

MINUTES
REGULAR MEETING
BOARD OF ALDERMEN
RIVERSIDE, MISSOURI

Tuesday, October 6, 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, October 6, 2026.

REGULAR SESSION

CALL TO ORDER Mayor Kathy Rose called the regular session to order at 7:01 p.m.

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

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

PLEDGE OF ALLEGIANCE Mayor Rose led the Pledge of Allegiance.

PUBLIC COMMENTS None.

LEGISLATIVE SESSION

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

The following items were approved on the consent agenda:

MINUTES OF 9-15-2026 Alderman Draut moved to approve the minutes of the September 1, 2026, meeting; seconded by Alderman Milner.
Yes: Palma, Bundy, Cockrell, Milner, Draut.
Motion carried: 5-0.

RESOLUTION 2026-125 Alderman Draut moved to approve Resolution No. 2026-125 authorizing the expenditure of funds out of the City treasury of the City of Riverside for fiscal year
Bill Pay

2026-2027 weeks ending September 18th, September 25th and October 2nd in the amount of \$1,184,955.23; seconded by Alderman Milner.

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

Motion carried: 5-0.

RESOLUTION 2026-126
Vehicle Towing & Storage Bid

Alderman Draut moved to approve Resolution No. 2026-126 rejecting all bids for vehicle towing and storage services; seconded by Alderman Milner.

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

Motion carried: 5-0.

RESOLUTION 2026-127
Cradlepoint R980 Purchase

Alderman Draut moved to approve Resolution No. 2026-127 approving a contract and addendum with T-Mobile USA, Inc. for a Cradlepoint R980; seconded by Alderman Milner.

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

Motion carried: 5-0.

RESOLUTION 2026-128
VarietyKC Inclusive Park
Phase 2

Alderman Draut moved to approve Resolution No. 2026-128 approving a Public Works contract with Cerris Builders, in accordance with City Code Section 135.070(B), for Phase 2 of the Inclusive Park project; seconded by Alderman Milner.

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

Motion carried: 5-0.

REGULAR AGENDA

RESOLUTION 2026-129
YMCA/Riverside Agreement
Termination

City Administrator Amy Strough provided a services plan; handout attached as Exhibit A. She said the contract with the YMCA would expire on December 31 and a small committee met to discuss options for the future of the community center. The committee recommended making the community center a gathering space for community events, activities, classes, and a rental space. She said a survey would be sent to residents to determine what the community wanted.

Regarding the pool, the consensus of the Board was to bid it out as well.

Alderman Cockrell moved to approve Resolution No. 2026-129 authorizing notice of termination of the YMCA /Riverside management and services agreement; seconded by Alderman Milner.

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

Motion carried: 5-0.

To address attendees in the audience that were there for the tow bid, Mayor Rose said the bid was rejected on the consent agenda and would be rebid.

BILL NO. 2026-064

Second Amendment to
Predevelopment Agreement

City Clerk Melissa McChesney gave the first reading of Bill No. 2026-064, an ordinance authorizing and approving a second amendment to the predevelopment agreement by and between the City of Riverside, Missouri and TCO Missouri Investments, LLC, and authorizing other documents and actions related thereto.

Alderman Milner moved to accept the first reading and place Bill No. 2026-064 on second and final reading; seconded by Alderman Draut.

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

Motion carried: 5-0.

City Clerk McChesney gave the second reading of Bill No. 2026-064.

Alderman Cockrell moved to approve Bill No. 2026-059 and enact said bill as ordinance; seconded by Alderman Bundy.

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

Motion carried: 5-0.

**COMMUNICATION FROM
CITY ADMINISTRATOR**

City Administrator Amy Strough confirmed attendance by the Board at the Riverside Area Chamber of Commerce Economic Summit.

DEPARTMENT REPORTS

**COMMUNITY
DEVELOPMENT**

None.

FINANCE

None.

FIRE

Fire Chief Gordon Fowlston said at their open house on October 3, there were around 200 attendees 170 plates of pancakes handed out, and 25-30 flu shots given. He noted they did not push the new truck into the station for attendees' safety, but they would find another date.

