



Upstream from ordinary.

BOARD OF ALDERMEN MEETING

RIVERSIDE CITY HALL

2950 NW VIVION ROAD

RIVERSIDE, MISSOURI 64150

TENTATIVE AGENDA

AUGUST 16, 2016

Closed Session – 6:30 p.m.

Regular Meeting – 7:00 p.m.

Call to Order

Roll Call

CLOSED SESSION

(6:30 p.m.)

1. Motion to enter into CLOSED SESSION for the following matters:

610.021(1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys

610.021 (2) Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore

610.021(3) Hiring, firing, disciplining or promoting a particular employee, when personal information about the employee is discussed

REGULAR SESSION

(7:00 p.m.)

Call to Order

Roll Call

Pledge of Allegiance

Public Comments - Members of the public may address exclusively the Mayor and members of the Board of Aldermen during Public Comments ONLY. This Public Comments time is reserved for citizen comments regarding agenda and non-agenda items. However, any item not listed on the agenda will be taken under advisement. Public comment on any agenda item which has a Public Hearing should be reserved until the Public Hearing is opened and comments on such item will be taken at that time. Each speaker is limited to 5 minutes.

LEGISLATIVE SESSION

1. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion to approve the Consent Agenda as presented. There is no separate discussion of these items. The Mayor or a member of the Board of Aldermen may request that any item be removed from the Consent Agenda for discussion or explanation. If removed, it will be considered separately following approval of the remaining items on the Consent Agenda. No motion is required to remove an item from the Consent Agenda.

Approval of minutes for August 2, 2016.

Approval of Court Report for July 2016.

REGULAR AGENDA

1. **Public Hearing:** Public hearing to consider a request for rezoning generally located within the Horizons Development area, in the City of Riverside, Missouri.

a) First Reading: Bill No. 2016-034: **AN ORDINANCE AUTHORIZING AND ADOPTING AMENDMENTS TO THE PLANNED DEVELOPMENT DISTRICTS ADOPTED BY ORDINANCES 2007-108, 2007-135, 1182, 1201, 1222, 1313, AND 1358, SUCH AMENDMENTS TO APPLY TO PROPERTY GENERALLY DESCRIBED AS LAND IN THE HORIZONS DEVELOPMENT AND SHALL BE KNOWN AS THE HORIZONS PLANNED DEVELOPMENT DISTRICT.** Point of Contact: Community Development Director Mike Duffy.

2. **Public Hearing:** Public hearing to consider a request for a special use permit for outdoor storage, located at 4600 NW 41st Street, in the City of Riverside, Missouri.

a) First Reading: Bill No. 2016-035: **AN ORDINANCE AMENDING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS FOR HORIZONS INDUSTRIAL IV, LLC FOR OUTDOOR STORAGE IN THE PLANNED DEVELOPMENT (PD) DISTRICT ON PROPERTY LOCATED AT 4600 NW 41ST STREET.** Point of Contact: Community Development Director Mike Duffy

3. First Reading: Bill No. 2016-036: **AN ORDINANCE APPROVING A PROPOSAL SUBMITTED BY JEFF GREEN PARTNERS/HOFFMAN STRATEGY GROUP REGARDING RETAIL MARKET FEASIBILITY ANALYSIS AND RETAIL MASTER PLAN AND AUTHORIZING THE CITY TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH JEFF GREEN PARTNERS.** Point of Contact: City Administrator Greg Mills.

4. **R-2016-057: A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS OUT OF THE CITY TREASURY OF THE CITY OF RIVERSIDE FOR FISCAL YEAR 2016-2017 WEEK ENDING AUGUST 5TH AND AUGUST 12TH IN THE AMOUNT OF \$282,792.42.** Point of Contact: Finance Director Donna Oliver.

5. **Communication from City Administrator**

a) **Department Reports**

- i. Community Development
- ii. Engineering
- iii. Finance
- iv. Public Safety
- v. Public Works
- vi. Levee Board Report

6. **Communication from Mayor**

7. **Communication from Board of Aldermen**

8. **Motion to Adjourn**





Gregory P. Mills, City Administrator

ATTEST:



Sarah Wagner, Deputy City Clerk

Sarah Wagner, Deputy City Clerk

Posted 08.12.16 at 2:00 p.m.

MINUTES
REGULAR MEETING
BOARD OF ALDERMEN
RIVERSIDE, MISSOURI
Tuesday, August 2, 2016
6:15 p.m.

The Board of Aldermen for the City of Riverside, Missouri, met in regular session in the Board of Aldermen Chambers at City Hall, 2950 NW Vivion Road, Riverside, Missouri, on Tuesday, August 2, 2016.

Mayor Rose called the regular meeting to order at 6:15 p.m. Those in attendance were Mayor Kathy Rose, Aldermen Ron Super, Art Homer, Frank Biondo, Chet Pruett, Aaron Thatcher, and Al Bowman.

Also present were City Administrator Greg Mills, Community Dev. Mike Duffy, City Clerk Robin Kincaid, Public Works Director Tom Wooddell, Fire Chief Gordon Fowlston, Finance Director Donna Oliver, and City Engineer Travis Hoover. Also present were City Attorney Paul Campo and Special Counsel Joe Bednar.

**MOTION TO ENTER INTO
CLOSED @ 6:15 P.M.**

Alderman Homer moved that the meeting go into closed session pursuant to RSMo 610.021 (1) Legal Action and litigation, and RSMo 610.021 (2) Leasing, Purchase or sale of real estate, RSMo610.021 (3) Hiring, firing, disciplining or promoting a particular employee, when personal information about the employee is discussed and RSMo 610.021(12) Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected, second by Alderman Thatcher.
Yes: Homer, Thatcher, Pruett, Super, Bowman, and Biondo.
Motion carried 6-0.

**MOTION TO ADJOURN
CLOSED @ 6:41 P.M.**

Alderman Biondo moved at 6:41 p.m. to adjourn closed session with action taken, second by Alderman Thatcher.
Yes: Biondo, Thatcher, Super, Bowman, Homer, and Pruett.
Motion carried 6-0.

REGULAR SESSION

Mayor Rose called the Regular Session Meeting to order at 7:04 p.m.

Those in attendance were Mayor Kathy Rose, Aldermen Art Homer, Frank Biondo, Al Bowman, Aaron Thatcher, Chet Pruett, and Ron Super.

Also present were City Administrator Greg Mills, City Clerk Robin Kincaid, Community Development Director Mike Duffy, Public Works Director Tom Wooddell, Fire Chief Gordon Fowlston, City Engineer Travis Hoover, Major Chris Skinrod, City Planner Jackie Carlson, Finance Director Donna Oliver, Captain Mike Costanzo, Recreation Supervisor Lori Boji, Human

Resource Generalist Stacey Rasco, and YMCA Representative Jennifer Ness. Also attending was City Attorney Paul Campo.

PLEDGE OF ALLEGIANCE Mayor Rose led the Pledge of Allegiance.

PRESENTATION OF FLAG Mayor Rose announced the receipt of our City of Riverside flag that was flown onboard the USS Missouri (SSN780) on May 1, 2016 then signed by the crew and sent back to us.

PUBLIC COMMENT Terri Dwyer – 5070 NW Woodside Dr – Spoke in favor of Jumping Branch Trail and asked that the Board reconsider their decision.
Chris Craig – 5019 NW Woodside Dr – Spoke in favor of Jumping Branch Trail Connector and asked the Board to reconsider their decision.
Denise Hamilton – 5005 NW Flintridge – Shared comments in favor of the trails system and would like to see it completed.
Michael Soler – 5005 NW Flintridge – Stated concerns for trail connection issue and asked the Board to reconsider.
Jill Hammond – 5028 NW Flintridge – Commented that the trail was in the budget and asked the board to reconsider the trail connector and also inquired as to where that money would be spent.

PROCLAMATION Mayor Rose read the Proclamation for the 2016 Responsible Gaming Education Week August 1-5, 2016. She presented this proclamation to Argosy staff the past weekend.

CONSENT AGENDA Alderman Biondo moved to approve the consent agenda as presented, second by Alderman Bowman.
Yes: Biondo, Bowman, Pruett, Thatcher, Super, and Homer.
Motion carried 6-0.

MINUTES OF 07-19-16 Alderman Biondo moved to approve the minutes of the July 19, 2016 meeting, second by Alderman Bowman.
Yes: Biondo, Bowman, Pruett, Thatcher, Super, and Homer.
Motion carried 6-0.

RESOLUTION 2016-052
Bill Pay Alderman Biondo moved to approve Resolution 2016-052 authorizing the expenditure of funds for fiscal year 2016-2017, for weeks ending July 22nd and July 29th in the amount of \$294,836.70, second by Alderman Bowman.
Yes: Biondo, Bowman, Pruett, Thatcher, Super, and Homer.
Motion carried 6-0.

RESOLUTION 2016-053
E. H. Young Flood Insurance Alderman Biondo moved to approve Resolution 2016-053 authorizing the purchase of the annual flood insurance premium renewal at E. H. Young Park in an amount not to exceed \$13,917.00, second by Alderman Bowman.
Yes: Biondo, Bowman, Pruett, Thatcher, Super, and Homer.
Motion carried 6-0.

RESOLUTION 2016-054
Case IH Maxxum Tractor

Alderman Biondo moved to approve Resolution 2016-054 authorizing the purchase of a Case IH Maxxum 125 Tractor for the Public Works Department off MoDOT Government pricing contract in an amount not to exceed \$83,461.00, second by Alderman Bowman.
Yes: Biondo, Bowman, Pruett, Thatcher, Super, and Homer.
Motion carried 6-0.

RESOLUTION 2016-055
SCBA Equipment for Fire Dept.

Alderman Biondo moved to approve Resolution 2016-055 authorizing the purchase self contained breathing apparatus equipment for the Fire Department off the Scott GSA Pricing in an amount not to exceed \$228,768.55, second by Alderman Bowman.
Yes: Biondo, Bowman, Pruett, Thatcher, Super, and Homer.
Motion carried 6-0.

REGULAR AGENDA

PUBLIC HEARING SUP
4600 NW 41ST Street

The public hearing remains open from the previous meeting and Mayor Rose asked that a motion be made to continue the public hearing.
Alderman Biondo moved that the public hearing to consider a request for a special use permit for outdoor storage located at 4600 NW 41ST Street, in the City of Riverside be continued to August 16, 2016, second by Alderman Thatcher.
Yes: Biondo, Thatcher, Super, Homer, Pruett, and Bowman.
Motion carried 6-0.

PUBLIC HEARING SUP
Riverside Gateway Crossing

Mayor Rose opened the public hearing at 7:12 p.m. to determine if the Riverside Gateway Crossing Community Improvement District will be formed. City Planner Jackie Carlson reviewed a PowerPoint presentation for the review of the process to create the CID Board and other details for the CID.
The CID Board will propose a 1% Sales Tax ballot question in the near future. Ed Bradley thanked City Planner Jackie Carlson for her help. Mayor Rose asked for any comments from the audience, hearing no further comments, the public hearing was closed at 7:20 p.m.

BILL NO. 2016-029
Approving CID Petition

City Clerk Robin Kincaid gave first reading of Bill No. 2016-029. Alderman Thatcher moved to accept first reading and place Bill No. 2016-029 on second and final reading, second by Alderman Biondo.
Yes: Thatcher, Biondo, Homer, Pruett, Super, and Bowman.
Motion carried 6-0.
Alderman Biondo moved to approve Bill 2016-029 and enact said bill as ordinance, second by Alderman Thatcher.
Yes: Biondo, Thatcher, Pruett, Bowman, Homer, and Super.
Motion carried 6-0.

BILL NO. 2016-033
Amend Reappointment
Ferguson Municipal Judge

City Clerk Robin Kincaid gave first reading of Bill No. 2016-033.
City Administrator Greg Mills explained that this bill is amending the annual salary for the Municipal Judge effective July 1, 2016. Alderman Thatcher moved to accept first reading and place Bill No. 2016-033 on second and final reading, second by Alderman Super.
Yes: Thatcher, Super, Bowman, Homer, Pruett, and Biondo.
Motion carried 6-0.
Alderman Biondo moved to approve Bill 2016-033 and enact said bill as ordinance, second by Alderman Pruett.
Yes: Biondo, Pruett, Homer, Bowman, Super, and Thatcher.
Motion carried 6-0.

RESOLUTION 2016-056
Extension ENET Services

Alderman Thatcher moved to approve Resolution 2016-056 approving an amendment to the agreement with ENET, LLC for extension of IT services for the City of Riverside, second by Alderman Biondo.
Yes: Thatcher, Biondo, Super, Pruett, Homer, and Bowman.
Motion carried 6-0.

CITY ADMINISTRATOR

City Administrator Greg Mills announced that this would be City Planner Jackie Carlson's final meeting and how much we have appreciated her hard work and that we wish her the best. A few meetings ago there was discussion of renovation to the stage area, City Administrator Mill asked Recreation Supervisor Lori Boji and YMCA representative Jennifer Ness to present a PowerPoint they put together for the Board that outlines the needs at the Community Center. Discussion was held by the Board and staff. Staff is to look at options and a long term plan.

COMMUNITY DEVELOPMENT Nothing to report.

ENGINEERING Nothing to report.

FINANCE Nothing to report.

PUBLIC SAFETY Nothing to report.

PUBLIC WORKS Nothing to report.

LEVEE BOARD Nothing to report.

MAYOR'S DISCUSSION

Mayor Rose thanked Denise Hamilton for all she has done for the City and stated that she was honored for that work at the MML Westgate Awards Banquet last week. The 99 Hops House had their Chamber ribbon cutting. There have been great crowds so far.
August 16th there will be a Mayor's Caucus held that will include legislators, MoDot and others to discuss Federal funding and ideas for I-70.

Mayor Rose asked that Mayor Pro Tem Art Homer attend the Camarofest at E.H. Young on August 20th, since she will not be able to attend that event.

The Board needs to get information to the Mayor by next Tuesday regarding the goals for 2016-2017.

BOARD OF ALDERMEN

Alderman Biondo – Thanked the citizens that made comments on the trail earlier and I will take them under consideration.

Alderman Thatcher – I received a very nice thank you note from Denise Hamilton, she was very honored to be selected by the City to be recognized at the MML Awards last week. I wish to thank those that made comments earlier regarding the Jumping Branch Trail connector, it did not come out in their comments, but they have been told for 8 years the trail was going to happen and to be patient, it is important to me as well.

Alderman Super – Nothing to report.

Alderman Homer – Nothing to report.

Alderman Pruett – Nothing to report.

Alderman Bowman – Nothing to report.

Mayor Rose commented that National Night Out was this evening and Public Safety did a great job on that. Several came out that have never attended before, and they were very happy they attended.

MOTION TO ADJOURN

Alderman Homer moved to adjourn the meeting at 8:00 p.m., second by Alderman Thatcher.

Yes: Homer, Thatcher, Pruett, Bowman, Super, and Biondo.
Motions carried 6-0.

Robin Kincaid, City Clerk

**CITY OF RIVERSIDE
MUNICIPAL COURT
2950 N.W. VIVION RD
RIVERSIDE, MISSOURI 64150**

**REPORT TO CITY CLERK
FOR MONTH OF JULY**

I do hereby certify that this is a complete listing of the cases heard in the Municipal Division for the month of JULY, 2016.



Shayla Jones
Court Administrator

Filed: August 8, 2016
RSMo. 479.080.3

(Trial de novis filed: None)



Report received by City Clerk

*Printed: 08/08/2016

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity

I. COURT INFORMATION		Contact information same as last report <input type="checkbox"/>	
Municipality: RIVERSIDE		Reporting Period: July, 2016	
Mailing Address: 2950 NW VIVION ROAD		Software Vendor: Tyler Technologies	
Physical Address: 2950 NW VIVION ROAD		County PLATTE COUNTY	Circuit: 6
Telephone Number: (816) 741-1212		Fax Number: (816) 372-9020	
Prepared By: S JONES	E-mail Address municipalcourt@riversidemo.com	iNotes <input type="checkbox"/>	
Municipal Judge(s): MARK M. FERGUSON		Prosecuting Attorney: AMY ASHELFORD	
II. MONTHLY CASELOAD INFORMATION			
	Alcohol & Drug related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations / informations) pending at start of month	181	2,775	1,439
B. Cases (citations / informations) filed	10	148	38
C. Cases (citations / informations) disposed			
1. jury trial (Springfield, Jefferson County, and St. Louis County only)	0	0	0
2. court / bench trial - GUILTY	0	0	0
3. court / bench trial - NOT GUILTY	0	0	0
4. plea of GUILTY in court	8	84	15
5. Violations Bureau Citations (i.e., written plea of guilty) and bond forfeitures by court order (as payment of fines / costs)	2	74	7
6. dismissed by court	0	0	0
7. nolle prosequi	0	23	5
8. certified for jury trial(not heard in the Municipal Division)	0	0	0
9. TOTAL CASE DISPOSITIONS	10	181	27
D. Cases (citations / informations) pending at end of month [pending caseload = (A + B) - C9]	181	2,742	1,450
E. Trial de Novo and / or appeal applications filed	0	0	0
III. WARRANT INFORMATION (pre- & post-disposition)		IV. PARKING TICKETS	
1. # Issued during reporting period	142	# Issued during period	0
2. # Served/withdrawn during reporting period	76	<input checked="" type="checkbox"/> Court staff does not process parking tickets	
3. # Outstanding at end of reporting period	2,837		

Office of State Courts Administrator, Statistics, 2112 Industrial Drive, P.O. Box 104480, Jefferson City, MO 65110

OSCA Help Desk: 1-888-541-4894

Fax: 573-526-0338

E-mail: MunicipalDivision.Reports@courts.mo.gov

MUNICIPAL DIVISION SUMMARY REPORTING FORM

I. COURT INFORMATION	Municipality: RIVERSIDE	Reporting Period: July, 2016
-----------------------------	-------------------------	------------------------------

V. DISBURSEMENTS			
Excess Revenue (minor traffic violations, subject to the excess revenue percentage limitation)		Other Disbursements cont.	
Fines - Excess Revenue	\$ 16,248.50		\$
Clerk Fee - Excess Revenue	\$ 1,500.00		\$
Crime Victims Compensation (CVG) Fund surcharge - Paid to City/Excess Revenue	\$ 0.00		\$
Bond forfeitures (paid to city) - Excess Revenue	\$ 0.00		\$
Total Excess Revenue	\$ 17,748.50		\$
Other Revenue (non-minor traffic and ordinance violations not subject to the excess revenue percentage limitation)			\$
Fines - Other	\$ 4,454.50		\$
Clerk Fee - Other	\$ 396.00		\$
Judicial education Fund (JEF) <input checked="" type="checkbox"/> Court does not retain funds for JEF	\$ 0.00		\$
Peace Officer Standard and Training (POST) Commission surcharge	\$ 158.00		\$
Crime Victims Compensation (CVC) Fund surcharge - Paid to state	\$ 1,185.00		\$
Law Enforcement Training (LET) Fund surcharge	\$ 316.00		\$
Domestic Violence Shelter surcharge	\$ 316.00		\$
Inmate Prisoner Detainee Security Fund surcharge	\$ 316.00		\$
Sheriff's Retirement Fund (SRF) surcharge	\$ 468.00		\$
Restitution	\$ 0.00		\$
Parking ticket revenue (including penalties)	\$ 0.00		\$
Bond forfeitures (paid to city) - Other	\$ 0.00		\$
Total Other Revenue	\$ 7,609.50		\$
Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs, witness fees, and board bill/jail costs.		Total Other Disbursements	\$ 300.00
E/R DUI	\$ 100.00	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$ 25,658.00
DUI	\$ 200.00	Bond Refunds	\$ 0.00
	\$	Total Disbursements	\$ 25,658.00

Office of State Courts Administrator, Statistics, 2112 Industrial Drive, P.O. Box 104480, Jefferson City, MO 65110

MONTHLY REPORT
TO THE
CITY OF RIVERSIDE, MISSOURI

August 8, 2016

I ATTEST THAT THE FOREGOING IS A TRUE AND
FACTUAL ACCOUNTING OF COURT FOR THE MONTH OF
JULY, 2016.



