\$ 1,000.00
39.00	Concrete Washout	LS	1.00	\$ 500.00	\$ 500.00		\$0.00	1.00	\$ 500.00		\$ -	100%	\$ 500.00
Contract Total:					\$ 250,365.57						\$ 3,610.25		\$ 246,405.26
Change Orders:													
									\$ -		\$ -	#DIV/0!	\$ -
									\$ -		\$ -	#DIV/0!	\$ -
							\$0.00		\$ -		\$ -	#DIV/0!	\$ -
							\$0.00		\$ -		\$ -	#DIV/0!	\$ -
							\$0.00		\$ -		\$ -	#DIV/0!	\$ -
							\$0.00		\$ -		\$ -	#DIV/0!	\$ -
CO Total:					\$0.00		\$502.40		\$ -		\$ -		\$ -

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

\$ 246,405.26

98% total completed from original project sum

92% total completed from original project sum without mobilization item included

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

Total Completed to Date	\$	246,405.26
Amount Retained (3%)	\$	7,392.16
Amount after retainage	\$	239,013.10
Less Prev Pmts	\$	235,511.16
Amount Due this period	\$	3,501.94

AMOUNT CERTIFIED: \$ 3,501.94

ENGINEER:

By: Bruce Gold Date: October 07, 2025

RESOLUTION #2025-XX

**PAY APPLICATION #4 TO JONES CONTRACTING CORP FOR WORK COMPLETED ON
CHERRY LANE STREET EXTENSION PROJECT**

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

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Riverside, Iowa does hereby accept Pay Application #4 and authorizes payment in the amount of \$3,501.94 to Jones Contracting Corp for work completed on the Cherry Lane Street Extension Project for the period through 9/22/2025.

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

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

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

Ayes:

Nays:

Absents:

PASSED AND APPROVED by the Riverside City Council on this 3rd day of November 2025.

Signed: _____ Date: _____

Allen Schneider, Mayor

Attest: _____ Date: _____

Stephanie Thomann, City Clerk



October 21, 2025

Riverside Planning P&Z Commission

Re: Stumpf Construction to Mary Stumpf

To whom it may concern:

Auditor Parcel M contains an area of yard and pond maintained by the owner of Lot 4 of Quail Ridge Subdivision being Mary Stumpf. Stumpf Construction would like to split Parcel M off their crop/timber area and transfer title to the Mary J. Stumpf Revocable Trust. This Parcel will be combined with Lot 4 at the County Assessor level for taxation purposes.

Please direct any questions or concerns to Tony Frederick at tfrederick@hart-frederick.com or 319-545-7215.