POLICE

None.

PUBLIC WORKS

None.

LEVEE BOARD

The annual meeting was scheduled for October 28.

**COMMUNICATION FROM
MAYOR**

Mayor Rose said the new Workforce Development training center would have a fire segment and needed a truck, so staff was discussing the option of selling or donating the old fire truck. Fire Chief Gordon Fowlston said he researched auction sites to determine a selling price for the old fire truck, which he estimated was \$40,000-\$50,000. Mayor Rose said options for the old fire truck would be presented at a future date.

Mayor Rose said Carved and Trunk or Treat were scheduled for October 17, and the Riverside Chamber Economic Summit would be held on October 16. She said she would be teaching a class of PhD students about what a small town can accomplish. She added the Chamber breakfast would be held in November and Jeff Parson would display his art again on City property.

**COMMUNICATION FROM
BOARD**

Alderman Cockrell said she enjoyed the Missouri Municipal League annual conference.

Alderman Milner said he enjoyed being on the committee to discuss the community center.

Alderman Palma said he was on the crew for the Carved event.

Mayor Rose added that Woodruff met with staff to discuss account-based marketing and presented the concept.

Public Works Director Travis Hoover said cleanup days for residents would be weekdays and Saturdays through October 17.

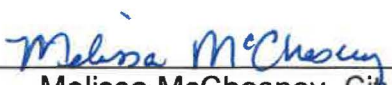
MOTION TO ADJOURN

Alderman Draut moved to adjourn the meeting at 7:33 p.m.; seconded by Alderman Milner.

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

Motion carried: 5-0.




Melissa McChesney, City Clerk

Approved by the Board of Aldermen on October 20, 2026

Community Center Services Plan

Executive Summary

The Riverside Community Center seeks to separate from the YMCA and rebrand the facility as a community gathering space that provides learning and outreach opportunities, fun community events, limited fitness opportunities, and a space for citizens and visitors to utilize for rentals for special events, meetings, parties, and club sports. Currently, the facility is providing fitness services primarily to members of the YMCA and doing a few evening gym rentals. The facility is serving about 28 Riverside residents per month on average. This new proposal seeks to enhance use of the facility and provide a space for residents to gather and build community, while also operating at less of a deficit.

Services

- **Gym** – Open Gym, Pickle Ball, Homeschool PE, PreK PE, Dance Classes, Isometric Fitness, Community Events, Rentals
- **Meeting Room 1** – Senior Programming, Adult Programming
- **Meeting Room 2** – PreK Programming, Kids Programming

Examples of Programming

PreK (0-5) Programming	Kids (6-15) Programming	Adults (18+) Programming	Senior (55+) Programming	Educational Workshops	Groups or Clubs	Community Events	Rentals
Cookies and crafts	Crafting	Developing Healthy Habits	Bingo, Bunco, Mahjong, Canasta, Bridge	CPR, First Aid, AED, Heimlich	Parent & Me	Glow Dance	Club Sports
Creepy Critters	Fun With Clay	Personal Finance	Maneuvering Medicare/Social Security	Gardening	Toddler Play Groups	Card Parties/Pitch Tournament	Theater
Science	Pet Care Basics	Basic Home Repair	Managing Technology/Social Media	Cooking	Scouts	Family Bingo/Music Bingo	Dance/Music Recitals
Messy Art	Babysitter Certification	Basic Car Maintenance	Genealogy	Canning & Food Preservation	Walking/Jogging Groups	Health Fair	Corporate Meetings
Music & Movement		Nutrition	Estate Planning	Photography	Coffee Club	Daddy/Daughter or Mom/Son Dances	
Parent & Me Dance		Entrepreneurship Basics	Financial Planning	Sewing	Restaurant Tour Group	Parents Night Out	
Learn to Pedal		Fishing	Scam Avoidance	Crafting	Pub Crawl Group	Tea Parties	
Pint Size Planters		Hunter Safety	Heart Health	Art – painting, weaving, collage, watercolor, stamps, etc.		Super Hero/Princess Parties	
		Neighborhood Watch	Managing Arthritis	Ceramics		Kids Day Camp	
				Floral Arranging		Senior Day Camp	
				Makeup/Hair Tutorials		Senior Dances	
				Scrapbooking		FPAL	
				Cigar Rolling		Singles Mixer/Speed Dating	
				Meat Smoking		Trivia Night	
						Cookoffs	

