



CITY COUNCIL MEETING AGENDA
Monday, May 6, 2024, 7:00 PM
Eldridge Community Center · 400 S 16th Ave · Eldridge, IA

**Swearing in ceremony for Officer Mahlan Sharf & Officer Leon Spataru*

***Promotional Swearing in ceremony for Corporal Jacob Costas*

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Presentation: Bryan Schmid, Bi-State Member Services Liaison
5. Public Comment
6. Mayor's Agenda
 - A. Consideration to Approve City Council Minutes from April 15, 2024
 - B. Consideration to Approve Special City Council Minutes from April 22, 2024
 - C. Consideration to Approve Special City Council Minutes from April 29, 2024
 - D. Consideration to Approve Bills Payable
 - E. Consideration to Approve a Liquor License Renewal for Rudy's Tacos
 - F. Consideration to Approve Appointment of Abby Petersen to the Utility Board for a term that expires 2/28/29
7. Old Business
 - A. Discussion and Consideration to approve engaging Ahlers & Cooney, P.C. to prepare and establish Amendment No. 2 to the Eldridge Multi-residential Urban Revitalization Plan
 - B. Consideration to approve janitorial services for City Hall offices, Council Chambers, Police Department, and City Maintenance Shop
8. New Business
 - A. Consideration of Resolution 2024-12 Approving the Preliminary Plat of Grunwald Grove 3rd Addition
9. Board/Staff Activity Reports
 - A. City Administrator
 - B. Assistant City Administrator
 - C. City Clerk
 - D. Police Chief
10. Consideration of Closed Session pursuant to Iowa Code 21.5(1)c "To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation" and Iowa Code 21.5(1)g "To avoid disclosure of specific law enforcement matters, such as current or proposed investigations or inspection or auditing techniques or schedules, which if disclosed would enable law violators to avoid detection"
11. Potential Action as a result of Closed Session
12. Adjournment

Next Regular City Council Meeting: Monday, May 20th, 7:00pm at Eldridge Community Center

Mayor Frank King
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Scott Campbell

Councilman Brian Dockery
Councilman Daniel Collins

City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open session at Eldridge Community Center at 7:00 pm on April 15, 2024.

Council Members Present: Dan Collins, Adrian Blackwell, Brian Dockery, Scott Campbell, and Ryan Iossi.

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Martha Nieto, Allison Wright, Mark Ridolfi, Scott LaPlante, RG Iossi, David McCammant, Craig & Mary Gehrls, Sarah Bohnsack, Mia Frommelt, Dale Grunwald, Caitlyn & Jaclyn Kearney, Jason & Stephanie Foust, Marty O'Boyle, Trevor Gimm, Kevin Snodgrass, Drew Moore, Hayden Marten, Hunter Dean

Motion by Dockery to approve the agenda. Second by Campbell. Motion was approved unanimously by voice vote.

Proclamation of April 25, 2024 as "Parental Alienation Awareness Day"

Presentation: FY23 Audit Report by Bohnsack & Frommelt

Dave McCammant from MidAmerican Energy presented Scott LaPlante from the Park Board with a \$3,000 check for the *Trees Please!* Grant.

Public Comment

Jason Foust spoke of ongoing issues with the Utility Board.

Kevin Snodgrass spoke of the water issues they have in the backyard of their property at 3rd St and Sawgrass Ct. He asked that someone look into this.

Stephanie Foust spoke of ongoing issues with the Utility Board.

Mike Mathis questioned whether a taxation meeting was occurring this evening.

Mayor's Agenda

Motion by Blackwell to approve City Council Minutes from April 1, 2024. Second by Iossi. Motion was approved unanimously by voice vote.

Motion by Campbell to approve the Special City Council Minutes from April 1, 2024. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Dockery to approve the Committee of the Whole Minutes from April 1, 2024. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Blackwell to approve the bills payable in the amount of \$321,094.40. Second by Iossi. Motion was approved unanimously by voice vote.

Old Business

Motion by Dockery to open the Public Hearing on FY25 Proposed City Budget at 7:29 p.m. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Dockery to close the Public Hearing on FY25 Proposed City Budget at 7:30 p.m. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Dockery to approve Resolution 2024-11 Approving the FY25 City Budget. Second by Campbell. Roll call vote indicated Blackwell (Aye), Campbell (Aye), Collins (Aye), Dockery (Aye), and Iossi (Aye).

New Business

Motion by Blackwell to approve the city engineering master services agreement for a term of 3 years beginning 1/1/2024 through 12/31/2026 as proposed by Shive-Hattery. Second by Dockery. Motion was approved unanimously by voice vote.

Motion by Collins to table engaging Ahlers & Cooney, P.C. to prepare and establish Amendment No. 2 to the Eldridge Multiresidential Urban Revitalization Plan. Second by Campbell. Motion was approved unanimously by voice vote.

Motion by Dockery to approve a proposal from TATPL to upgrade the Highway 61 & LeClaire Rd traffic signal in the amount of \$29,428 and to table upgrade the 9th Ave & LeClaire Rd traffic signal in the amount of \$27,552. Second by Iossi. Motion was approved unanimously by voice vote.

Board/Staff Activity Reports

City Administrator – Joint City Council/Park Board Meeting – Looking at Tuesday, May 14th, still confirming majority can come.

Centennial is working on street patching projects

Blackhawk Trail will have a detour on April 22, which will last around 2 weeks

Additional patching will be done after the water main break

Motion by Dockery to move inot Closed Session pursuant to Iowa Code 21.5(1)c “To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.” At 8:08 p.m. Second by Campbell. Motion was approved unanimously by voice vote.

Motion by Dockery to adjourn the meeting at 9:03 p.m. Second by Iossi. Motion was approved unanimously by voice vote.

Frank King
Mayor

Martha Nieto
City Clerk

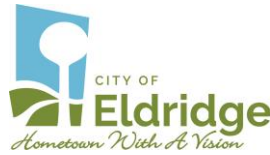
Bills Payable 4/15/24

A & A AIR COND & REFRIG	ICE MACHINE RENTAL	\$62.50
ACCESS SYSTEMS LEASING	CH COPIER LEASE	\$431.81
AHLERS & COONEY P.C.	GRT ELDRIDGE PROPERTY	\$116.00
ALLIANT ENERGY CO.	UTILITIES	\$531.11
ALWAYS CLEAN LLC	CLEANING	\$900.00

AMAZON	SUPPLIES	\$124.82
AP AIR LLC	A/C COMPRESSOR FOR KUBOTA L6060	\$566.69
AQUA-TECH CAR WASH	PD FLEET CARWASH	\$80.00
BARCO MUNICIPAL PROD INC	ROAD WORK AHEAD SIGNS	\$470.73
BI-STATE REGIONAL COMM	MEMBER DUES 4/1 - 6/30	\$958.50
BOHNSACK & FROMMELT LLP	END OF YEAR AUDIT	\$19,250.00
CENTRAL SCOTT TELEPHONE	TELEPHONE WIFI	\$1,140.70
CLEARVIEW	12 MONTH PERIOD - AI SEARCH ACCOUNT	\$3,500.00
CONTINENTAL WESTERN GROUP	GENERAL INSURANCE	\$105,693.42
CUMMINS SALES AND SERVICE	ENGINE DIAGNOSTIC SOFTWARE	\$823.90
DAKOTA SUPPLY GROUP	PIPE REPAIR WRAP	\$392.00
DELL MARKETING L.P.	CITY SERVER MEMORY CARD	\$185.92
DOMINO'S	PIZZA FOR "COP FOR A DAY" EVENT	\$45.83
EASTERN IA EXCAV & CONCRETE	PAY ESTIMATE #5	\$8,205.87
EASTERN IOWA TIRE	STREETS RANGER	\$305.90
EBS	INS BENEFITS	\$552.63
ELDRIDGE LUMBERYARD INC.	LUMBER CONCRETE FORMS	\$65.00
EMC INSURANCE	LINEBACKER POLICY	\$17,612.00
FASTENAL COMPANY	BOLTS	\$55.04
ISU EVENT REGISTRATION	SEMINAR - INTRO TO P&Z FOR LOCAL OFFICIALS	\$495.00
ISU TREASURER'S OFFICE	MARTY HOSPITALIZATION	\$402.00
KELTEK INCORPORATED	DOCK REPAIR	\$120.00
KEURIG	COFFEE FOR CITY HALL BREAK ROOM	\$44.60
KIMBERLY DAVENPORT	UNIT 102 HANDLE	\$45.34
KIRBY WATER CONDITIONING	SEWER WATER	\$16.00
LOGAN CONTR SUPPLY INC.	CORD	\$16.06
MENARDS	BLOWER 5W40 OIL	\$131.43
MESSENGER MOTORWORKS	SQUAD GRAPHICS	\$550.00
MID-STATES ORG CRIME INFO CNTR	MEMBERSHIP DUES	\$150.00
NAPA AUTO PARTS	FILTERS	\$1,229.31
NORTH SCOTT PRESS	CITY PUBLISHING	\$707.47
NOTT COMPANY	CONE	\$15.91
P & K MIDWEST INC	TUNE UPS	\$36.25
PANTHER UNIFORMS INC.	UNIFORMS	\$571.57
PAYPAL - ISWEP	ICCSPP INSP CERTIFICATION FOR MS4 PERMIT	\$136.00
PAYROLL 04/13/2024	PAYROLL 04/13/2024	\$86,787.55
PLEASANT VALLEY REDI-MIX INC	REPAIRS	\$1,329.75
PORTER INSURANCE	INSURANCE	\$30,288.29
QC ANALYTICAL SERVICES LLC	ECOLI TESTING	\$34.00
QUAD CITIES WINWATER CO	PVC PIPE FUEL TANK	\$61.60
RNJS DISTRIBUTION INC.	WATER	\$15.80

SAMS CLUB RENEWAL	ADMIN MEMBERSHIP - SAMS CLUB	\$100.00
SHARED IT INC	IT SERVICES	\$1,151.10
SHIVE-HATTERY ENGINEERS	ENGINEERING	\$6,227.99
SNAP-ON TOOLS	1/4 " RATCHET & 10 MM SOCKET	\$176.28
TAPCO SAFE TRAVEL	RADAR FEEDBACKS	\$4,203.06
TRUPANION	MONTHLY K-9 INSURANCE PREMIUM	\$122.97
TYLER TECHNOLOGIES	FEES	\$23,039.12
USPS	POSTAGE	\$116.24
WHITE CAP LP	SUPPLIES	\$542.37
ZERO9 SOLUTIONS LLC	HOLSTER	\$160.97

\$321,094.40



SPECIAL CITY COUNCIL MEETING MINUTES

The City of Eldridge, Iowa City Council met in an open session at Eldridge City Hall at 5:00 pm on April 22, 2024.

Council Members Present: Scott Campbell, Dan Collins, Brian Dockery, Ryan Iossi, Adrian Blackwell (absent)

Presiding Mayor Frank King

Others in Attendance: Administrator Nevada Lemke, Clerk Martha Nieto, Marty O'Boyle and Mark Ridolfi

Motion by Campbell to Approve the Agenda. Second by Dockery. Motion was approved unanimously by voice vote.

