



Upstream from ordinary.

BOARD OF ALDERMEN MEETING

RIVERSIDE CITY HALL

2950 NW VIVION ROAD

RIVERSIDE, MISSOURI 64150

TENTATIVE AGENDA

OCTOBER 4, 2016

Closed Session – 6:45 p.m.

Regular Meeting – 7:00 p.m.

Call to Order

Roll Call

CLOSED SESSION

(6:45 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

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 September 20, 2016.

R-2016-065: A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS OUT OF THE CITY TREASURY OF THE CITY OF RIVERSIDE FOR FISCAL YEAR 2016-2017 WEEK ENDING SEPTEMBER 23RD AND SEPTEMBER 30TH IN THE AMOUNT OF \$102,927.50. Point of Contact: Finance Director Donna Oliver.

REGULAR AGENDA

1. First Reading: Bill No. 2016-044: **AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A COOPERATION AGREEMENT AMONGST THE CITY OF RIVERSIDE, MISSOURI, PLATTE COUNTY, MISSOURI THE RIVERSIDE-QUINDARO BEND LEVEE DISTRICT OF PLATTE COUNTY, THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF RIVERSIDE MISSOURI, UMB BANK, N.A., AS TRUSTEE, ORIGINALLY AUTHORIZED BY ORDINANCE NO. 2006-85, AND AUTHORIZING RELATED ACTIONS.**
Point of Contact: Community Development Director Mike Duffy.
2. First Reading: Bill No. 2016-045: **AN ORDINANCE APPROVING THE FINAL PLAT OF MONTEBELLA PLAT 1A, A SUBDIVISION OF THE CITY OF RIVERSIDE, PLATTE COUNTY, MISSOURI.** Point Of Contact: Community Development Director Mike Duffy.
3. First Reading: Bill No. 2016-046: **AN ORDINANCE APPROVING THE FINAL PLAT OF MONTEBELLA 3RD PLAT, A SUBDIVISION OF THE CITY OF RIVERSIDE, PLATTE COUNTY, MISSOURI.** Point Of Contact: Community Development Director Mike Duffy.
4. First Reading: Bill No. 2016-047: **AN ORDINANCE APPROVING THE FINAL PLAT OF GATEWOODS 4TH PLAT, A SUBDIVISION OF THE CITY OF RIVERSIDE, PLATTE COUNTY, MISSOURI.** Point Of Contact: Community Development Director Mike Duffy.
5. **R-2016-066: A RESOLUTION AWARDING THE COMPENSATION STUDY RFQ TO GALLAGHER BENEFIT SERVICES, INC.** Point of Contact: City Administrator Greg Mills and Special Counsel Joe Bednar.

6. **Communication from City Administrator**

a) **Department Reports**

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

7. **Communication from Mayor**

8. **Communication from Board of Aldermen**

9. **Motion to Adjourn**



Gregory P. Mills, City Administrator

ATTEST: 

Robin Kincaid, City Clerk

Posted 09.30.16 at 2:00 p.m.

MINUTES
REGULAR MEETING
BOARD OF ALDERMEN
RIVERSIDE, MISSOURI
Tuesday, September 20, 2016
6:45 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, September 20, 2016.

Mayor Rose called the regular meeting to order at 6:45 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 Development Director Mike Duffy, City Clerk Robin Kincaid, Public Works Director Tom Wooddell, City Engineer Travis Hoover, and Finance Director Donna Oliver. Also present was City Attorney Paul Campo.

MOTION TO ENTER INTO CLOSED @ 6:45 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, second by Alderman Pruett.
Yes: Homer, Pruett, Thatcher, Super, Bowman, and Biondo.
Motion carried 6-0.

MOTION TO ADJOURN CLOSED @ 6:52 P.M. Alderman Biondo moved at 6:52 p.m. to adjourn closed session with action taken, second by Alderman Bowman.
Yes: Biondo, Bowman, Homer, Thatcher, Pruett, and Super.
Motion carried 6-0.

REGULAR SESSION Mayor Rose called the Regular Session Meeting to order at 7:00 p.m.

Those in attendance were Mayor Kathy Rose, Aldermen Art Homer, Frank Biondo, Al Bowman, Chet Pruett, Aaron Thatcher, 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, Police Captain Mike Costanzo, Finance Director Donna Oliver, and Police Officer/SRO Matt Westrich. Also attending was City Attorney Paul Campo.

PLEDGE OF ALLEGIANCE Mayor Rose led the Pledge of Allegiance.

PUBLIC COMMENT None. Mayor Rose welcomed Boy Scouts Joey Weimer, Braeden Buttron, David Weimer, and Jerry Buttron with Troop 314.

PRESENTATION Representative Kevin Corlew presented a resolution to Riverside resident Denise Hamilton for outstanding work for our community.

CONSENT AGENDA

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

MINUTES OF 09-06-16

Alderman Thatcher moved to approve the minutes of the September 6, 2016 meeting, second by Alderman Biondo.
Yes: Thatcher, Biondo, Super, Bowman, Pruett, and Homer.
Motion carried 6-0.

COURT REPORT

Alderman Thatcher moved to approve the August 2016 Court Report, second by Alderman Biondo.
Yes: Thatcher, Biondo, Super, Bowman, Pruett, and Homer.
Motion carried 6-0.

RESOLUTION 2016-064
Bill Pay

Alderman Thatcher moved to approve Resolution 2016-064 authorizing the expenditure of funds for fiscal year 2016-2017, for weeks ending September 9th and September 16th in the amount of \$361,141.82, second by Alderman Biondo.
Yes: Thatcher, Biondo, Super, Bowman, Pruett, and Homer.
Motion carried 6-0.

REGULAR AGENDA

BILL NO. 2016-043
New Hire Rhonda Smith

City Clerk Robin Kincaid gave first reading of Bill No. 2016-043. Alderman Thatcher moved to accept first reading and place Bill No. 2016-043 on second and final reading, second by Alderman Bowman.
Yes: Thatcher, Bowman, Biondo, Homer, Pruett, and Super.
Motion carried 6-0.
Alderman Pruett moved to approve Bill 2016-043 and enact said bill as ordinance, second by Alderman Biondo.
Yes: Pruett, Biondo, Homer, Super, Bowman, and Thatcher.
Motion carried 6-0.

CITY ADMINISTRATOR

City Administrator Greg Mills stated that the Special Events Policy was to be postponed until further discussions could be held with the Parks Board and Tourism Commission.
The LAGERS annual meeting is October 19, 2016. The Board is to approve the employer representative and Stacey Rasco is my recommendation for that position. Alderman Thatcher moved to approve HR Assistant Stacey Rasco as the Employer Representative at the 2016 Annual Meeting for LAGERS, second by Alderman Biondo.
Yes: Thatcher, Biondo, Homer, Super, Pruett, and Bowman.
Motion carried 6-0.
Mills announced that the compensation study RFQ interview will be tomorrow morning and if it goes as expected a resolution will be on the next meeting agenda.
Denise Hamilton was asked to come give a brief update on land listed for sale.

COMMUNITY DEVELOPMENT Community Development Director Mike Duffy announced that MACA – Missouri Animal Control Association informed us that Shane Moore has been named as Animal Control Officer of the Year 2016. This is voted on by the membership throughout Missouri.

ENGINEERING City Engineer Travis Hoover stated that the reseeding bids were opened last Wednesday, but there were no bids received. This will be looked at next spring. About the 50th Street utility underground work, we have not been able to get feedback from a subcontractor, they are very busy. Alderman Homer asked to discuss the issue further. The Mayor and Board shared various views and determined a Saturday morning strategic planning meeting will be scheduled with further discussions being heard at that time.

FINANCE Nothing to report.

PUBLIC SAFETY Captain Mike Costanzo introduced Officer Matt Westrich and that he would give a presentation explaining details of Rachel’s Challenge, a program being initiated into some of our Northland schools in regards to bullying. It is a program to motivate, educate and bring positive change to youth.

PUBLIC WORKS Public Works Director Tom Wooddell briefed the Board that three surplus mowers were sold through Purple Wave Auction Service for a total amount of \$9,700.00. The dealership offered \$2,000 each for a trade-in, so this option brought in an additional \$3,700.00.

LEVEE BOARD Alderman Super stated that the meeting is tomorrow and the flood wall will be discussed.

MAYOR’S DISCUSSION Mayor Rose stated that September is always a busy month and is proving to be this year as well. Congratulations to Shane with his award for Missouri Animal Control Officer of the year. We are a small town with a big impact. Last week I was sworn in as President of the Missouri Municipal League, and believe that will be a big deal for our community. We are proud of Officer Marr and Lynck for their accomplishments as Best Narcotics Dog out of 20 other dogs. We have a lot of wonderful things happening in Riverside.

BOARD OF ALDERMEN Alderman Biondo – Request was made to Public Works Director Tom Wooddell to explore changing exterior lighting at the facility to LED and possibly give us something in the 2017-2018 budget to review. Wooddell responded that he would provide a project cost for said request.

Alderman Thatcher – I attended the Northland Chamber DC Fly-In and gave a brief overview of meetings. One comment that stood

out from our legislators was that the NRCC is one of the most successful chambers that they are aware of and work with. Overall it was a successful trip. I would like to report a random act of kindness in my neighborhood. While traveling a great deal this summer, my yard has not been kept up as I would like, but when I got home last week my neighbor Kip Crawford was mowing my yard. The people in Riverside are amazing.

Alderman Super – Thank you to Animal Control and Public Safety for capturing a Pit Bull that was on the loose in our neighborhood. Congratulations to Mayor Rose for her election as President of MML, let's hope it brings good things to MML and Riverside.

Alderman Homer – Congratulations to Mayor Rose.

Alderman Pruett – I also wish to congratulate Mayor Rose.

Alderman Bowman – Congratulations to Mayor Rose.

MOTION TO ADJOURN

Alderman Biondo moved to adjourn the meeting at 7:38 p.m., second by Alderman Bowman.

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

Robin Kincaid, City Clerk

RESOLUTION NO. R - 2016-065

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS OUT OF THE CITY TREASURY OF THE CITY OF RIVERSIDE FOR FISCAL YEAR 2016-2017 WEEK ENDING SEPTEMBER 23RD AND SEPTEMBER 30TH IN THE AMOUNT OF \$102,927.50.

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 \$102,927.50 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 4th day of October, 2016.