SHAYLA JONES, COURT ADMINISTRATOR

*Printed: 08/08/2016

MUNICIPAL COURT REPORT

RIVERSIDE MUNICIPAL COURT
 Report For July 1, 2016 Thru July

31, 2016

Page: 1
 MOSTRPT

Citations by Filed Date...

Total Citations	201	
Total Warnings	0	
Total Voids	0	
Total Filed Citations		201

Citations by Issued Date...

Total Citations	177	
Total Warnings	0	
Total Voids	0	
Total Issued Citations		177

Violations by Filed Date...

Traffic	143	
NON-MOVING VIOLATION	25	
City Ordinance	33	
Total Filed Violations		201

Violations by Issued Date...

Traffic	135	
NON-MOVING VIOLATION	22	
City Ordinance	20	
Total Issued Violations		177

Continued Cases...

Multiple Continuances		
Traffic	132	
NON-MOVING VIOLATION	12	
City Ordinance	22	
Total		166

Continued Trial		
Traffic	0	
NON-MOVING VIOLATION	1	
City Ordinance	0	
Total		1

Total Continued Cases 167

Paid Fine...		
Traffic	56	
NON-MOVING VIOLATION	15	
City Ordinance	2	
Total Paid Fines		73

Before Judge...

MUNICIPAL COURT REPORT

RIVERSIDE MUNICIPAL COURT
 Report For July 1, 2016 Thru July 31, 2016 Page: 2
 MOSTRPT

Traffic	30	
NON-MOVING VIOLATION	48	
City Ordinance	8	
Total Before Judge		86
Total Completed		159

Other Completed...

Dismissed by Prosecutor		
Traffic	23	
NON-MOVING VIOLATION	4	
City Ordinance	1	
Total		28
FOUND GUILTY - WAIVED FEES		
Traffic	2	
NON-MOVING VIOLATION	0	
City Ordinance	3	
Total		5
Total Other Completed		33
Grand Total Completed		192

Warrants...

Issued...		
Traffic	81	
NON-MOVING VIOLATION	20	
City Ordinance	41	
Total Warrants Issued		142
Cleared...		
Traffic	53	
NON-MOVING VIOLATION	8	
City Ordinance	15	
Total Warrants Cleared		76
Change in Total Warrants		66

FINE FINE	\$20,703.00
CC COURT COST	\$1,896.00
CVS2 CRIME VICTIMS STATE2	\$1,126.54
CVC2 CRIME VICTIMS CITY2	\$58.46
DV DOMESTIC VIOLENCE	\$316.00
STPT STATE POLICE TRAINING FUND	\$158.00
TC TRAINING COST	\$316.00
ISF INMATE SECURITY FUND	\$316.00
SF SHERIFFS' SURCHARGE	\$468.00

MUNICIPAL COURT REPORT

RIVERSIDE MUNICIPAL COURT
Report For July 1, 2016 Thru July 31, 2016 Page: 3
MOSTRPT

DUI DUI \$300.00

Total Fees/Fines Paid \$25,658.00

AN ORDINANCE AUTHORIZING AND ADOPTING AMENDMENTS TO THE PLANNED DEVELOPMENT DISTRICTS ADOPTED BY ORDINANCES 2007-108, 2007-135, 1182, 1201, 1222, 1313, AND 1358 SUCH AMENDMENTS TO APPLY TO PROPERTY GENERALLY DESCRIBED AS LAND IN THE HORIZONS DEVELOPMENT AND SHALL BE KNOWN AS THE HORIZONS PLANNED DEVELOPMENT DISTRICT.

WHEREAS, the property described in Exhibit A attached hereto was rezoned as a part of multiple developments from “GP-I – General Planned Industrial District” to “PD – Planned Development District” and planned development standards governing development of these properties were adopted at that time, all as set forth in Ordinances 2007-108, 2007-135, 1182, 1201, 1222, 1227, 1313, and 1358; and

WHEREAS, Application PC16-09 submitted by the City of Riverside (“Applicant”) requesting amendments to the approved “PD Planned Development District” regulations on land legally described in Exhibit “A” attached hereto (the “Property”) was referred to the Planning Commission to hold a public hearing; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing on August 11, 2016, wherein it considered and reviewed the request of the Applicant and rendered a report to the Board of Aldermen recommending that the amendments to the planned district development standards be approved; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen of the City of Riverside, Missouri at its regular meeting on August 16, 2016 held a public hearing regarding the request for amendments to the planned district development; and

WHEREAS, the Board of Aldermen, after considering the evidence presented during such public hearings, has determined adoption and approval of the planned district development standards to be in the City’s best interest and to promote the public health, safety and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RIVERSIDE, MISSOURI, AS FOLLOWS:

Section 1 – Approval Of Zoning Amendment. The Board of Aldermen approve the planned development amendment set forth in Exhibit B attached hereto for the Horizons Development, legally described in Exhibit A attached hereto. Such planned development amendment shall be known as the Horizons Planned Development District (Horizons PD). All development occurring on the Horizons Site shall adhere to the standards described in Exhibit B along with all other provisions set forth in the City Code and Unified Development Ordinance of the City of Riverside. Approval of the Horizons PD does not relieve the applicant from following all other applicable codes and laws of the City of Riverside or other governmental agency, nor does it relieve the applicant from submitting necessary site plans or applying for all necessary building permits, electrical permits, sign permits, or occupation licenses required by City Code. The standards set forth in the Horizons PD shall have precedence where such conditions are more restrictive than those set forth in City Code.

Section 2 – Failure To Comply. That failure to comply with any of the conditions or provisions contained in this ordinance shall constitute a violation of both this ordinance and the City’s Unified Development Ordinance in addition to other penalties which may be contained in the City Code.

Section 3 – Severability Clause. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

Section 4 – Effective Date. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, passed and approved by a majority of the Board of Aldermen and approved by the Mayor of the City of Riverside, Missouri, this 16 day of August, 2016.

Kathleen L. Rose, Mayor

ATTEST:

Robin Kincaid, City Clerk

Exhibit A

Legal Description

Lot 1 Riverside Horizons East First Plat

Lot 2 Riverside Horizons East First Plat

Lot 3 Riverside Horizons East First Plat

Lot 4 Riverside Horizons East First Plat

Lot 8 Riverside Horizons East First Plat

Lot 9 Riverside Horizons East First Plat

Lot 10 Riverside Horizons East First Plat

Lot 14 Riverside Horizons East First Plat

Lot 15 Riverside Horizons East First Plat

Lot 16 Riverside Horizons East First Plat

Lot 1 Riverside Horizons Industrial III East First Plat

Lot 2 Riverside Horizons Industrial III East First Plat

Lot 1 Riverside Horizons Industrial IV East First Plat

Lot 1 Riverside Horizons Industrial V East First Plat

Lot 1 Horizons Office One

Lot 2 Horizons Office One

Lot 3 Argo Innovation Park First Plat

Lot 4 Argo Innovation Park First Plat

Lot 5 Argo Innovation Park First Plat

Lot 6 Argo Innovation Park First Plat

Lot 1 Argo Innovation Park Second Plat

Tact A Argo Innovation Park Second Plat

Lot 1 Belgian Bottoms Business Park First Plat

Lot 2A Belgian Bottoms Business Park First Plat

Lot 2B Belgian Bottoms Business Park First Plat

Lot 3 Belgian Bottoms Business Park First Plat

Lot 1 Belgian Bottoms Business Park Second Plat

Lot 1 Riverside Horizons West First Plat

Lot 2 Riverside Horizons West First Plat

Lot 3 Riverside Horizons West First Plat

Lot 4 Riverside Horizons West First Plat

Lot 5 Riverside Horizons West First Plat

All that part of Lots 1 and 2, PARTITION PLAT OF THE ESTATE OF GEORGE ROBERTS, located in the Southeast 1/4, of Section 6, Township 50, Range 33, in the City of Riverside, Platte County, Missouri, more particularly described as follows:

Commencing at the Southwest corner of said SE 1/4; thence N 0° 10' 41" E, along the West line of said SE 1/4, a distance of 25.00 feet; thence S 89° 24' 06" E, 25.00 feet North of and parallel with the South line of said SE 1/4, a distance of 30.00 feet, to a point on the East right-of-way line of Farm Road as established in Book 1220, Page 315, in the Recorder of Deeds Office, Platte County, Missouri, said point being the Point of Beginning; thence N 0° 10' 41" E, along said East right-of-way line, a distance of 409.76 feet, to a point of curvature; thence Northeasterly along said East right-of-way line, being a curve to the right, having a radius of 470.00 feet, a central angle of 14° 04' 13", an arc distance of 115.42 feet, to a point of reverse curvature; thence Northerly along said East right-of-way line, being a curve to the left, having a radius of 530.00 feet, a central angle of 11° 44' 05", an arc distance of 108.55 feet; thence N 47° 22' 42" E, along said East right-of-way line, a distance of 31.22 feet, to a point on the South right-of-way line of 41st Street, as now established; thence S 89° 24' 06" E, along said South right-of-way line, a distance of 898.48 feet, to a point on the West right-of-way line of Mattox Road, as now established; thence S 0° 16' 25" W, along the West right-of-way line of said Mattox Road, a distance of 81.10 feet; thence S 89° 24' 06" E, along said West right-of-way line, a distance of 10.00 feet; thence S 0° 16' 25" W, along said West right-of-way line, a distance of 571.76 feet; thence N 89° 24' 06" W, 25.00 feet North of and parallel with the South line of said SE 1/4, a distance of 959.86 feet, to the Point of Beginning, containing 622,238 sq. ft. or 14.284 acres more or less.

Exhibit B
Horizons “PD” Regulations
(Proposed July 2016)

A. Building Lines. There shall be no minimum front and rear setback requirements for the Planned Development. Building separation shall be a minimum of twenty (20) feet and separation of buildings will be required to meet minimum separation standards governed by the adopted building code of the City. Building setbacks shall be set by final development plan and where applicable final plat.

B. Building Materials and Construction. All buildings and other structures within Horizons Business Park shall be constructed of attractive exterior sides of high quality materials including masonry, concrete, glass, and metal (when used in an incidental role). Specific materials which will be excluded include exposed (i) galvanized metal facades, (ii) nondecorative cinder or concrete block, and (iii) double T concrete panels. Exterior mechanical or electrical equipment, including, but not limited to, HVAC equipment shall be so placed or screened that the predominant design lines of the building or structure continue without visual distraction or interruption. If the function of the building or structure dictates placement of such equipment in such a manner or location that the building exterior walls themselves are unable to screen the equipment from view of adjacent existing or proposed streets or highways, they must be separately screened using materials compatible with the approved building materials with use of an appropriately designed parapet wall and the height of such screening shall be equal to the height of the equipment to be screened; or with acceptable landscaping. Accessory buildings, enclosures, appurtenant structures to, or extrusions from, any building or structure shall be of similar or compatible materials, design and construction.

C. Building Material Colors. Color of materials used on the construction of all buildings, enclosures, and appurtenant structures shall be consistent throughout the entire development and will present a predominantly warm earth tone appearance. Exact color palette and materials will be approved by final development plan.

D. Parking. Adequate off-street parking for employees, customers, owners and tenants shall be the responsibility of the property owners. All necessary parking facilities shall be provided for entirely on private property. Parking ratios will be provided in the development plan and will be reviewed and approved by the City. Parking on private or public streets or highways within the subject property is expressly prohibited. All parking areas and drives and access shall be paved with an impervious surface equal to asphalt or concrete and maintained in a well-kept condition. Each parking space provided shall be designated by lines painted on the paved surfaces and shall be adequate in area, generally spaces will be sized nine feet wide by eighteen feet long (9' x 18') when a curb abuts and nine feet wide by twenty feet long (9' by 20') when not abutting a curb.

For the office portion of the Planned Development, it shall be the general standard that no parking spaces, parking aisles or roadways, except the access way, shall be permitted within the front ten (10) feet of the front setback. If parking spaces are provided in front of the building a landscape

buffer shall be provided as described in the landscaping section of this regulation.

Businesses experiencing rapid growth may submit a request to the Director of Community Development to allow temporary gravel overflow parking. Parking may be allowed in accordance with the following standards:

1. A site plan identifying the parking area, parking lot size and specifications for base and gravel must be submitted for review prior to the parking being installed.
2. The parking area shall not impede public safety.
3. The maximum timeframe for the temporary gravel overflow parking is 18 months. At the end of the timeframe, the area must either accommodate a building/building expansion, become green space or be paved per City approvals and regulations.
4. An agreement outlining the specifications for the temporary gravel overflow parking shall be signed by the appropriate business representative and the Director of Community Development.

E. Off-Street Loading. Provision for handling all truck service must be totally within the building site. Docks and loading areas facing non-industrial uses within the development shall be screened in accordance with the landscape provisions described in the PD regulations. All loading shall be paved with an impervious surface equal to asphalt or concrete. All side and rear loading service areas shall be properly screened from view from all existing or proposed streets, roads, or highways by walls, earth berms, and/or plant material.

F. Outdoor Storage. Although the outdoor storage of materials and equipment is not preferred, the City recognizes it is an important component for some industrial businesses. Considering this, the outdoor storage of materials and equipment may be permitted in accordance with the following regulations. These regulations do not apply to the customary trailer parking activities associated with industrial businesses.

1. Outdoor storage is only permitted within the industrial portion of the Planned Development.
2. Because outdoor storage is not preferred, minimizing the visible impact of outdoor storage on public rights-of-way and less intense uses is critical. Thus, outdoor storage shall only be permitted in areas that are not visible from Horizons Parkway and the office portion of the Planned Development.
3. All outdoor storage must be located in a side or rear yard such that views from public rights-of-way and less intense uses are limited.
4. The maximum outside storage area shall be based on the business's inside space. 10,000 square feet of first floor indoor space = 1,000 square feet of outside storage area.
5. Storage areas shall be located adjacent to the building and shall not extend more than 5 feet less than the length of the screening mechanism (i.e. – if the wing wall extends 80 feet from the building, the storage area shall not extend beyond 75 feet). This requirement may be waived if the storage area is behind a building and is not visible from any public rights-of-way and less intense uses.

6. The maximum height of stored items shall not exceed 20 feet.
7. Storage areas shall not impede vehicular traffic and emergency access points.
8. All materials being stored must be associated with the business that is located in the building adjacent to the storage area
9. Storage areas shall be maintained in a neat and orderly manner.
10. If outdoor storage is desired that cannot meet these criteria, a special use permit may be requested. When reviewing the request the following shall be taken into consideration.
 - o Distance from Horizons Parkway, I-635 and Highway 9 - the farther away the more likely it is the request will be approved.
 - o Visibility – the lower the visibility the more likely it is the request will be approved.
 - o East or West – the industrial area west of Horizons Parkway within the Planned Developed is intended for more intense uses, thus outdoor storage west of Horizons Parkway is more likely to be approved.

G. Waste Receptacles and Enclosures / Waste Removal. Waste receptacles in the industrial portion of the Planned Development shall be located behind or on the sides of buildings such that they are not readily visible from public rights-of-way. For the office portion of the Planned Development, facilities for storage of waste and rubbish shall be properly screened within an approved trash enclosure.

Each owner and tenant shall keep its premises, buildings and improvements and appurtenances in a safe, sightly, clean, neat and wholesome condition, and shall comply in all respects with all governmental, health and police requirements. Each owner and tenant shall remove, at its own expense, any rubbish or trash of any character which may accumulate on its property and shall keep unlandscaped and landscaped areas neat and well-maintained. Rubbish and trash shall not be disposed of on the premises by burning in open fires or incinerators. All rubbish and trash containers shall be properly screened by an appropriate enclosure.

H. Permanent Park Signage. No sign shall be erected, placed or otherwise installed upon a Building Site or affixed to a Building, structure, or other improvement erected on a Building Site until the plans for such sign have been approved by the City. Flashing or moving signs are prohibited. Product or service replicas or models are prohibited, unless allowed per the Unified Development Ordinance. The location, size, design and color of all signs must be in keeping with the character of the Park.

1. Park Monument Signs. Park Monument Signs shall be utilized to identify the development as whole and not individual businesses and shall only be permitted to the Master Developer of the Planned Development. Three Park Monument Signs shall be permitted, each with a maximum sign face of two-hundred fifty (250) sq. ft. Park Monument Signs are allowable in the public right-of-way.