Motion by Campbell to approve a Liquor Renewal for Cabos Cantina & Grill. Second by Dockery. Motion was approved unanimously.

Motion by Campbell to approve hiring a temporary employee through Robert Half to assist with City Hall clerical duties. Second by Iossi. Motion was approved unanimously by voice vote.

Motion by Dockery to approve the appointment of Rachael Padavich as a trustee to the City of Eldridge Electric & Water Utility Board, to fill the vacancy created by the resignation of Barb O'Brien for the remainder of her term which expires on 02/28/2026. Effective immediately. Motion second by Iossi. Motion was approved unanimously by voice vote.

Motion by Dockery to approve a portion of a financial assistance agreement with an employee for a tax withholding liability that was a result of an employer clerical error. Second by Campbell. Motion was approved unanimously by voice vote. Contingent to the Utility Board's decision

Motion by Dockery to adjourn the meeting at 5:17 pm. Second by Collins. Motion was approved unanimously by voice vote.

City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open session at Eldridge Community Center at 5:30 pm on April 29, 2024.

Council Members Present: Dan Collins, Adrian Blackwell, Brian Dockery, Scott Campbell, and Ryan Iossi.

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Allison Wright, Mark Ridolfi, RG Iossi, Craig Gehrls, Jason & Stephanie Foust, Marty O'Boyle, Darlene Finnegan, Pam White, Alice & Jon Timmerman, Emily Rae, Jenn Ruth, Jacob Rowe, Pat & Paula Steward, Keith Schneckloth, Michael Meloy, Jody Coffman, Karen Rathjen, Collin Wilson, Becky Esbaum, Rob White

Mayor Frank King opened the meeting with introductory remarks and informed the attendees on the format for the public hearing. He provided information regarding the process of removing a Board member pursuant to Iowa Codes 388.3 and 66.1A. He then read through the presentation of charges that were cited for the removal of Paula Steward from the City of Eldridge Electric & Water Utility Board of Trustees, including the underlying facts supporting each charge. Mayor King then turned the floor over to Paula Steward.

Once Paula Steward had the floor, Mike Meloy spoke first. He stated he does not represent Ms. Steward and then made a statement regarding the accusations against Paula Steward and Iowa Code 66.1A. He stated that pursuant to Code 66.1A the misconduct must be specified and he further alleged that the charges presented by the Mayor did not include specifics. He also stated that Paula Steward did not receive her notification by Certified Mail, but rather it was overnighted.

Paula Steward presented her information to the City Council regarding the charges against her for her removal from the Utility Board. She stated that she did not receive a notice of removal by Certified Mail, but that it was overnighted to her from the Post Office at a cost of \$30. She confirmed she received it the day after it was mailed. She further commented on the February 6th, 2024 Utility Board Meeting where the Utility Board, City Administrator & Mayor discussed the employee handbook. She alleged that the Utility Board had asked for a mediator at that meeting and did not get what they requested. She made statements regarding Iowa Code 388 and residency requirements. She spoke to Brock Kroeger's alleged removal from the Board and spoke about Mike Anderson not being re-appointed. She then made statements regarding the newly appointed Board members Craig Gehrls and Jeff Hamilton and the two employees that were placed on paid administrative leave. Paula made reference to the City Council's Special Meeting regarding the removal of former Utility Board member Jim Skadal and alleged that the Council acted outside of the law, making reference to a complaint that was filed with IPIB (Iowa Public Information Board). She went on to make further statements related to her investigatory meeting with the Mayor, Administrator Lemke, and Councilman Iossi, as well as the communication with the State Auditor's Office regarding the investigations and her perceptions of those communications. She also stated that in her review of the City's financial audit, that she did not identify any findings that were related to the Utility employees or funds. Paula then addressed the charges against her regarding her removal from the Utility Board. She referred to the increased wages that did not comply with the Collective Bargaining Agreement (CBA), and claimed that the CBA did not even include wages. She alleged that the Utility Board never approved a handbook and stated that she was not given a copy of one

when she was appointed. She stated the Utility employees had never been insubordinate to the Utility Board, and alleged that those employees do not report to the City. She referred to the unauthorized fees incurred for legal services and alleged it was not thousands of dollars, but only 3.5 hours. Finally, she alleged that there was no misconduct by the Utility employees to the Utility Board.

Mayor King then opened the floor for Public Comment.

Darlene Finnegan addressed the Council and attendees, stating that she finds this all mindblowing. She believed that what Mr. Meloy and Paula Steward stated was truthful and she thinks this is all ridiculous. She referred to Paula's charges for removal as a witch hunt.

Jason Foust stated that the Mayor had stated that Paula was aware of these issues as presented in her charges and took no action. He alleged that at least 3 of the members of the Mayor/Council were aware that Brock Kroeger had moved out of City limits 3 years ago.

Stephanie Foust stated that she wants Paula Steward reinstated to the Utility Board. She alleged that the City has no facts or documentation for any of these claims.

Motion by Collins to move into Closed Session pursuant to Iowa Code 21.5(1)c "To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation" and Iowa Code 21.5(1)g "To avoid disclosure of specific law enforcement matters, such as current or proposed investigations or inspection or auditing techniques or schedules, which if disclosed would enable law violators to avoid detection" At 6:02 p.m. Second by Blackwell. Roll Call Vote indicated Blackwell (aye), Campbell (aye), Iossi (aye), Collins (aye), and Dockery (aye). Motion carried.

The Council resumed open session at 6:50 p.m. Motion by Blackwell. Second by Iossi. 5 ayes, 0 nays. Motion was approved unanimously by voice vote.

Motion by Iossi to approve the removal of Paula Steward from the Utility Board. Second by Collins. Roll Call Vote indicated Collins (aye), Dockery (aye), Blackwell (aye), Campbell (aye), and Iossi (aye). Motion carried.

Motion by Dockery to adjourn the meeting at 6:51 p.m. Second by Blackwell. 5 ayes, 0 nays. Motion was approved unanimously by voice vote.

Respectfully submitted by
Nevada Lemke

BILLS PAYABLE

CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	AMOUNT
826	INS REIMB	820 5-001-6183	AUXIANT	PARTIAL SELF FUNDING CLAIM FUNDING	\$ 726.67
827	INS REIMB	820 5-001-6183	EBS	PARTIAL SELF FUNDING CLAIM FUNDING	\$ 10,202.77
828	POLICE	001 5-110-6150	EBS	BENEFITS ADMIN FEES	\$ 96.04
828	INSPECTIONS	001 5-170-6150	EBS	BENEFITS ADMIN FEES	\$ 10.44
828	STREETS	001 5-210-6150	EBS	BENEFITS ADMIN FEES	\$ 62.82
828	VEHICLE MAINT	001 5-299-6150	EBS	BENEFITS ADMIN FEES	\$ 10.53
828	COMM DEV	001 5-599-6150	EBS	BENEFITS ADMIN FEES	\$ 21.06
828	ADMIN	001 5-611-6150	EBS	BENEFITS ADMIN FEES	\$ 14.74
828	FINANCE	001 5-620-6150	EBS	BENEFITS ADMIN FEES	\$ 12.25
828	SEWER	610 5-815-6150	EBS	BENEFITS ADMIN FEES	\$ 49.89
843	INS REIMB	820 5-001-6183	EBS	PARTIAL SELF FUNDING CLAIM FUNDING	\$ 3,351.48
843	INS - COBRA	820 5-820-6151	EBS	PARTIAL SELF FUNDING CLAIM FUNDING	\$ 8.09
844	STREETS	001 5-210-6020	IOWA WORKFORCE DEVELOPMENT	MILLER/HOFFMANN UNEMPLOYMENT	\$ 3,330.00
154268	POLICE	001 5-110-6181	JASPER COUNTY SHERIFF'S OFFICE	BALLISTIC VEST - SPATARU	\$ 400.00
154271	POLICE	001 5-110-6421	MESSANGER MOTORWORKS	DECALS	\$ 650.00
154272	POLICE	001 5-110-6160	CONTINENTAL WESTERN GROUP	WOKERS COMP INS PREM	\$ 21,549.37
154272	INSPECTIONS	001 5-170-6160	CONTINENTAL WESTERN GROUP	WOKERS COMP INS PREM	\$ 1,873.86
154272	STREETS	001 5-210-6160	CONTINENTAL WESTERN GROUP	WOKERS COMP INS PREM	\$ 9,369.29
154272	VEHICLE MAINT	001 5-299-6160	CONTINENTAL WESTERN GROUP	WOKERS COMP INS PREM	\$ 936.93
154272	COMM DEV	001 5-599-6160	CONTINENTAL WESTERN GROUP	WOKERS COMP INS PREM	\$ 1,873.86
154272	ADMIN	001 5-611-6160	CONTINENTAL WESTERN GROUP	WOKERS COMP INS PREM	\$ 1,405.39
154272	FINANCE	001 5-620-6160	CONTINENTAL WESTERN GROUP	WOKERS COMP INS PREM	\$ 1,873.86
154272	SEWER	610 5-815-6160	CONTINENTAL WESTERN GROUP	WOKERS COMP INS PREM	\$ 7,963.89
154273	POLICE	001 5-110-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 36.00
154273	POLICE	001 5-110-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 172.56
154273	INSPECTIONS	001 5-170-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 4.00
154273	INSPECTIONS	001 5-170-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 26.23
154273	STREETS	001 5-210-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 20.00
154273	STREETS	001 5-210-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 94.66
154273	VEHICLE MAINT	001 5-299-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 2.00
154273	VEHICLE MAINT	001 5-299-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 9.85
154273	COMM DEV	001 5-599-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 4.00
154273	COMM DEV	001 5-599-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 22.64
154273	ADMIN	001 5-611-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 2.80
154273	ADMIN	001 5-611-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 22.08
154273	FINANCE	001 5-620-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 6.00
154273	FINANCE	001 5-620-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 28.01
154273	SEWER	610 5-815-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 15.20
154273	SEWER	610 5-815-6150	DELTA DENTAL	EMPLOYEE INS BENEFITS PREMIUMS	\$ 80.36
154274	STREET LIGHT	001 5-230-6371	ELDRIDGE ELECT. UTILITY	STREET LIGHTS	\$ 4,036.83
154275	FINANCE	001 5-620-6408	THE CINCINNATI INSURANCE COMPANY	EQUIPMENT INSURANCE	\$ 3,821.44
154275	SEWER	610 5-815-6408	THE CINCINNATI INSURANCE COMPANY	EQUIPMENT INSURANCE	\$ 955.36
154276	POLICE	001 5-110-6150	WELLMARK BLUE CROSS	EMPLOYEE INS BENEFITS PREMIUMS	\$ 6,339.53
154276	INSPECTIONS	001 5-170-6150	WELLMARK BLUE CROSS	EMPLOYEE INS BENEFITS PREMIUMS	\$ 478.13
154276	STREETS	001 5-210-6150	WELLMARK BLUE CROSS	EMPLOYEE INS BENEFITS PREMIUMS	\$ 5,383.26
154276	VEHICLE MAINT	001 5-299-6150	WELLMARK BLUE CROSS	EMPLOYEE INS BENEFITS PREMIUMS	\$ 538.33
154276	COMM DEV	001 5-599-6150	WELLMARK BLUE CROSS	EMPLOYEE INS BENEFITS PREMIUMS	\$ 1,076.65
154276	ADMIN	001 5-611-6150	WELLMARK BLUE CROSS	EMPLOYEE INS BENEFITS PREMIUMS	\$ 753.65
154276	FINANCE	001 5-620-6150	WELLMARK BLUE CROSS	EMPLOYEE INS BENEFITS PREMIUMS	\$ 239.07
154276	SEWER	610 5-815-6150	WELLMARK BLUE CROSS	EMPLOYEE INS BENEFITS PREMIUMS	\$ 3,792.02
154276	INS - COBRA	820 5-820-6151	WELLMARK BLUE CROSS	EMPLOYEE INS BENEFITS PREMIUMS	\$ 1,266.65
154277	POLICE	001 5-110-6331	WEX BANK	FUEL	\$ 2,435.95
154277	INSPECTIONS	001 5-170-6331	WEX BANK	FUEL	\$ 72.39
154277	STREETS	001 5-210-6331	WEX BANK	FUEL	\$ 1,253.28
154277	SEWER	610 5-815-6331	WEX BANK	FUEL	\$ 159.65
154279	POLICE	001 5-110-6062	HY VEE	H. SANDERS - PD ACADEMY MEALS FEE	\$ 2,596.84
154281	SANITATION	001 5-290-6497	REPUBLIC SERVICES #400	GARABGE SERVICES	\$ 33,123.50
154285	ADMIN	001 5-611-6160	POWELL JACOB	TAX LIABILITY - CLERICAL ERROR	\$ 1,711.50

