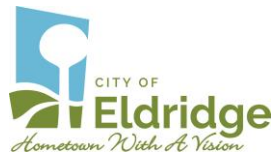


**CITY COUNCIL MEETING AGENDA**  
**Monday, August 07, 2023, 7:00 PM**  
**Eldridge City Hall · 305 N 3<sup>rd</sup> St· Eldridge, IA**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment
  
5. Mayor's Agenda
  - A. Consideration to Approve City Council Minutes from July 17, 2023
  - B. Consideration to Approve Bills Payable
  - C. Consideration to Approve a Temporary 5-Day Liquor License effective 08/16/2023 – 08/20/2023 for Cabos Cantina & Grill for "Music in the Park" event
  
6. Old Business
  - A. Consideration of Third and Final Reading of Ordinance 2023-15 Amending Title D, Chapter One, Section 19.12 – Sidewalks, of the Eldridge City Code to include public and municipal districts and to address sidewalk assessment waivers for existing industrial parks
  - B. Consideration of Second Reading of Ordinance 2023-16 Adding Title A, Chapter Twenty – Civil Service Employee Residency Requirements to the Eldridge City Code
  - C. Open Public Hearing for the Sale of a parcel of land located in the NE¼ NE¼ of Section 26, T79N, R3E of the 5<sup>th</sup> P.M. in the City of Eldridge to Bankland LLC
  - D. Close Public Hearing for the Sale of a parcel of land located in the NE¼ NE¼ of Section 26, T79N, R3E of the 5<sup>th</sup> P.M. in the City of Eldridge to Bankland LLC
  - E. Consideration of Resolution 2023-25 Approving the Sale of a parcel of land located in the NE¼ NE¼ of Section 26, T79N, R3E of the 5<sup>th</sup> P.M. in the City of Eldridge to Bankland LLC
  - F. Consideration of Second Reading of Ordinance 2023-17 Amending Title A, Chapter Three, Section 5.02 – Authority, of the Eldridge City Code to include a spending authorization limit of \$5,000 for Department Heads on general engineering costs for projects directly related to daily operations or public facility improvement planning
  - G. Consideration of Second Reading of Ordinance 2023-18 Amending Title A, Chapter Twelve, Section 28.00 – Policy on Serving Alcohol at Events Within City Limits to include a provision requiring event hosts and organizers to assume responsibility for ensuring vendors have the appropriate licensures to sell alcoholic beverages
  
7. New Business
  - A. Consideration of First Reading of Ordinance 2023-19 amending Title D, Chapter Two, Section 28 I-1 Light Industrial District to Update Principal Permitted Uses
  - B. First Reading of Ordinance 2023-20 Amending Title D, Chapter Two, Section 29 I-2 General Industrial District updating Principal Permitted Uses
  - C. Open Public Hearing for Rezoning of Lots 23,24,25 and 26 of Grunwald Grove 2<sup>nd</sup> Addition from the R-3 Multiple Family Residential District to Planned Residential Overlay District
  - D. Close Public Hearing for Rezoning of Lots 23,24,25 and 26 of Grunwald Grove 2<sup>nd</sup> Addition from the R-3 Multiple Family Residential District to Planned Residential Overlay District



- E. Consideration of First Reading of Ordinance 2023-21 for Rezoning of Lots 23,24,25 and 26 of Grunwald Grove 2<sup>nd</sup> Addition from the R-3 Multiple Family Residential District to Planned Residential Overlay District
- F. Consideration of Resolution 2023-26 Waiving Fees For the 2023-24 Student Built Home
- G. Consideration of Resolution 2023-27 Approving the final Plat of American Acres 2<sup>nd</sup> Addition
- H. Consideration of Resolution 2023-28 Approving the Final Plat of CRST 1<sup>st</sup> Addition
- I. Consideration of Approving Sidewalk Assessment Waiver for Ethodd Properties LLC
- J. Consideration of Approving Sidewalk Assessment Waiver for RKJL, LLC
- K. Consideration of Resolution 2023-29 Awarding a Contract for the 2023 Eldridge Street Patching Plan Project #1
- L. Consideration of Resolution 2023-30 Awarding a Contract for the 2023 Eldridge Street Patching Plan Project #2
- M. Consideration of Authorizing the Eldridge Police Department to Purchase and Upfit New Squad to replace K-9 Squad out of Community Policing Funds at a Cost of \$61,664.12
- N. Consideration to Authorize Purchase of Mower for Streets Department at a cost of \$5,820 out of Budgeted Item in Road Use Fund for Dump Truck and move Remaining Funds to General Equipment Replacement for future Dump Truck purchase
- O. Discussion and Consideration on recommended amendments to permitted uses in Zoning District Ordinances for presentation to the Planning & Zoning Board

8. Activity Reports

- A. Police Department
- B. Public Works & Wastewater Treatment
- C. City Administrator
- D. City Clerk

9. Closed Session per 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

Closed Session per Iowa State Code Chapter 21.5(1)(j). To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.

10. Potential Action as a Result of Closed Session

11. Adjournment

Next City Council Meeting: Monday, August 21<sup>st</sup> , 7:00pm at Eldridge City Hall Council Chambers

## City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open session at Eldridge Community Center at 7:02 pm on July 17, 2023.

Council Members Present: Dan Collins, Adrian Blackwell and Bruce Cheek, Bernie Peeters, and Brian Dockery.

Presiding: Mayor Frank King

Also present: Jeff Martens, Joe Sisler, Andrew Lellig, Ashley Lacey, Martha Nieto, Nevada Lemke, Marty O'Boyle, Trevor Gimm, Jennie McKenna, Melissa McKenna, Sue Cheek, Ron Iossi, Ray Nees, Ryan Windmiller, Drew Lawrence, Ryan Iossi, Dan Belk, Judi Sarafin, Judith Hildebrand, and Mark Ridolfi.

Motion by Blackwell to Approve the Agenda. Second by Cheek. Motion approved unanimously by voice vote.

The Veterans Car Club of the Quad Cities presented a \$2,000 check to the Eldridge Police Department.

### Mayor's Agenda

Motion by Peeters to approve City Council Minutes from July 3, 2023. Second by Collins. Motion approved unanimously by voice vote.

Motion by Dockery to approve the bills payable in the amount of \$177,587.78, after checking on two bills, one for National Assoc. of Townwatch for \$312.00 which was found to be a duplicate, and EMC for \$222.75, this was owed by the city. Second by Peeters. Motion approved unanimously by voice vote.

### Old Business

King verified with staff that no comments or concerns had been received after the second reading of Ordinance 2023-14. Motion by Dockery to approve the Third and Final Reading of Ordinance 2023-14 Amending Title D, Chapter Two, Section 5 – Definitions, of the Eldridge City Code by amending the definition of "Sign". Second by Collins. Roll Call vote indicated Collins (Aye), Blackwell (Aye), Cheek (Aye), Peeters (Aye), and Dockery (Aye). Motion passes 5-0.

King verified with staff that no comments or concerns had been received after the second reading of Ordinance 2023-15. Motion by Cheek to approve the Second Reading of Ordinance 2023-15 Amending Title D, Chapter One, Section 19.12 – Sidewalks, of the Eldridge City Code, to include public and municipal districts and to address sidewalk assessment waivers for existing industrial parks. Second by Blackwell. Roll Call vote indicated Blackwell (Aye), Cheek (Aye), Peeters (Aye), Dockery (Aye), and Collins (Aye). Motion passes 5-0.

### New Business

Motion by Dockery to approve the private sump pump mains in Ivy Acres development with requiring and defining how the drainage will go on the north side of the subdivision. Second by Blackwell. Motion approved unanimously by voice vote.

Motion by Peeters to allow Nevada to proceed with setting up a meeting with the Scott County Library Board of Trustees to discuss the proposed lease renewal with the full council. Second by Blackwell. Motion approved unanimously by voice vote.

Motion by Dockery to approve the First Reading of Ordinance 2023-16 Adding Title A, Chapter Twenty – Civil Service Employee Residency Requirements to the Eldridge City Code with the amendment that it would be within 30 miles of the center point of the 1<sup>st</sup> Street and LeClaire intersection. Second by Cheek. Roll Call vote indicated Cheek (Aye), Peeters (Aye), Dockery (Aye), Collins (Aye), and Blackwell (Aye). Motion passes 5-0.

Motion by Dockery to approve the Resolution 2023-20 Approving the a Public Hearing for the Sale of a parcel of land located in the NE¼ NE¼ of Section 26, T79N, R3E of the 5<sup>th</sup> P.M. in the City of Eldridge to Bankland LLC. Second by Peeters. Roll Call vote indicated Peeters (Aye), Dockery (Aye), Collins (Aye), Blackwell (Aye), and Cheek (Aye). Motion passes 5-0.

Motion by Blackwell to approve the First Reading of Ordinance 2023-17 Amending Title A, Chapter Three, Section 5.02 – Authority, of the Eldridge City Code to include a spending authorization limit of \$5,000 for Department Heads on general engineering costs for projects directly related to daily operations or public facility improvement planning. Second by Peeters. Roll Call vote indicated Dockery (Aye), Collins (Aye), Blackwell (Aye), Cheek (Aye), and Peeters (Aye). Motion passes 5-0.

Motion by Dockery to approve the First Reading of Ordinance 2023-18 Amending Title A, Chapter Twelve, Section 28.00 – Policy on Serving Alcohol at Events Within City Limits to include a provision requiring event hosts and organizers to assume responsibility for ensuring vendors have the appropriate licensures to sell alcoholic beverages with taking out the line that reads the event organizers and vendors shall be solely liable. Second by Collins. Roll Call vote indicated Collins (Aye), Blackwell (Aye), Cheek (Nay), Peeters (Aye), and Dockery (Aye). Motion passes 4-1.

Motion by Blackwell to approve Resolution 2023-21 in Support of the Proposed Terms to be included in an Agreement for Private Development by and among the City of Eldridge, RILCO, Inc., and GRT Eldridge Property, LLC. Second by Cheek. Roll Call vote indicated Blackwell (Aye), Cheek (Aye), Peeters (Aye), Dockery (Nay), and Collins (Aye). Motion passes 4-1.

Motion by Blackwell to approve Resolution 2023-22 Setting Dates of a Consultation and a Public Hearing on a Proposed Amendment No. 5 to the Eldridge Unified Urban Renewal Plan in the City of Eldridge, State of Iowa with changing the wording from “this” council to “the” council. Second by Cheek. Roll Call vote indicated Cheek (Aye), Peeters (Aye), Dockery (Aye), Collins (Aye), and Blackwell (Aye). Motion passes 5-0.

Motion by Peeters to approve Resolution 2023-23 Determining the Necessity and Setting Dates of a Consultation and a Public Hearing on a Proposed Lincoln-LeClaire Urban Renewal Plan for a Proposed Urban Renewal Area in the City of Eldridge, State of Iowa. Second by Blackwell. Roll Call vote indicated Peeters (Aye), Dockery (Aye), Collins (Aye), Blackwell (Aye), and Cheek (Aye). Motion passes 5-0.

Motion by Blackwell to approve Resolution 2023-24 Fixing Date for a Public Hearing on the Proposal to enter into a Development Agreement with RILCO, Inc. and GRT Eldridge Property, LLC. and Providing for Publication of Notice Thereof. Second by Cheek. Roll Call vote indicated Dockery (Aye), Collins (Aye), Blackwell (Aye), Cheek (Aye), and Peeters (Aye). Motion passes 5-0.

Motion by Peeters to approve a Street Patching Project for bid letting for FY24 at a cost not to exceed \$473,000 whether it goes out as one bid or two. Second by Cheek. Motion approved unanimously by voice vote.

Motion by Blackwell to table the discussion and consideration of the HomeServe Service Line Warranty Program and the available marketing materials for Eldridge residents. Motion approved unanimously by voice vote.

### Activity Reports

Public Works-Valley Construction finished the parking lot on the Northeast side of 1<sup>st</sup> and LeClaire. The guys were extremely busy getting everything ready for Summerfest/Moonlight Chase. The 2<sup>nd</sup> half of the irrigation project at Hickory Creek Park will be presented to the park board Tuesday night. Brian will be meeting with L.L. Pelling about looking at Lincoln Road to add a seal coat.

Police- Summerfest/Moonlight Chase went very well. August 1<sup>st</sup> is National Night Out. The department will have testing for a new officer on Saturday, and they have 25-27 applicants.

Inspections – The housing market has not slowed down; we have a lot of buildings that will be happening.

Community Center- The Community Center just fixed the overhang, and unfortunately, a vendor had a larger truck for delivery and hit and damaged it. They have a lot of activities going on and everything seems to be going well.

City Administrator – Nevada introduced our new City Clerk, Martha Nieto. She also thanked all the staff for their help with the Summerfest.

Blackwell made a motion to move into closed session at 8:47 p.m. Second by Dockery. Motion passed by unanimous voice vote.

The City Council of Eldridge, Iowa resumed open session at Eldridge Community Center at 9:20 pm on July 17, 2023.

Councilman Dockery made a motion to approve a wage increase for Assistant City Administrator Jeff Martens to \$77,625, with 2 weeks of vacation, and to make the position a salary position, effective 7/17/2023. Councilman Peeters seconded the motion. Voice vote indicated Cheek (aye), Peeters (aye), Dockery (aye), Collins (aye), and Blackwell (aye). Motion passes 5-0.

Dockery made a motion to adjourn at 9:21 pm. Second by Blackwell. Motion approved unanimously by voice vote.