Community Center Services Plan

Market Analysis

Our greatest competitors will be NKC YMCA, Gladstone Community Center, and Park Hill School District. NKC YMCA and Park Hill School District offer a wide range of community programming, while Gladstone Community Center offers far less. Gladstone Community Center does have a fairly active seniors program that also includes trips around the world. Parkville YMCA seems to offer little to no community programming and focuses on fitness classes instead. A survey will go out to Riverside residents in October to get their opinions on the types of classes and activities they would like to see.

Operations

The facility will be open approximately 72 hours per week with hours of operation:

- Monday-Thursday from 9am-9pm. Weekday gym rentals will be by the hour from 5-9pm.
- Fridays from 9am-5pm with community activities/events to be scheduled in the evening.
- Saturday & Sunday will be closed except for rentals from 10am-4pm. Rentals will be a 2 hour minimum at either 10am, 12pm, or 2pm. Alcohol will not be allowed in the facility. Extra fees will be added to rentals for use of the stage or kitchen.

The facility will not sell memberships, but will need to purchase rental/scheduling software. All of the classes and events will be fee based and paid via online registration. Some of the group/club activities will be free. Pickle ball and open gym admittance will be sold via a punch pass. Rentals will charge by the hour.

Organization & Management

We anticipate hiring one full-time employee to manage the facility and 1-2 part-time employees to help cover the evening and weekend rentals. As programs grow, we may need to add additional part-time employees or interns to cover all of the activities. We anticipate having an employee hired by December 1 and taking over the facility on January 1.

During the first 3 months of operation, we will be offering open gym, rentals, pickle ball, and senior activities. As we develop the programs and find instructors, we anticipate a stronger schedule of classes and activities by April 1.

Marketing

We will utilize in-house marketing efforts to notify residents of the upcoming changes and build interest in the activities to come. We will also reach out to the schools, churches, local clubs, and apartment complexes. We will investigate partnerships with other entities already doing community programming.

Financial Plan & Projections

Currently the City is losing money with the current YMCA contract that pays them to provide services and allows them to collect all of the revenues. The year one goal will be to spend less than the YMCA Contract and as momentum builds, begin to either break even or collect a small bit of revenue.

Community Center Services Plan

Rental Rate Schedule

	Meeting Room Hourly Rates		Gym (2 hrs min)		Add-Ons Hourly Rates	
	Mtg Rm1	Mtg Rm2	Sports	Non-Sports	Kitchen	Stage
Resident	\$30.00	\$24.00	\$120.00	\$100.00	\$15.00	\$25.00
Non-Resident	\$40.00	\$34.00	\$120.00	\$120.00	\$20.00	\$30.00

Revenue & Expenses

New Proposed Plan

	City Estimated Expenses		City Estimated Revenue		Assumptions
Contractual & Commodities Expenses					
YMCA Support Fee	\$	-	Rentals	\$ 85,301.25	30% occupancy**
WC & Liability Insurance	\$	9,738.00	Pickle Ball Punch Passes	\$ 2,500.00	250/yr punches @ \$1
Cable	\$	1,300.00	Open Gym Punch Passes	\$ 800.00	400/yr @ \$1
Cell Phone	\$	-	Home School PE Pass	\$ 500.00	100/yr @ \$1
Printing	\$	400.00	Class Registrations	\$ 13,500.00	60/yr @ \$15-\$25
Dues/Memberships	\$	-	Community Programs	\$ 14,500.00	65/yr @ \$5-\$30
Travel	\$	-	Total	\$ 117,101.25	
Training/Seminars	\$	-			
Equipment	\$	600.00			
IT Professional Services	\$	-			
IT Software and Subscriptions	\$	8,000.00			
Advertising	\$	1,000.00			
Special Events	\$	12,000.00			
Recreational Programs	\$	14,000.00			
Office Supplies	\$	500.00			
Postage	\$	200.00			
Uniforms	\$	-			
IT Equipment	\$	-			
		\$ 47,738.00			
Operational Expenses					
Utilities - Electric, Gas, Water	\$	35,000.00			
Cleaning	\$	17,500.00			
Janitorial Supplies	\$	3,000.00			
PW Building Maintenance	\$	19,000.00			
PW Staff Time	\$	5,400.00			
		\$ 79,900.00			
Personnel Expenses					
FT Employee	\$	103,000.00			
PT Employees x2	\$	56,000.00			
Instructors	\$	10,125.00			
		assumes 75% of class fee			
		\$ 169,125.00			
Total		\$ 249,025.00	Cost to Operate	\$ 131,923.75	
Healthy Living Memberships		\$ 350,000.00			