154286	POLICE	001 5-110-6150	DELTA DENTAL	EMP INS PREMIUMS - DENTAL/VISION	\$ 417.10
154286	INSPECTIONS	001 5-170-6150	DELTA DENTAL	EMP INS PREMIUMS - DENTAL/VISION	\$ 52.02
154286	STREETS	001 5-210-6150	DELTA DENTAL	EMP INS PREMIUMS - DENTAL/VISION	\$ 399.81
154286	VEHICLE MAINT	001 5-299-6150	DELTA DENTAL	EMP INS PREMIUMS - DENTAL/VISION	\$ 26.03
154286	COMM DEV	001 5-599-6150	DELTA DENTAL	EMP INS PREMIUMS - DENTAL/VISION	\$ 86.94
154286	ADMIN	001 5-611-6150	DELTA DENTAL	EMP INS PREMIUMS - DENTAL/VISION	\$ 60.86
154286	FINANCE	001 5-620-6150	DELTA DENTAL	EMP INS PREMIUMS - DENTAL/VISION	\$ 55.70
154286	SEWER	610 5-815-6150	DELTA DENTAL	EMP INS PREMIUMS - DENTAL/VISION	\$ 255.68
154286	INS - COBRA	820 5-820-6151	DELTA DENTAL	EMP INS PREMIUMS - DENTAL/VISION	\$ 157.44
154287	STREETS	001 5-210-6440	200 EAST 90TH STREET LLC	RENTAL FEE FOR WAREHOUSE SPACE	\$ 1,849.75
154288	STREETS	001 5-210-6310	A & A AIR COND & REFRIGERATION INC	ICE MACHINE RENTAL	\$ 62.50
154289	POLICE	001 5-110-6725	ACCESS SYSTEMS LEASING	PD COPIER LEASE	\$ 366.47
154289	STREETS	001 5-210-6310	ACCESS SYSTEMS LEASING	CITY SHOP COPIER LEASE	\$ 202.18
154289	FINANCE	001 5-620-6340	ACCESS SYSTEMS LEASING	CH COPIER LEASE	\$ 175.87
154290	SEWER	610 5-815-6490	ADVANCED ANALYTICAL SOLUTIONS LLC	STATE LAB TESTING	\$ 224.78
154291	POLICE	001 5-110-6181	ADVANTAGE ADVERTISING	PD HATS	\$ 75.00
154292	ROAD USE	110 5-210-6765	AFFORDABLE PARKING LOT SERVICES	PINEHURST, S 7TH ST, S 8TH ST	\$ 20,820.00
154294	POLICE	001 5-110-6506	AMAZON CAPITAL SERVICES	DOOR PLAQUE, LINT ROLLER	\$ 73.96
154294	VEHICLE MAINT	001 5-299-63322	AMAZON CAPITAL SERVICES	BRAKE CABLE-MOWER	\$ 10.59
154294	FINANCE	001 5-620-6506	AMAZON CAPITAL SERVICES	PENS	\$ 12.46
154294	COMM POLICE	008 5-110-6602	AMAZON CAPITAL SERVICES	PAPER BAGS	\$ 64.92
154294	SEWER	610 5-815-6181	AMAZON CAPITAL SERVICES	CLOTHING ALLOWANCE	\$ 99.99
154294	SEWER	610 5-815-6320	AMAZON CAPITAL SERVICES	BAND SAW BLADE	\$ 20.46
154295	FINANCE	001 5-620-6401	BOHNSACK & FROMMELT LLP	ACCOUNTING SERVICES	\$ 1,953.13
154296	LEGAL	001 5-640-6411	BROOKS LAW FIRM P.C.	GENERAL REPRESENTATION	\$ 627.00
154297	VEHICLE MAINT	001 5-299-6504	CCP INDUSTRIES INC.	WIPES	\$ 257.81
154299	STREETS	001 5-210-6310	CINTAS CORPORATION	CITY SHOP MATS	\$ 67.88
154299	ADMIN	001 5-611-6310	CINTAS CORPORATION	CITY HALL MATS	\$ 45.11
154300	STREETS	001 5-210-6510	CINTAS FIRST AID & SAFETY D89	CITY SHOP FIRST AID	\$ 91.45
154302	VEHICLE MAINT	001 5-299-63322	EASTERN IOWA TIRE	KUBOTA FRONT MOUNT MOWER TIRES	\$ 184.78
154303	SEWER	610 5-815-6310	ELDRIDGE LUMBERYARD INC.	GENERATOR PAD	\$ 123.46
154303	SEWER	610 5-815-6310	ELDRIDGE LUMBERYARD INC.	GENERATOR PAD	\$ 38.88
154304	STREETS	001 5-210-6181	G T SPORTS UNLIMITED	SAFETY GREEN TSHIRTS	\$ 393.00
154304	SEWER	610 5-815-6181	G T SPORTS UNLIMITED	SAFETY GREEN TSHIRTS	\$ 108.00
154305	POLICE	001 5-110-6412	GENESIS OCCUPATIONAL HEALTH	SHARF & SPATARU	\$ 350.00
154307	ADMIN	001 5-611-6240	PAUL HAYUNGS	ISU EXT P & Z TRAINING	\$ 98.69
154308	VEHICLE MAINT	001 5-299-63323	HENDERSON PRODUCTS INC	UNIT 34 - MOTOR BUSHING	\$ 1,303.26
154310	STREETS	001 5-210-6250	IA ASSN. MUNICIPAL UTIL.	SAFETY TRAINING APRIL-JUNE 24	\$ 1,280.71
154310	SEWER	610 5-815-6230	IA ASSN. MUNICIPAL UTIL.	SAFETY TRAINING APRIL-JUNE 24	\$ 1,280.71
154311	CITY COUNCIL	001 5-610-6240	IOWA FREEDOM INFORMATIN COUNCIL	IOWA OPEN MEETINGS HANDBOOK	\$ 110.00
154312	POLICE	001 5-110-6480	IOWA LAW ENFORCEMENT ACADEMY	EVAUL - SPARTARU	\$ 150.00
154314	POLICE	001 5-110-6062	KELTEK INCORPORATED	PD TAHOE UPFIT	\$ 10,001.88
154314	COMM POLICE	008 5-110-6599	KELTEK INCORPORATED	PD TAHOE UPFIT	\$ 5,000.00
154314	COMM POLICE	008 5-110-6602	KELTEK INCORPORATED	PD TAHOE UPFIT	\$ 5,000.00
154316	ADMIN	001 5-611-6240	ROBERT KUEHL	ISU EXT P&Z TRAINING	\$ 108.54
154317	VEHICLE MAINT	001 5-299-6504	LAWSON PRODUCTS INC.	PARTS	\$ 371.23
154317	VEHICLE MAINT	001 5-299-6504	LAWSON PRODUCTS INC.	PARTS	\$ 571.11
154318	POLICE	001 5-110-6727	LEXIPOL	ANN LAW ENF POLICY MANUAL	\$ 6,255.39
154319	ADMIN	001 5-611-6240	JEFF MARTENS	IA RURAL DEVEL SUMMIT	\$ 300.94
154319	ADMIN	001 5-611-6240	JEFF MARTENS	ISU EXT P&Z TRAINING	\$ 108.54
154320	ADMIN	001 5-611-6310	MENARDS	KITCHEN SINK REPAIR	\$ 117.92
154320	SEWER	610 5-815-6332	MENARDS	REPLUMB OLD FIRE TRUCK	\$ 222.66
154321	STREETS	001 5-210-6310	MERSCHMAN HARDWARE	CHAIN SAW OIL	\$ 21.99
154321	VEHICLE MAINT	001 5-299-63322	MERSCHMAN HARDWARE	MISC FASTENERS	\$ 18.82
154321	VEHICLE MAINT	001 5-299-63322	MERSCHMAN HARDWARE	SPRAY PAINT	\$ 33.75
154321	SEWER	610 5-815-6310	MERSCHMAN HARDWARE	EXPANSION FOAM	\$ 15.98
154321	SEWER	610 5-815-6320	MERSCHMAN HARDWARE	FORK LIFT PROPANE	\$ 31.99
154321	SEWER	610 5-815-6550	MERSCHMAN HARDWARE	TAR MANHOLE REPAIR	\$ 53.77
154322	STREETS	001 5-210-6310	MERSCHMAN HARDWARE	LP GAS FOR FORKLIFT	\$ 31.99
154322	STREETS	001 5-210-6512	MERSCHMAN HARDWARE	CHAINSAW CHAINS	\$ 98.97
154322	STREETS	001 5-210-6512	MERSCHMAN HARDWARE	PAINT MARKERS	\$ 7.97