Thank you for your time,
Tony Frederick

C: HFCfile 257193

INDEX LEGEND

LOCATION: PART - LOT 2 - SUB - WEST 1/2 - NE 1/4
SECTION 9-77-6

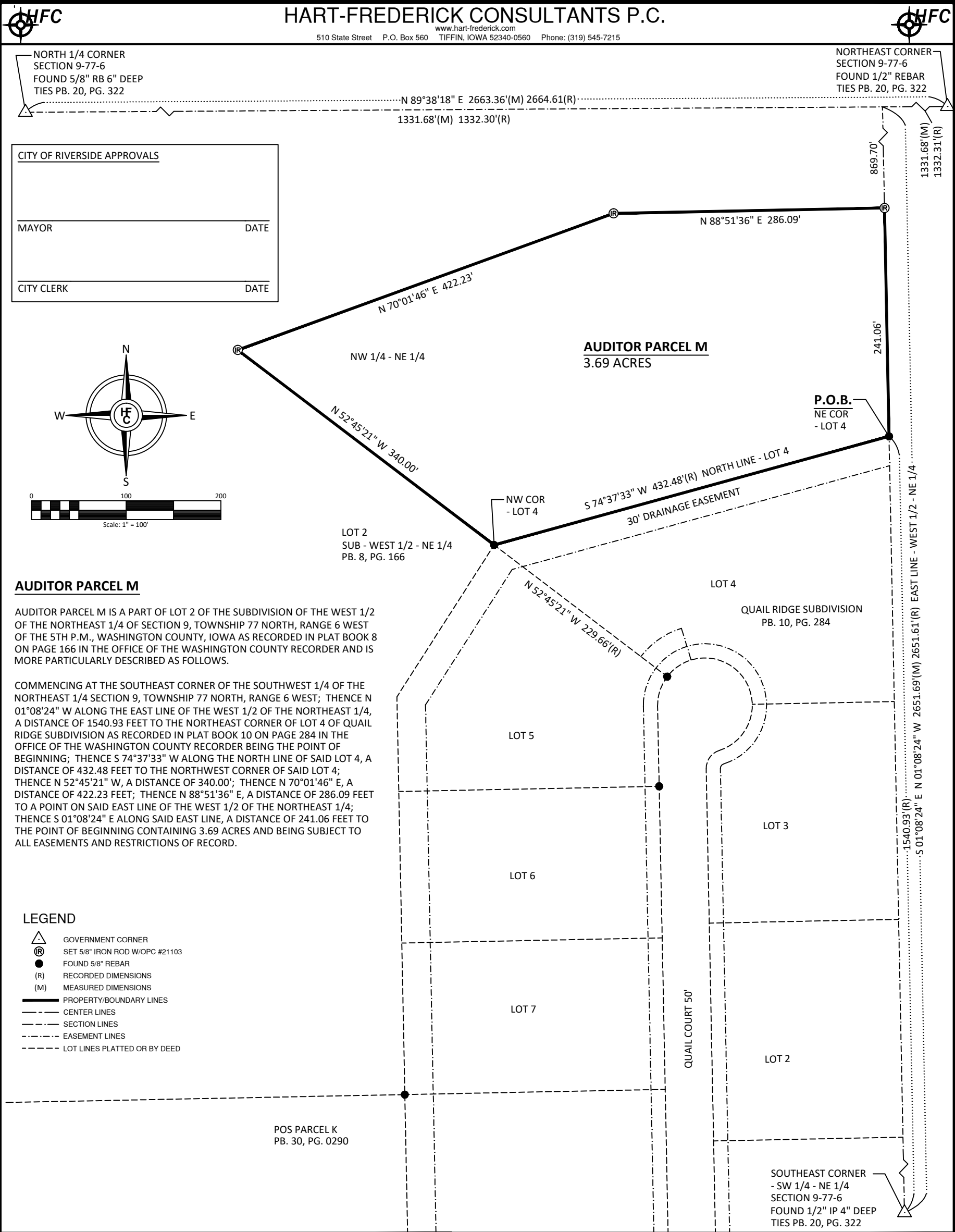
REQUESTOR: CHAD STUMPF

PROPRIETOR: STUMPF CONSTRUCTION CO. LTD

SURVEYOR: ANTHONY D. FREDERICK, PLS #21103

COMPANY: HART-FREDERICK CONSULTANTS P.C.
510 STATE ST. PO BOX 560 TIFFIN, IA 52340

RETURN TO: tfrederick@hart-frederick.com (319) 545-7215



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

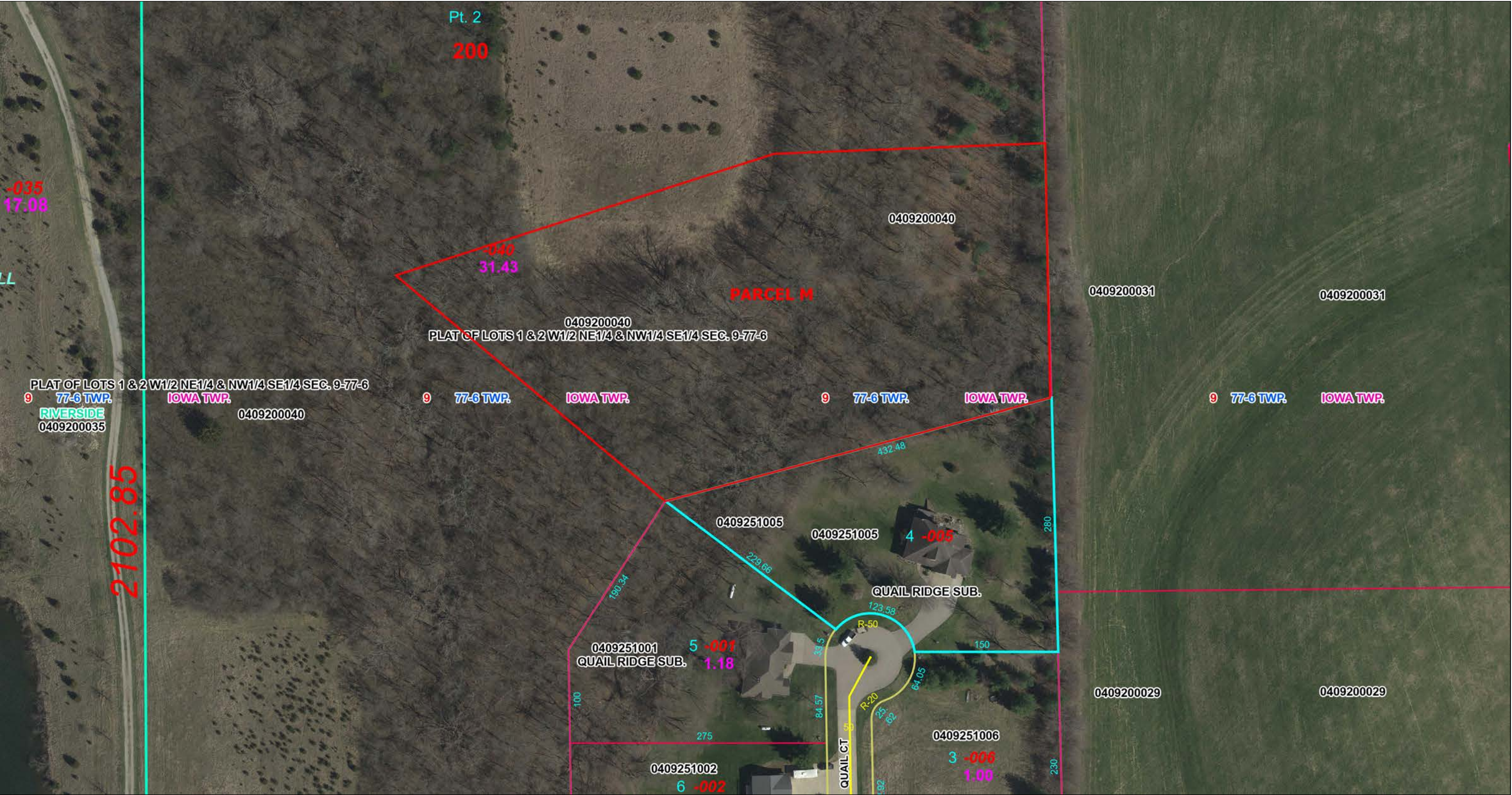
Anthony D. Frederick, P.L.S. _____ Date _____
Iowa License Number: 21103
My license renewal date is December 31, 2025.
Pages covered by this seal: THIS SHEET ONLY