2. Park Entry Signs. Park Entry Signs shall be utilized to identify main entrances

of the development and not individual businesses and shall be permitted to the Master Developer of the Planned Development. Three Park Entry Signs shall be permitted, each with a maximum sign face of thirty-six (36) sq.ft. Park Entry signs are allowable in the public right-of-way.

3. Park Directional Signs. Park Directional Signs shall be utilized to identify buildings address, name of business, and in appropriate cases logos of the company occupying. Each building shall be permitted to have a Park Directional Sign, each with a maximum sign face of twenty (20) sq.ft.

4. Building Façade Signs. Building Façade Signs shall be attached to the building to identify individual businesses and shall be approved as a component of the Final Development Plan.

Industrial Buildings – For those lots that do not abut Horizons Parkway, each individual tenant may have a maximum of two (2) walls signs per building, with a maximum of one (1) sign per side of building. The maximum sign face per sign shall be one-hundred twenty (120) square feet, except for a building with a single tenant, the maximum sign face per sign shall be one-hundred fifty (150) square feet.

For those lots abutting Horizons Parkway each individual tenant may have a maximum of three (3) wall signs, with a maximum of one (1) sign per side of building. The maximum sign face per sign shall be one-hundred twenty (120) square feet, except for a building with a single tenant, the maximum sign face per sign shall be one-hundred fifty (150) square feet.

For signs with one line of copy, the maximum letter height shall be sixty (60) inches per letter. For signs with two lines of copy, the maximum letter height shall be forty-eight (48) inches per letter.

Office Buildings - Each building may have a maximum of two (2) building façade signs. The total maximum sign face per building shall be eighty (80) square feet, with no sign being larger than fifty (50) square feet. For signs with one line of copy, the maximum letter height shall be sixty (60) inches per letter. For signs with two lines of copy, the maximum letter height shall be forty-eight (48) inches per letter.

5. For Sale or Lease Signs. A temporary wood, metal, or plastic sign may be erected on a developed building site to offer the property for sale or lease. One (1) such sign, having a maximum area of thirty (30) square feet for buildings less than 50,000 square feet, thirty-five (35) square feet for buildings more than 50,000 square feet but less than 150,000 square feet, and sixty (60) square feet for buildings more than 150,000 square feet.

6. Temporary Signs. Paper signs, stickers, transfers, signs printed or affixed to, or visible through the windows, doors or exterior walls of a building or other signs of a temporary character or purpose, regardless of the composition of the sign or the materials used therefore, are expressly prohibited.

7. Construction Signs. A temporary wood, metal, or plastic sign will be allowed during the construction of a building project. Such signs may be either single or double faced with

each face having a maximum area of fifty square feet for building sites, less than three (3) acres and eighty square feet for building sites of three (3) acres or more. All signs permitted under this provision will be removed immediately upon issuance of an occupancy permit for any building constructed on the site.

I. Landscaping. All open areas on any building site not occupied by buildings, storage, parking, access roads and loading shall be suitably graded with a slope not to exceed 3:1 to allow for mowing, and drainage and shall be maintained in lawn, trees, and/or shrubs, including lawn irrigation in all such areas. It is the intent of these regulations to provide a park-like setting for the buildings, as well as to screen objectionable areas.

Office Park: Building sites shall be landscaped in accordance with the general landscaping plan for the Park. All lots are required to provide a minimum landscape buffer of ten feet (10') along public right-of-way, utilizing deciduous shade and ornamental trees, evergreen trees and shrubs.

Building Site (Pervious Area): Building site shall include a minimum of one (1) two and one-half (2-1/2) inch caliper deciduous or evergreen tree (8' in height) for each two thousand five hundred (2,500) square feet of pervious / green space area, to be planted in side yard, front yard or rear of building at common area. Substitutions are allowed for Pervious area calculation only based upon the following:

1 Shade Tree (2-1/2" cal.) or Evergreen Tree (8' ht) = 20 shrubs 3' in height or 2 ornamental trees 6' in height

Building Frontage at Street: 1 Shade Tree (2-1/2" cal.) or Evergreen Tree (8' ht) for every 40 feet of street frontage to be planted along the street right-of-way.

Common Area side or Building Rear: 1 Shade Tree (2-1/2" cal.) or Evergreen Tree (8' ht) for every 40 feet of frontage on common area such as, lakes and canals.

Parking Lots: Landscaped islands should be added at the ends of all parking rows and should be bermed and planted with either sod or landscaping.

- 1 Shade Tree (2-1/2" cal.) or Evergreen Tree (8' ht) for every 200 square foot of parking lot islands.
- Fifty percent (50%) of the parking lot should be screened from view with shrubs 3' in height.

Building Foundation: Forty percent 40% of the building foundation should be landscape with ground covers, shrubs and ornamental trees.

Industrial Park: Building sites shall be landscaped in accordance with the general landscaping for the Park:

Building Frontage at Street: 1 Shade Tree (2-1/2" cal.) or Evergreen Tree (8' ht) for every 40 feet of street frontage to be planted along the street right-of-way.

Common Area side or Building Rear: 1 Shade Tree (2-1/2" cal.) or Evergreen Tree (8' ht) for every 50 feet of frontage on common area such as, lakes and canals.

Parking Lots: Landscaped islands should be added at the ends of all parking rows and should be bermed and planted with either sod or landscaping.

- 1 Shade Tree (2-1/2" cal.) or Evergreen Tree (8' ht) for every 200 square foot of parking lot islands.
- Parking lot screening is encouraged where green space exists. Screening should be shrubs 3' in height not exceed 20% of the total frontage.

Building Foundation: Building foundations should be landscaped at building entries and sides with groundcovers, shrubs and ornamental trees.

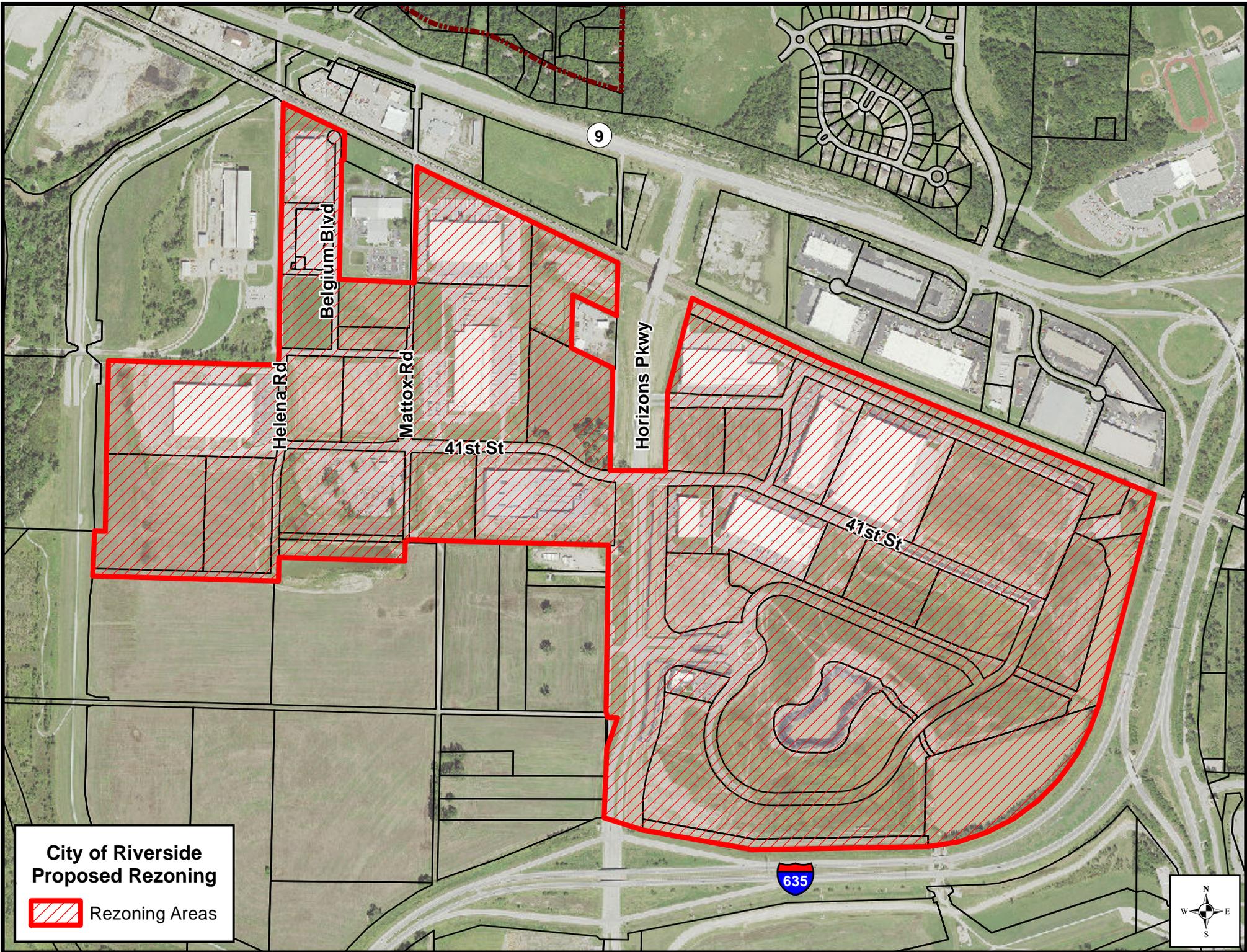
The landscape development, having been installed, shall be maintained by Owner in a neat and adequate manner, which shall include the mowing of lawns, trimming of hedges, other such maintenance and watering including the installation of lawn irrigation on all sites. The landscaping shall be implemented and completed within six (6) months after certificate of occupancy of the building has been issued.

J. Exterior Lighting. Lighting of buildings and public areas, such as parking, plazas, landscaping, fountains, sculptures, and walkways is required. All site lighting will be accomplished by using concealed source fixtures with a minimum average illumination in accordance with the requirements of the City of Riverside, Missouri. All exterior lighting will be metal halide or white in color and constant in nature, specifically excluding traveling, flashing or intermittent illumination of any kind and must be so arranged or shielded as to avoid glare or reflection onto any adjacent existing or proposed streets, highways, ponds or building sites. Pole mounted fixtures will have a maximum pole height of thirty-two (32) feet, including the base.

K. Underground Utilities, Pipes, Etc. No pipe, conduit, cable, line or the like for water, gas, sewage, drainage, steam, electricity, or any other energy or service shall be installed or maintained upon any building site (outside of any building) above the surface of the ground.

L. Fencing. All fencing on any building site shall be compatible with the building materials used in the construction of the major structure on said building site. Chain link fencing shall be finished with a black powder coat in the Planned Development.

M. Animals. No livestock, poultry or other animals shall be kept on any part of the Park



9

Belgium Blvd

Helena Rd

Mattox Rd

41st St

Horizons Pkwy

41st St

635

**City of Riverside
Proposed Rezoning**

 Rezoning Areas





City of Riverside- Staff Report PC16-09: Horizons Rezoning

General Information

Applicant: City of Riverside

Location: Horizons Development

Application: Rezoning - Amendment to the regulations associated with the Planned Development

Existing Land Use: Industrial, office and undeveloped

Proposed Land Use: Industrial and office

Procedure: The procedure for a rezoning requires a public hearing before the Planning Commission after at least 15 days notice has been given in a newspaper of general circulation and mailings to property owners within 185 feet of the proposed project. The public notification requirements have been fulfilled for this application.

Analysis: In 2007 the property was rezoned from GP-I to PD, however no PD regulations were adopted at that time. It was stated that each development would be looked at on a case by case basis for conformance with the approved Master Plan. The utilization of PD regulations was specifically put in place so that the Planning Commission and Board of Aldermen would have the ability to review development plans for each property within the Horizons area to ensure that it meets the Master Plan approved by the City. Over time, as Horizons has developed out, seven slightly different sets of PD regulations have been approved. In addition, many of the adopted PD regulation have had to be amended to accommodate new business.

After conducting a workshop with the Planning Commission staff has proposed a new set of PD regulation that would apply to the developed portion of Horizons and consolidate all of the different sets of regulations into one. The proposed PD Regulations are very similar to the regulations adopted in the past and have combine the small differences. In addition, the proposed regulations address some of the ongoing concerns and issues with outdoor storage.

Recommendation: Staff recommends approval of the request to rezone property by adopting specific PD regulations as it is conformance with the Comprehensive Master Plan

Attachments:

- Location Map
- Proposed Regulations.

AN ORDINANCE AMENDING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS FOR HORIZONS INDUSTRIAL IV, LLC FOR OUTDOOR STORAGE IN THE PLANNED DEVELOPMENT (PD) DISTRICT ON PROPERTY LOCATED AT 4600 NW 41ST STREET.

WHEREAS, pursuant to City Code Chapter 400, Section 400.580 of the Unified Development Ordinance, application no. PC15-01, submitted by North Point Development on behalf of Horizons Industrial IV, LLC requesting an amendment to a Special Use Permit to allow outdoor storage of racking supplies and wood pallets associated with a tenant in the Planned Development (PD) District on land owned by Horizons Industrial IV, LLC located at 4600 NW 41ST Street was referred to the Planning Commission to hold a public hearing; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing on August 11, 2016 and rendered a report to the Board of Aldermen containing findings of fact and a recommendation that the amended Special Use Permit be approved; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on August 16, 2016 and, based upon all of the information presented, find it is in the best interest of the citizens of the City of Riverside to grant said amendments to a Special Use Permit subject to certain terms and conditions as set forth herein;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RIVERSIDE, MISSOURI, AS FOLLOWS:

SECTION 1 – GRANT OF SPECIAL USE PERMIT. That an amendment to the Special Use Permit is hereby granted to Horizons Industrial IV, LLC to allow outdoor storage of racking equipment supplies and wood pallets associated with the tenant on property located at 4600 NW 41ST Street in the Planned Development (PD) District, described as “Lot 1, Riverside Horizons Industrial IV East,” subject to the conditions set forth in Section 2.

SECTION 2 – CONDITIONS OF APPROVAL AND OPERATION. That the following conditions of approval shall apply and be followed for the duration of the Special Use Permit.

- a. The outdoor storage shall only be permitted on the property described above and may not be moved to a different location or expanded without first obtaining approval in accordance with the provisions for special use permits as specified in City Code.
- b. The maximum size of the outdoor storage area shall not exceed 43,711 sq.ft.
- c. All materials being stored shall be associated with the tenant located at 4825 NW 41ST Street and include only racking supplied by General Motors Corporation and wood pallets.
- d. The outdoor storage area shall be located on the east side of the building only.

- e. The outdoor storage area shall be kept in an orderly manner.
- f. The stored racking materials shall not exceed 20 feet in height, and the wood pallets shall not exceed two rows of pallets stacked 10 feet high.
- g. The Riverside Planning and Zoning Commission may review the Special Use Permit if the applicant has any code violations.
- h. The Special Use Permit shall be review in 1 year.

SECTION 3 – FAILURE TO COMPLY. Failure to comply with any of the conditions or provisions contained in this ordinance shall constitute a violation of both this ordinance and the City’s Unified Development Ordinance and shall also be cause for revocation of the Special Use Permit granted herein in addition to other penalties which may be contained in the City Code.

SECTION 4 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 5 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, passed and approved by a majority of the Board of Aldermen and approved by the Mayor of the City of Riverside, Missouri, this 16th day of August, 2016.

Kathleen L. Rose, Mayor

ATTEST:

Robin Kincaid, City Clerk

Case # PC14-16 SUP Spec IV

Horizons Pkwy

43rd St

Spec IV

41st St





City of Riverside
Staff Analysis Report
Case Number PC16-04, Special Use Permit
Revision- 4600 NW 41st Street

General Information

Applicant: Northpoint Development and US Farathane

Location: 4600 NW 41st Street (US Farathane)

Requested Action: To consider modifications to a Special Use Permit (SUP) to allow outdoor storage

Zoning: PD- Planned Development

Existing Land Use: Industrial

Proposed Land Use: Continued industrial with associated outdoor storage.

Procedure: In accordance with Section 400.580 of the Unified Development Ordinance (UDO) and the adopted PD regulations, a special use permit is required for outdoor storage. Therefore, the procedure for a special use permit is a public hearing before the Planning Commission and the Board of Aldermen after notification has been given in a paper of general circulation at least 15 days before the hearing date and property owners within 185' of the subject property have been notified of such hearing. These requirements have been fulfilled on this application.

Overview

The applicant is requesting modifications to a Special Use Permit for outdoor storage that was approved by the Board of Aldermen on March 3, 2015. At the time of the approval of this SUP the current tenant, US Farathane, had not officially signed a lease. Additionally, US Farathane, an automotive supplier, did not have all the specifics of their GM contract finalized. As such, there were several unknowns regarding the requested outdoor storage. Now that the tenant is occupying the space and nearly at full operations, it is time to finalize the specifics of the outdoor storage.

Project Description

Included with this staff report is Ordinance No. 1390 approving the SUP related to the case. Several conditions were included with the approval of the original SUP (see Section 2 of the ordinance). Since the approval of this SUP staff has proposed amending the PD regulation that apply to this location as well as a large portion of the Horizons Development. If this rezoning passes there are still two conditions that needs to be revisited, which are the height of the materials being stored, as well as the pallets that are stored. If the rezoning does not pass additional conditions need to be revisited. Specifically the following (Note: letters match conditions of the approving ordinance).

b. The maximum size of the outdoor storage area shall not exceed 43,711 sq. ft.

The original request asked for more than the maximum amount of storage for the entire building (34,178 sq. ft based on a 341,784 sq ft building) per the current PD regulations. If

the new regulations are passed, this will no longer be in conflict with the approved PD regulations.

c. All materials being stored shall be associated with the potential tenant located at 4825 NW 41st Street and include only racking supplied by General Motors Corporation.

There is currently a mix of materials being stored. Staff has requested a detailed list and photo of each specific item to be stored. In addition, the tenant is storing a substantial amount of wood pallets that were never discussed in the original approval.

f. The stored materials shall not exceed the height of the racking. Racking may only be double stacked when General Motors Corporation is on shutdown.