154322	VEHICLE MAINT	001 5-299-63322	MERSCHMAN HARDWARE	SPRAY PAINT	\$ 8.99
154323	STREETS	001 5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE SIGN SHOP	\$ 231.11
154323	STREETS	001 5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE	\$ 62.03
154323	STREETS	001 5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE OFFICE	\$ 238.72
154323	STREET LIGHT	001 5-230-6371	MIDAMERICAN ENERGY COMPANY	305 N 3RD LIGHT	\$ 529.91
154323	STREET LIGHT	001 5-230-6371	MIDAMERICAN ENERGY COMPANY	2951 S 9TH AVE SIREN	\$ 10.71
154323	FINANCE	001 5-620-6371	MIDAMERICAN ENERGY COMPANY	313 N 3RD	\$ 27.18
154323	FINANCE	001 5-620-6371	MIDAMERICAN ENERGY COMPANY	301 N 3RS	\$ 11.44
154323	FINANCE	001 5-620-6371	MIDAMERICAN ENERGY COMPANY	309 N 3RD	\$ 24.37
154323	SEWER	610 5-815-6371	MIDAMERICAN ENERGY COMPANY	601 TRAILS RD	\$ 6,732.92
154323	SEWER	610 5-815-6371	MIDAMERICAN ENERGY COMPANY	601 TRAILS RD	\$ 830.99
154324	VEHICLE MAINT	001 5-299-6332	MILLS CHEVROLET	BOLT UNIT 511	\$ 4.99
154325	SEWER	610 5-815-6332	MUSCATINE LAWN & POWER	MOWER BLADES	\$ 89.28
154326	SEWER	610 5-815-6490	NORTH CENTRAL LABORATORIES	TESTING SUPPLIES	\$ 307.38
154327	HOTEL TAX	122 5-499-6493	NORTH SCOTT OPTIMIST CLUB	BIKE PATH FLAGS	\$ 260.00
154328	FINANCE	001 5-620-6414	NORTH SCOTT PRESS	CITY PUBLISHING	\$ 890.67
154329	VEHICLE MAINT	001 5-299-63322	P & K MIDWEST INC	FUEL FILTER	\$ 13.79
154329	VEHICLE MAINT	001 5-299-63322	P & K MIDWEST INC	TRIMMER SERVICE KIT	\$ 34.49
154330	LEGAL	001 5-640-6411	PAPPAS WRIGHT PC ATTORNEYS AT LAW	LEGAL SERVICES THROUGH FEB	\$ 8,915.00
154333	SEWER	610 5-815-6310	PLEASANT VALLEY REDI-MIX INC	GENERATOR PAD	\$ 1,016.25
154334	SEWER	610 5-815-6320	PLUMB SUPPLY	WATER EXPANSION TANK	\$ 86.19
154337	STREETS	001 5-210-6373	QUAD CITIES TAS	ANSWERING SERVICE	\$ 33.27
154337	SEWER	610 5-815-6373	QUAD CITIES TAS	ANSWERING SERVICE	\$ 33.27
154338	SEWER	610 5-815-6490	QUAD CITY SAFETY INC.	CALIBRATE GAS METER	\$ 25.00
154342	STREETS	001 5-210-6331	RIVER VALLEY COOPERATIVE	STREET DIESEL	\$ 858.48
154342	SEWER	610 5-815-63311	RIVER VALLEY COOPERATIVE	SEWER DIESEL	\$ 2,026.86
154343	ROAD USE	110 5-210-6530	RIVERSTONE GROUP INC	UPM COLD MIX/PATCH	\$ 258.10
154344	COMM DEV	001 5-599-6040	ROBERT HALF	OVERSTREET-TEMP SERVICES	\$ 233.44
154347	POLICE	001 5-110-6413	SCOTT COUNTY SHERIFFS DEPT.	BOOKING FEES	\$ 200.00
154348	SALES TAX	121 5-750-6407	SHIVE-HATTERY ENGINEERS	ENG MAR 23 - APR 19 24	\$ 15,865.49
154348	SALES TAX	121 5-750-6407	SHIVE-HATTERY ENGINEERS	SERVICES FOR MAR23-APR19 24	\$ 1,753.83
154348	SALES TAX	121 5-750-6407	SHIVE-HATTERY ENGINEERS	2021 PROJECTS	\$ 589.13
154348	SALES TAX	121 5-750-6727	SHIVE-HATTERY ENGINEERS	E LECLAIRE & 1ST ST	\$ 5,361.36
154349	POLICE	001 5-110-6506	SHRED-IT C/O STERICYCLE INC	PD SHRED SERVICES	\$ 123.63
154350	POLICE	001 5-110-6506	STAPLES	COPY PAPER	\$ 37.61
154350	STREETS	001 5-210-6310	STAPLES	COMPUTER CABLE	\$ 11.98
154350	STREETS	001 5-210-6310	STAPLES	COMPUTER MONITORS	\$ 356.09
154350	STREETS	001 5-210-6310	STAPLES	BATTERY BACKUP	\$ 69.95
154350	STREETS	001 5-210-6310	STAPLES	TR- WIPES	\$ 135.00
154350	STREETS	001 5-210-6310	STAPLES	TR - CITY SHOP PLASTIC WARE	\$ 73.87
154350	ADMIN	001 5-611-6310	STAPLES	CH PAPERTOWELS AND LEGAL PADS	\$ 54.42
154350	ADMIN	001 5-611-6310	STAPLES	CH PAPER PLATES	\$ 56.49
154350	FINANCE	001 5-620-6506	STAPLES	CH COPY PAPER	\$ 125.69
154350	SEWER	610 5-815-6506	STAPLES	TR - OFFIE SUPPLIES	\$ 60.59
154352	STREETS	001 5-210-6512	THEISEN SUPPLY INC	LEAF BLOWER	\$ 159.00
154353	SEWER	610 5-815-6332	TRI STATE ENGINE SERVICE LLC	SEWER- MOWER	\$ 28.97
154354	FINANCE	001 5-620-6319	TYLER TECHNOLOGIES	ANNUAL FEES	\$ 1,407.53
154356	POLICE	001 5-110-6181	UNIFORM DEN INC.	GALE CLOTHING	\$ 14.45
154357	SALES TAX	121 5-750-6727	VALLEY CONSTRUCTION CO.	1ST & LELCLAIRE PAYAPP 14	\$ 103,927.97
154358	POLICE	001 5-110-6373	VERIZON WIRELESS	PD CELLULAR	\$ 651.36
154358	INSPECTIONS	001 5-170-6373	VERIZON WIRELESS	CITY CELLULAR	\$ 41.41
154358	STREETS	001 5-210-6373	VERIZON WIRELESS	CITY CELLULAR	\$ 231.36
154358	FINANCE	001 5-620-6373	VERIZON WIRELESS	CITY CELLULAR	\$ 41.41
154358	SEWER	610 5-815-6373	VERIZON WIRELESS	CITY CELLULAR	\$ 149.25
154359	HOTEL TAX	122 5-499-6491	VISIT QUAD CITIES	QUARTERLY FUNDING FOR OCTOBER	\$ 1,100.00
154359	HOTEL TAX	122 5-499-6493	VISIT QUAD CITIES	QUARTERLY FUNDING FOR OCTOBER	\$ 1,150.00
154360	SEWER	610 5-815-6310	WHITE CAP LP	GENERATOR PAD	\$ 1,263.10
154360	SEWER	610 5-815-6310	WHITE CAP LP	GENERATOR PAD	\$ 176.72
	SPLIT	SPLIT	PAYROLL 4/27/2024	PAYROLL 4/27/2024	\$ 92,351.45
TOTAL:					\$ 450,145.41



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Kevin Seymour	Rudy's Tacos	(563) 285-6844		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
150 S. 14th Ave		Eldridge	Scott	52748
MAILING ADDRESS	CITY	STATE	ZIP	
150 S. 14th Ave	Eldridge	Iowa	52748	

Contact Person

NAME	PHONE	EMAIL
Kevin Seymour	(309) 737-9710	karip84@hotmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0042532	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
May 20, 2024	May 19, 2025	

SUB-PERMITS

Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Sole Proprietor

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Kevin Seymour	Eldridge	Iowa	52748	Owner	100.00	Yes
DENISE BENSON	Long Grove	Iowa	52756			

Insurance Company Information

INSURANCE COMPANY

West Bend Mutual Insurance Company

POLICY EFFECTIVE DATE

May 20, 2024

POLICY EXPIRATION DATE

May 20, 2025

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



Ahlers & Cooney, P.C.
Attorneys at Law
100 Court Avenue, Suite 600
Des Moines, Iowa 50309-2231
Phone: 515-243-7611
Fax: 515-243-2149
www.ahlerslaw.com
Nathan J. Overberg
515.246.0329
noverberg@ahlerslaw.com

March 28, 2024

Sent via email: nlemke@cityofeldridgeia.org

Nevada Lemke
City Administrator
City of Eldridge
305 N. Third Street
Eldridge, Iowa 52748

RE: Engagement Letter - Amendment No. 2 to the Eldridge Multiresidential Urban Revitalization Plan

Dear Nevada:

The purpose of this Engagement Agreement (“Agreement”) is to disclose and memorialize the terms and conditions under which Ahlers & Cooney, P.C. will represent the City of Eldridge, Iowa (the “City”) in connection with Amendment No. 2 to the Eldridge Multiresidential Urban Revitalization Plan (the “Amendment”) for the Eldridge Multiresidential Urban Revitalization Area (the “Urban Revitalization Area”), in accordance with Iowa Code Chapter 404.

SCOPE OF ENGAGEMENT

We agree to perform the following services for the fees we charge under this Agreement:

1. Prepare the Amendment (“Amendment”) in accordance with Iowa Code Chapter 404;
2. Prepare letters of instructions, notices of meetings, and partial agendas for City Council proceedings related to the Amendment;
3. Prepare proceedings for a resolution setting the date of a public hearing on the Amendment;
4. Prepare proceedings to be used on the date fixed for the public hearing and adoption of the Amendment;
5. Prepare an amendment to the ordinance designating the Urban Revitalization Area, if needed to modify the Urban Revitalization Area’s boundaries;

6. Answer questions and advise City staff and the Council throughout the adoption process for the Amendment; and
7. Complete a transcript file record related to the adoption of the Amendment.

Our duties under this Agreement are limited to those expressly set forth above. Absent a separate engagement agreement regarding one or more of the following services, the services provided and the fees charged hereunder do not include:

1. Preparing the legal descriptions to be used in the Amendment;
2. Defending any legal challenges to or arising out of the Amendment;
3. Acting in a financial advisory role;
4. Administering the Urban Revitalization Area or Urban Revitalization Plan, as amended, after the adoption of the Amendment (and after completion of the transcript file on the Amendment); or
5. Any bond (finance) related services.

It is not anticipated that it will be necessary for us to personally attend Council meetings in order to accomplish our work. We will be coordinating our services with you and other City staff, as directed by the City. In the event that public hearings or litigation should occur in the course of this matter, we would expect the same to be handled by the City Attorney, unless special arrangements are made for our participation.

ATTORNEY-CLIENT RELATIONSHIP

As confirmed by the execution of this Agreement, the City will be our client and an attorney-client relationship will exist between us for purposes of providing the services listed above. Our services are limited to those contracted for in this letter and the City's execution of this Agreement will constitute an acknowledgement of those limitations. The Firm's engagement under this Agreement will end when the Amendment is adopted/approved by the Council and our final invoice has been paid.