Mayor Kathleen L. Rose

ATTEST:

Robin Kincaid, City Clerk



Expense Approval Report

By Fund

Payment Dates 09/21/2016 - 09/21/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 10 - GENERAL FUND					
LEVEL 3 COMMUNICATIONS,	46487216	09/21/2016	2950 NW VIVION RD	10-112-000-27000	676.94
WRIGHT, JOHN	09/13/16	09/21/2016	REIMB SECURITY DEPOSIT	10-20010	75.00
TIME WARNER	101773501 09/16	09/21/2016	CABLE SERVICE	10-224-000-25600	129.24
KCPL SERVICE PMTS	3823-35-2154 09/16	09/21/2016	2025 VALLEY	10-336-112-25000	1,171.56
JEFF PENCE	09/16/16	09/21/2016	RETURNED DIRECT DEPOSIT/O	10-20009	92.35
SHAYLA JONES	09/16/16	09/20/2016	REIMB TRAVEL EXPENSE/MAC	10-216-000-36000	201.41
PHILLIPS, HOLLY	09/16/16	09/21/2016	REIMB TRAVEL EXPENSES/MA	10-216-000-36000	22.52
ICMA-RC VANTAGEPOINT	41244937	09/16/2016	EMPLOYEE W/H 09/16 PAYRO	10-20006	910.37
ICMA-RC VANTAGEPOINT	41244964	09/16/2016	EMPLOYEE W/H 09/16 PAYRO	10-20006	125.00
JENNIFER ENNA	09/19/16	09/21/2016	REIMB CITY'S SHARE/GYM ME	10-115-000-21301	16.49
DOUGHERTY, TRISHA	09/19/16	09/21/2016	REIMB SECURITY DEPOSIT	10-20010	50.00
GENUINE CHEVY GMC TRUCK	09/19/16	09/21/2016	REIMB SECURITY DEPOSIT	10-20010	1,350.00
SAM'S CLUB DIRECT	002472	09/21/2016	SUPPLIES	10-112-000-53900	43.98
SCHMIDT, EDWARD E	09/19/16	09/21/2016	BAND/SENIOR DANCE	10-341-100-44522	180.00
CELLCO PARTNERSHIP	9771544421	09/21/2016	DATA CARDS	10-224-000-27200	80.02
Fund 10 - GENERAL FUND Total:					5,124.88
Fund: 13 - TOURISM TAX FUND					
SEABURY, ARTHUR	8/06/16	09/06/2016	BAND LEADER/TASTE OF AFRI	13-112-000-21602	400.00
Fund 13 - TOURISM TAX FUND Total:					400.00
Grand Total:					5,524.88



Expense Approval Report

By Fund

Payment Dates 09/28/2016 - 09/28/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 10 - GENERAL FUND					
OFFICE DEPOT	7078485	09/28/2016	857933108-001	10-112-000-50500	108.27
OFFICE DEPOT	7078485	09/28/2016	857538720-001	10-112-000-50500	79.00
OFFICE DEPOT	7078485	09/28/2016	858719603-001	10-112-000-50500	84.03
OFFICE DEPOT	7078485	09/28/2016	858121340-001	10-112-000-50500	55.96
OFFICE DEPOT	7078485	09/28/2016	859882189-001	10-112-000-50500	-148.98
OFFICE DEPOT	7078485	09/28/2016	861186810-001	10-112-000-50500	88.72
OFFICE DEPOT	7078485	09/28/2016	855111605-001	10-112-000-50500	29.45
OFFICE DEPOT	7078485	09/28/2016	855111605-001	10-819-000-50500	48.90
TIME WARNER	108010601 09/16	10/04/2016	CABLE SERVICE	10-341-000-25600	103.97
ROBIN KINCAID	09/14/16	09/28/2016	REIMB AUTO MILEAGE/MML	10-112-000-36000	315.38
AT&T	816A5000371267 09/16	09/28/2016	2950 VIVION RD	10-112-000-27000	46.83
MISSOURI GAS ENERGY	0627451111 09/16	09/28/2016	2990 NW VIVION RD	10-337-103-25200	63.76
MISSOURI GAS ENERGY	3730422222 09/16	09/28/2016	4200 NW RIVERSIDE DR	10-337-101-25200	38.15
MISSOURI GAS ENERGY	4413651111 09/16	09/28/2016	4498 NW HIGH DR	10-337-104-25200	60.16
KCPL SERVICE PMTS	0512-89-5780 09/16	09/28/2016	2626 NW PLATTE RD	10-336-112-25000	1,075.88
KCPL SERVICE PMTS	0913-11-1638 09/16	09/28/2016	4100 NW RIVERSIDE DR	10-337-106-25000	59.53
KCPL SERVICE PMTS	1232-04-9424 09/16	09/28/2016	2901 NW VIVION RD DP01	10-336-108-25000	152.20
KCPL - STREET LTG	1921-09-8495 09/16	09/28/2016	4702 NW HIGH DR	10-331-000-26800	58.30
KCPL SERVICE PMTS	2093-49-0946 09/16	09/28/2016	3880 ARGOSY CASINO PARKW	10-336-113-25000	20.56
KCPL SERVICE PMTS	2130-19-8248 09/16	09/28/2016	4026 ARGOSY CASINO PARKW	10-336-113-25000	20.55
KCPL SERVICE PMTS	2953-72-9970 09/16	09/28/2016	4102 NW RIVERSIDE DR	10-337-106-25000	19.29
KCPL SERVICE PMTS	3086-70-0722 09/16	09/28/2016	2950 NW VIVION RD	10-337-102-25000	3,893.21
KCPL - STREET LTG	3147-73-7222 09/16	09/28/2016	2509 W PLATTE TS	10-331-000-26800	66.13
KCPL SERVICE PMTS	3578-68-5006 09/16	09/28/2016	4100 NW RIVERSIDE DR	10-337-106-25000	19.29
KCPL - STREET LTG	3948-82-2408 09/16	09/28/2016	4509 GATEWAY TS	10-331-000-26800	51.02
KCPL SERVICE PMTS	4649-50-9862 09/16	09/28/2016	4100 NW RIVERSIDE DR	10-337-106-25000	118.29
KCPL SERVICE PMTS	4884-79-8490 09/16	09/28/2016	4200 NW RIVERSIDE DR A	10-337-101-25000	22.66
KCPL SERVICE PMTS	5319-48-0868 09/16	09/28/2016	4100 NW RIVERSIDE DR	10-337-106-25000	127.40
KCPL SERVICE PMTS	7556-98-7111 09/16	09/28/2016	1001 NW ARGOSY PKWY	10-336-107-25000	942.64
KCPL SERVICE PMTS	7922-40-5202 09/16	09/28/2016	2990 NW VIVION RD	10-337-103-25000	2,946.55
KCPL SERVICE PMTS	8507-74-3245 09/16	09/28/2016	4200 NW RIVERSIDE DR	10-337-101-25000	860.17
KCPL SERVICE PMTS	8555-87-0016 09/16	09/28/2016	4498 NW HIGH DR	10-337-104-25000	2,675.17
PACIFIC TELEMANAGEMENT S	869031	09/28/2016	EH YOUNG	10-336-107-27000	75.00
PACIFIC TELEMANAGEMENT S	869031	09/28/2016	POOL	10-336-110-27000	78.00
PACIFIC TELEMANAGEMENT S	869031	09/28/2016	COMMUNITY CENTER	10-341-000-27000	75.00
KCPL SERVICE PMTS	8712-27-4759 09/16	09/28/2016	4101 VAN DE POPLIER SIREN	10-337-103-25000	35.86
KCPL SERVICE PMTS	8768-51-3516 09/16	09/28/2016	2805 NW VIVION RD	10-336-111-25000	661.40
KCPL SERVICE PMTS	9499-79-6859 09/16	09/28/2016	4500 NW HIGH DR	10-337-105-25000	321.57
KCPL SERVICE PMTS	9775-39-9838 09/16	09/28/2016	4700 HIGH DRIVE	10-337-103-25000	36.93
KCPL SERVICE PMTS	8138-89-2268 09/16	09/28/2016	4103 NW TREMONT RD	10-337-117-25000	710.81
RIVERSIDE AREA CHAMBER O	09/26/16	09/28/2016	REIMB SECURITY DEPOSIT	10-20010	450.00
BARTLETT, LESLIE	09/26/16	09/28/2016	REIMB SECURITY DEPOSIT	10-20010	50.00
SAM'S CLUB DIRECT	004415	09/28/2016	SUPPLIES	10-112-000-53900	22.31
BLOWERS, MICAH L	09/27/16	09/28/2016	REIMB PARTIAL RENTAL	10-000-40104	20.00
ADAMS, ASHLEIGH	09/27/16	09/28/2016	REIMB CITY'S SHARE/GYM ME	10-115-000-21301	44.25
TINA HASS	09/27/16	09/28/2016	REIMB CITY'S SHARE/GYM ME	10-115-000-21301	85.01
BLOWERS, MICAH L	09/27/16	09/28/2016	REIMB SECURITY DEPOSIT	10-20010	50.00
KC WEB	W06-6777	09/28/2016	INTERNET SERVICE	10-112-000-27000	200.00
Fund 10 - GENERAL FUND Total:					17,018.58
Grand Total:					17,018.58