Frank King  
Mayor

Ashley Lacey  
Billing Clerk

Bills for 7/17/23

5.11 TACTICAL	SUPPLIES	\$192.60
A & A AIR COND & REFRIGERATION INC	SERVICE	\$66.88
ACADEMY ONLINE COURSES PRAETORIA	SERVICE	\$99.00
ACCESS SYSTEMS	SERVICE	\$601.75
ADVANTAGE ADVVERTISING	SERVICE	\$126.00
AHLERS & COOONEY PC	SERVICE	\$1,587.00
ALLLIANT ENERGY	UTILITIES	\$457.28
ALWAYS CLEAN	SERVICE	\$708.75
AMAZON	SUPPLIES	\$76.75
AMERICAN LEGAL	SERVICE	\$5,000.00
AQUA-TECH	SERVICE	\$130.00
AUXIANT	BENEFITS	\$10,313.77
BI-STATE REGIONAL COMM	SERVICE	\$958.50
BLAIN'S FARM & FLEET	SUPPLIES	\$105.96
CAT FOOTWEAR	SUPPLIES	\$115.51
CENTRAL SCOTT TELEPHONE	SERVICE	\$1,124.56
CINTAS FIRST AID & SAFETY	SUPPLIES	\$56.09
DOLLAR GENERAL	SUPPLIES	\$10.00
EASTERN IOWA TIRE	SUPPLIES	\$320.00
ELDRIDGE ELECT UTILITY	UTILITIES	\$3,570.84
EMC INC	BENEFITS	\$222.75
F & W SERVICE COMPANY	SUPPLIES	\$50.83
FARM & FLEET	SUPPLIES	\$112.32
FARM & FLEET	SUPPLIES	\$74.98
FARM & FLEET	SUPPLIES	\$148.69
FENIX	SUPPLIES	\$95.96
FIMCO AGSPRAY	SUPPLIES	\$51.56
GT SPORTS	SUPPLIES	\$103.00
HOLIDAY INN	SERVICE	\$235.20
HOLIDAY INN	SERVICE	\$235.20
IA ASSN MUNICIPAL	SERVICE	\$2,561.42
IOWA LEAGUE OF CITIES	SERVICE	\$230.00
KINGS MATERIAL	SUPPLIES	\$144.34
MANATTS, INC	SUPPLIES	\$576.00

MENARDS	SUPPLIES	\$189.79
MIDWEST WHEEL	SUPPLIES	\$36.62
NAPA	SUPPLIES	\$260.26
NAT'L ASSOC OF TOWN WATCH	SUPPLIES	\$312.00
NEW LOOK CONSTRUCTION	SUPPLIES	\$810.00
NORTH SCOTT PRESS	SERVICE	\$1,072.71
NORTH CENTRAL LABORATORIES	SUPPLIES	\$610.02
NORTH SCOTT PRESS	SUPPLIES	\$28.00
OFFICE SPECIALIST	SUPPLIES	\$174.95
PANTHER UNIFORMS	SUPPLIES	\$309.00
PARTNERS OF SCOTT CO WATERSHED	SERVICE	\$2,500.00
PAYROLL	PAYROLL	\$88,380.24
PEAVEY CORP	SUPPLIES	\$222.52
PREMIER PEST MANAGEMENT	SERVICE	\$12.50
REPUBLIC SERVICES	SERVICE	\$32,161.85
RIVER VALLEY TURF	SUPPLIES	\$128.44
SAFARILAND	SUPPLIES	\$103.09
SAM, LLC	SERVICE	\$900.00
SAMS CLUB	SUPPLIES	\$64.42
SHARED IT	SERVICE	\$1,256.25
SHIVE-HATTERY	SERVICE	\$17,402.20
USPS	SERVICE	\$6.25
WASTE COMMISSION	SERVICE	\$147.00
WHITECAP	SUPPLIES	\$36.18
		<b>\$177,587.78</b>

**BILLS PAYABLE**

STREETS	001 5-210-6310	ACCESS SYSTEMS LEASING	CITY SHOP COPIER LEASE	\$88.73
FINANCE	001 5-620-6340	ACCESS SYSTEMS LEASING	CITY HALL COPIER LEASE	\$145.04
LEGAL	001 5-640-6410	AHLERS & COONEY P.C.	LABOR/ EMPLOYMENT	\$199.50
LEGAL	001 5-640-6411	AHLERS & COONEY P.C.	GRT ELD PROPERTY	\$4,633.50
LEGAL	001 5-640-6411	AHLERS & COONEY P.C.	LECLAIRE RD URP	\$855.00
LEGAL	001 5-640-6411	AHLERS & COONEY P.C.	AMEND NO 5 UNIFIED URP	\$573.00
LEGAL	001 5-640-6411	AHLERS & COONEY P.C.	RESEARCH FOR SIGN CODE ISSUE	\$497.00
STREETS	001 5-210-6373	AMAZON CAPITAL SERVICES	LUKE PHONE CASE	\$28.95
SEWER	610 5-815-6310	AMAZON CAPITAL SERVICES	AMAZON CAPITAL SERVICES	\$19.99
LEGAL	001 5-640-6411	BROOKS LAW FIRM P.C.	GEN REPRESENTATION	\$2,261.00
LEGAL	001 5-640-6411	BROOKS LAW FIRM P.C.	GEN REPRESENTATION	\$1,482.00
STREETS	001 5-210-6310	CINTAS CORPORATION	MATS	\$45.48
STREETS	001 5-210-6310	CINTAS CORPORATION	MATS	\$42.68
ROAD USE	110 5-210-6752	CLS MUDJACKING	RAISE BIKE PATH	\$1,000.00
FINANCE	001 5-620-6506	COMMERCIAL PRINTERS	BUSINESS CARDS MARTHA	\$65.00
SEWER	610 5-815-6550	DAKOTA SUPPLY GROUP	MAHOLE ADJUSTING RINGS	\$774.00
POLICE	001 5-110-6250	DARE IOWA	DARE TRAINING FOR JAHNS	\$100.00
SEWER	610 5-815-6310	DMB SALES	VALVE FREIGHT	\$126.12
STREETS	001 5-210-6310	ELDRIDGE LUMBERYARD INC.	4X4 MCA GROUND	\$23.01
FIRE DEPT	001 5-150-6913	ELDRIDGE VOL. FIRE DEPT.	QUARTERLY TAXES	\$42,500.00
FIRE DEPT	001 5-150-6915	ELDRIDGE VOL. FIRE DEPT.	MIDAMERICAN GAS FRANCHISE FEE	\$50,418.45
FIRE DEPT	001 5-150-6915	ELDRIDGE VOL. FIRE DEPT.	1ST QUARTER PORTION -GAS FRANCO	\$9,223.39
STREETS	001 5-210-6599	ENGELBRECHT BROTHERS	SUMP PUMP LINE	\$233.80
SALES TAX	121 5-750-6727	ENGELBRECHT BROTHERS	STORM SEWER WORK	\$71,909.50
SEWER	610 5-815-6310	GRAINGER	WATER HEATER	\$1,370.98
SEWER	610 5-815-6440	IA DEPT TRANSPORTATION	NPDES PERMIT RENEWAL	\$1,275.00
POLICE	001 5-110-6250	IOWA LAW ENFORCEMENT ACADEMY	GALE DEFENSIVE TACTICS	\$150.00
FINANCE	001 5-620-6211	IOWA LEAGUE OF CITIES	GRANT FINDER ANNUAL MEMBERSHIP	\$75.00
TRAFFIC DEPT	001 5-240-6509	IOWA PRISON INDUSTRIES	SIGNS	\$2,100.20
POLICE	001 5-110-6727	KIESLER POLICE SUPPLY	AMMO	\$1,126.92
STREETS	001 5-210-6499	KINGS MATERIAL INC	MULCH	\$144.34
VEHICLE MAINT	001 5-299-63322	LAWSON PRODUCTS INC.	PARTS	\$184.64
SEWER	610 5-815-6490	MENARDS	DISTILLED LAB WATER	\$11.31
STREETS	001 5-210-6310	MERSCHMAN HARDWARE	LINE ROUND	\$15.99
STREETS	001 5-210-6310	MERSCHMAN HARDWARE	WASH BAY NOZZLE	\$8.59
STREETS	001 5-210-6310	MERSCHMAN HARDWARE	FOR NEW BANNERS - N 2ND ST	\$17.99
STREETS	001 5-210-6310	MERSCHMAN HARDWARE	TRASH BAG SPRAY PAINT	\$33.56
STREETS	001 5-210-6310	MERSCHMAN HARDWARE	CONCRETE = BOLLANDS	\$49.90
STREETS	001 5-210-6310	MERSCHMAN HARDWARE	FOR BOLLANDS= STATE FARM	\$20.77
STREETS	001 5-210-6310	MERSCHMAN HARDWARE	MISC FASTENERS	\$5.92
STREETS	001 5-210-6331	MERSCHMAN HARDWARE	GAS FOR FORK LIFT	\$59.97
SANITATION	001 5-290-63322	MERSCHMAN HARDWARE	MISC FASTENERS	\$2.76
SEWER	610 5-815-6320	MERSCHMAN HARDWARE	BATTERIES	\$6.40
SEWER	610 5-815-6332	MERSCHMAN HARDWARE	ARMOR ALL	\$9.99
SEWER	610 5-815-6332	MERSCHMAN HARDWARE	CAR WASH SOAP	\$11.08
SEWER	610 5-815-6506	MERSCHMAN HARDWARE	SCOTCH TAPE	\$4.78
STREETS	001 5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE SIGN SHOP	\$11.73
STREETS	001 5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE	\$11.73
STREETS	001 5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE OFFICE	\$14.22
STREET LIGHTING	001 5-230-6371	MIDAMERICAN ENERGY COMPANY	305 N 3RD LIGHT	\$529.23
STREET LIGHTING	001 5-230-6371	MIDAMERICAN ENERGY COMPANY	2951 S 9TH AVE SIREN	\$11.02
FINANCE	001 5-620-6371	MIDAMERICAN ENERGY COMPANY	313 N 3RD	\$14.71
FINANCE	001 5-620-6371	MIDAMERICAN ENERGY COMPANY	301 N 3RS	\$11.73
FINANCE	001 5-620-6371	MIDAMERICAN ENERGY COMPANY	309 N 3RD	\$11.73
SEWER	610 5-815-6371	MIDAMERICAN ENERGY COMPANY	601 TRAILS RD	\$9,421.97
SEWER	610 5-815-6371	MIDAMERICAN ENERGY COMPANY	601 TRAILS RD	\$20.67
VEHICLE MAINT	001 5-299-63322	MIDWEST WHEEL	PLUS GREASE CAP	\$7.44
VEHICLE MAINT	001 5-299-6332	MILLS CHEVROLET	UNIT 511	\$244.54
LEGAL	001 5-640-6411	MRA	ANNUAL MEMBERSHIP	\$375.00
SEWER	610 5-815-6490	NORTH CENTRAL LABORATORIES	STATE QUARTERLY STANDARDS	\$84.81
POLICE	001 5-110-6506	OFFICE SPECIALISTS	CUO & TOWELS	\$148.96
FINANCE	001 5-620-6506	OFFICE SPECIALISTS	NAMEPLATE - MARTHA	\$33.68
FINANCE	001 5-620-6506	OFFICE SPECIALISTS	OFFICE SUPPLIES	\$32.64
FINANCE	001 5-620-6506	OFFICE SPECIALISTS	ENVELOPES	\$17.99
SEWER	610 5-815-6320	PLUMB SUPPLY	WATER LINE REPAIR	\$71.57
SEWER	610 5-815-6320	PLUMB SUPPLY	WATER LINE REPAIR	\$11.24
COMM DEVELOPMENT	001 5-599-6213	QUAD CITIES CHAMBER OF COMMERCE	ANNUAL CONTRIBUTION FY24	\$9,995.16
STREETS	001 5-210-6310	QUAD CITIES TAS	ANSWERING SERVICES	\$32.01
SEWER	610 5-815-6373	QUAD CITIES TAS	ANSWERING SERVICES	\$32.00
STREETS	001 5-210-6599	QUAD CITIES WINWATER CO	NYLOPLAST CLEANOUT	\$285.33
STREETS	001 5-210-6440	RIVER CITIES MANAGEMENT	RENT/DIFF FOR JUNE WITH CPI IN	\$1,886.50
STREETS	001 5-210-6331	RIVER VALLEY COOPERATIVE	DIESEL	\$1,368.96
VEHICLE MAINT	001 5-299-63322	RIVER VALLEY TURF	FUEL FILTER	\$12.41
VEHICLE MAINT	001 5-299-63322	RIVER VALLEY TURF	FUEL FILTER FILTER ELEMENT	\$61.12
ROAD USE	110 5-210-6530	RIVERSTONE GROUP INC	UPM COLD MIX	\$560.00
ROAD USE	110 5-210-6534	RIVERSTONE GROUP INC	BUTTERMILK / LINCOLN	\$2,204.60



POLICE	001 5-110-6599	RNJS DISTRIBUTION INC.	WATER	\$13.23
FINANCE	001 5-620-6506	RNJS DISTRIBUTION INC.	WATER	\$13.22
VEHICLE MAINT	001 5-299-6504	SAFETY KLEEN	PARTS WASHER SERVICE	\$230.90
POLICE	001 5-110-6413	SCOTT COUNTY SHERIFFS DEPT.	CENTRALIZED BOOKING FEES	\$250.00
ADMINISTRATION	001 5-611-6407	SHIVE-HATTERY ENGINEERS	2021 PROJECTS	\$1,646.28
ADMINISTRATION	001 5-611-6407	SHIVE-HATTERY ENGINEERS	2021 PROJECTS	\$1,324.84
SALES TAX	121 5-750-6407	SHIVE-HATTERY ENGINEERS	2022 PROJECTS	\$2,505.80
SALES TAX	121 5-750-6407	SHIVE-HATTERY ENGINEERS	2023 PROJECTS	\$9,049.51
SALES TAX	121 5-750-6407	SHIVE-HATTERY ENGINEERS	2021 PROJECTS	\$4,928.33
SALES TAX	121 5-750-6727	SHIVE-HATTERY ENGINEERS	E LECLAIRE RD & S 1ST ST	\$34,618.33
SALES TAX	121 5-750-6727	SHIVE-HATTERY ENGINEERS	E LECLAIRE & S 1ST ST	\$40,135.90
SALES TAX	121 5-750-6730	SHIVE-HATTERY ENGINEERS	TOWNSEND FARMS 12TH & 13TH TRL	\$887.50
POLICE	001 5-110-6240	SISLER JOE	DES MOINES MEDIATION CONFERENCE	\$222.70
SEWER	610 5-815-6320	THEISEN SUPPLY INC	SPRAYER TIPS AND POWER CORDS	\$65.54
STREETS	001 5-210-6310	TWIN-STATE ENG. & CHEM.	TWIN-STATE ENG. & CHEM.	-\$14.84
STREETS	001 5-210-6499	TWIN-STATE ENG. & CHEM.	LIBERTY 280 PACKAGE	\$192.00
SEWER	610 5-815-6320	TWIN-STATE ENG. & CHEM.	CREDIT FOR CASH DISCOUNT	-\$18.68
SEWER	610 5-815-6320	TWIN-STATE ENG. & CHEM.	CASH DISCOUNT	-\$4.00
POLICE	001 5-110-6373	VERIZON WIRELESS	POLICE	\$650.56
INSPECTIONS	001 5-170-6373	VERIZON WIRELESS	CITY CELLULAR	\$41.31
STREETS	001 5-210-6373	VERIZON WIRELESS	CITY CELLULAR	\$242.03
FINANCE	001 5-620-6373	VERIZON WIRELESS	CITY CELLULAR	\$41.31
SEWER	610 5-815-6373	VERIZON WIRELESS	CITY CELLULAR	\$168.94
POLICE	001 5-110-6331	WEX BANK	FUEL	\$3,571.62
INSPECTIONS	001 5-170-6331	WEX BANK	FUEL	\$59.65
STREETS	001 5-210-6331	WEX BANK	FUEL	\$1,272.26
SEWER	610 5-815-6331	WEX BANK	FUEL	\$363.32
SPLIT	820-5-001-6183	AUXIANT	CLAIM FUNDING	\$3,245.24
SPLIT	820 5-820-6151	COBRA HELP	ACTIVE INSURED EMPLOYEES	\$17.50
SPLIT	SPLIT	DELTA DENTAL	PREMIUMS	\$1,381.56
SPLIT	SPLIT	UNUM LIFE INSURANCE	PREMIUMS	\$583.32
SPLIT	SPLIT	WELLMARK BLUE CROSS	PREMIUMS	\$18,279.51
SPLIT	SPLIT	PAYROLL 7/22/2023	PAYROLL	\$95,722.99
SPLIT	SPLIT	PAYROLL 8/5/2023	PAYROLL	\$104,216.48
			<b>TOTAL</b>	<b>\$547,160.09</b>

(App-185995)

License or Permit Type

---

License or Permit Type

Length of License Requested

Class C Retail Alcohol License

5 Day

Tentative Effective Date

Tentative Expiration Date

2023-08-16

2023-08-20

*Handwritten signature and date:*  
JAY D. MARK  
8/12/23

Privileges / Sub-Permits Information

---

Privileges

Sub-Permits

Premises Information

---

Business Information

**\* (required) Name of Legal Entity (The name of the individual, partnership, corporation or other similar legal entity that is receiving the income from the alcoholic beverages sold)**

CABOS CANTINA & GRILL INC.