Materials are being stored several units high exceeding the allotted six feet for outdoor storage in the approved PD regulations for the east side of Horizons. Staff has asked the applicant for specifics on the requested storage height. However, the fire code sets a maximum height of 20 feet for the storage of outdoor materials.

Analysis

The PD Regulations for Horizons East adopted October 2013 set forth specific criteria for outdoor storage (Section F) and the review of special use permits.

F. Outside Storage and Equipment. Although the outdoor storage of materials and equipment in Horizons East is not preferred, the City recognizes it may be necessary to accommodate businesses that are experiencing growth and/or change, but are not yet ready to commitment to additional facility space. Considering this, the outdoor storage of materials and equipment may be permitted in accordance with the following regulations. These regulations do not apply to the customary trailer parking activities associated with tenants inside the Planned Development.

1. *A special use permit must be granted to allow outside storage.*
2. *Included with the SUP application must be a written explanation as to why the business needs the outdoor storage, how long they intend to have the outdoor storage and what their long term plan is to accommodate the storage.*
Staff has requested this information.
3. *Outside storage areas may only be permitted within the designated areas as shown in Exhibit A, provided there is a screening mechanism (wing wall, building bump out, etc.) along 41st Street.*

The proposed area is located in a designated area and a 70 foot wing wall does exist along 41st Street that provides some screening. The new request adjusts the storage area from 115 feet out from the building to 70 feet out from the building. When traveling along 41st Street the general public does not see the outdoor storage unless they are located east of the building. As this is towards the end of the street, the traffic count is lower than other areas of Horizons.

4. *The maximum outside storage area shall be based on the business's inside space. 10,000 square feet of first floor indoor space = 1,000 square feet of outside storage area.*
The entire building has 341,784 square feet of first floor space allowing a total of 34,178 square feet of outdoor storage. The applicant leased 222,761 square feet of first floor space, which would allow a maximum of 22,276 square feet of outdoor space. The original request was for 43,711 square feet (115' x 380') of outdoor storage space. Based on the applicant's submitted drawings, staff assumes the request is being modified to 8,762 square

- feet, which complies with the regulations.
5. *Storage areas shall be located adjacent to the building and shall not extend more than 5 feet less than the length of the screening mechanism (i.e. – if the wing wall extends 80 feet from the building, the storage area shall not extend beyond 75 feet).*
The office bump outs extend out from the building 70 feet. The original outdoor storage request extended 115 feet from the building. The applicant is proposing to modify this to 70 feet putting it in line with the office bump out, but not 5 feet less per the PD regulations.
 6. *Storage areas shall be designated by yellow pavement markings.*
The applicant has been made aware of this requirement.
 7. *The maximum height of stored items shall not exceed 6 feet.*
The current outdoor storage exceeds this limitation. The original SUP notes the height of materials shall not exceed the height of the racking and that racking will only be double stacked when GM is on shutdown. Currently items are stacked much higher than both 6 feet and double staked. Staff is waiting for the applicant to request a specific height, but assumes the request will be to allow as high as possible (20 feet). Fire code states that items stored outside cannot exceed 20 feet in height. An item for discussion is whether the Commission thinks it is appropriate to increase the height limitation and thus, reduce the square footage of the storage area (i.e.- go up instead of out).
 8. *Storage areas shall not impede vehicular traffic and emergency access points.*
The storage areas are setback from the main drive area and do not block any ingress/egress points. The submitted drawings show storage areas between dock doors only.
 9. *All materials being stored must be associated with the business that is located in the building adjacent to the storage area. A detailed list and photos of materials to be stored must be submitted with the SUP application.*
All stored materials are associated with the tenant and located adjacent to their portion of the building. Staff has asked the applicant to submit photos.
 10. *Storage areas shall be maintained in a neat and orderly manner.*
The applicant is aware of this requirement.
 11. *If a business receives more than 2 written code violation notices associated with the outdoor storage in a calendar year the SUP will be revoked. The business must wait 1 year from the date of revocation before applying for another SUP for outdoor storage.*
The applicant is aware of this requirement.

Staff has proposed an amendment to the PD regulations for a portion of the Horizons Development. Those proposed changes if approved are as follows:

F. Outdoor Storage. Although the outdoor storage of materials and equipment is not preferred, the City recognizes it is an important component for some industrial businesses. Considering this, the outdoor storage of materials and equipment may be permitted in accordance with the following regulations. These regulations do not apply to the customary trailer parking activities associated with industrial businesses.

1. Outdoor storage is only permitted within the industrial portion of the Planned Development.
2. Because outdoor storage is not preferred, minimizing the visible impact of outdoor storage on public rights-of-way and less intense uses is critical. Thus, outdoor storage shall only be permitted in areas that are not visible from Horizons Parkway and the office portion of the Planned Development.
3. All outdoor storage must be located in a side or rear yard such that views from public rights-of-way and less intense uses are limited.

4. The maximum outside storage area shall be based on the business's inside space. 10,000 square feet of first floor indoor space = 1,000 square feet of outside storage area.
5. Storage areas shall be located adjacent to the building and shall not extend more than 5 feet less than the length of the screening mechanism (i.e. – if the wing wall extends 80 feet from the building, the storage area shall not extend beyond 75 feet). This requirement may be waived if the storage area is behind a building and is not visible from any public rights-of-way and less intense uses.
6. The maximum height of stored items shall not exceed 20 feet.
7. Storage areas shall not impede vehicular traffic and emergency access points.
8. All materials being stored must be associated with the business that is located in the building adjacent to the storage area
9. Storage areas shall be maintained in a neat and orderly manner.
10. If outdoor storage is desired that cannot meet these criteria, a special use permit may be requested. When reviewing the request the following shall be taken into consideration.
 - o Distance from Horizons Parkway, I-635 and Highway 9 - the farther away the more likely it is the request will be approved.
 - o Visibility – the lower the visibility the more likely it is the request will be approved.
 - o East or West – the industrial area west of Horizons Parkway within the Planned Developed is intended for more intense uses, thus outdoor storage west of Horizons Parkway is more likely to be approved.

If these new regulations are adopted the current outdoor storage would be allowed with some modifications. The approved Ordinance only allows for the racking material to be stored one unit high and does not allow for the storage of pallets. These two items need to be addressed so that the business operations and the approved SUP can match.

Conformance to Master Plan: The Master Plan discusses developing Horizons to incorporate a multitude of uses, create jobs, generate revenue for the City and welcome innovative companies, with a focus on high-quality development. The Master Plan notes that “the key element is to ensure that what happens in Horizons is the best long-term solution”.

Attachments

- Ordinance No. 1390 including previous staff report
- Project Location Map
- Site Plan

AN ORDINANCE APPROVING A PROPOSAL SUBMITTED BY JEFF GREEN PARTNERS/HOFFMAN STRATEGY GROUP REGARDING A RETAIL MARKET FEASIBILITY ANALYSIS AND A RETAIL MASTER PLAN AND AUTHORIZING THE CITY TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH JEFF GREEN PARTNERS

WHEREAS, Jeff Green Partners/Hoffman Strategy Group (the “Consultant”) submitted a proposal dated August 9, 2016, attached hereto as **Exhibit A** and incorporated herein (the “Proposal”), to City staff in connection with Consultant’s plans to conduct a retail feasibility analysis and develop a retail master plan;

WHEREAS, Consultant requests approval of, and City staff recommend and request the Board to approve the Proposal and Professional Services Agreement with Jeff Green Partners, attached hereto as **Exhibit B** and incorporated herein (the “Agreement”); and

WHEREAS, the Board of Aldermen find it to be in the best interests of the City in order to further the objectives of industrial and economic development of the City, as well as in furtherance of the objective to protect the health, safety, and welfare of the businesses and citizens of the City, to approve the Proposal and the Agreement.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RIVERSIDE, MISSOURI AS FOLLOWS:

SECTION 1. BEST INTEREST OF THE CITY TO APPROVE PROPOSAL. In order to further the objectives of industrial and economic development of the City, as well as in furtherance of the objective to protect the health, safety, and welfare of the businesses and citizens of the City, the Proposal, attached hereto as **Exhibit A** and incorporated herein, and the Agreement, attached hereto and incorporated herein as **Exhibit B** is hereby approved.

SECTION 2. AUTHORITY GRANTED. The Mayor, City Administrator, Special Counsel to the City - Spencer Fane LLP, and other appropriate officials and employees of the City are hereby authorized and directed to pay the retainer and other fees set forth in the Agreement, to authorize Consultant to proceed with the Scope of Work set forth in the Agreement, and to take any and all other actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and approval.

[Remainder of Page Left Blank – Signature Page to Follow]

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND APPROVED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Riverside, Missouri, this 16th day of August, 2016.

ATTEST:

Kathleen L. Rose, Mayor

Robin Kincaid, City Clerk

Approved as to form:

Spencer Fane LLP,
Special Counsel to the City
by Joe Bednar

EXHIBIT A

Retail Market Feasibility Analysis and Retail Master Plan Proposal

EXHIBIT B

**Professional Services Agreement
by and between
the City of Riverside, Missouri and Jeff Green Partners**

August 9,
2016



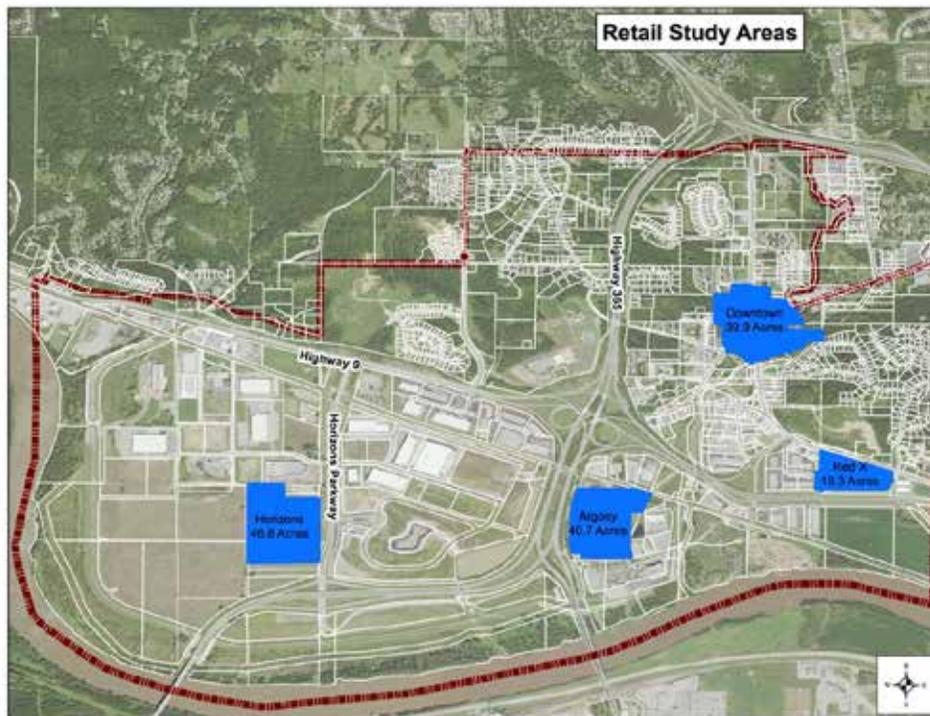
Mr. Greg
Mills
Mr. Mike Duffy
City of Riverside
2950 NW Vivion Road
Riverside, MO 64150

RE: Retail Market Feasibility Analysis and Retail Master Plan for Four Areas in the City of Riverside, MO

Dear Greg and Mike:

At your request, this proposal will address the preparation of a retail master plan for the City of Riverside, MO. The objective is to understand the quantitative and qualitative retail opportunities for the City of Riverside, MO, specific to four areas:

- Southside of I-635 and Horizons Parkway
- Downtown Riverside, MO
- Argosy Casino
- Intersection of NW Vivion and NW Gateway



Background

The City of Riverside, MO, is interested in developing a retail master plan that relates to four parcels as

5320 N. 26th Street, Phoenix, AZ 85016
(602) 795-8351

identified in the map on the previous page. This retail master plan would address the viability of retail; how the viable retail is complementary (as opposed to competitive) to existing retail; and the extent to which the City of Riverside offers regional retail opportunities.

Jeff Green Partners/Hoffman Strategy Group proposes to conduct the retail feasibility analysis and develop a retail master plan based on that analysis in the following way:

1. Evaluate the major existing and proposed shopping districts and retail concentrations in the Riverside, MO, area.
2. Define trade areas and collect residential trade area characteristics for the City related to the four property locations.
3. Quantify and characterize the other retail demand segments (worker and tourist) in each identified submarket (trade area).
4. Analyze the current retail landscape in each of the identified shopping areas and retail concentrations from a merchandising perspective.
5. Quantify the viability of retail across 27 categories (e.g., home improvement stores, clothing and apparel, general merchandise, and food).
6. Develop an appropriate market position and optimal merchandise strategy for each of the four property locations.
7. Quantify the sales revenue opportunity for viable new retailers (sales forecasts).

Scope of Work

Issues

Jeff Green Partners/Hoffman Strategy Group proposes to conduct a retail feasibility study that addresses the following issues:

- What is the current competitive environment in the greater Riverside, MO, market (on both sides of the Kansas River)? What are the implications on proposed new retail at each of the four property sites?
- What residential trade area (both a convenience and destination) will be served by potentially supportable retail at each of the four property sites?
- What are the population, demographic and lifestyle (psychographic) characteristics in the residential trade area for the five-year period 2016 to 2021?
- How many daytime business employees are in the immediate area of each of the four property sites?
- What retail voids by category are evident in the greater Riverside market?
- Given the results of the above analysis, what types of retail are viable long-term on the four property sites?
- Who are all the recommended viable tenants for each of the four property site locations?
- What are the sales forecasts for each recommended retail tenant?
- When is the retail supportable at each of the four property locations?

Methodology

Jeff Green Partners/Hoffman Strategy Group will employ the following methodology to address the above issues.

Field Evaluation. We will undertake a thorough evaluation of the Riverside, MO, market as well as the four property locations. This evaluation will consider each property with respect to its physical configuration, visibility, accessibility, parking, ingress/egress, planned/proposed road improvements, as well as the area competitive shopping center properties and other retail concentrations.

A kick-off meeting is required during the field evaluation. This meeting should include the Mayor of Riverside, the City Administrator, community development; and stakeholders you deem appropriate.

Trade Area Definition. We will define a trade area that is served by retail formats at each of the four property locations in Riverside, MO. Trade areas will be based on: the accessibility characteristics of the site; location, amount and type of retail competition; distribution of population, population growth, and demographic characteristics; the various patron segments who would potentially visit the proposed retail development; as well as other appropriate factors.

Population, Demographics and Lifestyles. The most recent population and household estimates will be collected, along with future projections, from Nielsen, local planning agencies, and all other appropriate sources for the trade area. Consumer lifestyle profiles will be evaluated using Nielsen's PRIZM segmentation system, which is used by retailers in site selection. We will also assess the number of daytime workers currently in the area around each of the four property locations.

Retail Voids. The retail voids in the trade area by merchandise category will be quantified based on consumer spending and retail sales data supplied by Nielsen.

Identify the Amount, Type, Timing and Retail Tenants Supportable. We will identify the type of viable retail and the specific retailers that will optimally position the retail components for each of the four property locations. Sales forecasts will be provided for those identified viable tenants.

Deliverables

A final copy report in PDF format will be presented to the Mayor, the City Administrator, and community development of the *City of Riverside, MO*. The report will include our conclusions and recommendations; retail feasibility analysis; a retail master plan based on the analysis and recommendations; and all maps, graphics, data tables and supporting documentation in the appendices.

We will address the report's findings and recommendations in a conference call. Changes made to the report will reflect the substance of questions and comments raised in the conference call. A final report in PDF format will be provided that may be distributed to the city council and stakeholders.

Fees and Timetable

Our fee for the retail feasibility analysis and retail master plan is \$28,000 plus travel expenses. We propose a \$2,000 cap on travel expenses, which covers Phoenix to Kansas City airfare for Jeff; airport parking; rental car for Lincoln to Kansas City travel for Jerry; two rooms at two nights for field visit; one

night for the face-to-face presentation; and meals.

We will complete the study within 60 days of your authorization to proceed.

It is our standard business practice to request from the client a 50% retainer at the beginning of the study, with the balance of the study fee, plus associated travel expenses, due within 30 days of project completion.

Greg, we look forward to working with you on this project.

Cordially,



Jeffrey Green
Jeff Green Partners



Jerry Hoffman
Hoffman Strategy Group

cc. Jeff Smith – VanTrust Real Estate
Rich Muller – VanTrust Real Estate

PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”), is hereby made and entered into this ____ day of August, 2016, (“Effective Date”) by and between the **CITY OF RIVERSIDE, MISSOURI** (“City”), a city and political subdivision duly organized and existing under the constitution and laws of the State of Missouri, and **JEFF GREEN PARTNERS** (“Consultant”), collectively referred to as the “Parties”.

WHEREAS, the City has conducted an extensive community-wide Master Planning process; and

WHEREAS, this planning process was a combination of economic analysis, land use, infrastructure planning and financing, design principles and guidelines, and community input; and

WHEREAS, when analyzing the economic impact of this project, it is obvious Riverside development project impacts not only Riverside, but also a much larger surrounding area; and

WHEREAS, given its location, Riverside is a workforce hub in the metro area, and has had great success in attracting new jobs to the State of Missouri; and

WHEREAS, the City is interested in developing a retail master plan that relates to four parcels as depicted in **Exhibit A**, attached hereto and incorporated herein to this Agreement; and

WHEREAS, the City’s intent and objective is to have a retail feasibility and analysis conducted in order to understand the quantitative and qualitative retail opportunities for the City specific to four areas: (i) the Southside of I-635 and Horizons Parkway; (ii) Downtown Riverside, MO; (iii) the area adjacent to the Argosy Casino; and (iv) the area located adjacent to the Intersection of NW Vivion and NW Gateway; and

WHEREAS, it is also the City’s intent and objective to create a retail master plan that would address: (i) the viability of retail development within the City limits; (ii) how the viable retail is complementary (as opposed to competitive) to existing retail; and (iii) the extent to which the City of Riverside offers regional retail opportunities; and

WHEREAS, Jeff Green Partners/Hoffman Strategy Group submitted a proposal to the City to conduct a retail feasibility analysis and to develop a retail master plan based on that analysis.

