MINUTES
REGULAR MEETING
BOARD OF ALDERMEN
RIVERSIDE, MISSOURI

Tuesday, August 18, 2026
7:00 p.m.

The Board of Aldermen for the City of Riverside, Missouri, met in regular session in the Board of Aldermen Chambers at 2950 NW Vivion Road, Riverside, Missouri, on Tuesday, August 18, 2026.

REGULAR SESSION

CALL TO ORDER — Mayor Kathy Rose called the regular session to order at 7:00 p.m.

ROLL CALL — The City Clerk called the roll. In attendance were aldermen Steve Palma, Staci Bundy, Andrew Potter, Dawn Cockrell, and Robert Milner.

Also present were City Administrator Amy Strough, Community Development Director Mike Duffy, Fire Chief Gordon Fowlston, Finance Director Mitch Kolf, Public Works Director Travis Hoover, Capital Projects and Parks Manager Noel Bennion, and City Clerk Melissa McChesney.

PLEDGE OF ALLEGIANCE — Mayor Rose led the Pledge of Allegiance.

PUBLIC COMMENTS — None.

LEGISLATIVE SESSION

CONSENT AGENDA — Alderman Milner moved to approve the consent agenda, as presented; seconded by Alderman Cockrell.
Yes: Palma, Bundy, Potter, Cockrell, Milner.
Motion carried: 5-0.

The following items were approved on the consent agenda:

MINUTES OF 8-4-2026 — Alderman Milner moved to approve the minutes of the June 16, 2026, meeting; seconded by Alderman Cockrell.
Yes: Palma, Bundy, Potter, Cockrell, Milner.
Motion carried: 5-0.

COURT REPORT
July 2026 — Alderman Milner moved to approve the July 2026 Court Report; seconded by Alderman Cockrell.
Yes: Palma, Bundy, Potter, Cockrell, Milner.

Motion carried: 5-0.

RESOLUTION 2026-113
Bill Pay

Alderman Milner moved to approve Resolution No. 2026-113 authorizing the expenditure of funds out of the City treasury of the City of Riverside for fiscal year 2026-2027 weeks ending August 7th and August 14th in the amount of $996,868.51; seconded by Alderman Cockrell.

Yes: Palma, Bundy, Potter, Cockrell, Milner.

Motion carried: 5-0.

RESOLUTION 2026-114
Woodruff Task Order 2

Alderman Milner moved to approve Resolution No. 2026-114 approving Task Order 2 with Woodruff Communications, Inc. for the FY 2027 Activation Plan Projects scope of work; seconded by Alderman Cockrell.

Yes: Palma, Bundy, Potter, Cockrell, Milner.

Motion carried: 5-0.

RESOLUTION 2026-115
Platte County Partnership Grant Application

Alderman Milner moved to approve Resolution No. 2026-115 approving and endorsing application to the Platte County Commisssion for funding under the Parks and Recreation Partnership Grant Program, funded by the county-wide dedicated parks and recreation quarter-cent sales tax; seconded by Alderman Cockrell.

Yes: Palma, Bundy, Potter, Cockrell, Milner.

Motion carried: 5-0.

REGULAR AGENDA

COMMUNICATION FROM CITY ADMINISTRATOR

Community Center

City Administrator Amy Strough said the contract with the YMCA for the Community Center would expire at the end of the year; handout attached as Exhibit A. She provided a list of possible options for use of the community center. Aldermen Potter, Milner and Cockrell volunteered to serve on a committee that would review the options.

DEPARTMENT REPORTS

COMMUNITY DEVELOPMENT

Community Development Director Mike Duffy said he held four interviews for the Planner position and hoped to have an ordinance at the September 1 meeting.

FINANCE

Finance Director Mitch Kolf provided an overview of revenues, expenses, and fund balances.

FIRE

Fire Chief Gordon Fowlston said a report of medical calls at Morton Amphitheater was included in the monthly department report, with an average of 25 patients per concert. He added that the new fire truck was delivered and the new ambulance building was installed.

POLICE

Police Captain Doug VanLeeuwen said a recruit graduated from the police academy, and another would graduate in November.

PUBLIC WORKS

Capital Projects and Parks Manager Noel Bennion provided design concepts for the entryway monument signs project and the Board provided feedback.

LEVEE BOARD

None.

COMMUNICATION FROM MAYOR

Mayor Rose said she attended the Northland Regional Chamber monthly luncheon and staff was working on a plan to address traffic issues at Morton Amphitheater during the off-season. She added she accepted a request from the KC Current to take one of the countdown clocks from the KC 2026 FIFA group and was looking for a location, possibly at the KC Current training facility.

COMMUNICATION FROM BOARD

Alderman Milner thanked the City for allowing him to use the Board Chambers for a school retreat.

Mayor Rose added that a luncheon for builders would be held at the Montebella clubhouse. She said she would like to annex the 7th Plat into Riverside.

MOTION TO ADJOURN

Alderman Milner moved to adjourn the meeting at 7:43 p.m.; seconded by Alderman Cockrell.

Yes: Palma, Bundy, Potter, Cockrell, Milner.

Motion carried: 5-0.

CITY OF RIVERSIDE SEAL MISSOURI

Melissa McChesney, City Clerk

Approved by the Board of Aldermen on September 1, 2026

Community Center Use Analysis

The Riverside Community Center currently operates with one full-time employee, Lori Boji and 2 part-time employees. Lori manages the facility and the 2 part-timers manage the front desk. From 2003-2021, there was a second full-time employee as well. Lori manages community events, senior dances, building maintenance, and teaches classes for the YMCA. Lori has been managing the community center since 2001 and is planning to retire on 11/3/26. Her pending retirement generated a conversation with the YMCA to fully take over the facility. They provided a proposal in May, did a walk through in June and provided a request for additional equipment in July. No game plan for growth was presented and attempts to get detailed membership data have been challenging. Staff is seeking direction from the BOA on how they see the facility being used in the future.