**\* (required) Name of Business (D/B/A)**

CABO' CANTINA & GRILL

**Indicate how the business will be operated**

Corporation

**\* (required) Federal Employer ID #**

82-0948384

**\* (required) Business Number of Secretary of State**

546797

**Tentative Expiration Date**

Aug 20, 2023

## Premises Information

Please select here if your location is in an unincorporated town

## Address of Premises:

You must use the Address or location field below to search for your operating location. If your event does not populate, please find the closest applicable address and then modify your premises street field to better identify the address of your event.

**Address or location**

851 North 1st Street, Eldridge, Iowa, Scott

Search by a location name or address to automatically populate the address fields below (optional)

**\* (required) Premises Street**

851 North 1st Street

**Premises Suite/Apt Number**

**\* (required) Premises City**

Eldridge

**Premises State**

Iowa

**\* (required) Premises Zip/Postal Code**

52748

**Premises County**

Scott

**\* (required) Local Authority**

City of Eldridge

**Control of Premises**

Other

**\* (required) Control of Premises Other**

WE HAVE PERMISSION TO USE  
A SPACE IN THE PARK FOR A  
MUSIC EVENT

**Is the capacity of your establishment over 200?**

Yes

**Equipped with tables and seats to accommodate a minimum of 25?**

Yes

**\* (required) # of Floors:**

1

**Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?**

Yes

**Premises Type**

Other

**Does your premises conform to all local and state health, fire and building laws and regulation?**

Yes

## Contact Information

\* (required) Contact Name

LUIS MARTINEZ

\* (required) Business

(required) Extension

(563) 528-5420

\* (required) Email Address

whiskymartinez902@gmail.com

\* (required) Phone

(required) Extension

(563) 528-5420

Same as Premises Address

## Mailing Address:

You must use the Address or location field below to search for your operating location. If your event does not populate, please find the closest applicable address and then modify your premises street field to better identify the address of your event.

Address or location

1500 East Le Claire Road, Eldridge, Iowa, Scott

Search by a location name or address to automatically populate the address fields below (optional)

Mailing Street

1500 East Le Claire Road

Mailing Suite/Apt Number

Mailing City

Eldridge

Mailing State

Iowa

Mailing Zip/Postal Code

Mailing County

52748

Scott

## Ownership

---

**Luis Martinez**

**Position:** OWNER

**SSN:** XXX-XX-0066

**US Citizen:** Yes

**Ownership:** 100%

**DOB:** 10/02/1979

## Criminal History Information

---

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law (not including traffic violations, except those that are alcohol related)?

No

## Dramshop Verification Information

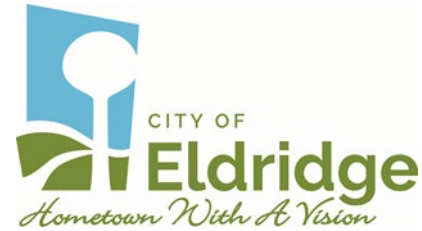
---

Dram Shop

West Bend Mutual Insurance  
Company

# City of Eldridge

## MEMORANDIUM



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: Generator Maintenance  
Date: 7/17/23

Mayor and City Council,

At the June 20, 2023 City Council meeting I was asked to updated the Sidewalk ordinance to include Public and Municipal Districts and address sidewalk assessment waivers in existing industrial parks that currently have no sidewalks. This was amended adding the last sentence after the first reading at the July 3, 2023 City Council meeting.

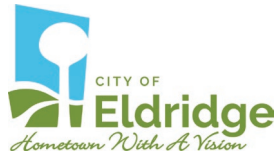
The amendments made to the ordinance are in red below and the actual ordinance follows this memo.

### **Title D Community Development**

#### **Chapter One Subdivision and Official Map Chapter for the City of Eldridge, Iowa and Contiguous Area**

#### **Section 19.2 Sidewalks**

19.12. SIDEWALKS. Sidewalks are required on both sides of all streets in all residential subdivisions. Sidewalks are required in any **public and municipal or** commercial or industrial subdivision where pedestrian traffic is not otherwise served. When any subdivision is adjacent to an existing street and may contain lots with multiple street frontages, the council may require the developer to grade for and/or install sidewalk on the adjacent street concurrently with the construction of other required subdivision improvements, or at such other time as the council may determine appropriate. **In existing industrial parks, in industrial districts, where no sidewalks currently exist the developer may submit a sidewalk assessment waiver to the city council for their consideration. All new industrial park developments will require sidewalks as set forth in this ordinance. Any approved sidewalk assessment waivers are required to be filed with the Scott County Recorder by the applicant.**



## ORDINANCE 2023-15

**AN ORDINANCE AMENDING TITLE D, CHAPTER ONE, SECTION 19.12 SIDEWALKS OF THE ELDRIDGE CITY CODE BY UPDATING THE ORDINANCE TO INCLUDE PUBLIC AND MUNICIPAL DISTRICTS AND ADDRESS EXISTING INDUSTRIAL PARKS, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.**

### **Section One.**

Title D, Chapter One, Section 19.12 SIDEWALKS is amended by removing the following language:

SIDEWALKS. Sidewalks are required on both sides of all streets in all residential subdivisions. Sidewalks are required in any commercial or industrial subdivision where pedestrian traffic is not otherwise served. When any subdivision is adjacent to an existing street and may contain lots with multiple street frontages, the council may require the developer to grade for and/or install sidewalk on the adjacent street concurrently with the construction of other required subdivision improvements, or at such other time as the council may determine appropriate.

### **Section Two.**

Title D, Chapter One, Section 19.12 SIDEWALKS is amended by adding the following language:

SIDEWALKS. Sidewalks are required on both sides of all streets in all residential subdivisions. Sidewalks are required in any public and municipal or commercial or industrial subdivision where pedestrian traffic is not otherwise served. When any subdivision is adjacent to an existing street and may contain lots with multiple street frontages, the council may require the developer to grade for and/or install sidewalk on the adjacent street concurrently with the construction of other required subdivision improvements, or at such other time as the council may determine appropriate. In existing industrial parks, in industrial districts, where no sidewalks currently exist the developer may submit a sidewalk assessment waiver to the city council for their consideration. All new industrial park developments will require sidewalks as set forth in this ordinance. Any approved sidewalk assessment waivers are required to be filed with the Scott County Recorder by the applicant.

**Section Three.** Repealer. All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

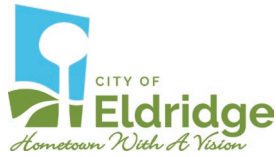
**Section Four.** Effective date. This ordinance shall take effect upon its passage and publication as provided by law.

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery





PASSED AND APPROVED THIS 7TH DAY OF AUGUST, 2023.

Attest:

\_\_\_\_\_  
Mayor, Frank King

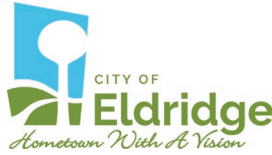
\_\_\_\_\_  
Martha Nieto, City Clerk

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Cheek	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Peeters	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



# ORDINANCE 2023-16

## AN ORDINANCE ADDING TITLE A, CHAPTER 20 CIVIL SERVICE EMPLOYEE RESIDENCY REQUIREMENTS, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

### Section One.

Title A, Chapter 20 is amended by adding the following language:

#### RESIDENCY REQUIREMENTS FOR CIVIL SERVICE EMPLOYEES.

- A. All sworn, civil service police employees shall reside within the corporate limits of the City of Eldridge or within **thirty (30) miles of the center point of LeClaire Road and 1<sup>st</sup> Street.** For the sake of clarity, the above-described boundaries include areas within the State of Illinois that are within **thirty (30) miles** of the corporate limits of Eldridge. The time limits for establishing a qualifying residence set forth under Iowa Civil Service law shall apply.
- B. All civil service employees, other than those described in subsection A above, shall reside in Iowa or Illinois.
- C. These residency requirements shall not be construed to be a defense or justification for absenteeism or tardiness.

**Section Two. Repealer.** All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

**Section Three.** Effective date. This ordinance shall take effect upon its passage and publication as provided by law.

PASSED AND APPROVED THIS 21st DAY OF AUGUST, 2023.

Attest:

\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
Martha Nieto, City Clerk

Blackwell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> Absent
Cheek	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> Absent
Collins	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> Absent
Dockery	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> Absent
Peeters	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> Absent

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery

# City of Eldridge MEMORANDIUM



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: Property Adjacent to 3420 S. 11<sup>th</sup> Ave.  
Date: 8/7/23

Mayor and City Council,

Bankland LLC DBA Focus Storage has requested to purchase the .199 acre of land adjacent to their property from the City of Eldridge. The city council approved the start of this process at the June 19, 2023 city council meeting and approved a public hearing for the August 7, 2023 meeting at the July 17, 2023 council meeting.

The following code deals with this topic Section 364.7(1) of the Code of Iowa: When a city wishes to sell real property the city is required to set forth it's proposal to sell the property in a resolution and shall publish a notice of a date, time and place of a public hearing on the proposal. After the public hearing the council shall make a final determination on the proposal by resolution.

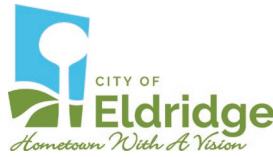
Below is a screenshot of the parcel from the Scott County website:



Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



## RESOLUTION 2023-25

### **A Resolution Approving the Sale of A parcel of land located in the NE¼ NE¼ of Section 26, T79N, R3E of the 5<sup>th</sup> P.M. in the City of Eldridge to Bankland LLC.**

WHEREAS, the owners of Bankland LLC will be re-developing property located at 3420 S. 11<sup>th</sup> Avenue and 3512 S. 11<sup>th</sup> Avenue and have requested to purchase the property owned by the City of Eldridge located in the NE¼ NE¼ of Section 26, T79N, R3E of the 5<sup>th</sup> P.M. in the City of Eldridge, Scott County, Iowa, described as follows:

Beginning at a point 960.55 ft. West of the NE Corner of said Section 26, on the north line thereof, said point being the NW Corner of Replat of Blackhawk Industrial Park 1<sup>st</sup> Addition; thence S0°13 ¾'W. 244.23 ft. along the west line of said Addition to a point on the northeasterly right of way line of the C.M. St. P. & P. R.R.; thence N22°08 ¼'W. 263.7 ft. along said right of way line to said north line; thence East 100.3 ft. along said north line to the Point of Beginning; containing 12,251 sq. ft., more or less, including 3087 sq. ft., more or less, in the presently established road.

EXCEPTING from said parcel of land the north 60 ft.

WHEREAS, the city council has determined that there is no public purpose to be served by retaining ownership of said property and said property has no accessed value.

BE IT RESOLVED that the City Council of the City of Eldridge will sell this parcel to Bankland LLC for \$1.

PASSED AND APPROVED THIS 7TH DAY OF AUGUST, 2023.

Attest:

\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
City Clerk, Martha Nieto

Blackwell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Cheek	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Collins	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Dockery	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Peeters	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery

**QUIT CLAIM DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Joseph C. Judge  
Lane & Waterman LLP  
220 N. Main Street, Suite 600  
Davenport, IA 52801  
(563) 324-3246

**Taxpayer Information:** (name and complete address)

Bankland, L.L.C.  
1805 State Street, Suite 101  
Bettendorf, IA 52722

**Return Document To:** (name and complete address)

Joseph C. Judge  
Lane & Waterman LLP  
220 N. Main Street, Suite 600  
Davenport, IA 52801

**Grantors:**

City of Eldridge, Iowa

**Grantees:**

Bankland, L.L.C.

**Legal Description:** See Exhibit A on page 3

**Document or instrument number of previously recorded documents:** N/A

**QUIT CLAIM DEED**

For the consideration of \$1.00 Dollar(s) and other valuable consideration, **THE CITY OF ELDRIDGE, IOWA, an Iowa municipal corporation**, does hereby Quit Claim to **BANKLAND, L.L.C.** all its right, title, interest, estate, claim and demand in the following described real estate in Scott County, Iowa:

See attached Exhibit A

This transfer is exempt from transfer tax pursuant to Iowa Code section 428A.2(6) and 428A.2(21).

The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: \_\_\_\_\_, 2023

**THE CITY OF ELDRIDGE, IOWA**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF IOWA            )  
  ) ss:  
COUNTY OF SCOTT        )

This instrument was acknowledged before me on \_\_\_\_\_, 2023 by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_ The City of Eldridge, Iowa, an Iowa municipal corporation.