FEES

The attorneys working in the economic development practice area of the firm, including Nathan Overberg and Jenna Sabroske, will be the attorneys chiefly responsible for providing you with these legal services. However, if efficient and appropriate, we may call on other attorneys and legal assistants from time to time. The fees will be based on the hours worked by firm personnel at their hourly rates in effect at the time the work is performed. Mr. Overberg's 2024 hourly rate is \$340 and Ms. Sabroske's rate is \$270. Work performed by other attorneys will be billed at their 2024 hourly rate (from \$200-\$430 per hour). Work by legal assistants will be billed at \$140-\$155 per hour. Our rates are generally adjusted on an annual basis, as of January 1st of each year.

It is difficult to estimate the total cost for the work, because we charge by the hour and there are many variables that impact the number of hours spent on the work. Expenses will be billed at the amount incurred. Our statement for services and expenses will be due and payable upon receipt of the invoice, which in most instances, is monthly. Should you have any questions about a statement or a fee, please do not hesitate to call. We do reserve the right to withdraw from representation for any reason, including failure to pay the monthly statement in accordance with this policy. If, for any reason, the City terminates the engagement governed by this Agreement before the completion of the services described herein, we will bill the City for the services rendered as of the date of termination based on the hourly rates of those who provided services.

RECORDS

At the City's request, any documents furnished by the City will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the above referenced project will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this Agreement.

APPROVAL

Please carefully review the terms and conditions of this Agreement. **If this Agreement accurately reflects the terms of this particular engagement, please obtain approval by the City Council, and execute, date, and return to me the enclosed copy of this Agreement. Please retain the original for your file.**

If you have questions regarding any aspect of the above or our representation, please do not hesitate to contact me. As always, we appreciate the opportunity to represent the City and we look forward to working with you on this matter.

Ahlers & Cooney, P.C.

Sincerely,

By:


Nathan J. Overberg

Accepted and approved on behalf of the City Council of the City of Eldridge, Iowa*

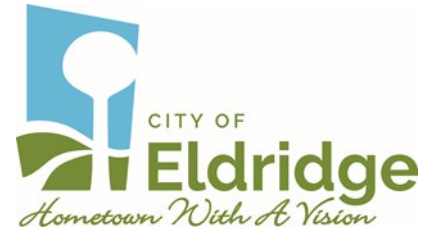
By: _____ Dated: _____

Title: _____

*Authorized by action of the governing body, approved on _____, 2024.

City of Eldridge

MEMORANDIUM



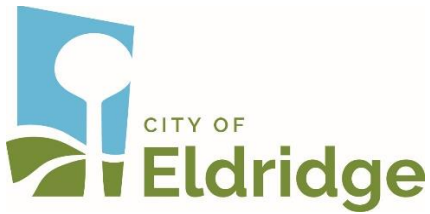
To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Grunwald Grove 3rd Addition Preliminary Plat Memo
Date: 5/6/2024

Plan and Zone Commission:

The City has received the attached Preliminary Plat and Application from Grunwald Land Development, LC.

City Staff and City Engineer have reviewed the information and are recommending approval.

The Planning and Zoning Commission approved this plat at their meeting on April 18, 2024 with a minor change that has been made on the attached plat.



PRELIMINARY PLAT APPLICATION

Plan and Zone Commission

Subdivision Name _____

Subdivision Location _____

Current Zoning _____ Proposed Zoning _____

Number of Lots _____ 60 Residential, 3 Outlots, 2 ROW Lots

Developer Name _____
Address _____
Phone Number _____
Email Address _____
Main Contact Person _____

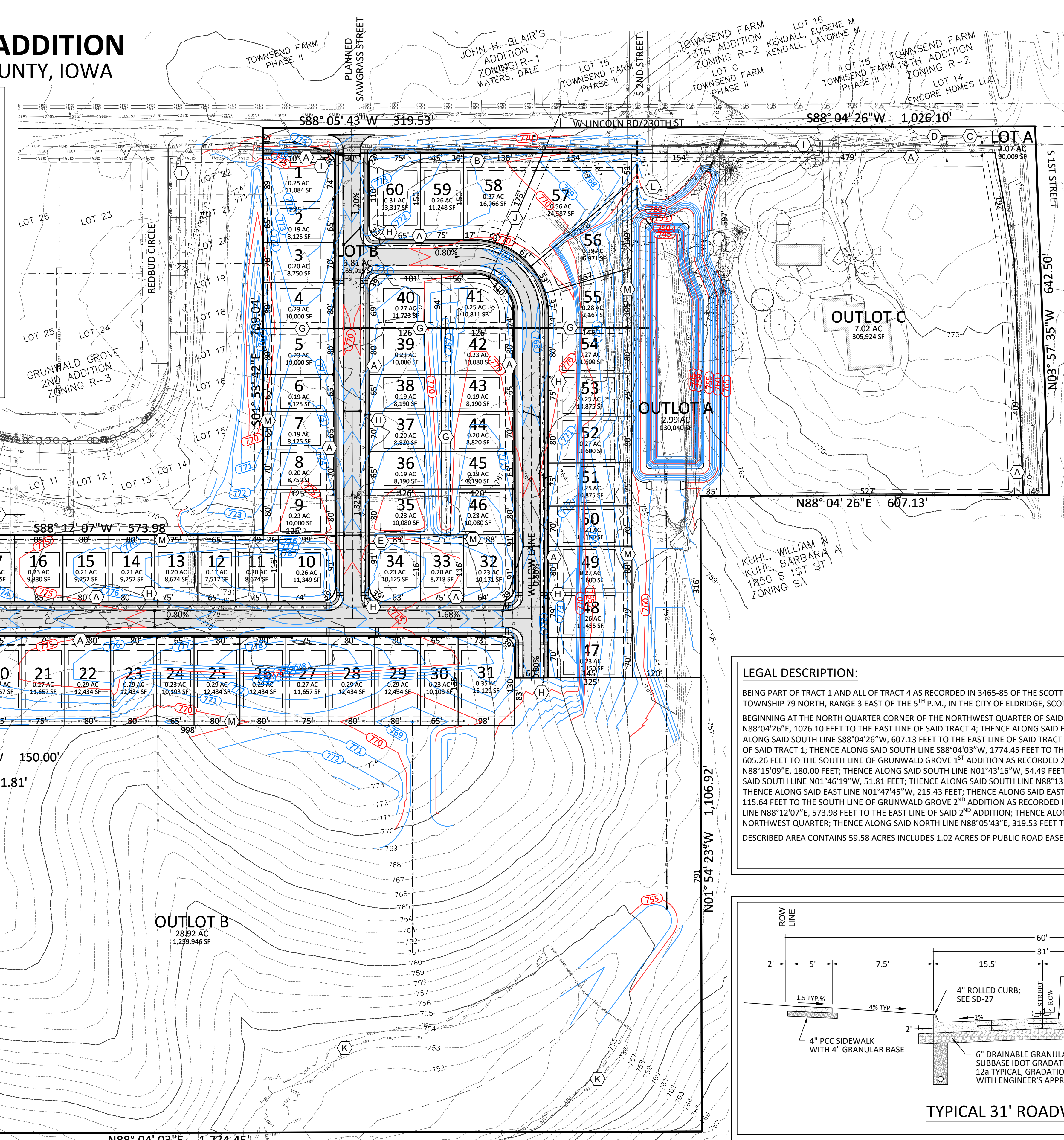
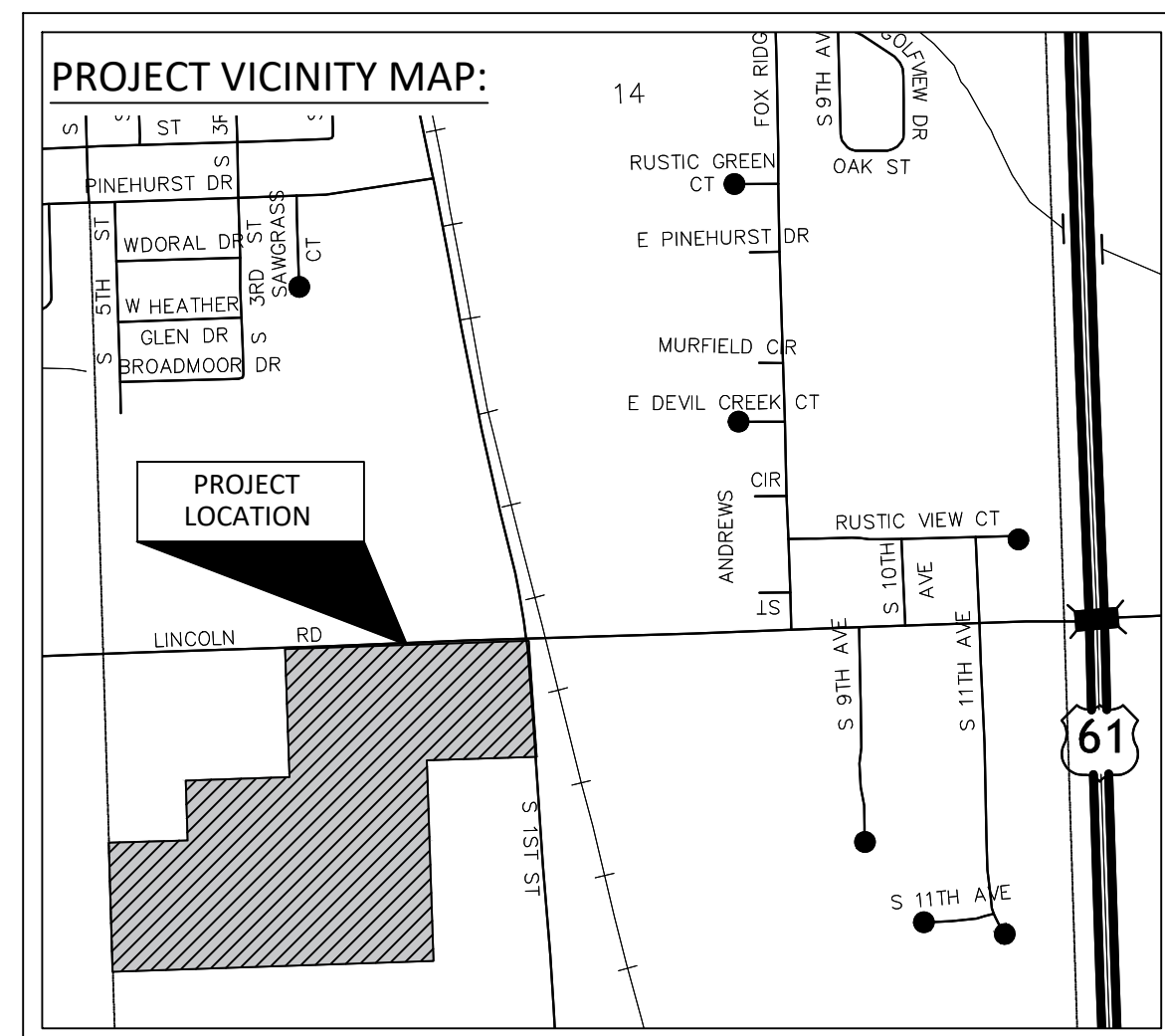
Engineer Firm _____
Contact _____
Address _____
Phone Number _____
Email _____