NOW THEREFORE, in consideration of the performance by the City and the Consultant under the terms hereof, and for other good and valuable considerations, the City and Consultant hereby covenant and agree as follows:

City hereby contracts with Consultant for the furnishing of Professional Services in connection with the Project, as more particularly described herein, in consideration of these premises and of the mutual covenants herein set forth. By executing this Agreement, the Consultant represents to City that Consultant is professionally qualified to perform work on this Project.

SECTION I DEFINITIONS

As used in this Agreement, the following terms shall have the meanings ascribed herein unless otherwise stated or reasonably required by the Agreement, and other forms of any defined words shall have a meaning parallel thereto:

"City" means the City of Riverside, Missouri, a municipal corporation duly organized under the laws of the State of Missouri;

"Consultant" means Jeff Green Partners, its agents and representatives;

"Consultant Documents" means any and all documents required or reasonably implied by the nature of the Project, including, but not limited to, plans, specifications, drawings, designs, calculations, sketches, models and reports;

"Project" means the development of a retail feasibility analysis of the City and the construction of a retail master plan for the City;

"Report" means the document submitted to the City and presented to the Mayor and Board of Aldermen that will include: (i) the Consultant's conclusions and recommendations; (ii) a retail feasibility analysis of the City; (iii) a retail master plan for the City based on the analysis and recommendations; and (iv) all maps, graphics, data tables and supporting documentation in the appendices of the report;

"Report Cost" means fee for the retail feasibility analysis and retail master plan delivered to the City and a face to face presentation of the Report to the Mayor and the Board of Aldermen for a total fee of Twenty Eight Thousand Dollars (\$28,000.00), plus travel expenses that shall not exceed Two Thousand Dollars (\$2,000.00); and

"Travel Expenses" means Phoenix to Kansas City airfare for Jeff Green; airport parking; rental car for Lincoln to Kansas City travel for Jerry Hoffman; two rooms at two nights for field visit; one night for the face-to-face presentation; and meals.

SECTION II COMPENSATION

2.1 FEES AND TRAVEL EXPENSES

(a) TOTAL FEE: City agrees to pay Consultant a total fee of Twenty Eight Thousand Dollars (\$28,000.00), of which the City shall pay Fourteen Thousand Dollars upon execution of this Agreement and the balance within fourteen days after the face to face presentation of the Report to the Mayor and the Board of Aldermen, plus travel expenses that shall not exceed Two Thousand Dollars (\$2,000.00). The fee is based on the performance of the Scope of Work attached hereto as **Exhibit B** and incorporated herein. All work shall be completed within sixty days of the Consultant receiving from the City Administrator the Authorization to Proceed.

(b) TRAVEL EXPENSE: The Consultant shall be reimbursed at the actual cost, not to exceed a total expense of Two Thousand Dollars (\$2,000.00) for Travel Expenses.

**SECTION III
CONDUCT OF THE RETAIL FEASIBILITY ANALYSIS
AND
DEVELOPMENT OF A RETAIL MASTER PLAN BY CONSULTANT**

3.1 Consultant, as described more specifically within the Scope of Work, proposes to conduct the retail feasibility analysis and develop a retail master plan based on that analysis in the following way:

- a) Evaluate the major existing and proposed shopping districts and retail concentrations in the Riverside, MO, area;
- b) Define trade areas and collect residential trade area characteristics for the City related to the four property locations;
- c) Quantify and characterize the other retail demand segments (worker and tourist) in each identified submarket (trade area);
- d) Analyze the current retail landscape in each of the identified shopping areas and retail concentrations from a merchandising perspective;
- e) Quantify the viability of retail across 27 categories (e.g., home improvement stores, clothing and apparel, general merchandise, and food);
- f) Develop an appropriate market position and optimal merchandise strategy for each of the four property locations; and
- g) Quantify the sales revenue opportunity for viable new retailers (sales forecasts).

**SECTION IV
EXECUTION OF CONTRACT**

IN WITNESS WHEREOF, this Agreement has been duly executed in multiple counterparts (each of which is to be deemed an original for all purposes) by the parties hereto on the respective date appearing below each party's signature to be effective on the Effective Date herein specified.

[The remainder of this page is intentionally left blank.]

APPROVED AS TO FORM:

City Attorney

THE CITY OF RIVERSIDE, MISSOURI
a Missouri Municipal Corporation

By: _____
Mayor

Date: _____

ATTEST:

Robin Kincaid, City Clerk

CONSULTANT:

JEFF GREEN PARTNERS

By: _____
Jeffrey Green

Date: _____

EXHIBIT A DESCRIPTION OF PROJECT AND MAP

- Southside of I-635 and Horizons Parkway
- Downtown Riverside, MO
- Argosy Casino
- Intersection of NW Vivion and NW Gateway

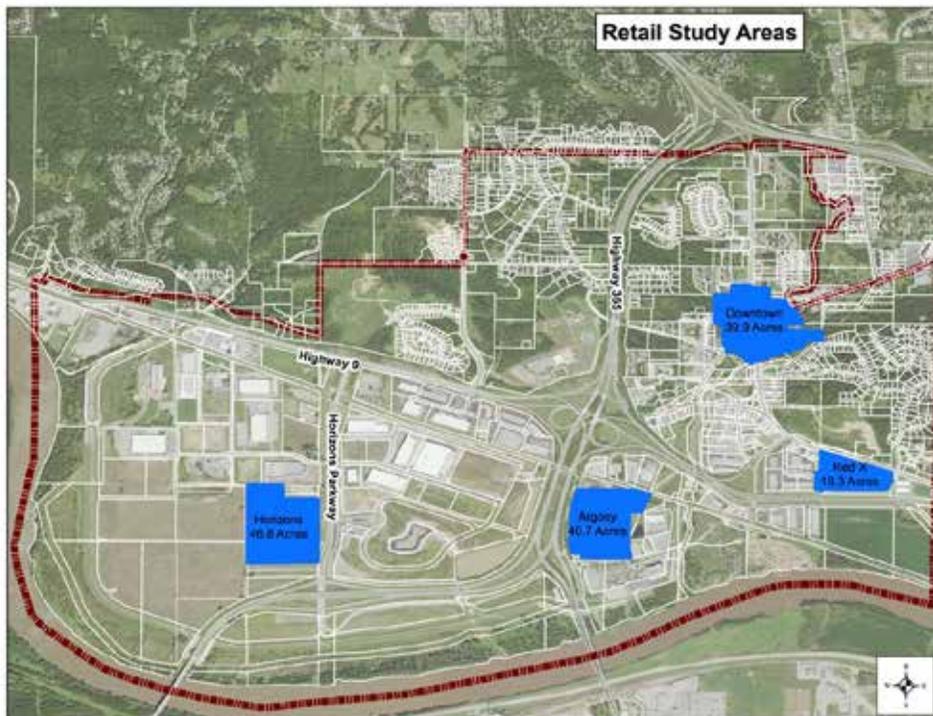


EXHIBIT B SCOPE OF WORK

I. Issues - Consultant proposes to conduct a retail feasibility study that addresses the following issues:

A. What is the current competitive environment in the greater Riverside, MO, market (on both sides of the Kansas River)? What are the implications on proposed new retail at each of the four property sites?

B. What residential trade area (both a convenience and destination) will be served by potentially supportable retail at each of the four property sites?

C. What are the population, demographic and lifestyle (psychographic) characteristics in the residential trade area for the five-year period 2016 to 2021?

D. How many daytime business employees are in the immediate area of each of the four property sites?

E. What retail voids by category are evident in the greater Riverside market?

F. Given the results of the above analysis, what types of retail are viable long-term on the four property sites?

G. Who are all the recommended viable tenants for each of the four property site locations?

H. What are the sales forecasts for each recommended retail tenant?

I. When is the retail supportable at each of the four property locations?

II. Methodology - Consultant will employ the following methodology to address the above issues.

A. Field Evaluation. Consultant will undertake a thorough evaluation of the Riverside, MO, market as well as the four property locations. This evaluation will consider each property with respect to its:

1. Physical configuration;
2. Visibility;
3. Accessibility;
4. Parking;
5. Ingress/egress;

6. Planned/proposed road improvements, and
7. Area competitive shopping center properties and other retail concentrations.

B. Kick-off meeting. This meeting is required during the field evaluation and shall include the Mayor of Riverside, the City Administrator, community development; and any other stakeholders the City deems appropriate.

C. Trade Area Definition. Consultant and City will define a trade area that is served by retail formats at each of the four property locations in Riverside, MO. Trade areas will be based on:

1. Accessibility characteristics of the site;
2. Location, amount and type of retail competition;
3. Distribution of population, population growth, and demographic characteristics;
4. Various patron segments who would potentially visit the proposed retail development; and
5. Other appropriate factors as agreed upon by the Parties.

D. Population, Demographics and Lifestyles.

1. The most recent population and household estimates shall be collected, along with future projections, from Nielsen, local planning agencies, and all other appropriate sources for the trade area;
2. Consumer lifestyle profiles shall be evaluated using Nielsen's PRIZM segmentation system, which is used by retailers in site selection; and
3. Consultant shall also assess the number of daytime workers currently in the area around each of the four property locations.

E. Retail Voids.

1. The retail voids in the trade area by merchandise category shall be quantified based on consumer spending and retail sales data supplied by Nielsen.

F. Identify the Amount, Type, Timing and Retail Tenants Supportable.

1. Consultant shall identify the type of viable retail and the specific retailers that will optimally position the retail components for each of the four property locations; and

2. Sales forecasts shall be provided for those identified viable tenants.

III. Deliverables.

A. A final copy report in PDF format shall be presented in a face to face meeting with the Mayor, the City Administrator, and Community Development Director of the City.

B. The report shall include the:

1. Consultant's conclusions and recommendations;
2. Retail feasibility analysis;
3. Retail master plan based on the analysis and recommendations; and
4. Maps, graphics, data tables and supporting documentation included in the appendices.

C. Consultant shall also address the report's findings and recommendations in a conference call with those designated by the City Administrator as needed by the City.

D. Changes made to the report shall reflect the substance of questions and comments raised in the conference call.

E. In addition to the face to face meeting, a final report in PDF format shall be provided that may be distributed to the city council and stakeholders.

RESOLUTION NO. R - 2016-057

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS OUT OF THE CITY TREASURY OF THE CITY OF RIVERSIDE FOR FISCAL YEAR 2016-2017 WEEK ENDING AUGUST 5TH AND AUGUST 12TH IN THE AMOUNT OF \$282,792.42.

WHEREAS, the Board of Aldermen find it is in the best interest of the citizens of the City of Riverside to authorize and approve the expenditure of funds as set forth in Exhibit "A" attached hereto;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RIVERSIDE, MISSOURI, AS FOLLOWS:

THAT the disbursements and expenditure of funds from the city treasury in the amount of \$282,792.42 as set forth in Exhibit "A" attached hereto and made a part hereof by reference are hereby authorized and approved.

FURTHER THAT the City Administrator is hereby authorized to execute all agreements or documents necessary to approve the purchase of goods and services contemplated therein and the Finance Director is authorized to issue a check therefor to the respective companies, firms, persons in the amounts set forth therein.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Riverside, Missouri, the 16th day of August, 2016.

Mayor Kathleen L. Rose

ATTEST:

Robin Kincaid, City Clerk



Expense Approval Report

By Fund

Payment Dates 08/03/2016 - 08/03/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 10 - GENERAL FUND					
OMAR, JANICE	06/28/16	06/30/2016	REIMB SECURITY DEPOSIT	10-20010	200.00
NACM	99949	08/03/2016	MBRSHP DUES/07-01-16 THR	10-216-000-34500	125.00
TIME WARNER	101773501 07/16	08/03/2016	CABLE SERVICE	10-224-000-25600	129.24
KCPL SERVICE PMTS	8138-89-2268 07/16	08/03/2016	4103 NW TREMONT RD	10-337-117-25000	707.32
YANG, NIK	07/26/16	08/03/2016	REIMB SECURITY DEPOSIT	10-20010	100.00
KC WEB	5492-6104	08/03/2016	INTERNET SERVICE	10-112-000-27000	200.00
JOHNSON, JONNA	07/28/16	08/03/2016	REIMB CITY'S SHARE/GYM ME	10-115-000-21301	49.18
JENNIFER ENNA	07/28/16	08/03/2016	REIMB CITY'S SHARE/GYM ME	10-115-000-21301	16.49
PACIFIC TELEMAGEMENT S	855572	08/03/2016	EH YOUNG	10-336-107-27000	78.00
PACIFIC TELEMAGEMENT S	855572	08/03/2016	POOL	10-336-110-27000	75.00
PACIFIC TELEMAGEMENT S	855572	08/03/2016	COMM CTR	10-341-000-27000	75.00
SAM'S CLUB DIRECT	009170	08/03/2016	SUPPLIES	10-224-000-22900	27.96
SAM'S CLUB DIRECT	004546	08/03/2016	SUPPLIES	10-221-000-44512	104.70
AT&T	816A5000371267 07/16	08/01/2016	2950 NW VIVION RD	10-112-000-27000	70.27
WILLIAMS, STACYE	08/02/16	08/03/2016	REIMB SECURITY DEPOSIT	10-20010	150.00
YMCA OF GREATER KANSAS C	08/02/16	08/03/2016	POOL MANAGEMENT FEE	10-336-110-44517	16,865.00
BAKER, EARL	08/02/16	08/03/2016	BAND/SENIOR DANCE	10-341-100-44522	200.00
				Fund 10 - GENERAL FUND Total:	19,173.16
				Grand Total:	19,173.16



Expense Approval Report

By Fund

Payment Dates 08/10/2016 - 08/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 10 - GENERAL FUND					
CELLCO PARTNERSHIP	9769248050	08/10/2016	DATA CARDS/K ROSE	10-112-000-27201	51.70
CELLCO PARTNERSHIP	9769248050	08/10/2016	DATA CARDS	10-224-000-27200	745.55
CELLCO PARTNERSHIP	9769248050	08/10/2016	DATA CARDS/S MOORE	10-819-000-27200	56.65
LEVEL 3 COMMUNICATIONS,	45570068	08/10/2016	2950 NW VIVION RD	10-112-000-27000	665.61
JEFFREY S HENDRIX	07/26/16	08/10/2016	REIMB AUTO MILEAGE/FIRE	10-226-000-36006	304.56
TIME WARNER	107747701 08/16	08/10/2016	CABLE SERVICE	10-341-000-25600	56.01
CELLCO PARTNERSHIP	9769509629	08/10/2016	DATA CARDS	10-224-000-27200	80.02
WRIGHT EXPRESS FSC	46312675	08/10/2016	FUEL PURCHASED - JULY	10-224-000-54100	4,636.92
SAM'S CLUB DIRECT	001469	08/10/2016	SUPPLIES/NAT'L NIGHT OUT	10-224-000-22902	292.83
YMCA OF GREATER KANSAS C	08/01/16A	08/10/2016	REIMB CITY'S SHARE/MEMBE	10-115-000-21301	931.50
YMCA OF GREATER KANSAS C	08/01/16A	08/10/2016	REIMB CITY'S SHARE/MEMBE	10-341-000-22800	20,704.50
YMCA OF GREATER KANSAS C	08/01/16B	08/10/2016	RIVERSIDE SUPPORT FEE	10-341-000-22800	2,300.00
AFLAC	482813	08/10/2016	EMPLOYEE PREMIUMS	10-20008	90.40
MISSOURI AMERICAN WATER	1017210010166209 0816	08/10/2016	2990 NW VIVION RD FIRE	10-337-103-25400	116.15
MISSOURI AMERICAN WATER	1017210015746112 0816	08/10/2016	4498 HIGH DR FIRE	10-337-103-25400	116.15
MISSOURI AMERICAN WATER	1017210015746204 0816	08/10/2016	2950 NW VIVION RD FIRE	10-337-103-25400	285.17
MISSOURI AMERICAN WATER	1017210015748552 0816	08/10/2016	4820 HOMESTEAD TER PARKF	10-336-109-25400	17.08
SAM'S CLUB DIRECT	008664	08/10/2016	SUPPLIES	10-112-000-53900	7.36
SAM'S CLUB DIRECT	008672	08/10/2016	SUPPLIES	10-226-000-53720	360.34
MISSOURI AMERICAN WATER	1017210012698627 0816	08/10/2016	4301 B TULLISON RD IRRIG	10-336-113-25400	1,269.53
MISSOURI AMERICAN WATER	1017210015746389 0816	08/10/2016	4200 RIVERSIDE ST	10-337-101-25400	104.19
MISSOURI AMERICAN WATER	1017210015746471 0816	08/10/2016	4498 HIGH DR DETCK	10-337-104-25400	280.70
MISSOURI AMERICAN WATER	1017210015884915 0816	08/10/2016	1001 NW ARGOSY PARK	10-336-107-25400	326.94
MISSOURI AMERICAN WATER	1017210015953323 0816	08/10/2016	2901 NW VIVION RD PARK	10-336-108-25400	54.83
KCPL - STREET LTG	0107-16-0767 08/16	08/10/2016	STREETLIGHTS	10-331-000-26800	22,001.60
ANDERSON, LARISSA	08/05/16	08/10/2016	PAYROLL CORRECTION/08/05	10-20009	150.00
MISSOURI AMERICAN WATER	1017210010445575 0816	08/10/2016	2805 NW VIVION RD	10-336-111-25400	84.47
ICMA-RC VANTAGEPOINT	41220142	08/10/2016	EMPLOYEE W/H 08/05 PAYRO	10-20006	934.35
ICMA-RC VANTAGEPOINT	41220155	08/10/2016	EMPLOYEE W/H 08/05 PAYRO	10-20006	125.00
WRIGHT EXPRESS FSC	46498830	08/10/2016	CREDIT - LATE CHARGE	10-331-000-54100	-75.00
WRIGHT EXPRESS FSC	46498830	08/10/2016	FUEL PURCHASE/CAMERON	10-331-000-54100	266.20
WRIGHT EXPRESS FSC	46498830	08/10/2016	FUEL PURCHASE/JEFFREY	10-331-000-54100	47.53
WRIGHT EXPRESS FSC	46498830	08/10/2016	FUEL PURCHASE/BEHLE	10-331-000-54100	167.48
WRIGHT EXPRESS FSC	46498830	08/10/2016	FUEL PURCHASE/WAGNER	10-331-000-54100	333.54
WRIGHT EXPRESS FSC	46498830	08/10/2016	FUEL PURCHASE/DARBY	10-331-000-54100	178.34
WRIGHT EXPRESS FSC	46498830	08/10/2016	FUEL PURCHASE/OLIPHANT	10-331-000-54100	126.61
WRIGHT EXPRESS FSC	46498830	08/10/2016	FUEL PURCHASE/BUESCHER	10-331-000-54100	34.12
WRIGHT EXPRESS FSC	46498830	08/10/2016	FUEL PURCHASE/SHELTON	10-331-000-54100	93.86
WRIGHT EXPRESS FSC	46498830	08/10/2016	FUEL PURCHASE/MCGUIRE	10-331-000-54100	64.57
WRIGHT EXPRESS FSC	46498830	08/10/2016	FUEL PURCHASE/HOOVER	10-332-000-54100	62.53
WRIGHT EXPRESS FSC	46498830	08/10/2016	FUEL PURCHASE/WOODDELL	10-819-000-54000	145.45
WRIGHT EXPRESS FSC	46498830	08/10/2016	FUEL PURCHASE/FULLER	10-819-000-54000	108.81
SAM'S CLUB DIRECT	009380 08/16	08/10/2016	SUPPLIES	10-224-000-22900	34.94
BETTY NAYLOR	08/09/16	08/10/2016	REIMB HEALTH INS.	10-112-000-19000	295.49
NJOGU, ELIAS	08/09/16	08/10/2016	REIMB SECURITY DEPOSIT	10-20010	450.00
Fund 10 - GENERAL FUND Total:					59,484.58
Fund: 21 - CAPITAL IMPROVEMENTS FUND					
OREGON TRUCK & TRACTOR,	08/09/16	08/10/2016	CaseIH Maxxum 125 Tab 4 CY	21-050-000-53000	83,461.00
Fund 21 - CAPITAL IMPROVEMENTS FUND Total:					83,461.00