Expense Approval Report

By Fund

Payment Dates 10/04/2016 - 10/04/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 10 - GENERAL FUND					
CARTERENERGY CORPORATIO	3043904	10/04/2016	FUEL PURCHASE - JUNE	10-224-000-54100	81.51
MR MAT	527266	10/04/2016	ENTRY MATS	10-337-101-41500	24.86
MR MAT	527267	10/04/2016	ENTRY MATS	10-337-103-41500	30.77
PAVER PATIOS PLUS LLC	08/08/16	10/04/2016	TRAIL WALKWAY REPAIR	10-336-000-42000	2,475.00
PAVER PATIOS PLUS LLC	08/16/16	10/04/2016	TRAIL WALKWAY REPAIR	10-336-000-42000	1,965.00
HEARTLAND OCCUPATIONAL	24914	10/04/2016	RANDOM DRUG TEST & PHYSI	10-115-000-30800	803.00
PAVER PATIOS PLUS LLC	09/12/16	10/04/2016	TRAIL WALKWAY REPAIR	10-336-000-42000	2,370.00
TOWN & COUNTRY BUILDING	6592	10/04/2016	JANITORIAL SERVICE	10-337-104-44203	84.00
REJIS COMMISSION	INV0050386	10/04/2016	LEWEB SUBSCRIPTION	10-216-000-43400	20.20
MULTIPLE SERVICES EQUIPME	42522	10/04/2016	POSTBASE 30/45 INK-PIC10 -4	10-112-000-51500	126.28
MR MAT	528431	09/30/2016	ENTRY MATS	10-337-101-41500	24.86
MR MAT	528432	10/04/2016	ENTRY MATS	10-337-102-41500	30.48
MR MAT	528433	10/04/2016	ENTRY MATS	10-337-103-41500	30.77
TASER INTERNATIONAL	SI1452152	10/04/2016	CARTRIDGE/SIMULATION, HY	10-221-000-53047	1,985.64
MAIL WORKS	22755	10/04/2016	NEWSLETTER	10-112-000-32001	49.53
MAIL WORKS	22755	10/04/2016	NEWSLETTER	10-112-000-51500	759.46
CORNELL ROOFING & SHEET	2849	10/04/2016	METAL ROOF REPAIR	10-337-103-41500	3,000.00
DAMON PURSELL	200919	10/04/2016	YARD WASTE DISPOSAL	10-331-000-26100	227.00
PATEK & ASSOCIATES LLC	3588	10/04/2016	CONSULTING SERVICE	10-112-000-21300	3,500.00
ABBY G PENNELL, ATTORNEY	39	10/04/2016	INDIGENT LEGAL SERVICE	10-216-000-21301	900.00
EMBASSY LANDSCAPE GROUP	80231	10/04/2016	FALL MUMS	10-331-000-21304	700.00
ENET, LLC	4721	10/04/2016	MONITOR	10-223-000-40000	189.87
ENET, LLC	4721	10/04/2016	SERVICE/SUPPORT	10-224-000-40500	2,762.50
ENET, LLC	4722	10/04/2016	SERVICE/SUPPORT	10-112-000-40500	2,167.50
ENET, LLC	4723	10/04/2016	SERVICE/SUPPORT	10-331-000-40500	204.00
ENET, LLC	4724	10/04/2016	SERVICE/SUPPORT	10-216-000-40500	527.41
ENET, LLC	4725	10/04/2016	SERVICE/SUPPORT	10-341-000-40500	1,191.60
CNA SURETY	0601 68668637 16	10/04/2016	NOTARY ERRORS AND OMISSI	10-112-000-24100	52.00
CAPITAL ELECTRIC LINE BUILD	38139	10/04/2016	DAMAGED LIGHT POST/GATE	10-331-000-40900	3,179.40
MR MAT	528665	10/04/2016	ENTRY MATS	10-337-101-41500	24.86
MR MAT	528666	10/04/2016	ENTRY MATS	10-337-103-41500	30.74
MR MAT	528667	10/04/2016	ENTRY MATS	10-337-102-41500	30.48
INTERPRETERS, INC	24843	10/04/2016	INTERPRETERING SERVICE - NI	10-216-000-21302	87.40
ALLEN, GIBBS, & HOULIK, L.C.	908927	10/04/2016	PAYROLL PROCESSING	10-115-000-31600	644.74
LAURA JEANNE LYNCH	2016-54	10/04/2016	NEWSLETTER/EDITORIAL, CO	10-112-000-21300	2,000.00
ALPHAGRAPHICS #190	45790	10/04/2016	NEWSLETTER	10-112-000-32001	1,161.05
ENET, LLC	4740	10/04/2016	WEATHERPROOF ENCLOSURE	10-224-000-40709	2,456.37
MR MAT	528899	10/04/2016	ENTRY MATS	10-337-102-41500	30.48
MR MAT	528900	10/04/2016	ENTRY MATS	10-337-101-41500	24.86
MR MAT	528901	10/04/2016	ENTRY MATS	10-337-104-41500	40.61
MR MAT	528902	10/04/2016	ENTRY MATS	10-337-103-41500	30.77
MSEC FINANCIAL SERVICES	19350749	10/04/2016	FRANCOTYP POSTALIA POSTB	10-112-000-51500	125.00
KANSAS CITY STAR, THE	400029320 09/16	10/04/2016	RENEW SUBSCRIPTION (6 MO	10-112-000-34000	121.29
SAFELITE FULFILLMENT, INC	01798-301710	10/04/2016	WINDSHIELD REPAIR	10-221-000-41000	59.95
KELLER FIRE AND SAFETY	170841	10/04/2016	GROUND FAULT	10-337-104-41500	256.00
Fund 10 - GENERAL FUND Total:					36,587.24
Fund: 21 - CAPITAL IMPROVEMENTS FUND					
EROSION SPECIALISTS, LLC	2685	10/04/2016	DRY SEEDING/HORIZONS PAR	21-025-000-53000	1,950.00
EROSION SPECIALISTS, LLC	2689	10/04/2016	LOADER/RIVERWAY & TULLIS	21-025-000-53000	1,997.50
LANDMARK NEWSPAPER, THE	23773	10/04/2016	NOTICE TO BID/SEEDING PRO	21-020-120-51000	78.70
MIDWEST CONSTRUCTION SE	23931	10/04/2016	RESTROOM REMODEL	21-039-000-53000	3,600.00
Fund 21 - CAPITAL IMPROVEMENTS FUND Total:					7,626.20

Expense Approval Report

Payment Dates: 10/04/2016 - 10/04/2016

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 30 - CAPITAL EQUIPMENT FUND					
911 CUSTOM, LLC	22604	10/04/2016	STRAP KIT, MOUNT, LED LIGH	30-221-000-60000	2,266.12
911 CUSTOM, LLC	23432	10/04/2016	ELSAG INSTALL	30-221-000-65000	500.00
ENET, LLC	4722	10/04/2016	MONITOR/MILLS, G	30-112-000-62000	189.87
SELEX ES	21187	10/04/2016	MOBILE INSTALLATION	30-221-000-65000	1,250.00
SHAWNEE MISSION FORD	11152	10/04/2016	2017 Ford Interceptor Utility	30-221-000-60000	28,120.00
Fund 30 - CAPITAL EQUIPMENT FUND Total:					32,325.99
Fund: 40 - TIF/LEVEE/RESERVE FUND					
VELOCITI, INC	09/26/16	10/04/2016	DEVELOPER INCENTIVE	40-111-000-79600	3,800.61
Fund 40 - TIF/LEVEE/RESERVE FUND Total:					3,800.61
Fund: 50 - OFFICER TRAINING FUND					
MISSOURI STATE TROOPER AS	09/15//16	10/04/2016	FIELD TRAINING OFFICER SCH	50-221-000-31700	222.00
MISSOURI STATE TROOPER AS	09/15/2016	10/04/2016	FIELD TRAINING OFFICER SCH	50-221-000-31700	222.00
Fund 50 - OFFICER TRAINING FUND Total:					444.00
Grand Total:					80,784.04

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A COOPERATION AGREEMENT AMONGST THE CITY OF RIVERSIDE, MISSOURI, PLATTE COUNTY, MISSOURI THE RIVERSIDE-QUINDARO BEND LEVEE DISTRICT OF PLATTE COUNTY, THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF RIVERSIDE MISSOURI, UMB BANK, N.A., AS TRUSTEE, ORIGINALLY AUTHORIZED BY ORDINANCE NO. 2006-85, AND AUTHORIZING RELATED ACTIONS.

WHEREAS, pursuant to Chapter 245 of the Revised Statutes of Missouri (the “Levee District Act”), a Plan of Reclamation filed in the Circuit Court of Platte County on August 9, 1976, as amended and supplemented by the Supplement to Plan of Reclamation dated March 1999, and by the Supplement to Plan of Reclamation dated April 17, 2000, all showing the works and improvements proposed for the Levee District (the “Levee Project”) and approved by the Circuit Court of the County (the “Plan of Reclamation”); and

WHEREAS, the Levee District issued its Levee District Improvement Bonds, Series 2001 (the “Levee District 2001 Bonds”), to provide funds to pay a portion of the costs of the Levee Project (the “Levee Project Costs”); and

WHEREAS, the Missouri Development Finance Board (“MDFB”) issued its Infrastructure Facilities Revenue Bonds (Riverside-Quindaro Bend Levee District of Platte County, Missouri L-385 Project), Series 2001 (the “MDFB 2001 Bonds”), pursuant to a Bond Trust Indenture dated as of December 1, 2001 (the “2001 Indenture”), between MDFB and UMB Bank, N.A., as Trustee to purchase the Levee District 2001 Bonds (the “Levee District 2001 Bonds” and the “MDFB 2001 Bonds”, collectively referred to as the “Series 2001 Bonds”); and

WHEREAS, the Levee District issued its Levee District Improvement Refunding Bonds, Series 2006 in the amount of \$20,100,000 (the “Series 2006 Bonds”) pursuant to a Bond Trust Indenture dated as of July 1, 2006 (the “2006 Indenture”), between the Levee District and UMB Bank, N.A., as Trustee, to provide funds to pay, refund and retire the Series 2001 Bonds; and

WHEREAS, the Levee District intends to issue its Levee District Improvement Refunding Bonds, Series 2016 (together with any bonds that refund the same, the “Series 2016 Bonds”), pursuant to a Bond Trust Indenture dated as of December 1, 2016 (the “2016 Indenture”), between the Levee District and UMB Bank, N.A., as Trustee, to provide funds to pay, refund and retire Series 2006 Bonds; and

WHEREAS, the City has heretofore approved the L-385 Levee Redevelopment Plan (the “TIF Redevelopment Plan”), the Redevelopment Area (the “Redevelopment Area”) and the Redevelopment Project I Area and phases thereof (collectively, “Redevelopment Project I Area”) and may approve additional redevelopment project areas (collectively, “Redevelopment Project Areas”) under the TIF Redevelopment Plan, all pursuant to the Real Property Tax Increment Financing Allocation Redevelopment Act of the Revised Statutes of Missouri (the “TIF Act”); and

WHEREAS, the Levee Project Costs qualify as Redevelopment Project Costs related to the Levee Project (as described in the TIF Redevelopment Plan) under the TIF Redevelopment Plan; and

WHEREAS, in connection with the TIF Redevelopment Plan, certain payments in lieu of taxes and economic activity taxes derived from the Redevelopment Project Areas within the

Redevelopment Area (“TIF Revenues”) are required under the TIF Act to be deposited in a special allocation fund established by the City (the “Special Allocation Fund”); and

WHEREAS, TIF Revenues derived from the Redevelopment Project I Area will be used to pay a portion of the Levee Project Costs and other costs related to the TIF Redevelopment Plan, including infrastructure and development costs; and

WHEREAS, the Authority has heretofore issued, for the benefit of the City, its Tax Increment Refunding Bonds (L-385 Levee Project), Series 2011, in the principal amount of \$2,385,000, and its Tax Increment Refunding Bonds (L-385 Levee Project), Series 2014, in the principal amount of \$7,640,000 (together with any bonds that refund the same (but solely so long as the debt service on the Senior City TIF Bonds after such refunding does not exceed the debt service on the Senior City TIF Bonds prior to such refunding by more than 10%), the “Senior City TIF Bonds”) and has and may issue additional bonds payable from the TIF Revenues in the future on a basis subordinate to the Series 2016 Bonds (the “Subordinate City TIF Bonds” and may incur other obligations, costs and expenses payable from the TIF Revenues in the future on a basis subordinate to the Series 2016 Bonds (the “Subordinate City TIF Obligations”), the proceeds of which have been or will be used to pay Levee Project Costs and other Redevelopment Project Costs; and

WHEREAS, in order to pay a portion of the Levee Project Costs, the City intends to contribute, subject to annual appropriation, certain TIF Revenues derived from the Redevelopment Project I Area and other moneys of the City to pay a portion of the debt service on the Series 2016 Bonds and to the replenishment, if required, of the Debt Service Reserve Fund.