\_\_\_\_\_  
Notary Public

(Notarial Seal)

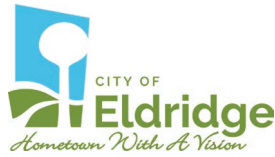
## EXHIBIT A

### LEGAL DESCRIPTION OF REAL ESTATE

A parcel of land located in the NE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 26, T79N, R3E of the 5<sup>th</sup> P.M. in the City of Eldridge, Scott County, Iowa, described as follows:

Beginning at a point 960.55 ft. West of the NE Corner of said Section 26, on the north line thereof, said point being the NW Corner of Replat of Blackhawk Industrial Park 1<sup>st</sup> Addition; thence S0°13 $\frac{3}{4}$ 'W. 244.23 ft. along the west line of said Addition to a point on the northeasterly right of way line of the C.M. St. P. & P. R.R.; thence N22°08 $\frac{1}{4}$ 'W. 263.7 ft. along said right of way line to said north line; thence East 100.3 ft. along said north line to the Point of Beginning; containing 12,251 sq. ft., more or less, including 3087 sq. ft., more or less, in the presently established road.

EXCEPTING from said parcel of land the north 60 ft.



## ORDINANCE 2023-17

**AN ORDINANCE AMENDING TITLE A, CHAPTER 3, SECTION 5.02 AUTHORITY OF THE ELDRIDGE CITY CODE BY UPDATING THE ORDINANCE TO INCLUDE A SPENDING AUTHORIZATION LIMIT FOR GENERAL ENGINEERING PROJECTS, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.**

### **Section One.**

Title A, Chapter 3, Section 5.02 AUTHORITY is amended by removing the following language:

AUTHORITY. Department supervisors are granted broad authority to carry out routine operations within the limitations imposed by the budget. Work items which are not of a recurring nature shall be approved by the Council even though an appropriation for such work exists.

In addition to this general authority, specific authority is granted these individuals by other Sections of this Code through the appointment of these individuals to positions or jobs enumerated in Article 5.00.

### **Section Two.**

Title A, Chapter 3, Section 5.02 AUTHORITY is amended by adding the following language:

AUTHORITY. Department supervisors are granted broad authority to carry out routine operations within the limitations imposed by the budget. Work items which are not of a recurring nature shall be approved by the Council even when an appropriation for such work exists.

EXCEPTIONS. Department supervisors are granted the authority to approve general engineering costs up to \$5,000 for any project directly related to daily operations or public facility improvement planning **with the approval of the City Administrator.**

In addition to this general authority, specific authority is granted these individuals by other Sections of this Code through the appointment of these individuals to positions or jobs enumerated in Article 5.00.

**Section Three.** Repealer. All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

**Section Four.** Effective date. This ordinance shall take effect upon its passage and publication as provided by law.

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery





PASSED AND APPROVED THIS 21 DAY OF AUGUST, 2023.

Attest:

\_\_\_\_\_  
Mayor, Frank King

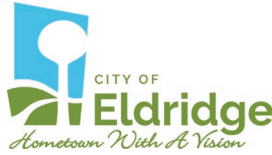
\_\_\_\_\_  
Martha Nieto, City Clerk

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Cheek	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Peeters	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



# ORDINANCE 2023-18

**AN ORDINANCE ADDING TITLE A, CHAPTER 20 POLICY ON SERVING ALCOHOL AT EVENTS WITHIN CITY LIMITS, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.**

**Section One.**

Title A, Chapter Twelve is amended by adding the following language:

**28.00 POLICY ON SERVING ALCOHOL AT EVENTS WITHIN CITY LIMITS.**

It shall be the duty of the organizers of any event within the city limits of Eldridge, non-profit or otherwise, to ensure that all city code and state laws pertaining to the sale and serving of alcoholic beverages are followed at said event.

The City of Eldridge will not be held liable for any litigation or civil penalties arising from noncompliance with any city code or state law at such events for which they are not the organizer.

City Hall staff may assist in providing the current license status of event vendors if requested.

**Section Two.** Repealer. All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

**Section Three.** Effective date. This ordinance shall take effect upon its passage and publication as provided by law.

PASSED AND APPROVED THIS 21 DAY OF AUGUST, 2023.

Attest:

\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
Martha Nieto, City Clerk

Blackwell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> Absent
Cheek	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> Absent
Collins	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> Absent
Dockery	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> Absent
Peeters	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/> Absent

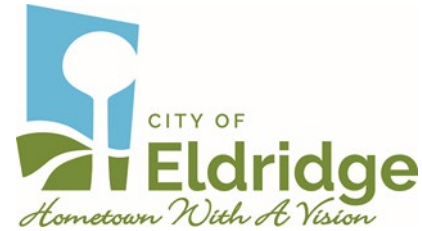
Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery

# City of Eldridge

## MEMORANDIUM



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: Industrial Uses Amendment  
Date: 8/7/23

Plan and Zone Commission:

The Planning and Zoning Commission reviewed the Industrial District uses at their meeting on August 3 and approved the following changes. The pertinent code sections are listed below with the proposed changes recommended by City Staff and approved by Planning and Zoning Commission in red:

### **28.00 I-1 LIGHT INDUSTRIAL DISTRICT.**

This industrial district is intended to provide for light and medium industrial, warehousing and wholesaling uses with adequate protection to adjacent district uses and sufficient control of external effects to protect one industry from another. Some commercial business services are permitted that require large tracts of land to operate and therefore are not economically feasible to be located in a conventional commercial district. Outside storage may only be permitted when, in the opinion of the Board of Adjustment, there will not be a negative impact on adjoining properties or views from adjacent roadways. Any outside storage areas which are authorized must be screened from the view of adjacent roadways.

**28.01 PRINCIPAL PERMITTED USES.** No land shall be used or occupied and no building, structure, or premise shall be erected altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses;

- A. Automobile and motor vehicle repair garage doing major repair;
- B. Bottling works;
- C. Contractor's shop and enclosed storage yards;
- D. Environmental agency approved fertilizer blending plants, liquid and dry, and sale of feed or fuel;
- E. Grain elevator and associated enclosed warehouses;
- F. Lumber yard, wholesale and retail sales, including millwork, building materials sales and storage;
- G. Machine and welding shops;
- H. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, and food products;
- I. The manufacture, compounding, assembling or treatment of articles or merchandise for the following previously prepared materials: canvas, cellophane, cloth, fiber, glass, leather, paper, plastics, precious or semi-precious metals or stone, rubber, textiles, wood, and yarn;
- J. The manufacture or assembling of electrical appliances, instruments and devices;

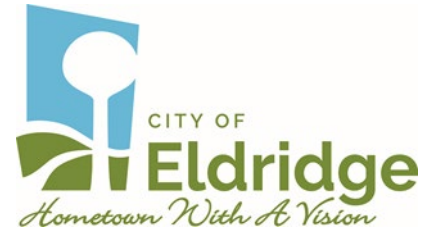
Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery

# City of Eldridge

## MEMORANDIUM



- K. Trucking or motor freight terminals;
- L. Printing, publishing and lithography establishments;
- M. Wholesale and warehouse uses;
- ~~N. Self storage facilities;~~
- O. Laboratory and research firm involved in the research, experimentation or testing of materials, goods, or products.
- P. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to essential services, gasregulator station, telephone exchange, electric substation, public service/municipal garage and related facilities, public utility establishment, vocational school and community center;
- Q. Accessory uses or buildings customarily incidental to any of the above uses;
- R. Automobile, boat, farm implement, machinery, motor vehicle and mobile home sales not including junk yards. (Am. Ord. 2023-08, passed 3-20-2023)
- S. Any uses not listed above would be considered a use on review unless prohibited in section 28.03.**

28.02 PERMITTED USES ON REVIEW. The following principal uses may be permitted on review by the Board in accordance with provisions contained herein:

- A. Sewage lagoon or treatment plant;
- B. Above and below ground storage of Class I, II and III materials not to exceed one-hundred thousand (100,000) gallons that shall comply with all applicable codes; and
- C. Waste handling or disposal such as a transfer station, **or recycling center, ~~or landfill.~~**
- D. Transmission Towers
- E. Outdoor storage when associated with a principal use on the lot
- F. Professional offices which have characteristics similar to, or are associated with, industrial uses allowed in this district
- G. **Self storage facilities;**
- H. **Outdoor storage facilities: All such storage shall be screened from view of roadways by at least 7' solid decorative fencing. Storage area must located on a dust free durable surface. Areas used for the storage of wheeled equipment such as semi-trailers, campers, boats, hauling trailers, etc. shall be designed so that all driving surfaces used to hook up to such equipment is constructed of asphaltic concrete or PCC concrete.**

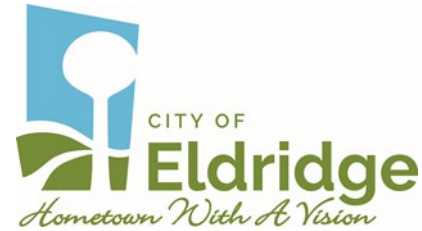
28.03 PROHIBITED USES. The following uses are specifically prohibited in the "I-1" Light Industrial District:

- A. Dwellings, except for watchman or caretaker on the premises;
- B. Churches or temples, schools, hospitals, clinics, and the institutions for human care, except when incidental to a permitted use; and
- C. Auto salvage and wrecking operations, industrial metal waste salvage operations, and junk yards.

28.04 HEIGHT REGULATIONS. Building height is governed by building code and fire protection requirements, provided that no building or structure shall exceed one hundred (100) feet in height.

# City of Eldridge

## MEMORANDIUM



### 28.05 LOT AREA, LOT WIDTH AND YARD REQUIREMENTS.

A. LOT AREA. The minimum lot area requirement shall be ten thousand (10,000) square feet. Lot depth shall not be more than three times the lot width.

B. LOT WIDTH AND YARD REQUIREMENTS. The following minimum requirements shall be observed:

Lot Width: None

Front Yard Depth: 25 ft.

Side Yard Width: 5 ft. minimum on one side and a total of 15 feet for both sides, except where adjoining an "R" District, then same as the least width in that "R" District

Rear Yard Depth: 10 ft., except where adjoining an "R" District, then same as required in that district

~~28.06 Outdoor Storage—Outdoor storage shall only be permitted when approved by the Board of Adjustment. All such storage shall be screened from view of roadways by solid decorative fencing and/or landscaping.~~

~~28.06~~ ~~28.07~~ Enclosure of use. All industrial operations shall take place within completely enclosed buildings, unless otherwise specified.

### 29.00 I-2 GENERAL INDUSTRIAL DISTRICT.

This industrial district is intended to provide for heavy or intense industries. The district is designed primarily for

manufacturing, assembling, and fabricating activities including large scale or specialized operations whose external effects will be felt to some degree by surrounding districts. Less restriction is placed upon outdoor use and storage. Certain uses having a nuisance potential, are permitted only in this district, and there only by permit use on review.

29.01 PRINCIPAL PERMITTED USES. No land shall be used or occupied and no building, structure, or premise shall be erected altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses;

A. Uses permitted in the I-1 district as listed in section 28.01 and unless specifically listed as a Prohibited Use in section 29.03

B. Cement block manufacture;

C. Concrete and asphalt mixing plants;

D. Drop forge;

E. Foundry;

D. Meat packing, but not stockyard and slaughterhouse;

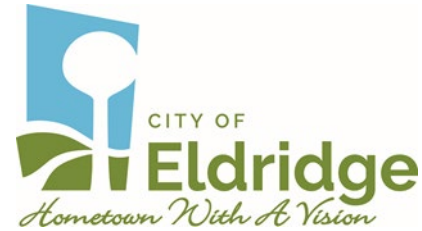
F. Planning mill and saw mill;

G. Stamping mill and other metal working processes;

H. Grain storage and processing;

# City of Eldridge

## MEMORANDIUM



I. Wood products manufacturing;

~~J. Parking lots, public and private;~~

J. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to essential services, gasregulator station, telephone exchange, electric substation, public service/municipal garage and related facilities, public utility establishment.;

K. Accessory uses or buildings customarily incidental to any of the above uses;

~~L. Any uses not listed above would be considered a use on review unless prohibited in section 29.03.~~

29.02 PERMITTED USES ON REVIEW. The following principal uses may be permitted on review by the Board in accordance with provisions contained herein:

A. Above and below ground storage of Class I, II or III materials not to exceed two-hundred thousand (200,000) gallons that shall comply with all applicable codes; and

B. Automobile salvage or junk yard, building material salvage yard, scrap metal storage yard, or other salvage yard of any kind, provided that, all such operations are conducted in such a manner that all operation, display, or storage of material or equipment is so screened by ornamental fences, walks, and/or permanent planting that it cannot be seen from a public street or from adjoining lots when viewed by a person standing on ground level, and provided further, however, that no such screening in excess of seven (7) feet in height shall be required;

C. Cement, lime, or gypsum manufacture;

D. Chemical and petroleum refining;

E. Disposal plants of all types including trash, garbage, recycling centers, transfer station, and sewage treatment;

F. Transmission towers

G. Wholesale of gasoline, propane or butane, or other petroleum products;

H. Automobile, boat, farm implement, machinery, motor vehicle and mobile home sales not including junk yards. (Am. Ord. 2023-08, passed 3-20-2023)

~~I. Parking lots, public and private;~~

~~J. Landfill~~

~~K. Recycle yards~~

~~L. Rail storage yards and transfer stations~~

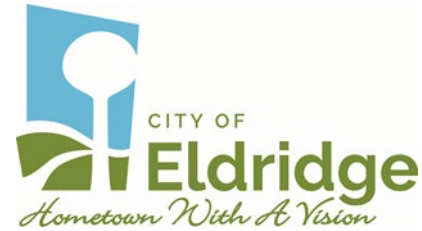
~~M. Outdoor storage facilities: All such storage areas shall be screened from view of roadways by at least 7' solid decorative fencing. Storage area must be on a dust free durable surface. Areas used for the storage of wheeled equipment such as semi-trailers, campers, boats, hauling trailers, etc. shall be designed so that all driving surfaces used to hook up to such equipment is constructed of asphaltic concrete or PCC concrete.~~

29.03 PROHIBITED USES. The following uses are specifically prohibited in the "I-2" General Industrial District:

A. Dwellings, except for watchman or caretaker on the premises;

# City of Eldridge

## MEMORANDIUM



B. Churches or schools, hospitals, clinics, and other institutions for human care, except when incidental to a permitted use.

29.04 HEIGHT REGULATIONS. Building height is governed by building code and fire protection requirements provided that no building or structure shall exceed one hundred (100) feet in height.