Expense Approval Report

Payment Dates: 08/10/2016 - 08/10/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 52 - PAL FUND SAM'S CLUB DIRECT	009380 08/16	08/10/2016	SUPPLIES	52-221-000-44510	209.82
				Fund 52 - PAL FUND Total:	209.82
				Grand Total:	143,155.40



Expense Approval Report

By Fund

Payment Dates 08/16/2016 - 08/16/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 10 - GENERAL FUND					
MUNICIPAL EMERGENCY SER	IN1025698	06/30/2016	MEN STRUCTURAL BOOT 14 I	10-226-000-56002	388.82
THOROUGHbred FORD, INC	548304	06/30/2016	PART	10-221-000-41000	60.00
CHILDREN'S MERCY HOSPITAL	06/14/16	06/30/2016	LAB USAGE	10-221-000-44514	288.00
P1 GROUP, INC	000002967	06/30/2016	PUBLIC SAFETY & IT ROOM	10-337-103-41500	340.00
P1 GROUP, INC	000002968	06/30/2016	COURTROOM UNIT REPAIR	10-337-102-41500	1,012.50
P1 GROUP, INC	000002969	06/30/2016	ICE MACHINE REPAIR	10-337-103-41500	471.34
P1 GROUP, INC	000002970	06/30/2016	ICE MACHINE REPAIR	10-337-103-41500	157.75
MIDWEST PUBLIC RISK - WC P	20160630.23	06/30/2016	GASB SERVICES	10-112-000-20500	2,200.00
BLUE VALLEY PUBLIC SAFETY,	11315	08/16/2016	OUTDOOR WARNING SIREN/	10-226-000-40009	3,288.00
MISSOURI DEPT OF PUBLIC SA	E16-73926	08/16/2016	CERTIFICATE	10-337-103-41500	25.00
BOUND TREE MEDICAL LLC	82207695	08/16/2016	SODIUM CHLORIDE, TUBE, TU	10-226-000-53707	63.14
BOUND TREE MEDICAL LLC	82209142	08/16/2016	ONSITE AED & FRX AED SPAR	10-226-000-53707	133.99
BOUND TREE MEDICAL LLC	82209143	08/16/2016	SUCTION CANISTER DISPOSAB	10-226-000-53707	18.30
SHRED-IT US JV LLC	9411503978	08/16/2016	SHREDDING/PUBLIC SAFETY	10-223-000-40000	94.90
REJIS COMMISSION	INV0049368	08/16/2016	LEWEB SUBSCRIPTION SERVIC	10-223-000-43401	643.46
BD OF POLICE COMMISSIONE	M020927	06/30/2016	ALERT SYSTEM USER - JUNE 2	10-223-000-43401	91.38
BOUND TREE MEDICAL LLC	82214626	08/16/2016	HAMPER BIOHAZARD BAG, LI	10-226-000-53707	81.82
BOUND TREE MEDICAL LLC	82214627	08/16/2016	IV FLUSH SYRINGE, PRESSURE	10-226-000-53707	61.90
ENET, LLC	4677	08/16/2016	NETMOTION MOBILITY MAIN	10-224-000-40500	1,743.00
MR MAT	526565	08/16/2016	ENTRY MATS	10-337-101-41500	24.86
CUMMINS-ALLISON CORP	1272471	08/16/2016	MAINTENANCE CONTRACT	10-224-000-40709	431.00
JAY'S UNIFORMS	24405	08/16/2016	UNIFORMS/PAYNE	10-226-000-56000	1,266.61
LOGO U UP, LLC	2864	08/16/2016	SERGEANT LOGOS	10-221-000-56000	65.00
CONRAD FIRE EQUIP. INC	508714	08/16/2016	WATER LEVEL GAUGE	10-226-000-41000	283.88
CONRAD FIRE EQUIP. INC	508715	08/16/2016	CHECK ENGINE LIGHT	10-226-000-41000	155.25
CONRAD FIRE EQUIP. INC	508716	08/16/2016	BRAKE STICKING	10-226-000-41000	32.50
CONRAD FIRE EQUIP. INC	508717	08/16/2016	WATER LEAK/PUMP AREA	10-226-000-41000	139.00
CITY TREASURER	AB17-AUGUST	08/16/2016	AMBULANCE SERVICE - 8/01-	10-226-000-44800	7,577.50
P1 GROUP, INC	000004992	08/16/2016	RTU #2 IS NOT CONTROLLING	10-337-103-41500	466.00
P1 GROUP, INC	000004993	08/16/2016	PUTTING TEMP CONTROL ON	10-337-103-41500	440.52
P1 GROUP, INC	000004994	08/16/2016	UNIT AT CITY HALL ICED UP	10-337-102-41500	466.00
P1 GROUP, INC	000004995	08/16/2016	RTU FIRE STATION NOT WOR	10-337-103-41500	466.00
P1 GROUP, INC	000004996	08/16/2016	RTU BLOWER MOTOR, CIRCUI	10-337-103-41500	713.51
ATHCO	0020276-IN	06/30/2016	REPLACE DECK PLATES, BOLTS	10-336-108-42100	810.00
EDWARDS CHEMICALS, INC	036063	08/16/2016	SODIUM HYPOCHLORITE	10-336-110-52010	554.25
DAMON PURSELL	199070	08/16/2016	YARD WASTE DISPOSAL	10-331-000-26100	379.00
LOGO U UP, LLC	2874	08/16/2016	WHITE POLOS	10-226-000-56000	504.00
ENET, LLC	4679	08/16/2016	DAILY OFFSITE SERVIER BACK	10-112-000-40500	1,068.00
ENET, LLC	4680	08/16/2016	DAILY OFFSITE SERVER BACKU	10-112-000-40500	2,136.00
ENET, LLC	4681	08/16/2016	OFFSITE SERVER BACKUP	10-224-000-40500	4,272.00
P1 GROUP, INC	000005389	08/16/2016	PERMANENT CONTROLS ON R	10-337-103-41500	466.00
P1 GROUP, INC	000005390	08/16/2016	1033710341500	10-337-103-41500	361.25
HELGET GAS PRODUCTS	01068363	08/16/2016	MEDICAL K & T CYLINDERS	10-226-000-56002	14.80
DAMON PURSELL	199270	08/16/2016	YARD WASTE DISPOSAL	10-331-000-26100	275.00
MISSOURI ONE CALL SYSTEM,	6070262	08/16/2016	LOCATE FEE (306)	10-331-000-21306	397.80
OFFICE DEPOT	6955494	08/16/2016	849255454-001	10-112-000-50500	39.99
OFFICE DEPOT	6955494	08/16/2016	849260188-001	10-112-000-50500	254.88
PLATTE CO SHERIFF'S DEPT. -	MB-PCDC-2016-22	06/30/2016	MEDICAL EXPENSE/WILLIAMS	10-216-000-43600	8.14
PLATTE CO SHERIFF'S DEPT. -	MB-PCDC-2016-23	06/30/2016	MEDICAL EXPENSE/CARDONA	10-216-000-43600	14.41
MSHP CJ TECH, FUND	812HP731021601	08/16/2016	MULES CIRCUIT CHARGES - 3R	10-223-000-40705	2,130.00
KCATA	IT 1639	08/16/2016	CONTRACT AGREEMENT/201	10-112-000-22300	1,213.00
CARD SERVICES	0023 08/16	08/16/2016	SMOKEHOUSE - STAFF MTG	10-221-000-36200	57.16
CARD SERVICES	0023 08/16	08/16/2016	AMAZON - L3 PRINTER SUPPLI	10-221-000-40002	150.00

Expense Approval Report

Payment Dates: 08/16/2016 - 08/16/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
CARD SERVICES	0023 08/16	08/16/2016	ALAMAR - UNIFORM	10-221-000-56000	260.00
CARD SERVICES	0023 08/16	08/16/2016	AT&T - CREDIT	10-224-000-27200	-30.00
CARD SERVICES	0023 08/16	08/16/2016	VERIZONS - MCMULLIN	10-224-000-27200	35.00
CARD SERVICES	0025 08/16	08/16/2016	NFPA - SUBSCRIPTION	10-226-000-34002	1,305.00
CARD SERVICES	0025 08/16	08/16/2016	REG JUSTICE - GA NET	10-226-000-34506	15.00
CARD SERVICES	0025 08/16	08/16/2016	INT'L ASSOC - MEMBERSHIP	10-226-000-34506	190.00
CARD SERVICES	0025 08/16	08/16/2016	ITUNES - APP	10-226-000-34511	3.99
CARD SERVICES	0025 08/16	08/16/2016	AT&T - FOWLSTON	10-226-000-34511	30.00
CARD SERVICES	0025 08/16	08/16/2016	WPSG - FLASHLIGHTS	10-226-000-40000	1,030.70
CARD SERVICES	0025 08/16	08/16/2016	ER REPORTING - SOFTWARE	10-226-000-40501	2,061.74
CARD SERVICES	0025 08/16	08/16/2016	CUMMINS - P1 REPAIR	10-226-000-41000	659.88
CARD SERVICES	0025 08/16	08/16/2016	RIVERSIDE CARWASH	10-226-000-41000	10.00
CARD SERVICES	0025 08/16	08/16/2016	SUMNER - TIRE REPAIR	10-226-000-41000	5.49
CARD SERVICES	0025 08/16	08/16/2016	RIVERSIDE CARWASH	10-226-000-41000	10.00
CARD SERVICES	0025 08/16	08/16/2016	ARROW FABRIC - PPE REPAIR	10-226-000-56002	54.00
CARD SERVICES	0041 08/16	08/16/2016	GOODCENTS - CRIME FREE	10-221-000-36200	84.70
CARD SERVICES	0041 08/16	08/16/2016	ALAMAR - UNIFORM	10-221-000-56000	130.99
CARD SERVICES	0058 08/16	08/16/2016	MO MUN LEAGUE - MML	10-112-000-22910	240.00
CARD SERVICES	0058 08/16	08/16/2016	CONF CALL - COM DEV	10-112-000-27000	2.56
CARD SERVICES	0058 08/16	08/16/2016	AT&T - HOMER	10-112-000-27201	14.99
CARD SERVICES	0058 08/16	08/16/2016	AT&T - SUPER	10-112-000-27201	14.99
CARD SERVICES	0058 08/16	08/16/2016	AT&T - KINCAID	10-112-000-27201	14.99
CARD SERVICES	0058 08/16	08/16/2016	AT&T - BIONDO	10-112-000-27201	14.99
CARD SERVICES	0058 08/16	08/16/2016	AT&T - OLIVER	10-112-000-27201	14.99
CARD SERVICES	0058 08/16	08/16/2016	AT&T - BOWMAN	10-112-000-27201	14.99
CARD SERVICES	0058 08/16	08/16/2016	AT&T - ROSE	10-112-000-27201	30.00
CARD SERVICES	0058 08/16	08/16/2016	INT'L - DUES WAGNER	10-112-000-34500	95.00
CARD SERVICES	0058 08/16	08/16/2016	INT'L - DUES KINCAID	10-112-000-34500	155.00
CARD SERVICES	0058 08/16	08/16/2016	RUBY TUES - BOA MTG	10-112-000-53900	180.35
CARD SERVICES	0058 08/16	08/16/2016	CORNER CAFE - BOA MTG	10-112-000-53900	32.98
CARD SERVICES	0058 08/16	08/16/2016	MO DMV - PS VEH	10-221-000-41000	267.68
CARD SERVICES	0058 08/16	08/16/2016	MO DMV - PS VEH	10-221-000-41000	63.75
CARD SERVICES	0058 08/16	08/16/2016	MO DMV - FIRE VEH	10-226-000-41000	85.50
CARD SERVICES	0064 08/16	08/16/2016	AT&T - MILLS	10-112-000-27201	14.99
CARD SERVICES	0064 08/16	08/16/2016	KATE'S KITCHEN - ADMIN MT	10-112-000-36100	24.13
CARD SERVICES	0064 08/16	08/16/2016	CITY DINER - FIRE MARSHAL	10-112-000-36100	19.65
CARD SERVICES	0066 08/16	08/16/2016	AT&T - DUFFY	10-819-000-27200	14.99
CARD SERVICES	0082 08/16	08/16/2016	LEAD ONLINE - DUES	10-221-000-34506	2,002.00
CARD SERVICES	0082 08/16	08/16/2016	LEXIS NEXIS - SEARCH ENGINE	10-221-000-34506	76.30
CARD SERVICES	0082 08/16	08/16/2016	PAYPAL - DUES	10-221-000-34508	150.00
CARD SERVICES	0082 08/16	08/16/2016	PAYPAL - DUES	10-221-000-34508	200.00
CARD SERVICES	0082 08/16	08/16/2016	ARGOSY - PLCO	10-221-000-36200	12.75
CARD SERVICES	0082 08/16	08/16/2016	LA GEAR - HOLSTER/CASE	10-221-000-53706	214.84
CARD SERVICES	0082 08/16	08/16/2016	AMAZON - POCKET RECORDER	10-221-000-56000	85.75
CARD SERVICES	0082 08/16	08/16/2016	CHINOOK - UNIFORM	10-221-000-56000	109.02
CARD SERVICES	0082 08/16	08/16/2016	BLADE TECH - HOLSTER	10-221-000-56000	130.30
CARD SERVICES	0082 08/16	08/16/2016	ALAMAR - UNIFORM	10-221-000-56000	18.99
CARD SERVICES	0082 08/16	08/16/2016	OFFICE SUPPLIES - SUPPLIES	10-224-000-50500	69.65
CARD SERVICES	0082 08/16	08/16/2016	UPS - POSTAGE	10-224-000-51500	1.36
CARD SERVICES	0108 08/16	08/16/2016	511 TACTICAL - UNIFORM	10-221-000-56000	226.16
CARD SERVICES	0108 08/16	08/16/2016	DRY CLEANER - UNIFORM	10-221-000-56000	10.00
CARD SERVICES	0108 08/16	08/16/2016	AT&T - COSTANZO	10-224-000-27200	30.00
CARD SERVICES	0122 08/16	08/16/2016	NARTEC - TEST KIT	10-221-000-40000	102.80
CARD SERVICES	0122 08/16	08/16/2016	POLICE SUPPLY - TEST KIT	10-221-000-40000	112.35
CARD SERVICES	0130 08/16	08/16/2016	NUTS & BOLTS - OIL	10-331-000-40000	53.94
CARD SERVICES	0130 08/16	08/16/2016	NAPA AUTO - AC REPAIR VEH	10-331-000-41000	4.29
CARD SERVICES	0130 08/16	08/16/2016	NAPA AUTO - AC REPAIR VEH	10-331-000-41000	89.13
CARD SERVICES	0130 08/16	08/16/2016	ADVANCE AUTO - AC SWITCH	10-331-000-41000	53.99
CARD SERVICES	0132 08/16	08/16/2016	JUNE FRAUD CREDIT	10-221-000-40000	-35.13
CARD SERVICES	0132 08/16	08/16/2016	AMAZON - REPLACEMENT CA	10-221-000-40000	175.84