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

SECTION 1 – AUTHORIZATION AND APPROVAL OF DOCUMENTS. It is in the best interest of the City, of Riverside, Missouri (“City”) in order to further the objectives of industrial and economic development of the City, and improve the health, safety and welfare of the City to approve the Cooperation Agreement amongst the City, Platte County, Missouri, the Riverside-Quindaro Bend Levee District of Platte County, Missouri, the Industrial Development Authority of the City of Riverside Missouri and UMB Bank as Trustee (“Cooperation Agreement”), attached hereto as Exhibit 1 and incorporated herein, and the Cooperation Agreement is hereby approved in substantially the form as Exhibit 1 (a copy of such document shall be filed in the records of the City).

SECTION 2 – AUTHORITY GRANTED. The Mayor, the City Administrator, City Staff and Special Counsel to the City are hereby authorized and directed to execute and deliver the Cooperation Agreement and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized and directed to attest to any City Documents requiring such attestation and to such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 3 – EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after 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 4th day of October, 2016.

Kathleen L. Rose, Mayor

ATTEST:

Robin Kincaid, City Clerk

Approved as to form:

Spencer Fane LLP
Special Counsel to the City
by Joe Bednar

EXHIBIT A

COOPERATION AGREEMENT

CITY OF RIVERSIDE, MISSOURI,

AND

PLATTE COUNTY, MISSOURI,

AND

RIVERSIDE-QUINDARO BEND LEVEE DISTRICT OF PLATTE COUNTY, MISSOURI,

AND

THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF RIVERSIDE,
MISSOURI,

AND

UMB BANK, N.A.,
as Trustee

COOPERATION AGREEMENT

Dated as of _____, 2016

COOPERATION AGREEMENT

THIS COOPERATION AGREEMENT made and entered into as of _____, 2016 (this "Agreement"), by and among the **CITY OF RIVERSIDE, MISSOURI**, a fourth class city of the State of Missouri (the "City"), **PLATTE COUNTY, MISSOURI**, a first class county of the State of Missouri (the "County"), **RIVERSIDE-QUINDARO BEND LEVEE DISTRICT OF PLATTE COUNTY, MISSOURI**, a levee district formed under Sections 245.010 to 245.280 of the Revised Statutes of Missouri, located in Platte and Clay Counties, Missouri (the "Levee District"), **THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF RIVERSIDE, MISSOURI**, a public corporation duly organized and validly existing under the laws of the State of Missouri (the "Authority"), and **UMB BANK, N.A.**, a national banking association, as Trustee under the hereinafter defined Indenture (together with any successor Trustee under the Indenture, the "Trustee"),

WITNESSETH:

WHEREAS, pursuant to Chapter 245 of the Revised Statutes of Missouri (the "Levee District Act"), a Plan of Reclamation filed in the Circuit Court of Platte County on August 9, 1976, as amended and supplemented by the Supplement to Plan of Reclamation dated March, 1999, and by the Supplement to Plan of Reclamation dated April 17, 2000, all showing the works and improvements proposed for the Levee District (the "Levee Project") and approved by the Circuit Court of the County (the "Plan of Reclamation"); and

WHEREAS, the Levee District issued its Levee District Improvement Bonds, Series 2001 (the "Levee District 2001 Bonds"), to provide funds to pay a portion of the costs of the Levee Project (the "Levee Project Costs"); and

WHEREAS, the Missouri Development Finance Board ("MDFB") issued its Infrastructure Facilities Revenue Bonds (Riverside-Quindaro Bend Levee District of Platte County, Missouri L-385 Project), Series 2001 (the "MDFB 2001 Bonds"), pursuant to a Bond Trust Indenture dated as of December 1, 2001 (the "2001 Indenture"), between MDFB and UMB Bank, N.A., as Trustee to purchase the Levee District 2001 Bonds (the "Levee District 2001 Bonds" and, together with the MDFB 2001 Bonds, the "Series 2001 Bonds"); and

WHEREAS, the Levee District issued its Levee District Improvement Refunding Bonds, Series 2006 in the amount of \$20,100,000 (the "Series 2006 Bonds") pursuant to a Bond Trust Indenture dated as of July 1, 2006 (the "2006 Indenture"), between the Levee District and UMB Bank, N.A., as Trustee, to provide funds to pay, refund and retire the Series 2001 Bonds; and

WHEREAS, the Levee District intends to issue its Levee District Improvement Refunding Bonds, Series 2016 (together with any bonds that refund the same, the "Series 2016 Bonds"), pursuant to a Bond Trust Indenture dated as of December 1, 2016 (the "2016 Indenture"), between the Levee District and UMB Bank, N.A., as Trustee, to provide funds to pay, refund and retire Series 2006 Bonds; and

WHEREAS, the City has heretofore approved the L-385 Levee Redevelopment Plan (the “TIF Redevelopment Plan”), the Redevelopment Area (the “Redevelopment Area”) and the Redevelopment Project I Area and phases thereof (collectively, “Redevelopment Project I Area”) and may approve additional redevelopment project areas (collectively, “Redevelopment Project Areas”) under the TIF Redevelopment Plan, all pursuant to the Real Property Tax Increment Financing Allocation Redevelopment Act of the Revised Statutes of Missouri (the “TIF Act”); and

WHEREAS, the Levee Project Costs qualify as Redevelopment Project Costs related to the Levee Project (as described in the TIF Redevelopment Plan) under the TIF Redevelopment Plan; and

WHEREAS, in connection with the TIF Redevelopment Plan, certain payments in lieu of taxes and economic activity taxes derived from the Redevelopment Project Areas within the Redevelopment Area (“TIF Revenues”) are required under the TIF Act to be deposited in a special allocation fund established by the City (the “Special Allocation Fund”); and

WHEREAS, TIF Revenues derived from the Redevelopment Project I Area will be used to pay a portion of the Levee Project Costs and other costs related to the TIF Redevelopment Plan, including infrastructure and development costs; and

WHEREAS, the Authority has heretofore issued, for the benefit of the City, its Tax Increment Refunding Bonds (L-385 Levee Project), Series 2011, in the principal amount of \$2,385,000, and its Tax Increment Refunding Bonds (L-385 Levee Project), Series 2014, in the principal amount of \$7,640,000 (together with any bonds that refund the same (but solely so long as the debt service on the Senior City TIF Bonds after such refunding does not exceed the debt service on the Senior City TIF Bonds prior to such refunding by more than 10%), the “Senior City TIF Bonds”) and has and may issue additional bonds payable from the TIF Revenues in the future on a basis subordinate to the Series 2016 Bonds (the “Subordinate City TIF Bonds” and may incur other obligations, costs and expenses payable from the TIF Revenues in the future on a basis subordinate to the Series 2016 Bonds (the “Subordinate City TIF Obligations”), the proceeds of which have been or will be used to pay Levee Project Costs and other Redevelopment Project Costs; and

WHEREAS, in order to pay a portion of the Levee Project Costs, the City intends to contribute, subject to annual appropriation, certain TIF Revenues derived from the Redevelopment Project I Area and other moneys of the City to pay a portion of the debt service on the Series 2016 Bonds and to the replenishment, if required, of the Debt Service Reserve Fund.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

Section 1. City to Replenish Debt Service Reserve Fund. Subject to the limitations contained in this Section and to appropriation for such purpose, the City agrees to replenish the Debt Service Reserve Fund in an amount sufficient to restore the Debt Service Reserve Fund to

the Debt Service Reserve Fund Requirement within 180 days of receipt of notice from the Trustee of a deficiency in the Debt Service Reserve Fund. At no time shall the City Replenishment Amount exceed \$1,400,000. For purposes of this Section, the "City Replenishment Amount" means an amount equal to the sum of all amounts the City pays to the Trustee after the effective date of this Agreement for deposit in the Debt Service Reserve Fund reduced by the sum of all amounts the Trustee has reimbursed the City pursuant to **Section 3(d)(iii)** hereof.

Section 2. Special Allocation Fund. (a) The City as previously transferred the Special Allocation Fund to the Trustee and shall continue such transfer during the term of this Agreement. Funds in the Special Allocation Fund shall be segregated into two accounts, one for TIF Revenues derived from the Redevelopment Project I Area and the other for TIF Revenues derived from Redevelopment Project Areas other than the Redevelopment Project I Area. The City shall designate in writing to the Trustee which moneys so transferred shall go into each of such accounts. The Trustee shall be entitled to rely on such written designation by the City and shall not be required to make any independent investigation with respect thereto. The Trustee shall disburse moneys in the Special Allocation Fund in accordance with the TIF Redevelopment Plan, the TIF Bond Ordinances and with the provisions hereof. The City has delivered to the Trustee certified copies of the TIF Bond Ordinances and the TIF Redevelopment Plan and the Trustee acknowledges receipt of same. Upon the issuance of any additional City TIF Bonds, the City shall deliver to the Trustee certified copies of the ordinances authorizing the issuance of such additional CITY TIF Bonds. The Series 2016 Bonds are not secured by any TIF Revenues other than those derived from the Redevelopment Project I Area. The Trustee shall be entitled to rely on such certification and shall not be required to make any independent investigation with respect thereto.

(b) The City directs the County Collector to, and the County agrees that the County Collector shall, pay all TIF Revenues collected by the County Collector pursuant to the TIF Redevelopment Plan directly to the Trustee together with directions to deposit such TIF Revenues in the Special Allocation Fund. The County Collector shall designate in writing to the Trustee which TIF Revenues so paid to the Trustee are derived from the Redevelopment Project I Area and which TIF Revenues are derived from other Redevelopment Project Areas. The Trustee shall be entitled to rely on such designation and shall not be required to make any independent investigation with respect thereto.

(c) The City agrees that it will forward any and all TIF Revenues it receives pursuant to the TIF Redevelopment Plan to the Trustee for deposit in the Special Allocation Fund.

(d) The Trustee shall transfer from amounts available for such purposes in the Special Allocation Fund upon receipt of invoices therefor, to the paying agent for each series of Senior City TIF Bonds the amounts required to pay debt service on the Senior City TIF Bonds at the times and in the manner required by the Senior City TIF Bonds.