29.05 LOT AREA, LOT WIDTH AND YARD REQUIREMENTS.

A. LOT AREA. The minimum lot area requirement shall be ten thousand (10,000) square feet.

B. LOT WIDTH AND YARD REQUIREMENTS. The following minimum requirements shall be observed:

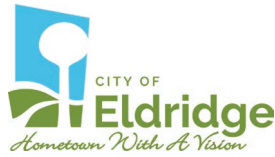
Lot Width: None

Front Yard Depth: 25 ft.

Side Yard Width: 5 foot minimum on one side and a total of 15 feet for both sides, except where adjoining an "R" District, then same as the least width in that "R" District

Rear Yard Depth: 10 ft., except where adjoining an "R" District, then same as required in that district

~~29.06 Outdoor Storage—Outdoor storage is permitted provided that such storage is located on a dust free durable surface. Areas used for the storage of wheeled equipment such as semi trailers shall be designed so that all driving surfaces used to hook up to such equipment is constructed of asphaltic concrete or PCC concrete. All outdoor storage visible from 1st Street, LeClaire Rd., US 61, Blackhawk Trail or Scott Park Rd. shall be sufficiently screened by using landscape materials or fencing so as to block the view of the materials, vehicles or equipment so stored~~



## **ORDINANCE 2023-19**

**AN ORDINANCE AMENDING TITLE D, CHAPTER TWO, SECTION 28.00 I-1 LIGHT INDUSTRIAL DISTRICT OF THE ELDRIDGE CITY CODE MAKING THE FOLLOWING CHANGES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.**

### **Section One.**

Title D, Chapter Two, Section 28.01 PRINCIPAL PERMITTED USES is amended by removing the following language:

- A. Automobile and motor vehicle repair garage doing major repair;
- B. Bottling works;
- C. Contractor's shop and enclosed storage yards;
- D. Environmental agency approved fertilizer blending plants, liquid and dry, and sale of feed or fuel;
- E. Grain elevator and associated enclosed warehouses;
- F. Lumber yard, wholesale and retail sales, including millwork, building materials sales and storage;
- G. Machine and welding shops;
- H. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, and food products;
- I. The manufacture, compounding, assembling or treatment of articles or merchandise for the following previously prepared materials: canvas, cellophane, cloth, fiber, glass, leather, paper, plastics, precious or semi-precious metals or stone, rubber, textiles, wood, and yarn;
- J. The manufacture or assembling of electrical appliances, instruments and devices;
- K. Trucking or motor freight terminals;
- L. Printing, publishing and lithography establishments;
- M. Wholesale and warehouse uses;
- N. Self storage facilities;
- O. Laboratory and research firm involved in the research, experimentation or testing of materials, goods, or products.
- P. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to essential services, gas-regulator station, telephone exchange, electric substation, public service/municipal garage and related facilities, public utility establishment, vocational school and community center;
- Q. Accessory uses or buildings customarily incidental to any of the above uses;
- R. Automobile, boat, farm implement, machinery, motor vehicle and mobile home sales not including junk yards.

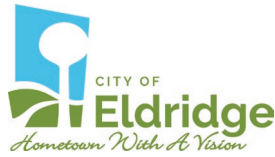
### **Section Two.**

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery





Title D, Chapter Two, Section 28.01 PRINCIPAL PERMITTED USES is amended by adding the following language:

- A. Automobile and motor vehicle repair garage doing major repair;
- B. Bottling works;
- C. Contractor's shop and enclosed storage yards;
- D. Environmental agency approved fertilizer blending plants, liquid and dry, and sale of feed or fuel;
- E. Grain elevator and associated enclosed warehouses;
- F. Lumber yard, wholesale and retail sales, including millwork, building materials sales and storage;
- G. Machine and welding shops;
- H. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, and food products;
- I. The manufacture, compounding, assembling or treatment of articles or merchandise for the following previously prepared materials: canvas, cellophane, cloth, fiber, glass, leather, paper, plastics, precious or semi-precious metals or stone, rubber, textiles, wood, and yarn;
- J. The manufacture or assembling of electrical appliances, instruments and devices;
- K. Trucking or motor freight terminals;
- L. Printing, publishing and lithography establishments;
- M. Wholesale and warehouse uses;
- O. Laboratory and research firm involved in the research, experimentation or testing of materials, goods, or products.
- P. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to essential services, gasregulator station, telephone exchange, electric substation, public service/municipal garage and related facilities, public utility establishment, vocational school and community center;
- Q. Accessory uses or buildings customarily incidental to any of the above uses;
- R. Automobile, boat, farm implement, machinery, motor vehicle and mobile home sales not including junk yards. (Am. Ord. 2023-08, passed 3-20-2023)
- S. Any uses not listed above would be considered a use on review unless prohibited in section 28.03.

### **Section Three.**

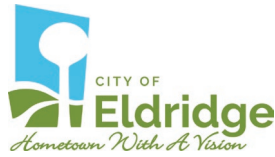
Title D, Chapter Two, Section 28.02 PERMITTED USES ON REVIEW is amended by removing the following language:

- A. Sewage lagoon or treatment plant;
- B. Above and below ground storage of Class I, II and III materials not to exceed one-hundred thousand (100,000) gallons that shall comply with all applicable codes; and
- C. Waste handling or disposal such as a transfer station, recycling center, or landfill.
- D. Transmission Towers

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



- E. Outdoor storage when associated with a principal use on the lot
- F. Professional offices which have characteristics similar to, or are associated with, industrial uses allowed in this district

**Section Four.**

Title D, Chapter Two, Section 28.02 PERMITTED USES ON REVIEW is amended by adding the following language:

- A. Sewage lagoon or treatment plant;
- B. Above and below ground storage of Class I, II and III materials not to exceed one-hundred thousand (100,000) gallons that shall comply with all applicable codes; and
- C. Waste handling or disposal such as a transfer station, or recycling center
- D. Transmission Towers
- E. Outdoor storage when associated with a principal use on the lot
- F. Professional offices which have characteristics similar to, or are associated with, industrial uses allowed in this district
- G. Self storage facilities;
- H. Outdoor storage facilities: All such storage shall be screened from view of roadways by at least 7' solid decorative fencing. Storage area must located on a dust free durable surface. Areas used for the storage of wheeled equipment such as semi-trailers, campers, boats, hauling trailers, etc. shall be designed so that all driving surfaces used to hook up to such equipment is constructed of asphaltic concrete or PCC concrete.

**Section Five.**

Title D, Chapter Two, Section 28.06 OUTDOOR STORAGE is amended by removing the following language:

28.06 Outdoor Storage - Outdoor storage shall only be permitted when approved by the Board of Adjustment. All such storage shall be screened from view of roadways by solid decorative fencing and /or landscaping

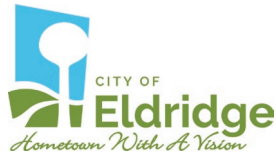
**Section Six.**

Title D, Chapter Two, Section 28.06 is amended by adding the following language:

28.06 Enclosure of use. All industrial operations shall take place within completely enclosed buildings, unless otherwise specified.

**Section Seven.**

Title D, Chapter Two, Section 28.07 is amended by removing the following language:



28.07 Enclosure of use. All industrial operations shall take place within completely enclosed buildings, unless otherwise specified.

**Section Eight.** Repealer. All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

**Section Nine.** Effective date. This ordinance shall take effect upon its passage and publication as provided by law.

PASSED AND APPROVED THIS 5TH DAY OF SEPTEMBER, 2023.

Attest:

\_\_\_\_\_  
Mayor, Frank King

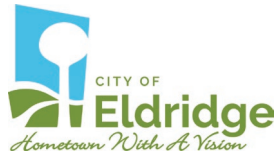
\_\_\_\_\_  
Martha Nieto, City Clerk

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Cheek	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Peeters	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



## **ORDINANCE 2023-20**

**AN ORDINANCE AMENDING TITLE D, CHAPTER TWO, SECTION 29.00 I-2 GENERAL INDUSTRIAL DISTRICT OF THE ELDRIDGE CITY CODE MAKING THE FOLLOWING CHANGES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.**

### **Section One.**

Title D, Chapter Two, Section 29.01 PRINCIPAL PERMITTED USES is amended by removing the following language:

- A. Uses permitted in the I-1 district as listed in section 28.01 and unless specifically listed as a Prohibited Use in section 29.03
- B. Cement block manufacture;
- C. Concrete and asphalt mixing plants;
- D. Drop forge;
- E. Foundry;
- D. Meat packing, but not stockyard and slaughterhouse;
- F. Planing mill and saw mill;
- G. Stamping mill and other metal working processes;
- H. Grain storage and processing;
- I. Wood products manufacturing;
- J. Parking lots, public and private;
- K. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to essential services, gas-regulator station, telephone exchange, electric substation, public service/municipal garage and related facilities, public utility establishment.;
- L. Accessory uses or buildings customarily incidental to any of the above uses;

### **Section Two.**

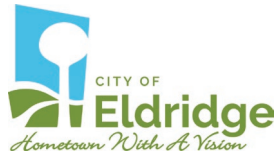
Title D, Chapter Two, Section 29.01 PRINCIPAL PERMITTED USES is amended by adding the following language:

- A. Uses permitted in the I-1 district as listed in section 28.01 and unless specifically listed as a Prohibited Use in section 29.03
- B. Cement block manufacture;
- C. Concrete and asphalt mixing plants;
- D. Drop forge;
- E. Foundry;
- D. Meat packing, but not stockyard and slaughterhouse;
- F. Planing mill and saw mill;
- G. Stamping mill and other metal working processes;

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



- H. Grain storage and processing;
- I. Wood products manufacturing;
- J. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to essential services, gasregulator station, telephone exchange, electric substation, public service/municipal garage and related facilities, public utility establishment.;
- K. Accessory uses or buildings customarily incidental to any of the above uses;
- L. Any uses not listed above would be considered a use on review unless prohibited in section 29.03.

### **Section Three.**

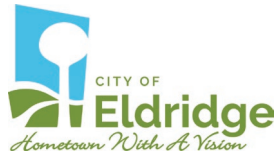
Title D, Chapter Two, Section 29.02 PERMITTED USES ON REVIEW is amended by removing the following language:

- A. Above and below ground storage of Class I, II or III materials not to exceed two-hundred thousand (200,000) gallons that shall comply with all applicable codes; and
- B. Automobile salvage or junk yard, building material salvage yard, scrap metal storage yard, or other salvage yard of any kind, provided that, all such operations are conducted in such a manner that all operation, display, or storage of material or equipment is so screened by ornamental fences, walks, and/or permanent planting that it cannot be seen from a public street or from adjoining lots when viewed by a person standing on ground level, and provided further, however, that no such screening in excess of seven (7) feet in height shall be required;
- C. Cement, lime, or gypsum manufacture;
- D. Chemical and petroleum refining;
- E. Disposal plants of all types including trash, garbage, recycling centers, transfer station, and sewage treatment;
- F. Transmission towers
- G. Wholesale of gasoline, propane or butane, or other petroleum products;
- H. Automobile, boat, farm implement, machinery, motor vehicle and mobile home sales not including junk yards.

### **Section Four.**

Title D, Chapter Two, Section 29.02 PERMITTED USES ON REVIEW is amended by adding the following language:

- A. Above and below ground storage of Class I, II or III materials not to exceed two-hundred thousand (200,000) gallons that shall comply with all applicable codes; and
- B. Automobile salvage or junk yard, building material salvage yard, scrap metal storage yard, or other salvage yard of any kind, provided that, all such operations are conducted in such a manner that all operation, display, or storage of material or equipment is so screened by ornamental fences, walks, and/or permanent planting that it cannot be seen from a public street or from adjoining lots when viewed by a person standing on ground



level, and provided further, however, that no such screening in excess of seven (7) feet in height shall be required;

C. Cement, lime, or gypsum manufacture;

D. Chemical and petroleum refining;

E. Disposal plants of all types including trash, garbage, recycling centers, transfer station, and sewage treatment;

F. Transmission towers

G. Wholesale of gasoline, propane or butane, or other petroleum products;

H. Automobile, boat, farm implement, machinery, motor vehicle and mobile home sales not including junk yards. (Am. Ord. 2023-08, passed 3-20-2023)

I. Parking lots, public and private;

J. Landfill

K. Recycle yards

L. Rail storage yards and transfer stations

M. Outdoor storage facilities: All such storage areas shall be screened from view of roadways by at least 7' solid decorative fencing. Storage area must be on a dust free durable surface. Areas used for the storage of wheeled equipment such as semi-trailers, campers, boats, hauling trailers, etc. shall be designed so that all driving surfaces used to hook up to such equipment is constructed of asphaltic concrete or PCC concrete.

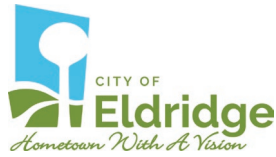
### **Section Five.**

Title D, Chapter Two, Section 29.06 is amended by removing the following language:

29.06 Outdoor Storage - Outdoor storage is permitted provided that such storage is located on a dust free durable surface. Areas used for the storage of wheeled equipment such as semi trailers shall be designed so that all driving surfaces used to hook up to such equipment is constructed of asphaltic concrete or PCC concrete. All outdoor storage visible from 1st Street, LeClaire Rd., US 61, Blackhawk Trail or Scott Park Rd. shall be sufficiently screened by using landscape materials or fencing so as to block the view of the materials, vehicles or equipment so stored.

**Section Six.** Repealer. All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

**Section Seven.** Effective date. This ordinance shall take effect upon its passage and publication as provided by law.



PASSED AND APPROVED THIS 5TH DAY OF SEPTEMBER, 2023.

Attest:

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Mayor, Frank King

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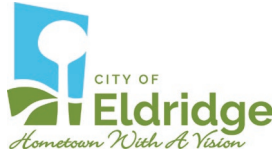
Martha Nieto, City Clerk

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Cheek	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Peeters	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



## ORDINANCE 2023-21

### AN ORDINANCE AMENDING CHAPTER TWO, TITLE D OF THE ELDRIDGE CITY CODE, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

**Section one.** That the zoning map referred to in Chapter Two, Title D of the Eldridge City Code, and being a part of the ordinance of the City of Eldridge, in so far as said map pertains to the land that is part of Grunwald Grove 2<sup>nd</sup> Addition and described as follows:

Lots 23, 24, 25 and 26 in Grunwald Grove 2<sup>nd</sup> Addition to the City of Eldridge, Iowa

The property is currently **R-3 Multiple Family Residential District** and is being rezoned to **Planned Residential Overlay District**.

Maximum density shall not exceed that of the underlying district.

In addition, the following parcel map is attached herewith and made a part hereto as the same pertains to said area is enacted as a substitute and in lieu of the same area described as shown on said district map.