Expense Approval Report

Payment Dates: 08/16/2016 - 08/16/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
CARD SERVICES	0132 08/16	08/16/2016	AMAZON - REPLACEMENT CA	10-221-000-40000	175.84
CARD SERVICES	0132 08/16	08/16/2016	AMAZON - REPLACEMENT CA	10-221-000-40000	175.84
CARD SERVICES	0132 08/16	08/16/2016	BELFONTE - CARWASH	10-221-000-41000	15.00
CARD SERVICES	0132 08/16	08/16/2016	LEIBRANDS - VEH MAINT	10-221-000-41000	897.09
CARD SERVICES	0132 08/16	08/16/2016	SUNOCO-FRAUD CHARGE JUN	10-221-000-41000	35.13
CARD SERVICES	0132 08/16	08/16/2016	BETTER CARWASH	10-221-000-41000	16.00
CARD SERVICES	0132 08/16	08/16/2016	DODGE - VEH 93 MAINT	10-221-000-41000	477.62
CARD SERVICES	0132 08/16	08/16/2016	AT&T - SKINROOD	10-224-000-27200	30.00
CARD SERVICES	0163 08/16	08/16/2016	FOUR SEASONS - CREDIT	10-221-000-36000	-36.70
CARD SERVICES	0163 08/16	08/16/2016	MINI MART - FUEL	10-221-000-36000	22.00
CARD SERVICES	0163 08/16	08/16/2016	FLAT BRANCH - TRAINING	10-221-000-36000	23.00
CARD SERVICES	0163 08/16	08/16/2016	FOUR SEASONS - TRAINING	10-221-000-36000	510.50
CARD SERVICES	0163 08/16	08/16/2016	COURTYARD - TRAINING	10-221-000-36000	353.84
CARD SERVICES	0163 08/16	08/16/2016	FOUR SEASONS - TRAINING	10-221-000-36000	17.04
CARD SERVICES	0163 08/16	08/16/2016	JAKE'S STEAK - TRAINING	10-221-000-36000	25.00
CARD SERVICES	0163 08/16	08/16/2016	BAGNELL FISH - TRAINING	10-221-000-36000	27.39
CARD SERVICES	0163 08/16	08/16/2016	BOB EVANS - TRAINING	10-221-000-36000	12.10
CARD SERVICES	0163 08/16	08/16/2016	ALAMAR - UNIFORM	10-221-000-56000	230.72
CARD SERVICES	0163 08/16	08/16/2016	ALAMAR - UNIFORM	10-221-000-56000	268.99
CARD SERVICES	0171 08/16	08/16/2016	LOWES - SUPPLIES	10-331-000-40000	28.94
CARD SERVICES	0171 08/16	08/16/2016	WORK ZONE - SIGN BANDS	10-331-000-59000	95.00
CARD SERVICES	0171 08/16	08/16/2016	REEVES - GARAGE FITTINGS	10-336-107-42100	26.64
CARD SERVICES	0171 08/16	08/16/2016	AMERICAN - ELECT CONNECTI	10-336-112-42100	8.70
CARD SERVICES	0171 08/16	08/16/2016	FASTENAL - BOLTS	10-336-112-42100	3.00
CARD SERVICES	0171 08/16	08/16/2016	COMMERCIAL AQUATIC - PU	10-336-112-42100	105.30
CARD SERVICES	0189 08/16	08/16/2016	NETSOLUS - PHONES	10-112-000-27000	75.00
CARD SERVICES	0189 08/16	08/16/2016	ARGOSY - CHAMBER ADMIN	10-112-000-36100	25.98
CARD SERVICES	0189 08/16	08/16/2016	J2 EFAX - FERGUSON	10-216-000-21301	16.95
CARD SERVICES	0189 08/16	08/16/2016	PAYLESS - SUPPLIES	10-223-000-50031	165.42
CARD SERVICES	0189 08/16	08/16/2016	ARGOSY - CHAMBER PS ADMI	10-224-000-22900	12.99
CARD SERVICES	0189 08/16	08/16/2016	FLT - PAYNE'S STEP DAD	10-224-000-22900	75.97
CARD SERVICES	0189 08/16	08/16/2016	FTD - MISCHARGE	10-224-000-22900	68.98
CARD SERVICES	0189 08/16	08/16/2016	TED'S - SHELTON MTG	10-224-000-22900	32.40
CARD SERVICES	0189 08/16	08/16/2016	WALMART - COURT	10-224-000-22900	6.72
CARD SERVICES	0189 08/16	08/16/2016	SHACKELFORD - COLLINS GRA	10-224-000-22900	65.00
CARD SERVICES	0189 08/16	08/16/2016	AT&T - PHILLIPS	10-224-000-27200	14.99
CARD SERVICES	0189 08/16	08/16/2016	SHACKELFORD - ID BADGE	10-224-000-32000	60.00
CARD SERVICES	0189 08/16	08/16/2016	DAYMARK - ID BADGE	10-224-000-32000	22.25
CARD SERVICES	0189 08/16	08/16/2016	ARGOSY - CHAMBER FIRE	10-226-000-34511	25.98
CARD SERVICES	0197 08/16	08/16/2016	TRX TRAINING - SUSPENSION	10-341-000-36400	89.95
CARD SERVICES	0205 08/16	08/16/2016	RESCUE SOURCE - WAIST BAG	10-226-000-56002	134.35
CARD SERVICES	0213 08/16	08/16/2016	NAPA AUTO - LIGHT	10-331-000-41000	11.84
CARD SERVICES	0213 08/16	08/16/2016	UNIVAR - FOGGING MATERIA	10-331-000-58100	1,230.00
CARD SERVICES	0213 08/16	08/16/2016	LOWES - TRASH CAN	10-336-107-42100	28.48
CARD SERVICES	0213 08/16	08/16/2016	HOME DEPOT - CLOROX	10-336-110-52010	17.56
CARD SERVICES	0213 08/16	08/16/2016	REEVES - IRRIGATION	10-336-113-42100	29.91
CARD SERVICES	0213 08/16	08/16/2016	REEVES - IRRIGATION	10-336-113-42100	13.90
CARD SERVICES	0213 08/16	08/16/2016	REEVES - IRRIGATION	10-336-113-42100	53.78
CARD SERVICES	0213 08/16	08/16/2016	HOME DEPOT - IRRIGATION	10-336-113-42100	18.37
CARD SERVICES	0213 08/16	08/16/2016	LOWES - SEWER HOSE	10-337-103-41500	21.98
CARD SERVICES	0221 08/16	08/16/2016	FASTENAL - GLASSES	10-331-000-52200	4.91
CARD SERVICES	0221 08/16	08/16/2016	REEVES - IRRIGATION	10-336-113-42100	0.99
CARD SERVICES	0221 08/16	08/16/2016	REEVES - IRRIGATION	10-336-113-42100	13.34
CARD SERVICES	0221 08/16	08/16/2016	LOWES - RAIN GAUGE	10-337-102-41500	14.02
CARD SERVICES	0221 08/16	08/16/2016	REEVES - IRRIGATION	10-337-103-41500	9.45
CARD SERVICES	0221 08/16	08/16/2016	LOWES - PICTURE HANGERS	10-337-104-41500	6.98
CARD SERVICES	0247 08/16	08/16/2016	RIVERSIDE CHAMBER - ADMI	10-112-000-36100	60.00
CARD SERVICES	0247 08/16	08/16/2016	PARKVILLE FRAME - CITY PLA	10-112-000-50500	5.00
CARD SERVICES	0247 08/16	08/16/2016	RED X - OFFICE SUPPLES	10-112-000-50500	33.30
CARD SERVICES	0247 08/16	08/16/2016	USPS - BUDGET BOOK MAILIN	10-112-000-51500	61.75

Expense Approval Report

Payment Dates: 08/16/2016 - 08/16/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
CARD SERVICES	0247 08/16	08/16/2016	RIVERSIDE CHAMBER - PS AD	10-221-000-36200	20.00
CARD SERVICES	0247 08/16	08/16/2016	RIVERSIDE CHAMBER - FIRE	10-226-000-34511	40.00
CARD SERVICES	0254 08/16	08/16/2016	NAPA AUTO - TIRE PATCH	10-331-000-40000	19.80
CARD SERVICES	0254 08/16	08/16/2016	PLATTE RENTAL - CAP	10-331-000-40000	5.83
CARD SERVICES	0254 08/16	08/16/2016	CFM - HVAC PROBE/CLIPS	10-331-000-40000	50.00
CARD SERVICES	0254 08/16	08/16/2016	O'REILLY - AC REPAIR	10-331-000-40000	57.97
CARD SERVICES	0254 08/16	08/16/2016	LOWES - HVAC	10-337-102-41500	25.96
CARD SERVICES	0254 08/16	08/16/2016	KC AIR FILTER - HVAC FILTERS	10-337-102-41500	33.12
CARD SERVICES	0254 08/16	08/16/2016	KC AIR FILTER - HVAC FILTERS	10-337-103-41500	33.12
CARD SERVICES	0262 08/16	08/16/2016	ARROW/POWER DRIVER, STA	10-226-000-53707	959.95
CARD SERVICES	0262 08/16	08/16/2016	AMAZON.COM/BRUSH HEAD	10-226-000-53720	50.20
CARD SERVICES	0262 08/16	08/16/2016	AMAZON.COM/HOSE STORA	10-226-000-53720	34.95
CARD SERVICES	0262 08/16	08/16/2016	WPSG/UNDERWATER KINETIC	10-226-000-53720	58.89
CARD SERVICES	0270 08/16	08/16/2016	HOME DEPOT - BUNGEE	10-226-000-53720	1.48
CARD SERVICES	0270 08/16	08/16/2016	WPSG - HELMETS	10-226-000-56002	596.77
CARD SERVICES	0288 08/16	08/16/2016	ADOBE - PDF CONVERTER	10-226-000-34000	23.88
CARD SERVICES	0288 08/16	08/16/2016	RED X - DRAIN0	10-226-000-51011	5.99
CARD SERVICES	0288 08/16	08/16/2016	OFFICE MAX - SUPPLIES	10-226-000-53720	44.16
CARD SERVICES	0312 08/16	08/16/2016	RED X - LOTION	10-331-000-52200	21.97
CARD SERVICES	0338 08/16	08/16/2016	RED X - PROPAIN	10-226-000-53720	79.96
CARD SERVICES	0338 08/16	08/16/2016	HOME DEPOT - BBQ GRILL	10-226-000-53720	308.54
CARD SERVICES	0346 08/16	08/16/2016	ALAMAR - UNIFORM	10-221-000-56000	305.99
CARD SERVICES	0346 08/16	08/16/2016	ALAMAR - UNIFORM	10-221-000-56000	7.99
CARD SERVICES	0379 08/16	08/16/2016	WALMART - SUPPLIES	10-221-000-40000	19.49
CARD SERVICES	0395 08/16	08/16/2016	LOWES - LANDSCAPE WORK	10-331-000-57500	94.94
CARD SERVICES	1088 08/16	08/16/2016	MO ECO - DUES	10-819-000-34500	175.00
CARD SERVICES	1187 08/16	08/16/2016	ALAMAR - UNIFORM	10-221-000-56000	180.84
CARD SERVICES	1245 08/16	08/16/2016	AT&T - SHELTON	10-226-000-34506	14.99
CARD SERVICES	1245 08/16	08/16/2016	DELTA AIR - IAEM CONF	10-226-000-36001	605.20
CARD SERVICES	1245 08/16	08/16/2016	INT'L ASSOC - IAEM CONF	10-226-000-36405	605.00
CARD SERVICES	1245 08/16	08/16/2016	PLATTE RENTAL - FIRE CHAIN	10-226-000-40000	107.28
CARD SERVICES	1245 08/16	08/16/2016	SUMNER - VEH 801	10-226-000-41000	167.13
CARD SERVICES	1245 08/16	08/16/2016	MASTER TECH - VEH 801	10-226-000-41000	12.00
CARD SERVICES	1286 08/16	08/16/2016	FREDDY'S - FMAM TRNG	10-226-000-36006	16.51
CARD SERVICES	1286 08/16	08/16/2016	BLACK BEAR - FMAM TRNG	10-226-000-36006	22.72
CARD SERVICES	1286 08/16	08/16/2016	ARRIS PIZZA - FMAM TRNG	10-226-000-36006	26.73
CARD SERVICES	1286 08/16	08/16/2016	JAKES STEAKS - FMAM TRNG	10-226-000-36006	48.92
CARD SERVICES	1286 08/16	08/16/2016	TAN TARA - FMAM TRNG	10-226-000-36006	360.63
CARD SERVICES	1286 08/16	08/16/2016	STARBUCKS - FMAM TRNG	10-226-000-36006	5.35
CARD SERVICES	1286 08/16	08/16/2016	COMMERCIAL INDUST - HOSE	10-226-000-40000	170.45
CARD SERVICES	1286 08/16	08/16/2016	ADVANCE AUTO - PUMPER 1	10-226-000-41000	71.94
CARD SERVICES	1286 08/16	08/16/2016	MASTER TECH - VEH MAINT	10-226-000-41000	91.69
CARD SERVICES	1286 08/16	08/16/2016	RIVERSIDE CARWASH	10-226-000-41000	10.00
CARD SERVICES	1286 08/16	08/16/2016	CHUX TRUX - TAILGATE PART	10-226-000-41000	29.99
CARD SERVICES	1393 08/16	08/16/2016	AT&T - WOODDELL	10-331-000-27200	14.99
CARD SERVICES	1393 08/16	08/16/2016	INT'L CODE - ICC MEMBERSHI	10-331-000-34500	135.00
CARD SERVICES	1393 08/16	08/16/2016	Q4 - SUPPLIES	10-331-000-51011	600.00
CARD SERVICES	1443 08/16	08/16/2016	ELITE - PINCH COLLAR	10-221-000-44505	62.50
CARD SERVICES	1443 08/16	08/16/2016	CHEWY - DOG FOOD	10-221-000-44505	52.23
CARD SERVICES	1450 08/16	08/16/2016	ALAMAR - UNIFORM	10-221-000-56000	54.99
CARD SERVICES	1450 08/16	08/16/2016	ALAMAR - UNIFORM	10-221-000-56000	393.67
CARD SERVICES	1526 08/16	08/16/2016	BUY AUTO - AC VEH 72	10-331-000-41000	199.00
CARD SERVICES	1526 08/16	08/16/2016	AMERICAN EQUIP - VEH 89	10-331-000-41000	424.84
CARD SERVICES	1526 08/16	08/16/2016	BUY AUTO - AC VEH 72	10-331-000-41000	45.00
CARD SERVICES	1526 08/16	08/16/2016	Q4 - SUPPLIES	10-331-000-51011	1,375.40
CARD SERVICES	1526 08/16	08/16/2016	METRO ROLLOFF - CONTAIN	10-336-000-42000	85.00
CARD SERVICES	1526 08/16	08/16/2016	METRO ROLLOFF - CONTAIN	10-336-107-42100	85.00
CARD SERVICES	1526 08/16	08/16/2016	METRO ROLLOFF - CONTAIN	10-336-109-42100	85.00
CARD SERVICES	1526 08/16	08/16/2016	COMERCIAL AQUATIC - FITTIN	10-336-110-42100	111.18
CARD SERVICES	1526 08/16	08/16/2016	EDWARDS - SODIUM	10-336-110-52010	270.75

Expense Approval Report

Payment Dates: 08/16/2016 - 08/16/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
CARD SERVICES	1526 08/16	08/16/2016	INDEPENDENT DOOR - PM DO	10-337-101-41500	768.24
CARD SERVICES	1526 08/16	08/16/2016	INDEPENDENT DOOR - PM DO	10-337-101-41500	484.00
CARD SERVICES	1526 08/16	08/16/2016	FAST SIGNS - BANNERS	10-337-103-41500	100.00
CARD SERVICES	1526 08/16	08/16/2016	RED X - THERMOSTAT	10-337-103-41500	39.99
CARD SERVICES	1526 08/16	08/16/2016	GREEN TOUCH - VEGETATION	10-337-117-41500	250.00
CARD SERVICES	1542 08/16	08/16/2016	ALAMAR - UNIFORM	10-221-000-56000	309.00
CARD SERVICES	1542 08/16	08/16/2016	ALAMAR - UNIFORM	10-221-000-56000	53.75
CARD SERVICES	1567 08/16	08/16/2016	LEIBRANDS - TIRES/ALIGNME	10-332-000-41000	619.95
CARD SERVICES	1708 08/16	08/16/2016	TASER - DEF TACTICS	10-221-000-36411	435.00
CARD SERVICES	1724 08/16	08/16/2016	WALMART - VEH OIL	10-221-000-41000	44.82
CARD SERVICES	1880 08/16	08/16/2016	RED X - CRIME FREE	10-221-000-36200	28.63
CARD SERVICES	1880 08/16	08/16/2016	BOUNCE - NAT'L NIGHT OUT	10-224-000-22902	125.00
CARD SERVICES	1880 08/16	08/16/2016	SETTLE - PRINTING	10-224-000-32000	80.00
CARD SERVICES	1914 08/16	08/16/2016	ABUELOS - BOA MTG	10-112-000-53900	245.82
CARD SERVICES	1963 08/16	08/16/2016	AT&T - RASCO	10-112-000-27201	30.00
CARD SERVICES	1963 08/16	08/16/2016	ADOBE - DNDD SOFTWARE	10-112-000-34000	49.99
HEARTLAND OCCUPATIONAL	24506	08/16/2016	DRUG SCREENS	10-115-000-30800	144.00
LOGO U UP, LLC	2878	08/16/2016	BAGS/PATCHES	10-221-000-56000	57.00
LEVEL 3 COMMUNICATIONS,	45792588	08/16/2016	2950 NW VIVION RD	10-112-000-27000	674.60
TOWN & COUNTRY BUILDING	6184	08/16/2016	JANITORIAL SERVICE	10-337-103-44200	1,620.00
TOWN & COUNTRY BUILDING	6186	08/16/2016	JANITORIAL SERVICE	10-337-104-44203	655.00
EMBASSY LANDSCAPE GROUP	78939	08/16/2016	GROUND MAINTENANCE - A	10-331-000-21304	4,653.00
EMBASSY LANDSCAPE GROUP	79051	08/16/2016	GROUND MAINTENANCE - A	10-331-000-21304	645.00
ALL COPY PRODUCTS, INC	AR1886964	08/16/2016	COPIER USAGE	10-224-000-32300	100.86
ALL COPY PRODUCTS, INC	AR1887159	08/16/2016	COPIER USAGE	10-112-000-32300	485.21
MISSOURI STATE UNIVERSITY	08/10/16	08/16/2016	REGIS/PHILLIPS, HOLLY	10-216-000-36400	125.00
MISSOURI STATE UNIVERSITY	08/10/2016	08/16/2016	REGIS/JONES, SHAYLA	10-216-000-36400	125.00
GREEN, JEFFREY S	08/12/16	08/16/2016	RETAIL MASTER PLAN	10-112-000-21300	14,000.00
SELEX ES	06/09/16	08/16/2016	WARRANTY/08-25-16/08-25-	10-224-000-40709	995.00
JOHNSON BUSINESS CARDS	8333	08/16/2016	BUSINESS CARDS/6 PERSONN	10-224-000-32000	270.00
ALL COPY PRODUCTS, INC	AR1888160	08/16/2016	COPIER USAGE	10-112-000-32300	168.06
MSEC FINANCIAL SERVICES	19172015	08/16/2016	FRANCOTYP POSTALIA POSTB	10-112-000-51500	125.00
MR MAT	527039	08/16/2016	ENTRY MATS	10-337-102-41500	30.48
MR MAT	527040	08/10/2016	ENTRY MATS	10-337-101-41500	24.86
MR MAT	527041	08/16/2016	SWIPES, DUST MOPS, WET M	10-337-104-41500	40.61
MR MAT	527042	08/16/2016	ENTRY MATS	10-337-103-41500	30.77
PLATTE CO SHERIFF'S DEPT. -	1456	08/16/2016	PRISONER HOUSING - JULY	10-216-000-43600	2,030.00
VOICE PRODUCTS, INC	AR74452	08/16/2016	MAINTENANCE RENEWAL	10-223-000-40006	4,408.18
ROBERTS AUTO PLAZA	34721	08/16/2016	TRANSMITTER	10-221-000-41000	133.44
INFORMATION FUND	51050	08/16/2016	MONTHLY SALES, USE TAX RE	10-112-000-40700	105.00
KCATA	IT 1789	08/16/2016	CONTRACT AGREEMENT/201	10-112-000-22300	1,213.00
KIESO, KIP	08/09/16	08/16/2016	POLYGRAPH TEST/MOSS, P	10-115-000-30800	150.00
				Fund 10 - GENERAL FUND Total:	102,227.55
Fund: 13 - TOURISM TAX FUND					
GENUINE CHEVY GMC TRUCK	07/27/16	08/16/2016	AGREEMENT/TOURISM COM	13-112-000-21602	8,000.00
				Fund 13 - TOURISM TAX FUND Total:	8,000.00
Fund: 21 - CAPITAL IMPROVEMENTS FUND					
K & G STRIPING, INC.	15089-16	08/16/2016	RESTRIPE NW PLATTE DR/RIV	21-025-000-53000	2,063.00
K & G STRIPING, INC.	15089-17	08/16/2016	RESTRIPE GATEWAY	21-025-000-53000	3,090.00
K & G STRIPING, INC.	16000511	08/16/2016	STRIPING/GATEWAY TO PARK	21-025-000-53000	1,830.00
EROSION SPECIALISTS, LLC	2465	08/16/2016	GROUND PREP - RIVERWAY &	21-025-000-53000	220.00
EROSION SPECIALISTS, LLC	2466	08/16/2016	GROUND PREP - HORIZONS P	21-025-000-53000	110.00
CARD SERVICES	0171 08/16	08/16/2016	LOWES - RD REPAIR	21-025-000-53000	74.74
CARD SERVICES	0171 08/16	08/16/2016	LOWES - RD REPAIR	21-025-000-53000	148.40
CARD SERVICES	0171 08/16	08/16/2016	LOWES - CREDIT	21-025-000-53000	-77.50
CARD SERVICES	0171 08/16	08/16/2016	LOWES - RD REPAIR	21-025-000-53000	77.50
CARD SERVICES	0213 08/16	08/16/2016	HOME DEPOT - RD REPAIR	21-025-000-53000	115.50
CARD SERVICES	1526 08/16	08/16/2016	GREEN TOUCH - VEGETATION	21-025-000-53000	490.00
				Fund 21 - CAPITAL IMPROVEMENTS FUND Total:	8,141.64