(e) On September 5 of each year, the Trustee shall certify in writing to the Levee District and the City the amount of TIF Revenues that are in the Special Allocation Fund on that date that will be available to transfer to the Debt Service Fund on December 31 of such year

pursuant to this Section (“Available LD TIF Revenues”). “Available LD TIF Revenues” shall be an amount equal to the amount of TIF Revenues in the Special Allocation Fund on such date that were derived from the Redevelopment Project I Area, reduced by (i) the amount of any and all payments of debt service that will become due on the Senior City TIF Bonds after such September 5 and prior to such December 31, and (ii) the amount of any administrative costs and expenses of the City relating to the Redevelopment Plan, including but not limited to all legal fees incurred by the City, for which a payment request has been received by the Trustee, but not yet paid; but shall not take into account any projected or anticipated interest earnings on the Special Allocation Fund during the period after such September 5 and prior to such December 31. In no event shall the Available LD TIF Revenues so certified on any September 5 to be transferred to the Debt Service Fund be greater than two-thirds of the total regularly scheduled debt service due on the Series 2016 Bonds during the next succeeding calendar year after deducting the amount then on deposit in the Debt Service Fund and, solely with respect to debt service due on the Series 2016 Bonds during calendar year 2029, the Debt Service Reserve Fund (in each case, without taking into account any projected or anticipated interest earnings on moneys in or to be transferred to the Debt Service Fund or the Debt Service Reserve Fund under the Indenture). The Trustee shall segregate the amount certified pursuant to this paragraph on each September 5 in a separate account of the Special Allocation Fund pending the transfer described in (f) below, and such amount shall not be used for any other purpose.

(f) On December 31 of each year, the Trustee shall transfer the Available LD TIF Revenues certified pursuant to (e) above from the Special Allocation Fund to the Debt Service Fund.

(g) The City shall not issue any additional Senior City TIF Bonds or other bonds payable on a parity with or prior to the transfer of funds to the Trustee pursuant to (f) above and shall not use the TIF Revenues derived from the Redevelopment Project I Area to pay any other obligations, cost or expenses, other than administrative costs and expenses of the City relating to the Redevelopment Plan, including but not limited to all legal fees incurred by the City until Available LD TIF Revenues have been set aside for transfer to the Trustee for the payment of the debt service on the Series 2016 Bonds in an amount equal to the maximum amount provided for such year in (e) above (the “Maximum Available LD TIF Revenues”). The City or the Authority may, however, at any time and from time to time issue additional Bonds payable from TIF Revenues derived from Redevelopment Project I Area on a basis junior and subordinate to the Series 2016 Bonds (the “Subordinate City TIF Bonds”) or apply TIF Revenues derived from Redevelopment Project I Area to the payment of additional obligations costs or expenses under the Redevelopment Plan after the Maximum Available LD TIF Revenues for the next year have been set aside. The Levee District may not issue any levee district bonds (other than bonds refunding the Series 2016 Bonds) which are entitled to the transfer of TIF Revenues for the payment thereof without the consent of the City. Any bonds issued by the Levee District may, however, be issued on a parity with the Series 2016 Bonds with respect to revenues, taxes and assessments of the Levee District.

(h) TIF Revenues derived from the Redevelopment Project I Area shall not be used to effect an early redemption (other than mandatory sinking fund redemption or a specified “cumulative sinking fund redemption schedule”) of the Series 2016 Bonds without the prior

written approval of the City with respect to each and every such redemption, which approval may be granted, denied or conditioned within the City's sole discretion.

(i) TIF Revenues derived from the Redevelopment Project Areas other than the Redevelopment Project I Area do not secure and are not pledged to the payment of the Series 2016 Bonds or any other expense, cost or allocation incurred under the Transaction Documents.

Section 3. Levee District Taxes. (a) Following the certification of Available LD TIF Revenues to be transferred from the Special Allocation Fund to the Debt Service Fund pursuant to **Section 2**, but not later than September 5 of each year, the Trustee shall certify to the Levee District in writing the additional gross amount that will be required to be paid by the Levee District to the Trustee for deposit in the Debt Service Fund in the next succeeding calendar year. The amount so certified shall take into account all amounts on hand in the Debt Service Fund following the deposit of the amount to be transferred to the Debt Service Fund from the Special Allocation Fund on the following December 31, but shall not take into account future earnings on such amounts.

(b) Not later than October 31 of each year, the Levee District shall certify to the County Collector the amount of levee tax to be levied on the benefited property in the Levee District to provide for payment of debt service on the Series 2016 Bonds ("Levee Taxes"). The amount so certified shall allow for a 5% delinquency rate in the payment of such Levee Taxes and the statutory administrative fee of the County Collector.

(c) The Levee District directs the County Collector to, and the County agrees that the County Collector shall, pay all amounts received in payment of Levee Taxes (except for the administrative fee of the County Collector) directly to the Trustee. Along with such payment, the County Collector shall provide to the Levee District and the City a listing of current Levee Taxes and delinquent Levee Taxes showing all taxpayers in the Levee District, the amount of Levee Taxes Due (including any penalties and interest) from such taxpayer, the year or years for which such taxes are due and the amount paid by each such taxpayer.

(d) The Trustee shall deposit all Levee Taxes received by it as follows:

(i) First, the amount required (in addition to amounts already in the Debt Service Fund and available to pay debt service on the Series 2016 Bonds) to pay debt service on the Series 2016 Bonds during the calendar year next succeeding the December 31 on which the current Levee Taxes were due shall be deposited in the Debt Service Fund.

(ii) Second, any amount required to restore the Debt Service Reserve Fund to the Debt Service Reserve Fund Requirement.

(iii) Third, to the City an amount equal to all amounts paid by the City to replenish the Debt Service Reserve Fund pursuant to **Section 1** for which the City has not theretofore been reimbursed.

(iv) Fourth, any remaining amount shall be paid to the Levee District to be used for any legal purpose.

(e) The Levee District shall promptly take all actions necessary or desirable to enforce its lien for Levee Taxes; provided, however, if sufficient Levee Taxes have been collected to make the applicable Debt Service payments and the Levee District reasonably anticipates that only a de minimis amount of delinquent Levee Taxes will be collected or that the costs and expenses associated with enforcement of such lien will equal or exceed the amount of delinquent Levee Taxes, the Levee District may, in its reasonable discretion, make a determination not to pursue enforcement of its lien for such delinquent Levee Taxes at such time but may pursue collection at a later date ("Determination"). Each such Determination shall be made on an annual basis and shall apply only to that year with such Determination being reexamined and re-determined each year. The County Collector will promptly take all actions required of him or her by Missouri law to collect the Levee Taxes and to enforce the lien of the Levee Taxes.

Section 4. Provisions Relating to the Trustee. The Trustee hereby accepts the Special Allocation Fund and its duties hereunder. The duties of the Trustee hereunder are subject to the Provisions Relating to the Trustee attached hereto as Exhibit A and hereby incorporated herein by reference and the provisions of the Indenture relating to the Trustee.

Section 5. Notices. Notices and written certifications required under this Agreement shall be sufficient if given by fax, email, certified mail (return receipt requested) or trackable overnight delivery service, as follows:

(a) To the City:

City of Riverside, Missouri
City Hall
2950 Vivion Road
Riverside, Missouri 64150
Attn: Greg Mills
816-741-3993
816-746-8349 FAX

with a copy to:

Joseph P. Bednar
Spencer Fane
304 East High Street
Jefferson City, Missouri 65101
573-634-8115
573-634-8140 FAX

(b) The Industrial Development Authority of the
City of Riverside, Missouri

City Hall
2950 Vivion Road
Riverside, Missouri 64150
Attn: Greg Mills
816-741-3993
816-746-8349 FAX

(c) To the County:

Platte County, Missouri
County Courthouse
415 3rd Street
Platte City, Missouri 64079
Attention: Presiding Commissioner
816-858-2232
816-858-3329 FAX

with a copy to:

Platte County Collector
County Courthouse
415 3rd Street
Platte City, Missouri 64079
816-858-3355
816-858-3357 FAX

(d) To the Levee District:

R. Michael McGinness
McGinness & Shaw
P.O. Box 168
303 Marshall Road
Platte City, Missouri 64079
816-858-2630
816-431-5086 FAX

(e) To the Trustee:

UMB Bank, N.A.
P.O. Box 419692
Kansas City, Missouri 64141-7014
Attention: Corporate Trust Services
816-860-3014
816-860-3021 FAX

Section 6. Duration; Amendment. This Agreement shall remain in effect so long as any Series 2016 Bonds or the Senior City TIF Bonds are outstanding. The Agreement shall be amended only in writing signed by all parties hereto; provided, however, that if the Series 2016 Bonds are not outstanding, this Agreement may be amended by the City, the Authority and the Trustee. No amendment hereto that adversely affects the interests of owners of the Series 2016 Bonds or the Senior City TIF Bonds shall be effective.

Section 7. Definitions. All capitalized terms used in this Agreement and not otherwise defined herein shall have the meanings set forth in the Indenture.

Section 8. Binding Effect. This Agreement shall be binding upon the parties hereto and upon their successors and assigns.

Section 9. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Missouri without regard to its conflict of law statutes.

Section 10. Repeal of Prior Cooperation Agreements. All prior Cooperation Agreements relating to the Series 2006 Bonds are hereby repealed.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives.

ATTEST:

CITY OF RIVERSIDE, MISSOURI

By: _____
Name:
Title: City Clerk

By: _____
Name: Kathleen L. Rose
Title: Mayor
Execution Date: _____

ATTEST:

PLATTE COUNTY, MISSOURI

By: _____
Name: Nancy Armstrong
Title: County Clerk

By: _____
Name: Ron Schieber
Title: Presiding Commissioner

Execution Date: _____

ATTEST:

**RIVERSIDE-QUINDARO BEND
LEVEE DISTRICT OF PLATTE
COUNTY, MISSOURI**

By: _____
Name: Brent Miles
Title: Secretary

By: _____
Name: Jeffrey W. Goodwin
Title: President
Execution Date: _____

**THE INDUSTRIAL DEVELOPMENT
AUTHORITY OF THE CITY OF
RIVERSIDE, MISSOURI**

By: _____
Name: _____
Title: _____
Execution Date: _____

UMB BANK, N.A., as Trustee

By: _____
Name: Anthony Hawkins
Title: Vice-President
Execution Date: _____

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF PLATTE)

On this _____ day of _____, 2016, before me, the undersigned, a Notary Public, appeared **KATHLEEN L. ROSE**, to me personally known, who, being by me duly sworn, did say that she is the Mayor of the **CITY OF RIVERSIDE, MISSOURI**, a body politic and corporate duly authorized, incorporated and existing under and by virtue of the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said City, and that said instrument was signed and sealed on behalf of said City by authority of its Governing Body, and said officer acknowledged said instrument to be executed for the purposes therein stated and as the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year last above written.