Be it further enacted that the boundaries of the districts, designations, notations, references and other information shown thereon as the same pertains to the area described above are, and by way of amendment, made a part of the zoning ordinance of the City of Eldridge, Iowa, and shall have the same force and effect with respect to said area as if the zoning map and all notations, references and other information shown thereon were as fully set forth or described therein, the original of said amendment is properly attested and is on file with the City Clerk of the City of Eldridge, Iowa.

**Section two. Repealer.** All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

**Section three. Effective date.** This ordinance shall take effect upon its passage and publication as provided by law.





PASSED AND APPROVED THIS 5TH DAY OF SEPTEMBER, 2023.

Attest:

\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
Martha Nieto, City Administrator

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Cheek	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Collins	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Dockery	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent
Peeters	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> Absent



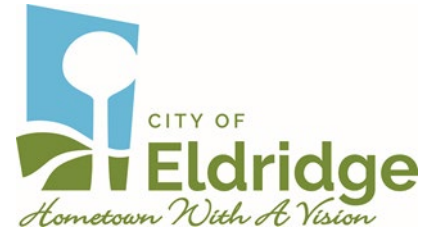
Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery

# City of Eldridge

## MEMORANDIUM



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: Grunwald Grove Planned Residential Overlay District  
Date: 8/3/23

Mayor and City Council:

Grunwald Land Development has applied to create a Planned Residential Overlay (PRO) District encompassing the multifamily portion of their 2<sup>nd</sup> Addition. This will be the first PRO in Eldridge and the code section governing this district is included for you to review. In this situation the PRO will allow the developer to build multifamily housing on individual lots without direct access to city streets.

Code requires the establishment of a PRO to be handled in the same manner as a rezoning even though the underlying zoning still exists thus creating the overlay.

City staff has reviewed this submission and is recommending approval of this concept. The attached plat and plan is for illustrative purposes only. At this time you are only reviewing the concept and considering the approval of the Planned Residential Overlay District. A final plat and development plan will follow in the coming weeks to be approved.

This was reviewed and approved by the Planning and Zoning Commission at their meeting on August 3rd.

Below are 4 exhibits:

- 1) Application
- 2) Overlay plat illustration
- 3) Townhome layout illustration
- 4) Code section for Planned Residential Overlay Districts



# REZONING APPLICATION Plan and Zone Commission

Property Address Grunwald Grove 2nd Addition  
 Rezoning Request From R-3 Multiple Family Residential To Planned Residential Overlay  
 Legal Description of Property Please see previously approved Final Plat and new overlay plan that has been submitted with this application

Applicant Name Grunwald Land Development (Dale Grunwald)  
 Address 409 S. Schultz Drive, Long Grove, IA 52756  
 Phone Number 563-343-1006  
 Email Address ranch5r@netins.net & dgrunwald@mail.com  
 Main Contact Person Dale Grunwald

Title Holder's (If different than applicant)  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone Number \_\_\_\_\_

Signature of Applicants (s) Dale Grunwald

Intended property use Multiple Family Residential - Townhouse development  
 (please be specific) \_\_\_\_\_

On 8 1/2" x 11" paper, please provide the following:  
 A map showing the property location and surrounding zoning

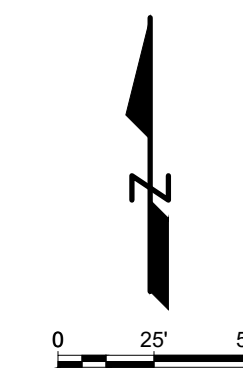
For office use only			
Filing Fee Paid	\$	<u>150</u>	Date Filed <u>7/25/2023</u>
Payment Method		<u>Check # 1570</u>	Meeting Date <u>8/3/2023</u>
Courtesy Letters Sent		<u>✓</u>	

# GRUNWALD GROVE 2ND ADDITION PLANNED RESIDENTIAL OVERLAY DISTRICT PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M. CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

SET BACKS: R-3

	SINGLE FAMILY	TWO FAMILY	MULTI FAMILY
MIN. LOT WIDTH	60'	70'	80'
FRONT YARD	25'	25'	25'
SIDE YARD	5'	5'	5'
REAR YARD	30'	30'	30'

THE SUM OF THE SIDE YARD SETBACK IN R-3 SHALL BE 12' OR GREATER



**PRELIMINARY  
NOT FOR  
RECORDING**

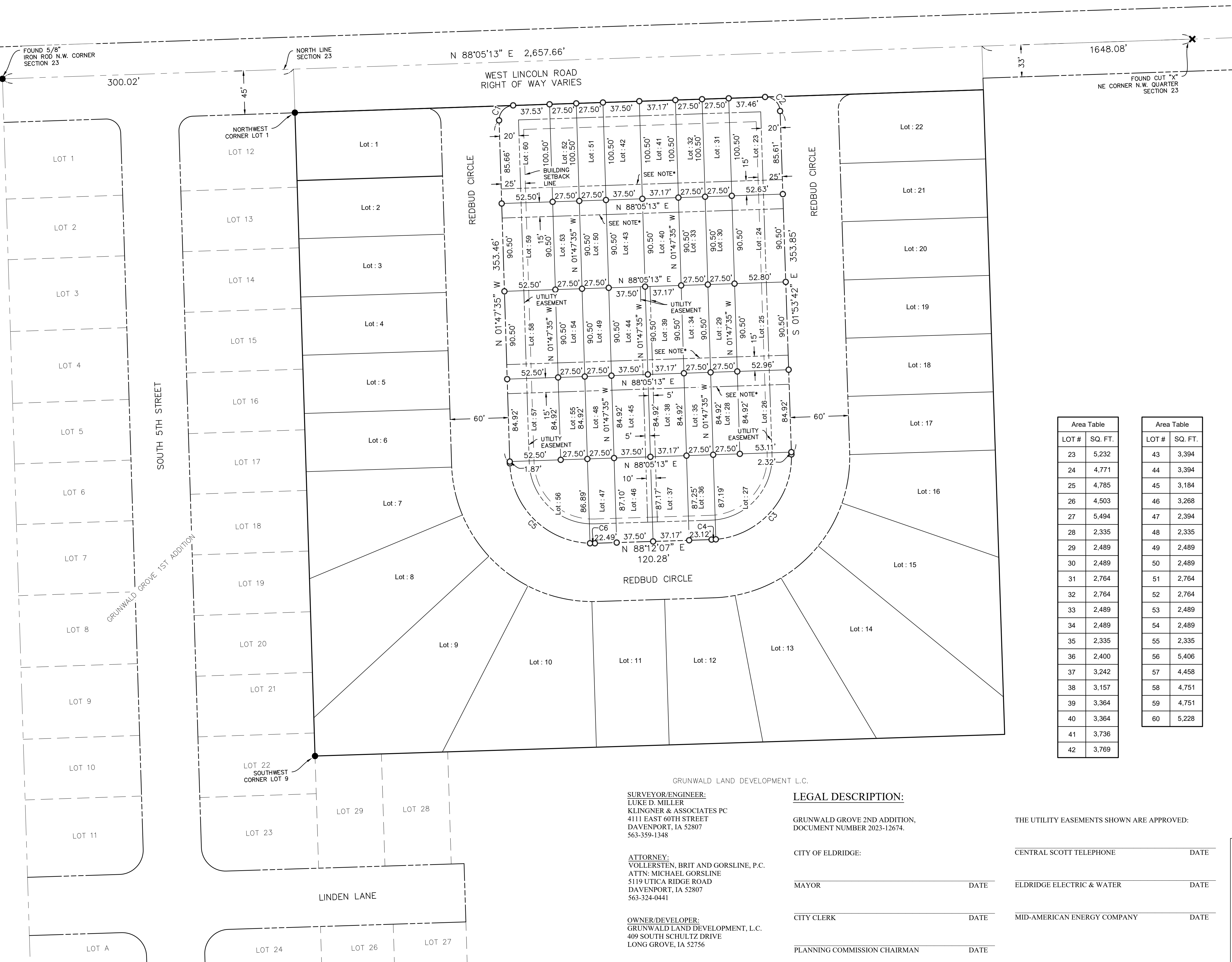
**LEGEND**

	SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP #22228
	FOUND 5/8" IRON ROD
	FOUND 1/2" IRON ROD
	FOUND MAGNAIL
	SURVEY BOUNDARY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINES
	SECTION LINE
	SETBACK LINE

Description: Part Northwest Quarter Section 23, Township 79 North, Range 3 East of the 5th P.M.  
Requestor: Grunwald Land Development L.C.  
Proprietor: Grunwald Land Development L.C.  
Surveyor: Luke D. Miller  
Survey Company: Klingner & Associates, P.C.  
Return To: Klingner & Associates, P.C.  
4111 East 60th Street, Davenport, Iowa 52807  
miller@klingner.com (563) 359-1348

**AREA TABLE**

RIGHT OF WAY	0.0 AC.
LOT 1-60	2.95 AC.
TOTAL	2.95 AC.



**NOTE\***  
INGRESS/EGRESS EASEMENT  
30' IN WIDTH, BEING 15' ON EACH SIDE OF  
PROPOSED LOT LINE

**Curve Table**

Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	23.39'	15.00'	89°22'32"	S43°22'58"W	21.09'
C2	23.45'	15.00'	89°33'52"	N47°07'16"W	21.13'
C3	133.66'	85.00'	90°05'49"	N43°09'12"E	120.31'
C4	4.38'	85.00'	2°57'16"	S86°43'29"W	4.38'
C5	133.53'	85.00'	90°00'18"	S46°47'44"E	120.21'
C6	5.01'	85.00'	3°22'38"	S89°53'26"W	5.01'

Area Table	Area Table		
LOT #	SQ. FT.	LOT #	SQ. FT.
23	5,232	43	3,394
24	4,771	44	3,394
25	4,785	45	3,184
26	4,503	46	3,268
27	5,494	47	2,394
28	2,335	48	2,335
29	2,489	49	2,489
30	2,489	50	2,489
31	2,764	51	2,764
32	2,764	52	2,764
33	2,489	53	2,489
34	2,489	54	2,489
35	2,335	55	2,335
36	2,400	56	5,406
37	3,242	57	4,458
38	3,157	58	4,751
39	3,364	59	4,751
40	3,364	60	5,228
41	3,736		
42	3,769		

**GENERAL NOTES**

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
SUBDIVISION CONTAINS 2.95 ACRES, MORE OR LESS.  
BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.  
THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORM WATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE SURFACE FLOW OF STORM WATER. FUTURE VARIANCES SHALL NOT BE GIVEN TO SUCH STRUCTURES, FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGE WAY.  
ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF A CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS SHALL GOVERN.  
ALL EASEMENTS CONGRUENT WITH RIGHT OF WAYS ARE WATER, SANITARY, STORM AND UTILITY EASEMENTS.  
WATER MAINS, HYDRANTS, AND ASSOCIATED FIXTURES SHALL BE OWNED AND MAINTAINED BY ELDRIDGE ELECTRIC AND WATER UTILITY.  
INDIVIDUAL SERVICE LINES, STARTING AT THE MAINS AND EXTENDING TO THE HOMES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER.  
THERE SHALL BE NO DIRECT ACCESS TO WEST LINCOLN ROAD FOR LOTS 23,31,32,41,42,51,52,60.

GRUNWALD LAND DEVELOPMENT L.C.

**SURVEYOR/ENGINEER:**  
LUKE D. MILLER  
KLINGNER & ASSOCIATES PC  
4111 EAST 60TH STREET  
DAVENPORT, IA 52807  
563-359-1348

**ATTORNEY:**  
VOLLERSTEN, BRIT AND GORSLINE, P.C.  
ATTN: MICHAEL GORSLINE  
5119 UTICA RIDGE ROAD  
DAVENPORT, IA 52807  
563-324-0441

**OWNER/DEVELOPER:**  
GRUNWALD LAND DEVELOPMENT, L.C.  
409 SOUTH SCHULTZ DRIVE  
LONG GROVE, IA 52756

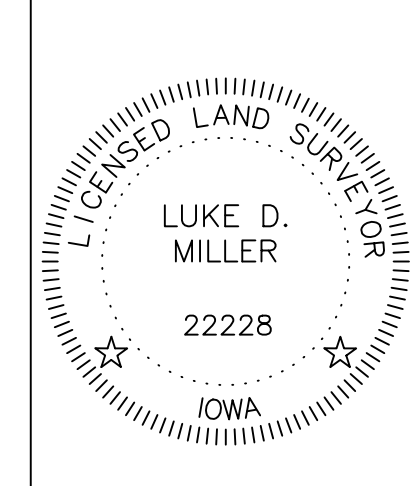
**LEGAL DESCRIPTION:**

GRUNWALD GROVE 2ND ADDITION,  
DOCUMENT NUMBER 2023-12674.

CITY OF ELDRIDGE:  
MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

THE UTILITY EASEMENTS SHOWN ARE APPROVED:  
CENTRAL SCOTT TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_  
ELDRIDGE ELECTRIC & WATER \_\_\_\_\_ DATE \_\_\_\_\_  
MID-AMERICAN ENERGY COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

BEARINGS BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.  
**DRAFT**  
Signature: Luke D. Miller  
Date \_\_\_\_\_ Reg. No. 22228  
My license renewal date is December 31, 2023  
Pages or sheets covered by this seal:  
THIS SHEET ONLY.