Name of person filing application _____ Date _____

Application Fee is \$200.00 plus \$1.50 per lot

For office use only				
Filing Fee Paid	\$	_____	Date Filed	_____
Payment Method		_____	Meeting Date	_____

PRELIMINARY PLAT GRUNWALD GROVE 3RD ADDITION IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA



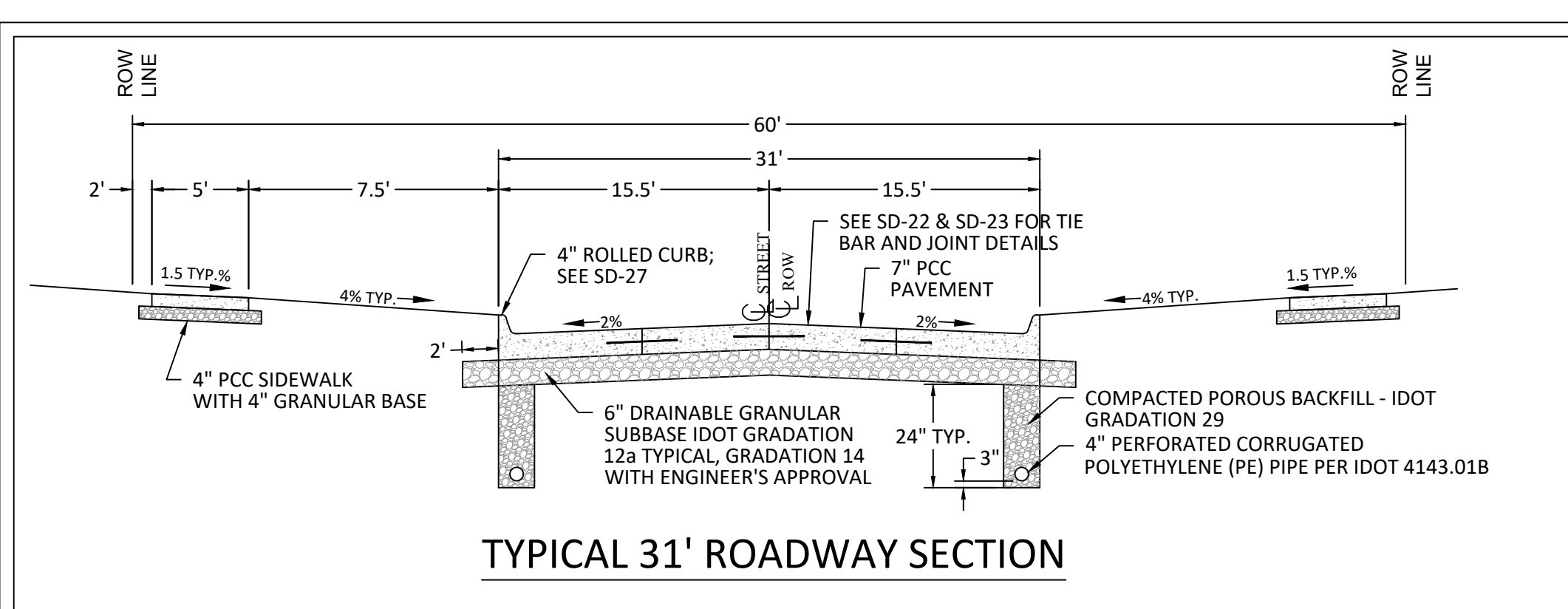
OWNER / APPLICANT:
GRUNWALD LAND DEVELOPMENT, LC
409 SOUTH SCHULTZ DRIVE
LONG GROVE, IOWA 52756

ATTORNEY
VOLLERSTEN, BRIT, AND GORSLINE, P.C.
ATTN: MICHAEL GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IOWA 52807
319-519-6220
563-324-0441

PREPARED BY:
AXIOM CONSULTANTS, LLC
C/O BRIAN BOELK
300 SOUTH CLINTON ST, UNIT 200
IOWA CITY, IOWA 52240
319-519-6220
BBOELK@AXIOM-CON.COM

- KEY NOTES:**
- (A) 15' PUBLIC UTILITY EASEMENT
 - (B) 25' PUBLIC UTILITY, STORM SEWER & DRAINAGE EASEMENT
 - (C) EXISTING 12" GAS EASEMENT
 - (D) EXISTING 20" UTILITY EASEMENT
 - (E) EXISTING 30" DRAINAGE EASEMENT-TO BE VACATED
 - (F) EXISTING 25" SANITARY SEWER EASEMENT
 - (G) 30' STORM SEWER AND DRAINAGE EASEMENT
 - (H) PROPOSED FIRE HYDRANT
 - (I) EXISTING FIRE HYDRANT
 - (J) 30' SANITARY SEWER EASEMENT
 - (K) FLOODPLAIN LIMITS PER FEMA
 - (L) UNRECORDED PARCEL WITH COMMUNICATIONS HUT
 - (M) 15' PUBLIC UTILITY, STORM SEWER & DRAINAGE EASEMENT

LEGAL DESCRIPTION:
BEING PART OF TRACT 1 AND ALL OF TRACT 4 AS RECORDED IN 3465-85 OF THE SCOTT COUNTY RECORDS IN THE NORTHWEST QUARTER (NW ¼) OF SECTION 23, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA DESCRIBED AS
BEGINNING AT THE NORTH QUARTER CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23, THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER N88°04'26"E, 1026.10 FEET TO THE EAST LINE OF SAID TRACT 4; THENCE ALONG SAID EAST LINE S03°57'35"E, 642.50 FEET TO THE SOUTH LINE OF SAID TRACT 4; THENCE ALONG SAID SOUTH LINE S88°04'26"W, 607.13 FEET TO THE EAST LINE OF SAID TRACT 1; THENCE ALONG SAID EAST LINE S01°54'23"E, 1106.92 FEET TO THE SOUTH LINE OF SAID TRACT 1; THENCE ALONG SAID SOUTH LINE S88°04'03"W, 1774.45 FEET TO THE WEST LINE OF SAID TRACT 1; THENCE ALONG SAID WEST LINE N01°48'00"W, 605.26 FEET TO THE SOUTH LINE OF GRUNWALD GROVE 1ST ADDITION AS RECORDED 2021-30527 OF THE SCOTT COUNTY RECORDS, THENCE ALONG SAID SOUTH LINE N88°15'09"E, 180.00 FEET; THENCE ALONG SAID SOUTH LINE N01°43'16"W, 54.49 FEET; THENCE ALONG SAID SOUTH LINE N88°07'55"E, 120.00 FEET; THENCE ALONG SAID SOUTH LINE N01°46'19"W, 51.81 FEET; THENCE ALONG SAID SOUTH LINE N88°13'38"E, 150.00 FEET TO THE EAST LINE OF SAID GRUNWALD GROVE 1ST ADDITION; THENCE ALONG SAID EAST LINE N01°47'45"W, 215.43 FEET; THENCE ALONG SAID EAST LINE S88°15'19"W, 13.32 FEET; THENCE ALONG SAID EAST LINE N01°44'51"W, 115.64 FEET TO THE SOUTH LINE OF GRUNWALD GROVE 2ND ADDITION AS RECORDED IN 2023-12674 OF THE SCOTT COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE N88°12'07"E, 573.98 FEET TO THE EAST LINE OF SAID 2ND ADDITION; THENCE ALONG SAID EAST LINE N01°43'42"W, 709.04 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID NORTH LINE N88°05'43"E, 319.53 FEET TO THE POINT OF BEGINNING.
DESCRIBED AREA CONTAINS 59.58 ACRES INCLUDES 1.02 ACRES OF PUBLIC ROAD EASEMENT AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.



WWW.AXIOM-CON.COM | (319) 519-6220

**GRUNWALD GROVE
3RD ADDITION**

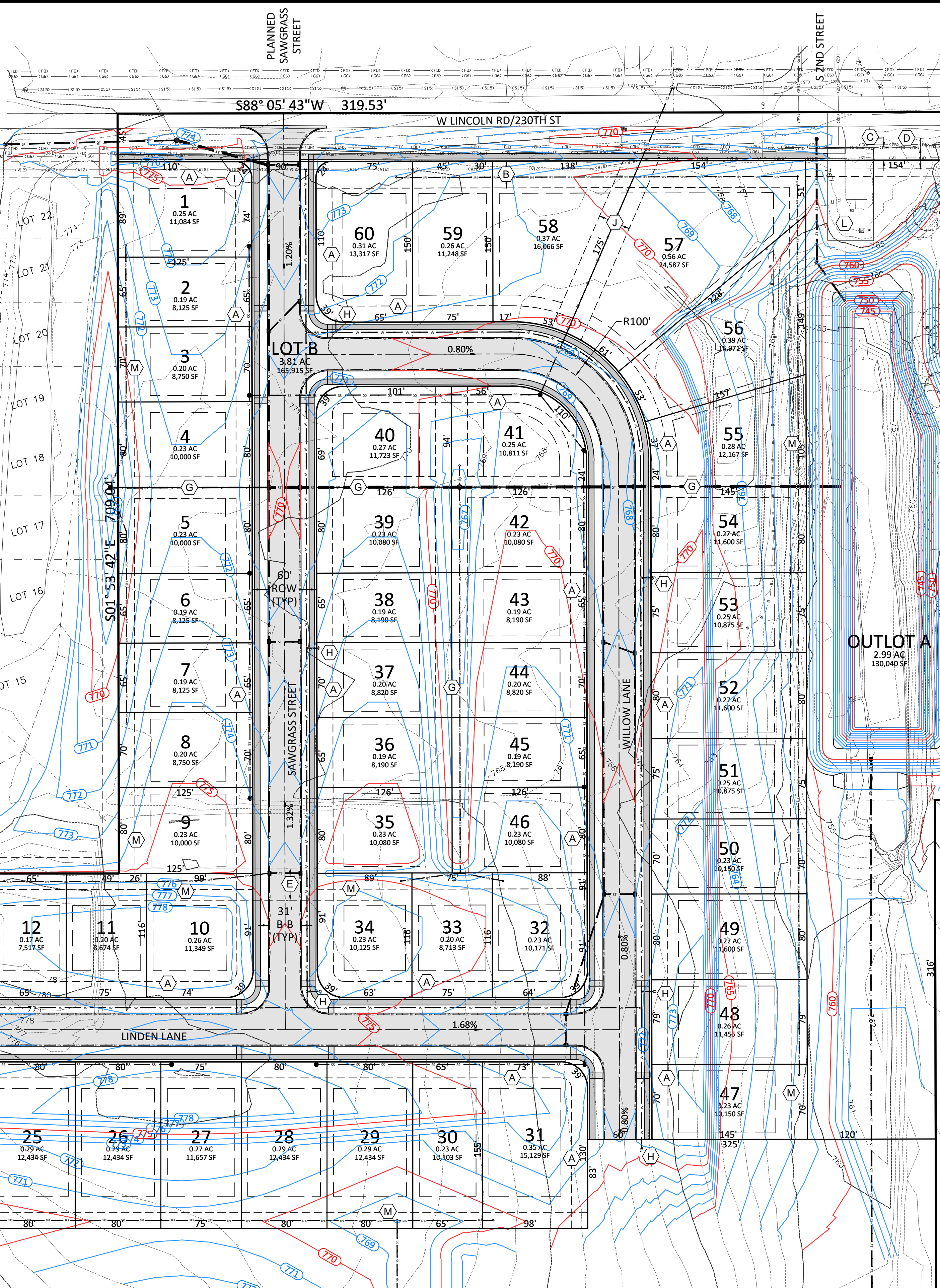
GRUNWALD LAND DEVELOPMENT, L.C.