Printed Name: _____
Notary Public in and for said State
Commissioned in _____, County

My commission expires:

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF PLATTE)

On this _____ day of _____, 2016, before me, the undersigned, a Notary Public, appeared **RON SCHIEBER**, to me personally known, who, being by me duly sworn, did say that he is the Presiding Commissioner of **PLATTE COUNTY, MISSOURI**, a body politic and corporate duly authorized, incorporated and existing under and by virtue of the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said County, and that said instrument was signed and sealed on behalf of said County by authority of its Governing Body, and said officer acknowledged said instrument to be executed for the purposes therein stated and as the free act and deed of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year last above written.

Printed Name: _____
Notary Public in and for said State
Commissioned in _____, County

My commission expires:

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF PLATTE)

On this _____ day of _____, 2016, before me, the undersigned, a Notary Public, appeared **JEFFREY W. GOODWIN**, to me personally known, who, being by me duly sworn, did say that he is the President of the **RIVERSIDE-QUINDARO BEND LEVEE DISTRICT OF PLATTE COUNTY, MISSOURI**, a body politic and corporate duly authorized, incorporated and existing under and by virtue of the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said District, and that said instrument was signed and sealed on behalf of said District by authority of its Governing Body, and said officer acknowledged said instrument to be executed for the purposes therein stated and as the free act and deed of said District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year last above written.

Printed Name: _____
Notary Public in and for said State
Commissioned in _____, County

My commission expires:

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF PLATTE)

On this _____ day of _____, 2016, before me, the undersigned, a Notary Public, appeared _____, to me personally known, who, being by me duly sworn, did say that he/she is the _____ of **THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF RIVERSIDE, MISSOURI**, a body politic and corporate duly authorized, incorporated and existing under and by virtue of the laws of the State of Missouri, and that said instrument was signed on behalf of said Authority by authority of its Board of Directors, and said officer acknowledged said instrument to be executed for the purposes therein stated and as the free act and deed of said Authority.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year last above written.

Printed Name: _____
Notary Public in and for said State
Commissioned in _____, County

My commission expires:

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this _____ day of _____, 2016, before me, the undersigned, a Notary Public, appeared **ANTHONY HAWKINS**, to me personally known, who, being by me duly sworn, did say that he is a Vice President of **UMB BANK, N.A.**, a national banking association organized under the laws of the United States of America and that the seal affixed to the foregoing instrument is the seal of said association, and that said instrument was signed and sealed on behalf of said association by authority of its Board of Directors, and said official acknowledged said instrument to be executed for the purposes therein stated and as the free act and deed of said association.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year last above written.

Printed Name: _____
Notary Public in and for said State
Commissioned in _____, County

My commission expires:

EXHIBIT A

PROVISIONS RELATING TO THE TRUSTEE

1. Any successor Trustee under the Indenture shall be and become successor Trustee hereunder and shall be vested with all the trusts, powers, rights, obligations, duties, remedies, immunities and privileges hereunder as was its predecessor, without the execution or filing of any instrument or any further act on the part of any of the parties hereto.
2. The Trustee incurs no responsibility to make any disbursements pursuant to this Cooperation Agreement except from (a) funds held in the Special Allocation Fund, (b) Levee Taxes delivered to it as described in **Section 3**, and (c) any other money delivered to it with written instructions that they be used pursuant this Cooperation Agreement. The Trustee makes no representations or warranties as to the performance of any obligations of any other party to this Cooperation Agreement .
3. The Trustee may act in reliance upon any writing or instrument or signature which it, in good faith, believes to be genuine, may assume the validity and accuracy of any statement or assertion contained in such a writing or instrument, and may assume that any person purporting to give any writing, notice, advice or instructions in connection with the provisions hereof has been duly authorized to do so. The Trustee shall not be liable in any manner for the sufficiency or correctness as to form, manner and execution, or validity of this Cooperation Agreement other than its own execution thereof or any instrument deposited with it, nor as to the identity, authority or right of any person executing the same; and its duties hereunder shall be limited to those specifically provided herein.
4. The Trustee shall be entitled to reimbursement from the District for reasonable out-of-pocket, legal or extraordinary expenses incurred in carrying out the duties, terms or provisions of this Cooperation Agreement. Claims for such reimbursement may be made to the District and in no event shall such reimbursement be made from funds held by the Trustee pursuant to this Cooperation Agreement. The Trustee agrees that it will not assert any lien whatsoever on any of the money or investments held by it under this Cooperation Agreement for the payment of fees and expenses for services rendered by the Trustee under this Cooperation Agreement or otherwise.
5. If any parties under this Cooperation Agreement shall be in disagreement about the interpretation of this Cooperation Agreement, or about the rights and obligations, or the propriety of any action contemplated by the Trustee hereunder, the Trustee may, but shall not be required to, file an appropriate civil action to resolve the disagreement. The Trustee shall be indemnified by the City and the Levee District, to the extent permitted by law, for all costs, including reasonable attorneys' fees and expenses, in connection with such civil action, and shall be fully protected in suspending all or part of its activities under this Cooperation Agreement until a final judgment in such action is received.
6. The Trustee may consult with counsel of its own choice and shall have full and complete authorization and protection for any action or non-action taken by the Trustee in accordance with the opinion or advice of such counsel. The Trustee shall otherwise not be liable for any mistakes of facts or errors of judgment, or for any acts or omissions of any kind unless caused by its negligence or willful misconduct.

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, September 22, 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, Steven Kaspar, Mike Lombardo, Jim Frakes, and Al Bowman. Also present: City Planner Sarah Wagner and Assistant Fire Chief Keith Payne. Commission Nathan Cretsinger entered the meeting at 6:33 p.m. Members absent were Mike Soler and Mayor Kathy Rose.

Approval of Minutes of August 11, 2016.

Commissioner Bowman moved to approve the minutes of August 11, 2016, seconded by Commissioner Snoderley. Motion passed 8-0.

Final Plat- Montebella 1A

City Planner Sarah Wagner gave a staff report. She explained that this is a request from the developer to plat one lot north of Montebella Drive in the first phase. This lot will be off the stubbed road for Tuscan Ridge that already has one house on it. All utilities and other infrastructure are available to this lot and it meets all other city requirements.

The Commission members discussed these proposed plat and asked the developer if the property had an interested buyer in which he replied that it did as it is one of the last lots that has a good view of downtown.

Commissioner Uhl moved to recommend approval of the Final Plat for Montebella 1A to the Board of Aldermen, seconded by Commissioner Kaspar. Motion passed 8-0.

Final Plat-Montebella 3rd Plat

City Planner Sarah wagner gave a staff report. She explained that the developer is requesting approval of the next phase in the Montebella Subdivision. This will consist of 38 lots. All utilities have been extended to this phase and the developer is working with the city on road design and construction as well as the installation of street lights.

Commission Snoderley moved to recommend approval of the Final Plat of Montebella 3rd Plat to the Board of Aldermen, seconded by Commissioner Cretsinger. Motion passed 8-0.

Final Plat-Gatewoods 4th Plat

City Planner Sarah wagner gave a staff report. She explained that the developer is requesting approval of the next phase in the Gatewoods Subdivision. This will consist of 33 lots. All utilities have been

extended to this phase and the developer is working with the city on road design and construction.

Commissioner Kasper expressed concerns over blue shale in the area. Staff as well as the developer's engineer will look into this.

Commission King move to recommend approval of the Final Plat of Gatewoods 4th Plat to the Board of Aldermen, Seconded by Commission Lombardo

Adjourn

Commissioner Bowman moved to adjourn at 7:09 p.m.
Commissioner Uhl seconded and the meeting was adjourned 8-0.

Sarah Wagner
City Planner



City of Riverside
Staff Analysis Report
Case Number PC16-10
Final Plat
Montebella 3rd Plat

General Information

Applicant: Elm Creek Development, LLC (David Barth)

Location: Northwest corner of Highway 9 and Northwood Road/ North of Montebella First Plat

Application: Final Plat (Montebella Plat 1A)

Zoning: PD- Planned Development

Existing Land Use: Undeveloped

Proposed Land Use: Single Family Residential

Site Area: Approximately 15,377 sq.ft.

Number of Proposed Lots: 1 lot

Procedure: This application is a major subdivision within the UDO. The final plat will be reviewed by the Planning Commission and final action will be taken by the Board of Aldermen.

Overview

Site History: The plat is part of an annexation, approved on February 8, 2008.

Lot: This is a one lot final plat for a piece of land north 4651 Tuscan Ridge

Transportation: The lot will have direct access to Northwood Road via Tuscan Ridge to Montebella Drive

Utilities: The lot will connect to and extend existing utilities throughout the site.

Analysis

The Comprehensive Master Plan indicates that this area could provide an opportunity for new high-quality residential development. The Plan also discusses the need for more housing and more variety of housing. The proposed plat is in conformance with all of these goals. Because much of Riverside's housing stock is multi-family, the approval of the Montebella Plat will provide current and future residents of Riverside with additional housing options.

Recommendation

The final plat meets the criteria for platting and is in conformance with the Comprehensive Master Plan; therefore, staff recommends approval of the Final Plat.

Attachments

- Exhibit B: Final Plat

AN ORDINANCE APPROVING THE FINAL PLAT OF MONTEBELLA PLAT 1A, A SUBDIVISION OF THE CITY OF RIVERSIDE, PLATTE COUNTY, MISSOURI.

WHEREAS, Application No. PC16-10, submitted by Elm Creek Development (David Barth) requesting approval of the final plat of Montebella Plat 1A, a minor subdivision in the City of Riverside, Platte County, Missouri, was referred to the Planning Commission; and

WHEREAS, the Planning Commission considered the application on September 22, 2016 and rendered a report to the Board of Aldermen recommending that the final plat be approved; and

WHEREAS, that it is in the best interests of the City of Riverside, Missouri to approve the final plat of Montebella Plat 1A as set forth herein;

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

SECTION 1 – APPROVAL OF FINAL PLAT. That the Final Plat of Minor Subdivision of Montebella Plat 1A, a subdivision of the City of Riverside, Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein, is hereby approved, platting the property legally described in Exhibit “A” attached hereto.

SECTION 2 – APPROVAL OF DEDICATION. That the City of Riverside approves dedication of the streets, municipal uses, easement, access, and utilities shown on the plat, not heretofore dedicated to the public on property owned by the City as shown on the plat.

SECTION 3 - ACCEPTANCE OF DEDICATION. That the City of Riverside hereby further accepts the dedication of on the plat of all streets, municipal uses, easement, access, and utilities shown on the plat, not heretofore dedicated to the public is hereby accepted for the purpose as therein set out.

SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5 – 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 6 – 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 4th day of October, 2016.