**KLINGNER & ASSOCIATES, P.C.**  
Engineers • Architects • Surveyors  
Davenport, Iowa  
4111 East 60th St  
563.359.1348  
www.klingner.com  
Quincy, IL, Galveston, TX, Burlington, IA, Peoria, IA, Hannibal, MO, Columbia, MO

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

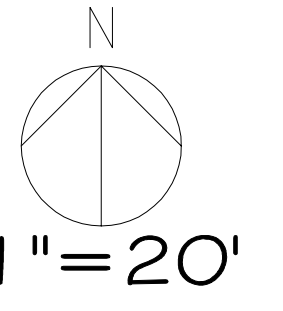
**PLANNED RESIDENTIAL  
OVERLAY DISTRICT**  
**GRUNWALD LAND DEVELOPMENT, L.C.**  
409 SOUTH SCHULTZ DRIVE  
LONG GROVE, IOWA 52756

Non-Reduced Sheet Size: 24" x 36"  
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN:
JLR	JLR
FIELD	FIELD BOOK
CHECKED	CHECK DATE
LDM	

**PLANNED RESIDENTIAL OVERLAY DISTRICT**  
PROJECT NO. 21-6118-OVERLAY-7-26-23  
7-25-2023  
**SHEET 1 OF 1**

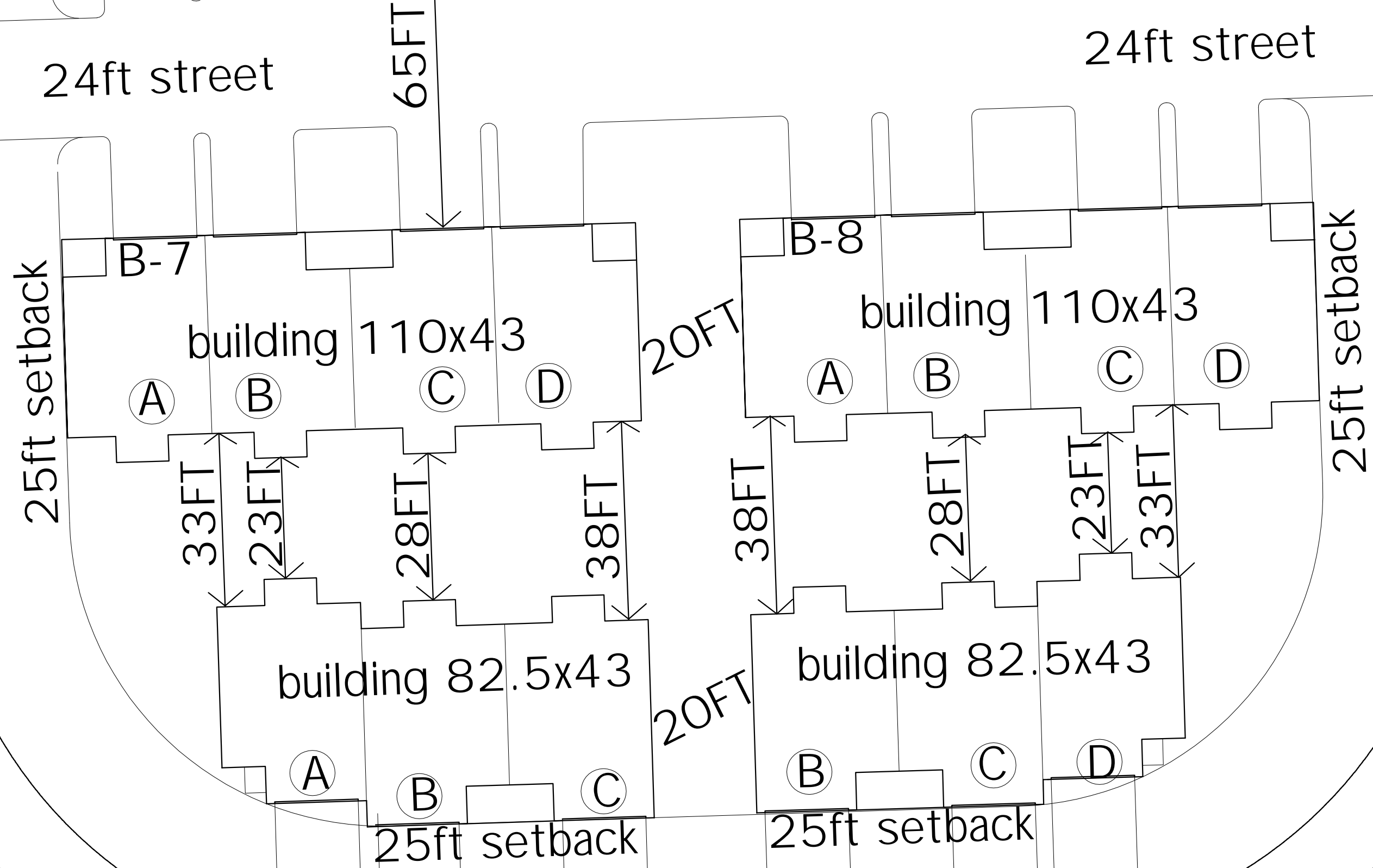
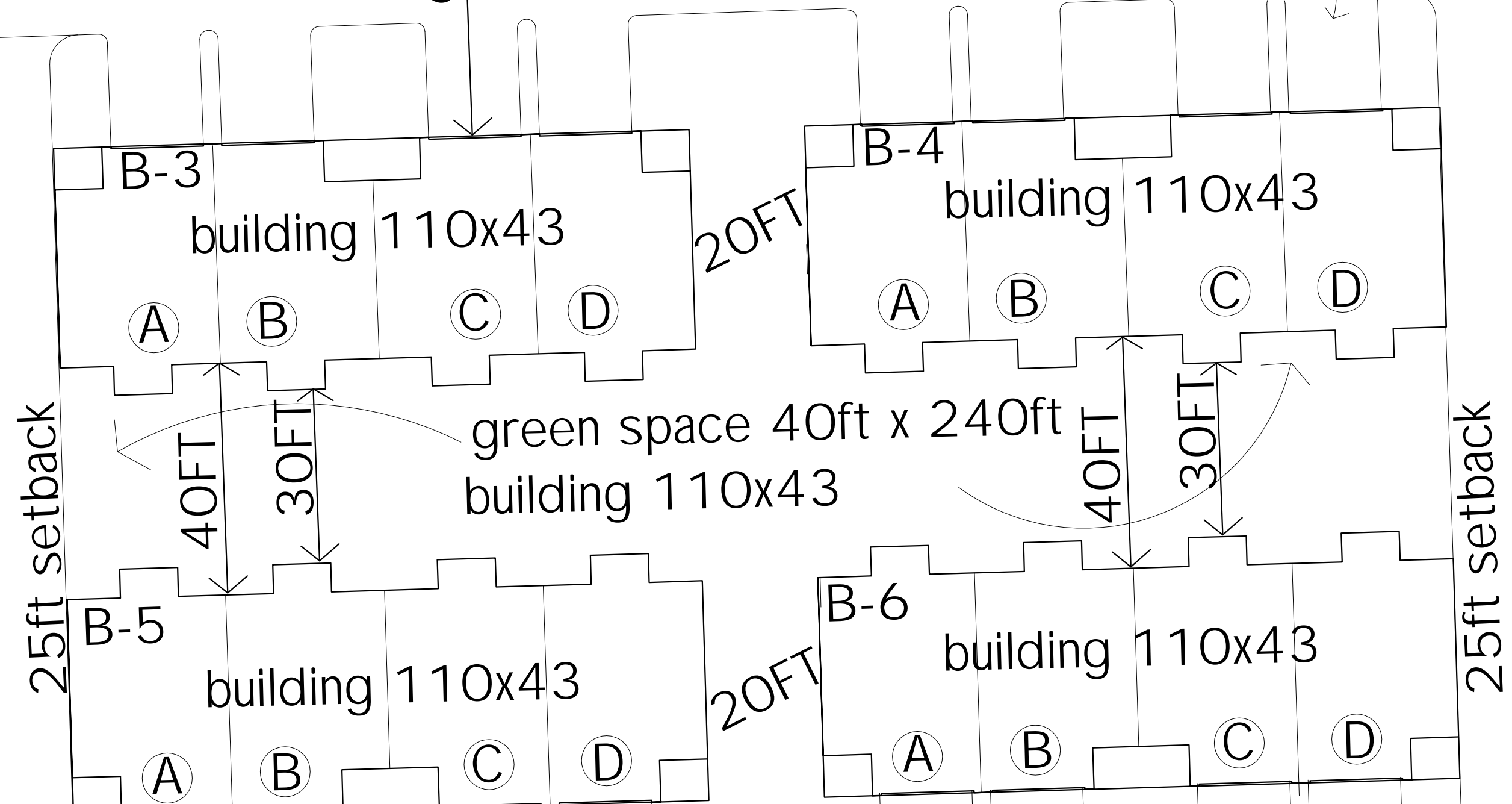
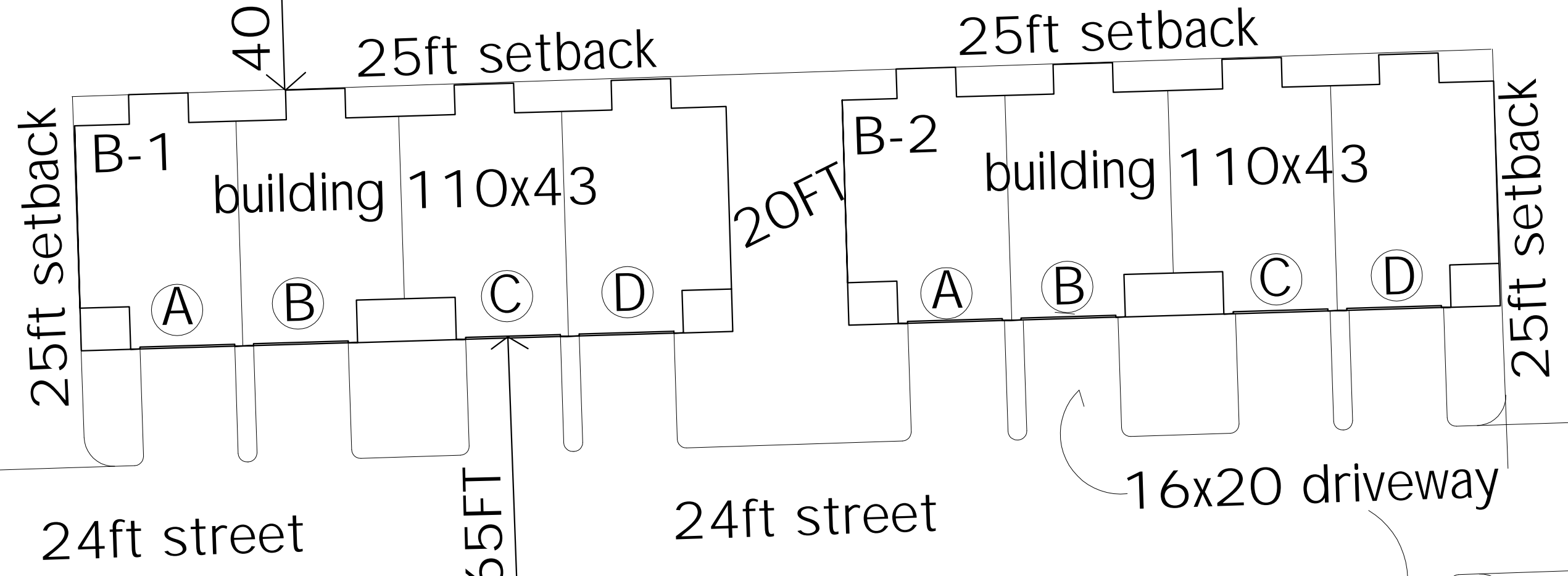
WEST LINCOLN ROAD



REDBUD CIRCLE

REDBUD CIRCLE

REDBUD CIRCLE



### **23.00 PLANNED RESIDENTIAL OVERLAY DISTRICTS.**

This is a district that provides more flexibility in development by releasing a developer from compliance with the strict site and structure requirements of Sections 20, 21 and 22, Residential Districts, and providing a small increase in density. This zone retains the same land use requirements and primary controls as are stipulated in the underlying zone contained in each of sections 20, 21 and 22, as well as, retaining the same general intent for the district as the description at the beginning of each zone through compliance with the procedure outlined below.

**23.01 PROCEDURE.** Each zone in Section 20, 21 and 22 is hereby overlaid with an additional planned zone named PR-(appropriate number) (appropriate district descriptive name)planned residential overlay district, which may be considered for any land within the city. Zones contained in sections 20, 21 and 22 are hereby made underlying zones to be used for partial regulation of the rezoned tract. Each tract shall be at least five thousand (5,000) square feet in size.

This zone shall be established in the same manner as all other zoning districts, but shall revert to the prior zoning classification without rezoning when special procedures as outlined in section 23.13 are appropriate. As part of the application, the developer shall state the reason the planned overlay district is desired and why a regular zoning classification would not be appropriate. Nothing in this section shall be interpreted as waiving any portion of the city's building code or standard specifications and standard drawings.

**23.02 PERMITTED USES.** Same as sections 20.01, 21.01 and 22.01 depending on the underlying zoning.

**23.03 PERMITTED USES ON REVIEW.** Same as sections 20.01, 21.01 and 22.01 depending on the underlying zoning.

**23.04 MINIMUM LOT AREA.** None required.

**23.05 MINIMUM LOT WIDTH.** None required.

**23.06 HEIGHT REQUIREMENTS.** Same as sections 20.03, 21.03 and 22.03 depending on the underlying zoning.

**23.07 FRONT YARD.** None required except where adjacent to non-planned residence zones, then the requirements of sections 20.04.B, 21.04.B and 22.04.B shall apply depending on the underlying zoning.

**23.08 SIDE YARD.** None required except where adjacent to non-planned residence zones, then the requirements of sections 20.04.B, 21.04.B and 22.044.B shall apply depending on the underlying zoning.

**23.09 REAR YARD.** None required except where adjacent to non-planned residence zones, then the requirements of sections 20.04.B, 21.04.B and 22.04.B shall apply depending on the underlying zoning.

**23.10 MAXIMUM DENSITY.** A total density shall be set by ordinance for the rezoning of any planned residential overlay district when said zoning is approved by the city council. Said density shall be defined as a total maximum number of dwelling units or bedrooms or combination. The total density may range between one dwelling unit and fifteen (15) percent over what the rezoned tract could have had under ideal conditions if developed under the underlying zoning classification.

**23.11 SPECIAL PROVISIONS.** All special provisions in the base zone are required in the overlay planned residence zone unless specifically changed or noted by the commission and city council on the development plan.

**23.12 DEVELOPMENT PLAN.** In order to obtain a building permit in a planned residence district, the developer must prepare a development plan or plans as the commission and city council may approve. The commission and the city council may approve generalized concepts for the entire tract and require a more detailed development plan as phases of the project are submitted in accordance with the development schedule. The development plan may be submitted with preliminary or final plats which may be needed, or may be submitted separately if the requirements of Chapter One, Title D of the Eldridge City Code have been met. The development plan shall be submitted and approved by the commission and the city council in the same manner as final plats as specified in Sections 11-15, Chapter One, Title D of the Eldridge City Code. The development shall contain those items listed in section 30 of this chapter which the commission or city council may deem necessary. The development plan shall be filed with an appropriate application form and fee of fifty dollars (\$50). The developer will also reimburse the city for any review made by the city engineer. The commission shall record in its minutes where the development plan makes appropriate use of the flexibility possible in this zone.