ISSUED FOR	
CITY SUBMITTAL	
DATE	04-22-2024
DESCRIPTION	DATE
DESIGNED BY	JP
DETAILED BY	JP
CHECKED BY	BB
PROJECT NO.	23-0100
SHEET NAME	
PRELIMINARY PLAT	

1 OF 2

PRELIMINARY PLAT GRUNWALD GROVE 3RD ADDITION IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

LEGEND:	EXISTING	PROPOSED
UTILITIES		
COMMUNICATIONS		
OVERHEAD LINE		
ELECTRIC		
FIBER OPTIC		
GAS		
SANITARY SEWER		
STORM		
SUBDRAIN		
SUMP PUMP SEWER		
WATER: DOMESTIC		
COMMUNICATIONS HANDHOLE		
COMMUNICATIONS PEDESTAL		
COMMUNICATIONS MANHOLE		
GUY WIRE ANCHOR		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
LIGHT POLE		
ELECTRIC MANHOLE		
ELECTRIC TRANSFORMER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
STORM SEWER MANHOLE		
STORM SEWER INTAKE		
HYDRANT		
WATER VALVE		
CURB STOP		
SITE		
CONTOUR - INDEX		
CONTOUR - INTERMEDIATE		
FENCE: BARB WIRE		
FENCE: WOOD		
SHRUBBERY		
TREE: DECIDUOUS		
TREE: CONIFEROUS		
SIGN		



- GENERAL NOTES:**
- ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ELDRIDGE STANDARD SPECIFICATIONS AND DETAIL DRAWINGS.
 - THIS PRELIMINARY PLAT INCLUDES APPROXIMATELY 59.58 ACRES.
 - THE ZONING FOR THE 60 RESIDENTIAL LOTS SHOWN ON THE SITE IS R-2.
- | R-2 | SINGLE FAMILY | TWO FAMILY | |
|-------------|---------------|------------|------------|
| LOT WIDTH: | 60' | 75' | |
| FRONT YARD: | 25' | 25' | |
| SIDE YARD: | 5' MIN. | 5' MIN. | SUM OF 12' |
| REAR YARD: | 30' | 30' | |
- ZONING FOR OUTLOT B IS R-2.
 - ZONING FOR OUTLOT C IS C-3.
 - EASEMENTS FOR PLANNING PURPOSES. SUBJECT TO CHANGE WITH SITE DESIGN. TO BE INCORPORATED INTO FINAL PLAT OR EASEMENT EXHIBITS.
 - ALL PROPOSED WATERMAIN IS TO BE 8".
 - ALL PROPOSED SANITARY SEWER IS TO BE 8".
 - ALL SUMP PUMP SEWER MAIN (SPS) TO BE 8".
 - THE INTENDED USE OF THE OUTLOT AND LETTERED LOTS WITHIN THE PLAT ARE AS FOLLOWS:
- | OUTLOT | INTENDED USE | RESPONSIBLE PARTY |
|----------|-------------------------|--------------------|
| LOT A | RIGHT-OF-WAY DEDICATION | CITY OF ELDRIDGE |
| LOT B | RIGHT-OF-WAY DEDICATION | CITY OF ELDRIDGE |
| OUTLOT A | STORMWATER DETENTION | HOMEOWNER'S ASSOC. |
| OUTLOT B | FUTURE RESIDENTIAL | OWNER |
| OUTLOT C | FUTURE COMMERCIAL | OWNER |
- THIS PROPERTY LIES WITHIN FEMA PANEL 19163C0215G (03/23/2021). THERE ARE MAPPED FLOODPLAINS ON THIS PROPERTY.
 - 100 YEAR FLOODPLAIN WILL BE CONTAINED IN OUTLOT B AND FEMA FLOOD MAPS WILL BE REVISED AS PART OF THIS DEVELOPMENT, IF NECESSARY.
 - ALL OUTLOTS SHALL HAVE BLANKET UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, AND WATER EASEMENTS.
 - ALL LOTS ADJACENT TO WEST LINCOLN ROAD WILL NOT HAVE STREET ACCESS TO WEST LINCOLN ROAD.
 - ALL LANDSCAPING WILL BE COMPLIANT WITH CITY OF ELDRIDGE LANDSCAPE ORDINANCE, AND SHALL BE INSTALLED PRIOR TO CITY COUNCIL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
 - ALL EASEMENTS CONGRUENT WITH RIGHTS-OF-WAY ARE 15' BLANKET WATER, SANITARY, STORM, AND UTILITY EASEMENTS.
 - NO DRIVEWAY WILL BE ALLOWED CLOSER THAN 200' FROM THE INTERSECTION OF LINCOLN AND FIRST STREET. EACH C-3 LOT MAY HAVE ONE ACCESS TO LINCOLN AND ONE ACCESS TO FIRST.
 - ALL ROADS LONGER THAN 150' AND TEMPORARILY ENDING AT SUBDIVISION ADDITION / PHASE LINES SHALL HAVE A TEMPORARY HAMMERHEAD, UNTIL THE ROAD IS COMPLETED.
 - SUMP DRAINS SHALL BE INSTALLED IN ALL REAR YARDS OF SINGLE FAMILY LOTS.
 - FUTURE DEVELOPMENT ON OUTLOT B SHALL INCLUDE ACCESS FOR A FUTURE STREET CONNECTION TO THE SOUTH ON 5TH STREET.
 - ALL WORK DONE WITHIN OUTLOT A SHALL BE OVERSEEN BY THE CITY ENGINEER.
 - SUMP PUMP SEWERS ON LOTS 19-31 SHALL OUTLET TO THE SOUTH OVERLAND UNTIL DEVELOPMENT OF FUTURE PHASES OF GRUNWALD GROVE DEVELOP. OUTLET PIPES SHALL BE MODIFIED TO CONNECT TO FUTURE STORM SEWER AT THAT TIME.
 - MINIMUM LOW OPENINGS FOR LOTS 51-55 ARE 761.50. LOT 56 IS 762.50.

- KEY NOTES:**
- (A) 15' PUBLIC UTILITY EASEMENT
 - (B) 25' PUBLIC UTILITY, STORM SEWER & DRAINAGE EASEMENT
 - (C) EXISTING 12' GAS EASEMENT
 - (D) EXISTING 20' UTILITY EASEMENT
 - (E) EXISTING 30' DRAINAGE EASEMENT-TO BE VACATED
 - (F) EXISTING 25' SANITARY SEWER EASEMENT
 - (G) 30' STORM SEWER AND DRAINAGE EASEMENT
 - (H) PROPOSED FIRE HYDRANT
 - (I) EXISTING FIRE HYDRANT
 - (J) 30' SANITARY SEWER EASEMENT
 - (K) FLOODPLAIN LIMITS PER FEMA
 - (L) UNRECORDED PARCEL WITH COMMUNICATIONS HUT
 - (M) 15' PUBLIC UTILITY, STORM SEWER & DRAINAGE EASEMENT

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0 30 60
1" = 60'

**GRUNWALD GROVE
3RD ADDITION**

ISSUED FOR

CITY SUBMITTAL

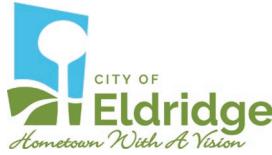
DATE	DESCRIPTION	DATE
04-22-2024		

DESIGNED BY	JP
DETAILED BY	JP
CHECKED BY	BB
PROJECT NO.	23-0100
SHEET NAME	

PRELIMINARY PLAT

2 OF 2

NOT FOR CONSTRUCTION OR RECORDING



RESOLUTION 2024-12

A Resolution Approving the Preliminary Plat of Grunwald Grove 3rd Addition

WHEREAS, the preliminary plat for Grunwald Grove 3rd Addition has been submitted by Grunwald Land Development, LC, owner of the property, and

WHEREAS, the preliminary plat has been found to be substantially in accord with the platting requirements of the City of Eldridge and has been approved by the Eldridge Planning and Zoning Commission on April 18, 2024, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the final plat for American Acres.

PASSED AND APPROVED THIS 6TH DAY OF MAY, 2024.

Attest:

Mayor, Frank King

City Clerk, Martha Nieto

Blackwell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
Campbell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
Collins	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
Dockery	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____
Iossi	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> _____

The regular meeting of the Board of Trustees of the Eldridge Electric and Water Utility Board was called to order at 5:00 P.M. on April 23, 2024, at Eldridge City Hall.

Board members present were Craig Gehrls, Jeff Hamilton, and Rachael Padavich. Also, present: Jacob Rowe, Jody Coffman, Brock Kroeger, Frank King, Nevada Lemke, Ryan Iossi, Mark Ridolfi, Marty O'Boyle, Olivia Donahue, Sarah Watson, and Sadie Wagner.

Public Comment – Brock Kroeger asked the board to table sections E & F of the Water Department until a further date.

Motion by Padavich to approve Agenda. Second by Hamilton. All ayes.

Motion by Hamilton to approve Utility Board Meeting Minutes from April 2, 2024. Second by Padavich. All ayes.

Motion by Hamilton to approve Special Utility Board Meeting Minutes from April 1, 2024. Second by Padavich. All ayes.

Financial –

Motion by Hamilton to approve bills payable for \$241,918.42. Second by Padavich. All ayes.

Motion by Hamilton to approve Resolution 2024-07 E&W Authorizing Budgeted FY24 Interfund Transfers. Second by Padavich. All ayes.

Motion by Hamilton to approve financial assistance for tax withholding liability for J. Powell as a result of an employer clerical error. Second by Padavich. All ayes.

Electric Department Update_ Collin Wilson was unable to attend the meeting so he forwarded the department update to Lemke to share with the board. There were no recent outages. The electric crew has been installing the new electric services for the new homes in the Townsend Farms addition and Grunwald's 2nd additions.

Water Department-

Water Test Results – Lemke shared there were 8 samples pulled from sites all over the city and the QC Analytical report shows all water tests passed.

Motion by Hamilton to approve QC Construction Services REVISED bid to include an additional \$3,257.20 to install a plastic laminate desktop station. Second by Padavich. All ayes.