Kathleen L. Rose, Mayor

ATTEST:

Robin Kincaid, City Clerk

MONTEBELLA - PLAT 1A

FINAL PLAT
A MINOR SUBDIVISION IN
Riverside, Platte County, Missouri

DESCRIPTION:
All that part of the Northwest Quarter of Section 5, Township 50, Range 33, Platte County, Missouri, described as follows:
Commencing at the Northeast corner of said Northwest Quarter of said Section 5; thence South 00 degrees 19 minutes 20 seconds West, along the East line of said Northwest Quarter of Section 5, a distance of 1074.29 feet; thence North 89 degrees 53 minutes 28 seconds East along the North line of Montebella - First Plat, a distance of 105.40 feet to the Northeast corner of Lot 84 of Montebella - First Plat; thence North 76 degrees 50 minutes 49 seconds West, along the North line of said Lot 84 and also the North line of said Montebella - First Plat, a distance of 131.76 feet to the Northwest corner of said Lot 84; thence Northwesterly along a curve to the left, along the Easterly right of way line of Tuscan Ridge, having an initial tangent bearing of North 13 degrees 08 minutes 11 seconds East, a radius of 240.00 feet, an arc length of 57.14 feet; thence along a reverse curve to the right, having a radius of 18.00 feet, an arc length of 20.96 feet; thence North 74 degrees 34 minutes 20 seconds East, a distance of 24.44 feet; thence Easterly along a curve to the left, being tangent to the last described curve having a radius of 50.00 feet, an arc length of 37.95 feet; thence South 58 degrees 54 minutes 38 seconds East, a distance of 133.11 feet; thence South 24 degrees 08 minutes 34 seconds West a distance of 50.00 feet; thence South 85 degrees 17 minutes 54 seconds West a distance of 40.00 feet to the point of beginning.

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "MONTEBELLA - PLAT 1A".

BUILDING LINES: Building lines or setback lines are hereby so established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

EASEMENTS DEDICATION: An easement is hereby granted to the City of Riverside, Missouri, as trustee of the public for locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under, and along the strips of land designated as utility easements (U/E). Where others are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction, proper, safe, and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of the City of Riverside, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary, in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the City of Riverside Planning and Zoning Director.

PERPETUAL DRAINAGE EASEMENT: Perpetual Drainage Easements indicated on the plat as "U/E" are hereby dedicated to the City of Riverside, Missouri, such that the City may direct storm water and other surface waters and construct such improvements as City may deem necessary to direct and convey such storm water and other surface waters on, over, under and through the designated Perpetual Drainage Easement. The City shall have the right of all lines to go upon the Perpetual Drainage Easement to inspect, maintain, repair, and improve on, under, over and through the easements in such manner as the City deems necessary in the City's sole discretion. The Property owners shall not use the Perpetual Drainage Easement in such manner as would interfere with the drainage of water in the easements, shall not build any structure or other obstruction which may interfere with the drainage of water in the easements, shall not perform any grading or other disturbance of the easements without the specific approval of the City and shall not make any attempt to redirect the flow of water in the easements unless specifically approved by the City. The maintenance of all storm sewer improvements (inlets, pipes, detention areas, etc.) outside of public right of way shall be the responsibility of the homeowner's association.

IN TESTIMONY WHEREOF: ELM CREEK DEVELOPMENT, INC., a Missouri Corporation, has caused these presents to be signed by its President this _____ day of _____, 20____.

ELM CREEK DEVELOPMENT, INC.

John Barth, President

STATE OF MISSOURI } s.s.
COUNTY OF _____

Be it remembered that on this _____ day of _____, 20____, before me the undersigned notary public in and for the County and State above mentioned, came John Barth, President of ELM CREEK DEVELOPMENT, INC., a Missouri Corporation, who is personally known to me and duly sworn did say that he executed this instrument as the free act and deed of said ELM CREEK DEVELOPMENT, INC. and was signed by its authority, in testimony whereof.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in _____ County, Missouri on the day and year last written.

My Commission Expires: _____

NOTARY PUBLIC

CITY OF RIVERSIDE PLANNING COMMISSION

This plat of "MONTEBELLA - PLAT 1A" including easements and rights of way has been submitted to and approved by the Riverside Planning Commission on the _____ day of _____, 20____.

Approved by the Board of Alderman of the City of Riverside, Missouri, this _____ day of _____, 20____.
By Ordinance No. _____

By: _____ Date _____
City Clerk

By: _____ Date _____
Chairman of Planning Commission

By: _____ Date _____
Mayor

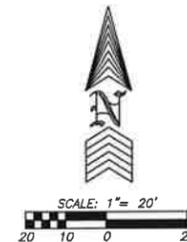
I hereby state that the plat of MONTEBELLA - PLAT 1A subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Agriculture, Land Survey Division, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the plotting of subdivisions to the best of my professional knowledge and belief.

DATE: _____

SAM A. AYLETT, PLS-2074
CORPORATE LICENSE #2007004013



SEC. 5-50-33
Location Map

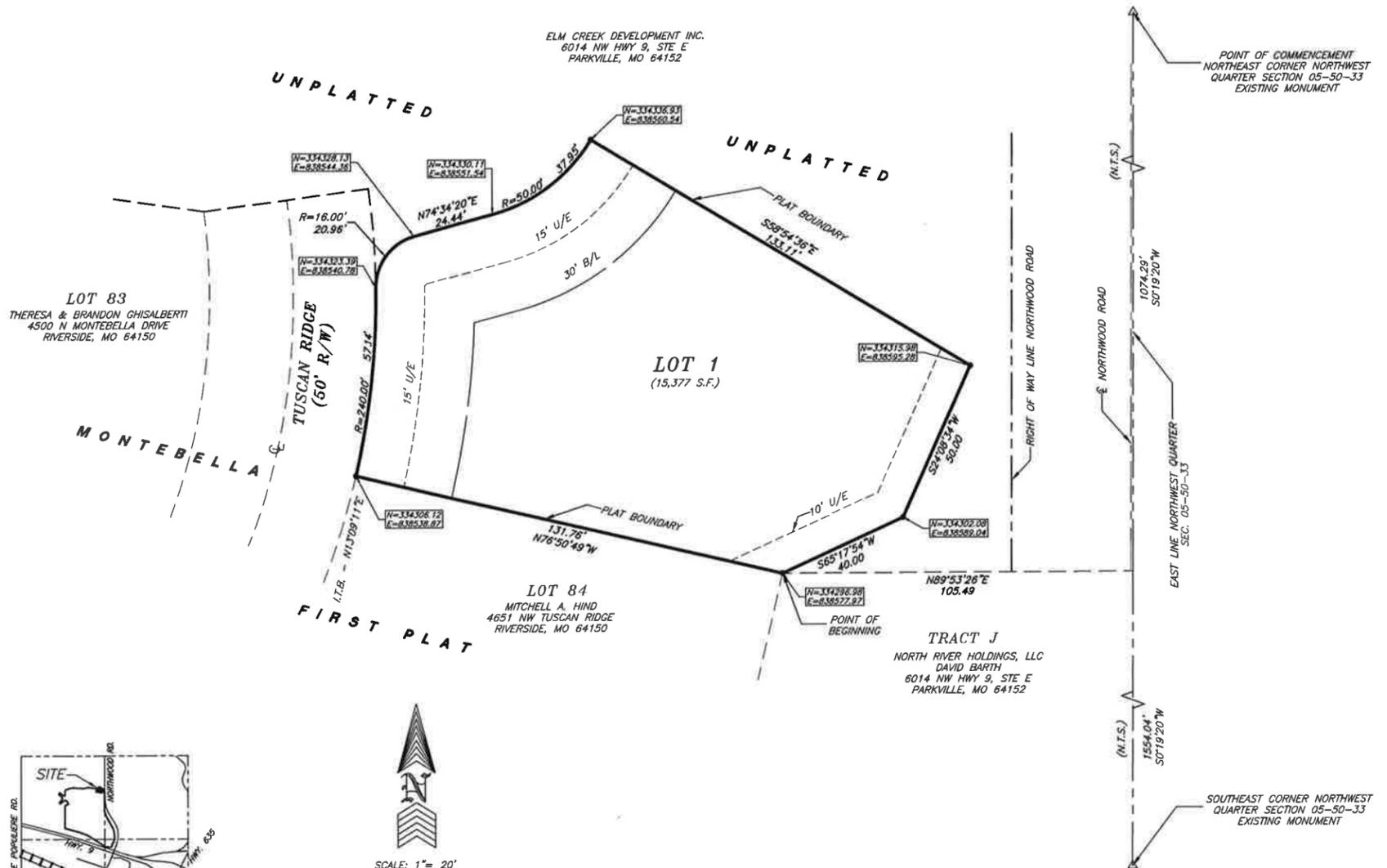


LEGEND:

- R = Radius
- L = Length
- I.T.B. = Initial Tangent Bearing
- N.T.S. = Not to Scale
- R/W = Right of Way
- ▲ Denotes Existing Monument Found
- △ Denotes Permanent Monument Set
- Denotes Set 1/2" Iron Bar with cap #2074 Except Where Otherwise Noted

NOTES:

1. Bearing System is based on the Missouri State Plane Coordinate System.
2. Parent tract is recorded at the Platte County Recorder of Deeds office in Book 1180, Page 95.
3. This plat meets the accuracy requirements for an urban class of property.
4. Permanent reference monument and semi-permanent lot corners and curb chip at lot line projections will be placed upon completion of construction but in any event, within twelve months after the plat has been recorded.
5. This tract of land does not lie within a regulatory floodplain, per FIRM Map No. 290475 0170 B, dated June 4, 1987 Panel 170 of 170.



TRAVERSE TABLE				
Location	Bearing	Distance (Grid Meters)	Northing	Easting
PL-64			333744.528	838659.810
PL-64 Sighting PL-64A	N 71°59'04" W	1229.123	334637.550	837815.270
PL-64 To Point of Beginning	N 43°24'06" W			

NOTE: State Plane coordinates are by G.P.S. The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System (NAD83), using a grid factor of 0.9999114. All coordinates are in meters.

FINAL PLAT
MONTEBELLA - PLAT 1A
A MINOR SUBDIVISION IN RIVERSIDE, PLATTE COUNTY, MISSOURI

Prepared For:
ELM CREEK DEVELOPMENT, INC.
6014 N. 9 Hwy., Parkville, Missouri, 64152
Phone: 816-591-2550
email ~ dbarth@kc.rr.com

AYLETT SURVEY & ENGINEERING CO.
LAND SURVEYING - CIVIL ENGINEERING - LAND PLANNING
281 NW 72ND ST. - GLADSTONE, MO 64118
PH. (816) 438-0732 ~ FAX (816) 438-0787

SHEET 1 OF 1

Drawn By: MNT File Name: 50795FPB SEC: 5-50-33 Date: August 17, 2016 Job No: 50795



City of Riverside
Staff Analysis Report
Case Number PC16-11
Final Plat
Montebella 3rd Plat

General Information

Applicant: Elm Creek Development, LLC (David Barth)

Location: Northwest corner of Highway 9 and Northwood Road/ North of Montebella Second Plat

Application: Final Plat (Montebella 3rd Plat)

Zoning: PD- Planned Development

Existing Land Use: Undeveloped

Proposed Land Use: Single Family Residential

Site Area: Approximately 14.62 Acres

Number of Proposed Lots: 38 Lots and 1 Tract. The tract will be utilized for private open space.