Expense Approval Report

Payment Dates: 08/16/2016 - 08/16/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 30 - CAPITAL EQUIPMENT FUND					
OFFICE DEPOT	6955494	08/16/2016	848390802-001	30-112-000-62000	94.99
CARD SERVICES	0064 08/16	08/16/2016	APPLES - PW IPAD (NORMAN)	30-112-000-62000	929.00
CARD SERVICES	0064 08/16	08/16/2016	APPLES - PW IPAD (NORMAN)	30-112-000-62000	79.00
Fund 30 - CAPITAL EQUIPMENT FUND Total:					1,102.99
Fund: 50 - OFFICER TRAINING FUND					
CARD SERVICES	1443 08/16	08/16/2016	EB 14TH ANNUAL - LECC CON	50-221-000-31700	130.00
Fund 50 - OFFICER TRAINING FUND Total:					130.00
Fund: 52 - PAL FUND					
CARD SERVICES	0189 08/16	08/16/2016	GRANITE CITY - FPAL	52-221-000-44510	10.00
CARD SERVICES	0189 08/16	08/16/2016	BWW - FPAL	52-221-000-44510	30.00
CARD SERVICES	0189 08/16	08/16/2016	ABUELOS - FPAL	52-221-000-44510	20.00
CARD SERVICES	0189 08/16	08/16/2016	CHIPOLTE - FPAL	52-221-000-44510	30.00
CARD SERVICES	0189 08/16	08/16/2016	BWW - FPAL	52-221-000-44510	10.00
CARD SERVICES	0189 08/16	08/16/2016	CHICK FIL A - FPAL	52-221-000-44510	20.00
CARD SERVICES	0189 08/16	08/16/2016	GRANITE CITY - FPAL	52-221-000-44510	30.00
CARD SERVICES	0189 08/16	08/16/2016	WALMART - FPAL	52-221-000-44510	30.00
CARD SERVICES	0189 08/16	08/16/2016	WALMART - FPAL	52-221-000-44510	31.84
CARD SERVICES	0189 08/16	08/16/2016	RED X - FPAL	52-221-000-44510	26.37
CARD SERVICES	0189 08/16	08/16/2016	QT - FPAL	52-221-000-44510	20.00
CARD SERVICES	0189 08/16	08/16/2016	MINSKY'S - FPAL	52-221-000-44510	30.00
CARD SERVICES	0189 08/16	08/16/2016	TED'S - FPAL	52-221-000-44510	30.00
CARD SERVICES	0197 08/16	08/16/2016	MISSOURI POSTER - FPAL	52-221-000-44510	624.78
CARD SERVICES	0247 08/16	08/16/2016	HOBBY LOBBY - FPAL SUPPLIE	52-221-000-44510	15.98
CARD SERVICES	0247 08/16	08/16/2016	DOLLAR TREE - FPAL SUPPLIES	52-221-000-44510	50.95
CARD SERVICES	0247 08/16	08/16/2016	DOLLAR TREE - FPAL SUPPLIES	52-221-000-44510	7.59
CARD SERVICES	1872 08/16	08/16/2016	WALMART - FPAL SUPPLIES	52-221-000-44510	44.17
Fund 52 - PAL FUND Total:					1,061.68
Grand Total:					120,663.86

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, August 11, 2016
6:30 p.m.

The Planning and Zoning Commission for the City of Riverside, Missouri, met in regular session at Riverside City Hall, 2950 NW Vivion Road, Riverside, Missouri.

The meeting was called to order at 6:30 p.m. Answering roll call were Stephen King, Ray Uhl, Harold Snoderley, Nathan Cretsinger, Steven Kaspar, and Al Bowman. Also present: City Planner Sarah Wagner and Assistant Fire Chief Keith Payne. Members absent were Mike Lombardo, Mike Soler, Jim Frakes and Mayor Kathy Rose.

Approval of Minutes of July 14, 2016.

Commissioner Bowman moved to approve the minutes of July 14, 2016, seconded by Commissioner Snoderley. Motion passed 6-0.

Public Hearing- Horizons Rezoning

Chair King opened the Public Hearing at 6:34 p.m.

City Planner Sarah Wagner gave a staff report. She explained that several months ago it came to staff's attention that we have seven slightly different sets of approved PD regulation in Horizons. This has been confusing for business, developers and staff. In an effort to simplify the zoning in Horizons staff has worked to combine all of the difference into one set of proposed PD regulations. In addition, staff has worked to modify the outdoor storage section in response to feedback that was received from the Planning Commission.

The Commission members discussed these proposed changes and Brent Miles, with North Point Development spoke in favor of the proposed changes.

Chair King closed the public hearing at 6:54 p.m.

Commissioner Uhl moved to recommend approval of the proposed PD regulation to the Board of Aldermen, seconded by Commissioner Kaspar. Motion passed 6-0.

Public Hearing-Special Use Permit 4600 NW 41st Street

Chair King opened the public hearing at 6:55 p.m.

City Planner Sarah wagner gave a staff report. She explained that this hearing has been continued several times as staff has worked to amend the overall PD regulations. Pending final approval of the above proposed PD regulations US Farathane will still not be in compliance

with what was originally approved with their special use permit in March of 2015. At that time we were still not sure of what type of racking they would be receiving from General Motors. The Planning Commission and Board of Alderman ultimately approved that the applicant could store racking material one unit high (approximately 9 feet) and two units high when General Motors was on shutdown. The applicant did not get the 9 foot racks that they anticipated, and instead got only 18 inch racks that they are currently stacking 20 feet high. In addition there are several wood pallets that are stacked outside that are used for shipping. The height of the material being stored and the wood pallets are not in compliance with the approved SUP ordinance.

The Planning Commissioners discussed the outdoor storage and the fact that the higher storage is less visible as it takes up less ground space.

Assistant Fire Chief Keith Payne discussed the fire code and that items could not be stacked higher than 20 feet for safety reasons. He also stated that he prefers the wood pallets to be stored outside as opposed to inside for fire safety reasons.

Commissioner Cretzinger moved to recommend approval of the amendments to the special use permit for US Farathane with a height limit on racking being stored at 20 feet and limit the storage of pallets to two rows no more than 10 feet tall, seconded by Commissioner Snoderley. Motion passed 6-0.

Adjourn

Commissioner Bowman moved to adjourn at 7:28 p.m.
Commissioner Kaspar seconded and the meeting was adjourned 6-0.

Sarah Wagner
City Planner



2950 NW Vivion Road
Riverside, Missouri 64150

MEMO DATE: August 12, 2016
AGENDA DATE: August 16, 2016
TO: Mayor and Board of Aldermen
FROM: Mike Duffy
RE: Community Development Department Activity July 2016

CODES: Violations Observed: 35
Violations Resolved: 32
Notices Sent: 6
Signs Removed: 33
Citations Issued: 1

PERMITS: Building Residential-9
Building Commercial-3
Mechanical-1
Fence-1
Sign-1
Electrical-1
Right of Way- 2
Total-18

Animal Control: Animal Complaints: 44
Self Initiated Calls: 37
Animals Returned to Owner: 6
Impounded Domestic Animals: 39 (Street Cat Rescue)
Impounded Wild Animals: 6
Verbal Warnings: 3
Uniform Citations: 4

P&Z ACTIVITY: None



Riverside, Missouri Fire Department

JULY 2016 Monthly Activities

Monthly							Fire Safety Inspections		
Structure Fires	EMS Calls	Other Calls For Service	Motor Vehicle Accidents	Mutual Aid Requests	Training Hours	Public Relations	Number Conducted	Violations Noted	Violations Cleared
0	109	44	2	2	132	3	10	10	0
Year Totals									
6	654	176	27	15	3234	23	276	133	158

Total calls for 2016 to date (820)

Riverside Fire average response time to calls for July was 4 mins 31 secs.

KCFD average response time to calls for July was 122 mins 00 secs.

AMR average response time for Houston Lake / Northmoor to calls for July was 7 mins 38 secs.

We received Automatic aid 2 time, provided automatic aid 1 time.

We had 5 calls that were happening at the same time.

Respectively submitted,

Gordon Fowlston
Fire Chief

July 2016 Community Center Report

July Monthly Report

Parks/ Community Center Rentals

- Community Center –YMCA camp occupied the meeting rooms (no rentals)
- Renner Brenner – 1
- EH Young -5

NON –Membership Programs

- Senior Dances – 108 attended
- Beyond the Bell -0
- Cards – 130

Special Events-80 (FPAL Pool Party and Kids in the Kitchen)

Membership Programs

- Participation in group exercise classes, open gym and activities in the Community Center :
(Jennifer, Please record, thanks)

Riverside Public Works

Reporting Dates 07/01/2016 07/31/2016

Cost Summary By Task

Task	Activities	Labor Hours	Labor Cost	Eqp Cost	Mat Cost	Con Cost	Overhead	Total Cost
Banner Installation or removal	1	1.50	\$56.39	\$10.50	\$0.00	\$0.00	\$0.00	\$66.89
Bill signing office duties mail	1	0.50	\$18.80	\$3.50	\$0.00	\$0.00	\$0.00	\$22.30
Building Maint Contractor	1	0.00	\$0.00	\$0.00	\$0.00	\$422.81	\$0.00	\$422.81
Building Maintenance	2	2.00	\$31.90	\$38.00	\$0.00	\$0.00	\$0.00	\$69.90
City wide inspection, streets,	1	1.00	\$43.19	\$25.00	\$0.00	\$0.00	\$0.00	\$68.19
Civic Events	4	24.50	\$551.35	\$600.00	\$0.00	\$0.00	\$0.00	\$1,151.35
Comp Time Leave	5	24.75	\$481.99	\$0.00	\$0.00	\$0.00	\$0.00	\$481.99
Data Entry	8	26.00	\$977.34	\$0.00	\$0.00	\$0.00	\$0.00	\$977.34
Debris cleanup at Public Works -	6	3.50	\$87.62	\$215.00	\$0.00	\$0.00	\$0.00	\$302.62
Electrical	5	19.00	\$322.82	\$490.50	\$0.00	\$0.00	\$0.00	\$813.32
Equip Maint	28	70.40	\$1,367.41	\$1,723.00	\$0.00	\$0.00	\$0.00	\$3,090.41
Flag raising and lowering	1	0.50	\$11.45	\$3.50	\$0.00	\$0.00	\$0.00	\$14.95
Grounds Maint.	12	47.00	\$817.64	\$1,359.50	\$0.00	\$0.00	\$0.00	\$2,177.14
Heating and Air Conditioning Maint	7	0.00	\$0.00	\$0.00	\$0.00	\$12.50	\$0.00	\$12.50
Holiday	1	72.00	\$1,630.32	\$0.00	\$0.00	\$0.00	\$0.00	\$1,630.32
HVAC in house maintenance	32	81.40	\$2,158.31	\$1,016.30	\$5,844.00	\$0.00	\$0.00	\$9,018.61
Irrigation check and fix	21	59.50	\$1,191.56	\$830.50	\$0.00	\$0.00	\$0.00	\$2,022.06
Late for work	5	0.50	\$10.38	\$0.00	\$0.00	\$0.00	\$0.00	\$10.38
Mapping/GIS work	2	4.00	\$150.36	\$0.00	\$0.00	\$0.00	\$0.00	\$150.36
Meeting	8	16.00	\$644.08	\$212.50	\$0.00	\$0.00	\$0.00	\$856.58
Misc Maint	2	1.00	\$26.42	\$21.50	\$0.00	\$0.00	\$0.00	\$47.92
Mosquito Fogging	4	13.75	\$292.60	\$880.00	\$358.75	\$0.00	\$0.00	\$1,531.35
Mowing	123	429.90	\$7,381.23	\$27,418.75	\$0.00	\$0.00	\$0.00	\$34,799.98
Office Public Works	30	168.50	\$6,866.27	\$50.00	\$0.00	\$0.00	\$0.00	\$6,916.27
Parts lookup	4	7.00	\$228.49	\$5.00	\$0.00	\$0.00	\$0.00	\$233.49
Parts Run	11	13.00	\$263.38	\$295.50	\$0.00	\$0.00	\$0.00	\$558.88
Plumbing Maintenance	7	12.50	\$233.22	\$153.50	\$0.00	\$0.00	\$0.00	\$386.72
Pool Maintenance	10	12.50	\$237.94	\$221.50	\$0.00	\$0.00	\$0.00	\$459.44
Restroom check and cleanup	18	27.00	\$443.40	\$480.50	\$0.00	\$0.00	\$0.00	\$923.90
Schedule Manpower/Directions	20	26.50	\$797.22	\$477.50	\$0.00	\$0.00	\$0.00	\$1,274.72
Shop Maint	1	0.50	\$7.65	\$0.00	\$0.00	\$0.00	\$0.00	\$7.65
Sick	5	35.50	\$614.68	\$0.00	\$0.00	\$0.00	\$0.00	\$614.68
Stock Supplies for Custodians	5	12.00	\$186.96	\$87.00	\$0.00	\$0.00	\$0.00	\$273.96
Storm Cleanup	8	31.50	\$543.46	\$456.50	\$0.00	\$0.00	\$0.00	\$999.96
Street Patching / Maint	5	17.00	\$279.65	\$661.60	\$0.00	\$0.00	\$0.00	\$941.25
Street Signs / Maint	1	9.00	\$148.23	\$121.50	\$0.00	\$0.00	\$0.00	\$269.73
Street Sweeping	3	12.50	\$211.61	\$1,471.50	\$0.00	\$0.00	\$0.00	\$1,683.11
Traffic counters	2	2.50	\$41.03	\$67.50	\$0.00	\$0.00	\$0.00	\$108.53
Trail Counts	1	1.00	\$15.85	\$13.50	\$0.00	\$0.00	\$0.00	\$29.35
Trail Maint	4	3.50	\$69.68	\$97.50	\$0.00	\$0.00	\$0.00	\$167.18
Trail Safety Inspection	2	1.50	\$38.07	\$27.50	\$0.00	\$0.00	\$0.00	\$65.57
Training for work	1	4.50	\$101.90	\$0.00	\$0.00	\$0.00	\$0.00	\$101.90
Trash Pick Up	26	39.00	\$640.62	\$767.00	\$0.00	\$0.00	\$0.00	\$1,407.62
Trash Route Inspection	2	2.00	\$86.38	\$50.00	\$0.00	\$0.00	\$0.00	\$136.38
Tree Trimming	2	6.00	\$92.50	\$70.00	\$0.00	\$0.00	\$0.00	\$162.50
Vacation	14	83.00	\$2,446.05	\$0.00	\$0.00	\$0.00	\$0.00	\$2,446.05
Vegetation Control Spraying	6	18.00	\$293.74	\$35.00	\$55.17	\$0.00	\$0.00	\$383.91
Water feature maint	7	28.50	\$551.90	\$244.50	\$57.93	\$0.00	\$0.00	\$854.33
Tasks:	48	475	1,473.20	\$40,702.15	\$6,315.85	\$435.31	\$0.00	\$81,146.26
			\$33,692.95					