Community Center Services Plan

Remain Status Quo

	26-27 Budget Expenses		26-27 Budget Revenue	
Contractual & Commodities Expenses			Total Revenue	\$0
YMCA Support Fee	\$	100,000.00		
WC & Liability Insurance	\$	9,738.00		
Cable	\$	900.00		
Cell Phone	\$	1,350.00		
Printing	\$	400.00		
Dues/Memberships	\$	500.00		
Travel	\$	1,500.00		
Training/Seminars	\$	1,000.00		
Equipment	\$	600.00		
IT Professional Services	\$	-		
IT Software and Subscriptions	\$	-		
Advertising	\$	400.00		
Special Events	\$	12,000.00		
Recreational Programs	\$	14,000.00		
Office Supplies	\$	500.00		
Postage	\$	200.00		
Uniforms	\$	350.00		
IT Equipment	\$	-		
		<u>\$ 143,438.00</u>		
Operational Expenses				
Utilities - Electric, Gas, Water	\$	35,000.00		
Cleaning	\$	17,500.00		
Janitorial Supplies	\$	3,000.00		
PW Building Maintenance	\$	19,000.00		
PW Staff Time	\$	5,400.00		
		<u>\$ 79,900.00</u>		
Personnel Expenses				
FT Employee	\$	94,485.00		
PT Employees x2	\$	10,268.00		
Benefits	\$	46,101.00		
		<u>\$ 150,854.00</u>		
Total Expenses		<u>\$ 374,192.00</u>	Cost to Operate	\$ 374,192.00
Healthy Living Memberships		<u>\$ 350,000.00</u>		



Community Center Services Plan

Accepting YMCA Proposal

	YMCA Mngmt Expenses		YMCA Mngmt Revenue	
Contractual & Commodities Expenses			Total Revenue	\$0
YMCA Support Fee	\$	93,364.00		
YMCA Staff Wages & Benefits	\$	40,000.00		
YMCA Marketing	\$	3,000.00		
YMCA Cleaning Contract	\$	15,000.00		
YMCA Branding and Signage	\$	10,000.00	estimate	
YMCA Management Fee	\$	52,500.00		
YMCA - New Cardio & Weights	\$	136,000.00		
WC & Liability Insurance	\$	-		
Cable	\$	-		
Cell Phone	\$	-		
Printing	\$	-		
Dues/Memberships	\$	-		
Travel	\$	-		
Training/Seminars	\$	-		
Equipment	\$	-		
IT Professional Services	\$	-		
IT Software and Subscriptions	\$	-		
Advertising	\$	-		
Special Events	\$	12,000.00		
Recreational Programs	\$	-		
Office Supplies	\$	-		
Postage	\$	-		
Uniforms	\$	-		
IT Equipment	\$	-	\$	361,864.00
Operational Expenses				
Utilities - Electric, Gas, Water	\$	35,000.00		
Cleaning	\$	-		
Janitorial Supplies	\$	-		
PW Building Maintenance	\$	19,000.00		
PW Staff Time	\$	5,400.00	\$	59,400.00
Personnel Expenses				
FT Employee	\$	-		
PT Employees x2	\$	-		
Benefits	\$	-		
		\$	-	
Total Expenses		\$	421,264.00	
Healthy Living Memberships		\$	350,000.00	
			Cost to Operate	\$ 421,264.00