Procedure: This application is a major subdivision within the UDO. The final plat will be reviewed by the Planning Commission and final action will be taken by the Board of Aldermen.

Overview

Site History: The plat is part of an annexation, approved on February 8, 2008.

Lots: The lots will range in size from 10,000 s.f. to 20,000 s.f. and will have a front setback of 25' that was approved as part of the Planned Development in 2008.

Transportation: The development will have direct access to Northwood Road via Montebella Drive. Montebella Drive will turn inot 47th Terrace and will be stubbed to allow access for future development to the south and east.

Utilities: The development will connect to and extend existing utilities throughout the site.

Open Space: A 1-acre tract will be utilized as private open space. The tract will remain private property and will be maintained by a private entity/HOA.

Analysis

The Comprehensive Master Plan indicates that this area could provide an opportunity for new high-quality residential development. The Plan also discusses the need for more housing and more variety of housing. The proposed plat is in conformance with all of these goals. Because much of Riverside's housing stock is multi-family, the approval of the Montebella Plat will provide current and future residents of Riverside with additional housing options.

Recommendation

The final plat meets the criteria for platting and is in conformance with the Comprehensive Master Plan; therefore, staff recommends approval of the Final Plat.

Attachments

- Exhibit A: Location Map
- Exhibit B: Final Plat

BILL NO. 2016-046

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT OF MONTEBELLA 3RD PLAT, A SUBDIVISION OF THE CITY OF RIVERSIDE, PLATTE COUNTY, MISSOURI.

WHEREAS, Application No. PC16-11, submitted by Elm Creek Development (David Barth) requesting approval of the final plat of Montebella 3rd Plat, a minor subdivision in the City of Riverside, Platte County, Missouri, was referred to the Planning Commission; and

WHEREAS, the Planning Commission considered the application on September 22, 2016 and rendered a report to the Board of Aldermen recommending that the final plat be approved; and

WHEREAS, that it is in the best interests of the City of Riverside, Missouri to approve the final plat of Montebella 3rd Plat as set forth herein;

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

SECTION 1 – APPROVAL OF FINAL PLAT. That the Final Plat of Minor Subdivision of Montebella 3rd Plat, a subdivision of the City of Riverside, Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein, is hereby approved, platting the property legally described in Exhibit “A” attached hereto.

SECTION 2 – APPROVAL OF DEDICATION. That the City of Riverside approves dedication of the streets, municipal uses, easement, access, and utilities shown on the plat, not heretofore dedicated to the public on property owned by the City as shown on the plat.

SECTION 3 - ACCEPTANCE OF DEDICATION. That the City of Riverside hereby further accepts the dedication of on the plat of all streets, municipal uses, easement, access, and utilities shown on the plat, not heretofore dedicated to the public is hereby accepted for the purpose as therein set out.

SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5 – 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 6 – 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 4th day of October, 2016.

Kathleen L. Rose, Mayor

ATTEST:

Robin Kincaid, City Clerk



**City of Riverside
Staff Analysis Report
Case No. PC16-12 Final Plat
Gatewoods 4th Plat**

General Information

Applicant: Gatewoods Riverside, LLC

Location: Area of land generally described to be north of NW 50th Street, east of Highway 635, and west of Gatewoods 1st Plat.

Application: Final Plat (Major Subdivision)

Current Zoning: PD: Planned Development

Existing Land Use: Undeveloped

Proposed Land Use: Single Family Residential

Number of Proposed Lots: 35 lots and 3 common area tracts

Procedure: This application is a major subdivision within the UDO. The final plat will be reviewed by the Planning Commission and final action will be taken by the Board of Aldermen.

Analysis

Overview: Gatewoods Riverside, LLC is the current owner of Gatewoods 4th. The preliminary development plan and preliminary plat for this site were approved in August of 2006 by the Planning Commission and the Board of Aldermen. Prior to completion of the streets, the developer, T.E. Woods, ran into financial difficulty. Ultimately the property was foreclosed on by Kearney Commercial Bank and then purchased by Gatewoods Riverside, LLC.

Site Layout & Improvements: All utilities to serve the Gatewoods 4th Plat have now been constructed.

Conformance to City and State Regulations: The plat and proposed use are in conformance with the Comprehensive Master Plan as the plan identifies the area as appropriate for single family residential use. Staff has provided the applicant with the necessary text changes to the acceptance and signature blocks.

Recommendation

Staff finds the application in conformance with the Comprehensive Master Plan, UDO and adopted policies and procedures, and therefore, recommends approval of the Final Plat.

Attachments

- Final Plat

AN ORDINANCE APPROVING THE FINAL PLAT OF GATEWOODS 4TH PLAT, A SUBDIVISION OF THE CITY OF RIVERSIDE, PLATTE COUNTY, MISSOURI.

WHEREAS, Application No. PC16-12, submitted by Gatewoods Riverside, LLC requesting approval of the final plat of Gatewoods 4th Plat, a minor subdivision in the City of Riverside, Platte County, Missouri, was referred to the Planning Commission; and

WHEREAS, the Planning Commission considered the application on September 22, 2016 and rendered a report to the Board of Aldermen recommending that the final plat be approved; and

WHEREAS, that it is in the best interests of the City of Riverside, Missouri to approve the final plat of Gatewoods 4th Plat as set forth herein;

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

SECTION 1 – APPROVAL OF FINAL PLAT. That the Final Plat of Minor Subdivision of Gatewoods 4th Plat, a subdivision of the City of Riverside, Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein, is hereby approved, platting the property legally described in Exhibit “A” attached hereto.

SECTION 2 – APPROVAL OF DEDICATION. That the City of Riverside approves dedication of the streets, municipal uses, easement, access, and utilities shown on the plat, not heretofore dedicated to the public on property owned by the City as shown on the plat.

SECTION 3 - ACCEPTANCE OF DEDICATION. That the City of Riverside hereby further accepts the dedication of on the plat of all streets, municipal uses, easement, access, and utilities shown on the plat, not heretofore dedicated to the public is hereby accepted for the purpose as therein set out.

SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5 – 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 6 – 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 4th day of October, 2016.

Kathleen L. Rose, Mayor

ATTEST:

Robin Kincaid, City Clerk

A RESOLUTION AWARDDING THE COMPENSATION STUDY RFQ TO GALLAGHER BENEFIT SERVICES, INC.

WHEREAS, the City of Riverside, Missouri (“City”) issued a request for qualifications regarding a compensation study; and

WHEREAS, five (5) vendor proposals were received and thoroughly evaluated by the City’s compensation committee; and

WHEREAS, the compensation committee recommends awarding the RFQ to Gallagher Benefit Services, Inc.; and

WHEREAS, the Board of Aldermen find it to be in the best interests of the City to award the compensation study RFQ to Gallagher Benefit Services, Inc.

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

That the Board of Aldermen hereby awards the compensation study RFQ to Gallagher Benefit Services, Inc. to carry out a compensation study as outlined in Gallagher’s proposal dated August 24, 2016; and

Further that the Board of Aldermen hereby approves and authorizes the Mayor to execute the acceptance letter, a copy of which is attached hereto; and

Further that City hereby authorizes the Mayor, the City Administrator, and other appropriate City officials to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Resolution, 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.

BE IT REMEMBERED that the above was **PASSED AND APPROVED** by a majority of the Board of Aldermen of the City of Riverside, Missouri, this ____ day of _____, 2016.

Kathleen L. Rose, Mayor

ATTEST:

Robin Kincaid, City Clerk

CITY OF RIVERSIDE, MISSOURI:

By: _____
Kathleen L. Rose, Mayor

Dated: _____

ATTEST:

Robin Kincaid, City Clerk

Countersigned by:

CITY PURCHASING AGENT:

By: _____
Gregory P. Mills
City Administrator

GALLAGHER BENEFIT SERVICES, INC.:

By: _____

Name: _____

Title: _____

Dated: _____



August 24, 2016

Mr. Gregory P. Mills
City Administrator
City of Riverside, Missouri
2950 NW Vivion Road
Riverside, Missouri 64150

Re: Compensation Study

Dear Mr. Mills;

In response to your request, Gallagher Benefit Services, a publically traded corporation organized in the State of Delaware, is pleased to submit our proposal to assist the City of Riverside Missouri with completing a compensation study.

Gallagher is prepared to assist the City with the following:

- Review and classify job classifications according to the Fair Labor Standard Act
- Conduct a compensation study of base pay
- Ensure that internal equity is an objective transparent process
- Conduct a cost impact analysis for implementation of a new structure.
- Present findings to all stakeholders.
- Provide training to members of administration, hiring managers, and human resources on the utilization and maintenance of the system.
- Provide on-going support

Through mergers and acquisitions, Gallagher has built a strong human resource consulting practice with consultants having more than 30 years of compensation and performance management experience. Starting in 2001, Gallagher purchased Burgess and Associates, HR Advantage, Fox Lawson, James F. Reda & Associates, and the Stanton Group.

Detailed information about our firm and available resources can be found at www.ajg.com.

We have a long history of completing compensation projects for municipalities. Over the past three years, we have completed or are in the process of completing projects for more than 30 municipalities. It is important to note that we have provided private sector market data for the Mid America Regional Council for the past 17 years. We pride ourselves on offering our clients a level of customer service and quality work product that exceeds our competitors. While we are flexible and open to modifications to the



proposed work plan should we have over or underestimated your needs, we believe our approach is tailored to your requirements and we will be able to achieve your objectives for this project.

Our clients will attest to our ability to:

- Manage complex human resources related change assignments.
- Work with you as a team – we serve as mentors and technical experts to make sure things go right.
- Deliver projects that meet the individual and unique needs of our clients for the future.
- Meet project timelines and budgets.

We are enthused about working with you and are prepared to begin work at your instruction and look forward to developing a detailed schedule for the project to address your needs as soon as possible. The Kansas City office will manage the project. Should you require further information, or have questions regarding our proposal, please contact me at (816) 395-8595 or gail_meriweather@ajg.com. I am authorized to commit the firm and negotiate the services provided to the City of Riverside Missouri.

Additionally, we will provide samples of our work if selected for final presentations.

Sincerely,

A handwritten signature in black ink that reads "Gail T. Meriweather". The signature is written in a cursive style.

Gail T. Meriweather, MBA
Area Vice President Human Resource Consulting Services