PROFESSIONAL LAND SURVEYOR
ANTHONY D. FREDERICK
21103
IOWA

BASIS OF BEARING
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

PLAT OF SURVEY
AUDITOR PARCEL M
PART - LOT 2 - SUB - WEST 1/2 - NE 1/4
SECTION 9-77-6
WASHINGTON COUNTY, IOWA

DATE: 10/25 | DRN: ADF | FLD BK: GPS | PROJ. NO: 257193



Parcel ID	0409251005	Class	R	Owner Address	STUMPF, MARY J. REVOCABLE TRUST
Sec/Twp/Rng	n/a	Acreage	n/a		1126 QUAIL CT
Property Address	1126 QUAIL CT				RIVERSIDE, IA 52327
	RIVERSIDE				
District	IWTHG				
Brief Tax Description	04 QUAIL RIDGE SD				
	(Note: Not to be used on legal documents)				

RESOLUTION #2025-XX

REVIEW OF PLAT OF SURVEY FOR PARCEL 0409251005 & AUDITOR PARCEL M

WHEREAS, per Iowa Code §354.9 and Riverside Municipal Code §166.03, the City of Riverside reserves to the right enforce zoning regulations within two miles of City limits; and

WHEREAS, Parcel 0409251005 lies within two-mile of Riverside City limits and is subject to the zoning provisions of the Riverside Municipal Code,

WHEREAS, this plat of survey does not meet the classification of a subdivision does not require the review of the Planning & Zoning Commission,

WHEREAS, this request has been reviewed and recommended by the Washington County Auditor and Riverside City Attorney for approval,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Riverside, Iowa, hereby approves the plat of survey for Parcel 0409251005 & Parcel M.

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

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

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

Ayes:

Nays:

Absents:

PASSED AND APPROVED by the Riverside City Council on this 3rd day of November 2025.

Signed: _____ Date: _____

Allen Schneider, Mayor

Attest: _____ Date: _____

Stephanie Thomann, City Clerk



2026 Holiday Schedule	
New Year's Day	January 1 (Thursday)
President's Day	February 16 (Monday)
Memorial Day	May 25 (Monday)
Independence Day	July 4 (Saturday observed on Friday, July 3 rd)
Labor Day	September 7 (Monday)
Veterans Day	November 11 (Wednesday)
Thanksgiving Day	November 26 (Thursday)
Day After Thanksgiving	November 27 (Friday)
Christmas Eve	December 24 (Thursday)
Christmas Day	December 25 (Friday)
New Year's Eve	December 31 (Thursday)

2026 City Council Meeting Schedule
Tuesday, January 20
Monday, February 2 Tuesday, February 17
Monday, March 2 Monday, March 16
Monday, April 6 Monday, April 20
Monday, May 4 Monday, May 18
Monday, June 1 Monday, June 15
Monday, July 6 Monday, July 20
Monday, August 3 Monday, August 17
Tuesday, September 8 Monday, September 21
Monday, October 5 Monday, October 19
Monday, November 2 Monday, November 16
Monday, December 7
Please note: The first meeting in January and the last meeting in December will not be held. The meetings on 1/19, 2/16 and 9/7 were moved to Tuesday 1/20, 2/17 and 9/8 due to Martin Luther King Jr. Day, Presidents Day and Labor Day.