History

- **1996** – Community Center built. Operates as rental facility for events in gym & meeting room spaces. Also, has open gym for community and hosts theatrical stage productions. No fitness classes.
- **2007** – BOA analyzes costs to add fitness amenities to Community Center and decides the costs to purchase & maintain equipment were too expensive and creates the **Healthy Citizen Initiative** program. This program covers 75% of the cost of a gym membership at gyms outside of Riverside that are YMCA facilities or the Gladstone Community Center.
- **2010** – YMCA takes over management of the pool
- **2011 to 2026** – YMCA begins a $3,000 annual service agreement. Likely part of our annual donations to various non-profits.
- **2013** – City enters into agreement with YMCA to offer fitness classes. The YMCA does not pay the city to utilize the facility and the City does not receive any revenue from the YMCA for operating the classes. All classes are offered during a time when the center is already open so there is no additional cost impact to the city.
- **2014** – City enters into agreement with YMCA to provided expanded fitness class offerings at the community center. The City provides a $3500 monthly subsidy for this service ($42,000 annually).
- **2016-2022** – Agreements with YMCA are consolidated to one agreement that includes management of the Community Center, swimming pool, fitness classes, and summer camp program. Pool - $67,460 + 5% increase in 2017, Fitness Services - $42,000. Summer Camp Discounts 20-50% for residents operated intermittently during this time.
- **2022** – Agreement amended to pay the YMCA another $14,560 for additional staffing.
- **2023-current** – Agreement with YMCA is renewed that includes management of the Community Center, swimming pool, fitness classes. Pool - $94,920 + 5% increase next year, Fitness Services - $80,652 + 5% next year. The YMCA gained expanded control of the facility and limited city use of the gym, turned the meeting room into a yoga room, and turned the storage closet into a spin class room and then a cardio room.

Proposal Highlights

$109,850	Pool Management
$2,600	Swim Lessons
$93,364	Fitness/Wellness Programming
$40,000	Staff Wages & Benefits
$3,000	Marketing
$15,000	Cleaning Contract
$TBD	Branding & Signage Allowance
$52,500	Management Fee - 15% of center gross revenue
$316,314	**TOTAL**

***5% Annual Escalator**

***City receives $0 in return**

Actual Expenses v. Proposal

	2026-2027 Proposal		2025-2026 Expenses		2024-2025 Expenses	
Paid to YMCA						
HL Memberships	$ 315,795.75	estimate	$ 315,795.75		$ 323,646.75	
Pool Management	$ 109,850.00		$ 107,265.53		$ 125,952.97	
Swim Lessons	$ 2,600.00		$ 2,015.00		$ 1,755.00	
Community Center Support Fee	$ 93,364.00		$ 93,267.30		$ 93,789.90	
Staff Wages & Benefits	$ 40,000.00					
Marketing	$ 3,000.00					
Cleaning	$ 15,000.00					
Branding & Signage	TBD					
Management Fee	$ 52,500.00					
New Cardio & Weights (25-30)	$ 136,000.00					
Service Fee	$ 3,000.00		$ 3,000.00		$ 3,000.00	
		$ 771,109.75		$ 521,343.58		$ 548,144.62
Expenses Covered by City						
Utilities - Electric, Gas, Water	$ 34,789.76	estimate	$ 34,789.76		$ 34,789.76	estimate
Cleaning	$ -		$ 17,220.00		$ 17,220.00	estimate
Janitorial Supplies	$ 3,000.00	estimate	$ 3,000.00		$ 3,000.00	estimate
PW CC & Pool Building Maintenance	$ 19,000.00	estimate	$ 19,000.00		$ 19,000.00	estimate
PW CC & Pool Staff Time	$ 6,000.00	estimate	$ 6,000.00		$ 6,000.00	estimate
PW Pool Supplies & Vehicle Use	$ 22,360.00	estimate	$ 22,360.00		$ 22,360.00	estimate
City Employees	$ -	$ 85,149.76	$ 141,685.67	$ 244,055.43	$ 131,318.01	$ 233,687.77
Total		$ 856,259.51		$ 765,399.01		$ 781,832.39

Healthy Living Membership Expenses

These fees are the 75% of YCMA & Gladstone memberships that are paid by the City for residents to workout at a gym outside of town. The 2007 BOA created this program because they felt that owning and maintaining a fitness facility would not be cost effective over time.

Membership Numbers

241 Avg Monthly Check-ins
28 Avg Monthly Resident Check-ins

Economic Impact – Placer AI

- Wednesday & Thursday busiest days.
- Visitors are from all over the metro and as far as Kingston.
- Only 3.3% of visitors originate from Riverside with the bulk coming from KC & Parkville.
- Minimal visitors are stopping at QT, Sonic, RedX, Corner Café, & Argosy.

Options

1. Proposal is approved and YMCA operates under contract with Riverside
2. YMCA & Riverside operate jointly like they are now
3. Riverside operates as a rental facility
4. Bid out operations to another contractor
5. Riverside operates the facility & allows YMCA instructors to use facility
6. Riverside operates the facility with private individual contractors for limited fitness classes
7. Riverside operates with community programming
8. Riverside operates as a rental facility with monthly memberships/day passes