Motion by Hamilton to approve a proposal from Cahoy Pump Service in the amount of \$39,462 for Phase II of the inspection and Repairs of Well #3. Second by Padavich. All ayes.

Motion by Hamilton to approve a proposal from Cahoy Pump Service in the amount of \$12,037 for the pull inspection and repairs/reinstallation of HS #4 Pump Gear. Second by Padavich. All ayes.

Motion by Hamilton to table action to rescind authorization for legal counsel at Dickinson, Bradshaw, Fowler, & Hagen, P.C. to obtain quotes or engage any third party investigation of City allegations, including rescinding of any authorization for JL Consulting to conduct any investigation until next meeting so they can conduct further discussion. Second by Padavich. All ayes.

Motion by Padavich to rescind authorization for legal counsel at Dickinson, Bradshaw, Fowler, & Hagen, P.C. to review and revise the Employee Handbook. Second by Hamilton. All ayes.

Verizon Discussion Lease Update – Lemke shared a proposal given by a Verizon representative to herself and Jeff Martens for a new Verizon lease which included breaking the current lease with a remainder of three years to start a new lease at \$1,100 a month with a 10% escalator every five years, opposed to the current \$1,700 a month with a 15% escalator bringing it to around \$2,000 in 2026 with the current lease. The new lease would begin November 1, 2024. Lemke requested they bring forward other proposals that they can bring to the board to have a discussion and possible action on. Verizon will have a proposal by next week and it will be brought to the next Utility Board Meeting.

Department Update – Stymiest was unable to attend the meeting and forwarded his update to Lemke to share. The water department crew has been working on their spring hydrant flushing and have adjusted the water tower settings to the new season settings. They also have been working on this year's hydrant painting plan. The water crew has been unsuccessful in finding funding for the 16th Ave water tower reconditioning project contracted with ISG due to it largely being considered a maintenance project. ISG's suggestion is to evaluate our local funding and determine how we can proceed with the project.

Administrative Department Update- Lemke shared that there is a vacancy in the electric department which is to be filled by a current water department employee. This can take place once a current electric department employee completes his journeymen testing, and then there will be an opening in the water department to fill.

Discussion & Review of Utility Board Fiscal Responsibilities – all board members reviewed and had no questions.

Motion by Hamilton to adjourn meeting at 5:18 pm. Second by Padavich. All ayes.

Sadie Wagner
Billing Clerk

Eldridge Community Center Minutes
April 10, 2024

The Eldridge Community Center Board meeting was called to order at 11:30 a.m. by Chairman Paul Petersen at the Eldridge Community Center.

Board Members present: Paul Petersen, Gigi Seibel, Deanna Jensen-Valliere, and Mark Goodding. Also present Lexie Diedrich, Gage Lane, Jeff Martens, Sadie Wagner, and Nevada Lemke.

Board Members Absent: Tracy Harris

Seibel made a motion to approve the agenda with an amendment to remove Item #10 regarding the Eldridge Fest Pancake Breakfast, second by Goodding. 3 ayes, 0 nays. Motion carried.

Seibel made a motion to approve the minutes from February 20, 2024 with two corrections, add Paul Peterson as in attendance and update monthly revenue from \$4,800 to \$48,000. Goodding seconded. 3 ayes, 0 nays. Motion carried.

Jensen-Valliere made a motion to approve the Bills Payable as presented on the report in the amount of \$21,082.06, second by Goodding. 3 ayes, 0 nays. Motion carried. *Seibel asked about getting Denise Benson's name removed from the Access account, Nevada agreed she would reach out to take care of this.

End of Month/Manager's report was presented by Diedrich and Lane. The Shine On Dance event was a big success and the organization booked another event to take place in September. The Cotton Candy machine was repaired and will be back in service tomorrow. Nothing extra for the upcoming month outside of the booked events. Lexi reported that she did have to kick a kid out for fighting and informed the Board of the incident. Jeff Martens asked Lexi about a written policy for incidents that occur like this and Lexi stated that they have policies, but they are not all written out. Jeff agreed that the City's Risk Management team with Porter Insurance could help with this to ensure that the Community Center has a written policy and records of any incidents from verbal warnings to removal. It was also suggested that there should be a Chaperone Contact required from all schools that book a school skate event. Lexi further stated that she is looking at updating rules and procedures and would like the Risk Team's assistance with that as well, and added that in addition to altercations, there are also some issues with acceptable dress code and public displays of affection, even with adult attendees.

Two customer evaluations were received. Both contained positive remarks of excellent service, no negative comments. Lexi and Gage stated they were beginning to give evaluation forms to guests with their booking paperwork and asking them to fill them out before they leave, to get a better return response for evaluation forms.

Old Business:

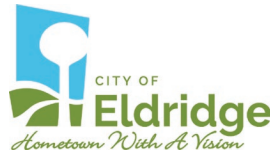
- A. The Board asked for an update on the bathroom remodel list. Peterson asked about the buildings max. capacity and noted that there would be a requirement for number of stalls based on the max. capacity. He also mentioned that the ADA compliance would be a factor for the remodel. Martens stated that Inspector Ray Nees could assist with the max. capacity question. Lexi stated she would like to add Urinal stall dividers and that a Family bathroom would be needed. The Board asked about proposals and Gage stated he would gather a proposal from Alec with Vermillion Construction. There were also suggestions for proposals from Darrin Guffey with QC Construction and Bruce Builders. Lexi stated that she does not want to use whatever contractor did the last remodel, due to the issues that they experienced on that project. The Board also asked about the rink floor project. Lexi stated if this project does happen in the next FY, she would look at the week of the Moonlight Chase or MVF week because those are slow periods. She stated the last rink project that was not done in house was approximately \$36,000 by Tite Coat. The Board recommended reaching out to other skating rinks to determine who they use so we can find more vendors to provide proposals. Gage agreed to proceed on this.

No New Business

Personnel: Lexi stated that there are no current staff issues. They have a good group of staff that are dependable and work well together. She stated that she did have one item to address that was brought forward to her by Ashley Lacey at City Hall, regarding the City's Parks Department softball league, Wapsi. She stated that the coaches meeting had traditionally taken place at the Community Center free of charge, but Lexi was not sure if they should be charged the \$50 like the North Scott Schools. The Board discussed and determined that since it is a City team, that the meeting could be held free of charge if there was already another event taking place on the day/time requested so that staff was already going to be there. Lexi stated that Roller Derby would be happening so staff was already going to be present. The Board asked Nevada to confirm that it is only one meeting. Jeff Martens stated that if necessary, he could work with Ashley and have them hold the meeting at City Hall.

Seibel made a motion at 12:14 p.m. to adjourn the meeting, second by Jensen-Valliere. 4 ayes, 0 nays. Motion carried.

Next meeting will be May 8, 2024



**Storm Water Advisory Committee Meeting
April 18, 2024, 11:00 a.m., Eldridge City Hall**

Minutes

The Storm Water Advisory Committee meeting was called to order by Assistant City Administrator Jeff Martens at 11:01 a.m. at City Hall on April 18, 2024. Board members present were Jeff Martens, Brian Wessel, Steve Puls, Ryan Iossi, Ray Nees, Jennifer Vittorio and Zach Howell. Also present was Tony Rupe.

The first order of business was electing a Chairman. A motion was made by Iossi to elect Jeff Martens as Chairman, seconded by Puls. Motioned carried 7-0 by voice vote. A motion was made by Iossi to elect Ray Nees as Vice-Chairman, seconded by Wessel. Motioned carried 7-0 by voice vote.

The second order of business was to present and discuss the 2024 Annual MS4 Report. Martens had previously emailed the report to committee members. Nees defined MS4 communities for the committee and talked about the quarterly inspections he does. The group discussed the location and maintenance of several area detention ponds. Iossi asked some questions about quarterly inspection documentation procedures. Policies for illicit discharge reporting and promotion of the reporting policy were discussed.

Wessel clarified a couple of points in the report for the group including the City's partnership with the Partners of Scott County Watersheds and water testing and cleanups that take place.

Martens asked if there were any changes that needed to be made to the report. There were none.

Motion to adjourn by Puls at 11:39 a.m., seconded by Nees. Motion carried.

Respectfully submitted,
Jeff Martens
Chairman

Steve Puls
Brian Wessel

Ryan Iossi
Jennifer Vittorio
Zach Howell

Jeff Martens
Ray Nees



**Eldridge Planning and Zoning Commission
April 18, 2024, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Plan and Zone Commission met in open session in Eldridge City Hall at 6:00 p.m. on April 18, 2024. The meeting was called to order at 6:01 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Brad Merrick, Jennifer Vittorio, Terry Harbour and Mike Martin. Tisha Boussetot and Duane Miller were absent. Also present were Scott Campbell, Jeff Martens, Craig and Mary Gehrls, Marty O'Boyle, Michael Bristley, Dale and Jill Grunwald, Danny and Dawn McLaughlin, Jerry and Becky DeMartelaere and Richard Pratt.

The minutes from the February 15, 2024, meeting were presented for approval. Donaubaauer had a small change and amended minutes will be posted. Motion by Harbour to approve the minutes as amended. Seconded by Martin. Motion carried 5-0 by voice vote.

Donabauer said that he would entertain a motion to elect a Chairman for the 2024 term. Martin motioned Donabauer for Chairman. Seconded by Harbour. Motion carried 5-0 by voice vote. Donabauer said that he would entertain a motion to elect a Vice-Chairman for the 2024 term. Harbour motioned Miller for Vice-Chairman. Seconded by Martin. Motioned carried 5-0 by voice vote.

Martens presented the preliminary final plat and application for Grunwald Grove 3rd Addition. He said the plat meets city code and the staff is recommending approval. The Commission asked a few questions. They recommended that a note be included saying that Outlot B is R-2 Residential since there was already a note stating Outlot C is C-3 General Commercial. Motion by Martin to approve the preliminary plat as amended. Seconded by Merrick. Motion carried 5-0 by voice vote.

Donabauer asked for a staff report on the Atkins request on the agenda. Martens started with a clarification that even though Atkins submitted a Vacation Request application she was not asking for the Vacation of any easements. Martens stated that through communication with Atkins he clarified that what she was seeking tonight was what was listed on the agenda. Martens read her request and summarized the opinions included in the packet. He then read a statement by City Attorney, Allison Wright. Atkins presented her interpretation of the documents in the packet and that her opinion was that they give her a legal right to the access easement located on 850 S. 1st Street. Members of the Commission and Martens responded to points made in Atkins' presentation and asked clarifying questions. Commission members suggested this was a civil matter. Michael Bristley was in attendance and said that he would be

willing to work with Atkins on a solution to this issue. Atkins expressed disappointment that it took this meeting to make this happen. In the end Atkins and Bristley agreed to continue further discussions on this issue.

Donabauer stated that the issue was outside the scope of the Commission and entertained a motion to end the discussion. Harbour motioned to end the discussion. Seconded by Vittorio. Motion carried 5-0 by voice vote.

Martin made a motion to adjourn the meeting at 6:47 p.m. Seconded by Harbour. Motion carried 5-0 by voice vote.