**23.13 TIME LIMIT.** The development plan shall be filed with the city within a submittal period of one year after the approval of the planned residential zoning. The one-year period of submittal may be extended up to one additional year by city council resolution. If the development plan is not filed within the submittal period, the zoning of the tract shall automatically revert to the prior zoning district effective at the end of the submittal, or upon denial or withdrawal of the development plan, if after the end of the submittal period. Planned residence zoning can be reestablished by a new zoning procedure as stated in sections 18.01 through 18.07 of this chapter.

**23.14 SCHEDULE.** In addition to the information in Section 30, the development plan shall include a development schedule indicating the stages and dates of actual development. If the development becomes more than two hundred seventy (270) days behind the approved schedule, the city council may, by resolution, remove the planned residence zoning and replace it with the prior zoning district for all or part of the zoning district, or the city council may amend the development schedule by resolution as it may deem appropriate.

**23.15 ALTERNATIVES.** The developer may submit the development plan with the rezoning application and use the one-year period to obtain approval of the development schedule. The developer may also submit with the application a preliminary development plan, which if approved, shall subsequently bind the commission and city council to approval of a development plan to the extent of the items contained in the preliminary plan. Where the developer has extra density it

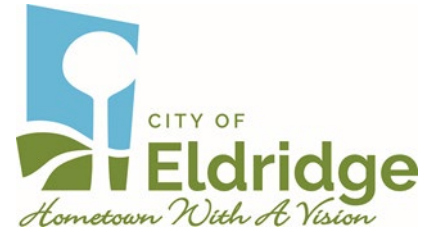
should be expected that some aspect of the development shall work to the city's benefit so as to offset in some manner the extra cost incurred by the city in servicing the extra people in the area.

#### 23.16 COMPLETED PROJECT.

Upon completion of development, the zoning enforcement officer shall notify the city council. The city council shall, upon their consideration and agreement, pass a final resolution determining that the development is complete. Any questions as to permitted development occurring after passage of the final resolution shall be applied for to the board of adjustment in accordance with normal board procedures. The board shall decide if the proposal is in compliance with the intent and spirit and continued practical usefulness of the plans and requirements of the planned residential district and may approve amendments as it may deem necessary.

# City of Eldridge

## MEMORANDIUM



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: Resolution for the waiving of Student Built Home Fees  
Date: 8/7/23

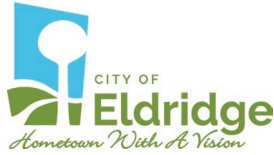
Mayor and City Council,

James Simmons from the North Scott School District has requested that the city building fees be waived for the construction of this year's student built home. Fees have been waived in the past as the city has acted in partnership with the North Scott School District on this project.

Estimated fees were provided by Building Official Ray Nees and are as follows:

Building Permit:	\$1,200.00
Sewer Connection fee:	\$600.00
Water Connection fee:	\$300.00
Electrical Connection Fee:	\$250.00
Cosesco	\$50.00
Total:	\$2,400.000





# Resolution 2023-26

## A RESOLUTION WAIVING FEES FOR THE 2023/2024 STUDENT BUILT HOME

WHEREAS North Scott Schools will be participating in the 2023/2024 Student Built Home to be built at 419 Linden Lane in Eldridge IA, and;

WHEREAS the Student Built Home Coordinator has contacted the City of Eldridge and requested that the fees for the Student Built Home be waived.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Eldridge, that the fees for the 2023/2024 Student Built Home shall be waived.

PASSED AND APPROVED THIS 7TH DAY OF AUGUST, 2023.

Attest:

\_\_\_\_\_  
Mayor, Frank King

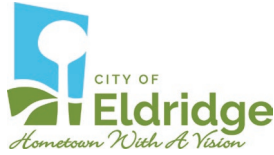
\_\_\_\_\_  
City Clerk, Martha Nieto

Blackwell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/>	_____
Cheek	<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"/>	_____
Peeters	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay / <input type="checkbox"/>	_____

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



# RESOLUTION 2023-27

## A Resolution Approving the Final Plat of American Acres 2<sup>nd</sup> Addition

WHEREAS, the final plat for American Acres 2<sup>nd</sup> Addition has been submitted by Eldridge Industrial Developers LLC, owner and developer of the property, and

WHEREAS, the final 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 August 3, 2023, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the final plat for American Acres 2<sup>nd</sup> Addition.

PASSED AND APPROVED THIS 7TH DAY OF AUGUST, 2023.

Attest:

\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
City Clerk, Martha Nieto

Blackwell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Cheek	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Collins	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Dockery	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Peeters	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay

# City of Eldridge MEMORANDIUM



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: American Acres 2<sup>nd</sup> Addition Final Plat  
Date: 8/7/23

A final plat and application has been received for American Acres 2<sup>nd</sup> Addition. This plat divides one lot into three creating new easements. The City staff and City Engineer has reviewed this plat and is recommending approval. The Planning and Zoning Commission approved this plat at their meeting on August 3, 2023.

Below are 3 exhibits:

- 1) Location Map
- 2) Final Plat Application
- 3) Final Plat



Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



# Final Plat Application - City of Eldridge

Name of Subdivision: American Acres 2nd Addition

Number of lots in subdivision: 2 Current Zoning: I-2

Who should be contacted regarding this plat: Kevin Cox of Townsend Engineering

Phone Number: 563-386-4236

Email Address: kevin@townsendengineering.net

Name of Developer: Eldridge Industrial Developers LLC

Developer's contact: Justin Diercks

Address: 3211 E. 35th St., Davenport, IA 52807

Phone Number: 563-386-2435

Email Address: kelly@diercksltd.com

Name of Engineer preparing construction drawings: Chris Townsend of Townsend Engineering

Address: 2224 E. 12th St., Davenport, IA 52803

Phone Number: 563-386-4236

Email Address: chris@townsendengineering.net

Name of land surveyor preparing plat: Jerry D. Rogers of Townsend Engineering

Address: 2224 E. 12th St., Davenport, IA 52803

Phone Number: 563-386-4236

Email Address: \_\_\_\_\_

Name of person preparing legal documents: John Carroll

Address: 201 W. 2nd St., Suite 801, Davenport, IA 52801

Phone Number: 563-326-1008

Email Address: \_\_\_\_\_

Filing fee included with this application: \$ 100.00

The following shall be filed with this application:

- A. Ten (10) copies of the final plat
- B. One (1) copy reduced to 11x17
- C. Four (4) copies of the construction drawings
- D. Two (2) copies of the legal documents
- E. Filing Fee
- F. One (1) PDF copy of the final plat and construction drawings

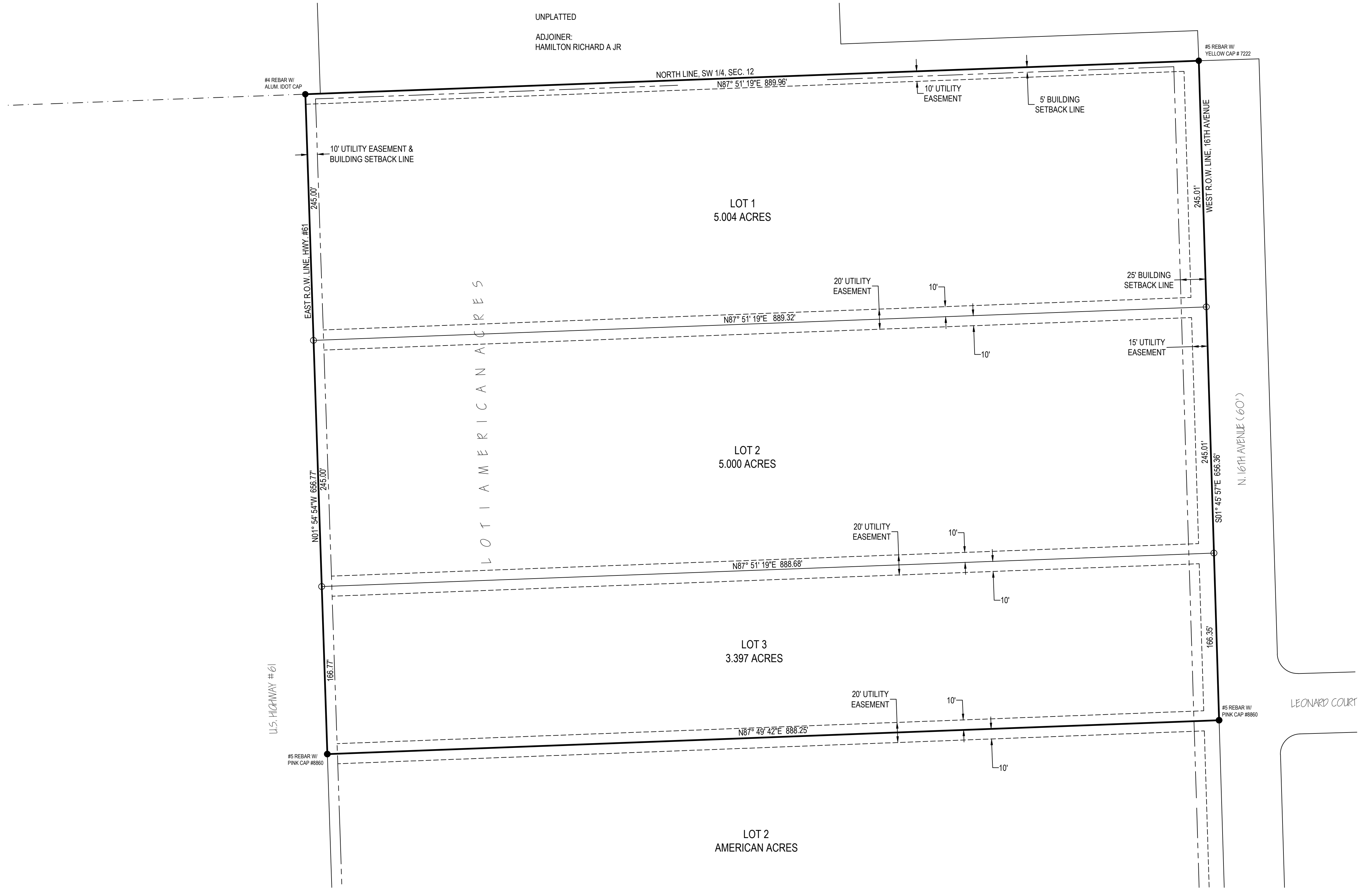
Filing Fee Paid \$ 100.00

Date Filed: 4/28/2023

# FINAL PLAT

## AMERICAN ACRES 2ND ADDITION

TO THE CITY OF ELDRIDGE, IOWA, BEING A REPLAT OF LOT 1 IN AMERICAN ACRES, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.



**NOTES**

1. ALL SIDEWALK ARE TO BE CONSTRUCTED ACCORDING TO CITY OF ELDRIDGE ORDINANCE 2023-15.
2. SIDEWALKS WILL BE INSTALLED ON THE FRONT OF ALL LOTS AT THE TIME THE LOT IS DEVELOPED.
3. ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF ELDRIDGE, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF ELDRIDGE.
4. AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF ELDRIDGE, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
5. BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
6. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ELDRIDGE STANDARD SPECIFICATIONS.
7. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
8. NO PART OF THE SUBDIVISION LIES WITHIN THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP #19163C0215G, EFFECTIVE DATE MARCH 23, 2021.
9. ALL EXISTING FIELD TILES LOCATED WITHIN THIS SUBDIVISION THAT HAPPEN TO BE DISTURBED IN THE DEVELOPMENT PROCESS SHALL BE RECONNECTED OR REPLACED.
10. PROPERTY IS ZONED I-2 AND REQUIRED BUILDING SETBACKS ARE: FRONT = 25', SIDE = 5' (15' TOTAL), REAR = 10'.

APPROVED BY:  
CITY OF ELDRIDGE, IOWA  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_ ATTEST: \_\_\_\_\_

CITY PLAN & ZONE COMMISSION  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

MIDAMERICAN ENERGY  
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN  
DATE: \_\_\_\_\_

CITY OF ELDRIDGE  
ELECTRIC & WATER UTILITY  
DATE: \_\_\_\_\_

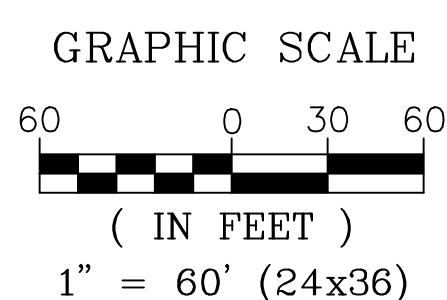
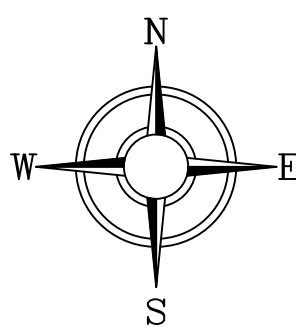
CENTRAL SCOTT  
TELEPHONE CO.  
DATE: \_\_\_\_\_

MEDIACOM  
DATE: \_\_\_\_\_

1. Area of Subdivision - Total: 13.401 Acres +/-
2. Owner:  
Eldridge Industrial Developers LLC  
3211 E. 35th Street  
Davenport, Iowa 52807
3. Surveyor:  
Jerry D. Rogers  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
4. Attorney:  
John Carroll  
201 W 2nd St., Suite 801  
Davenport, Iowa 52801  
Ph: (563) 326-1008

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

- LEGEND:**  
DEED DIMENSION = (0.00')  
FIELD DIMENSION = 0.00'  
MONUMENTS FOUND:  
AS NOTED = ●  
MONUMENTS SET:  
#5 REBAR W/ PINK CAP #8860 = ○  
BOUNDARY LINE = ————  
FENCE LINE = —x—x—x—  
EASEMENT LINE = - - - - -  
SETBACK LINE = - · - · -  
SECTION LINE = - · - · -



**JERRY D. ROGERS**  
Iowa License Number: 8860  
My license renewal date is December 31, 2023  
Pages or sheets covered by this seal: 1

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.



DATE:  
4/24/2023

563 386.4236 office 386.4231 fax  
2224 East 12th Street, Davenport, IA 52803

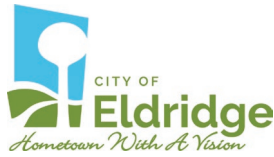
DRAWN BY:  
KLC  
CHECKED BY:  
JDR  
LOCATION:  
S: \DIERCKS\ELDRIDGE SUBDIVISION

REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	7/13/23

**PROJECT**  
FINAL PLAT  
AMERICAN ACRES 2ND ADDITION  
ELDRIDGE, IOWA

**DEVELOPER**  
AMERICAN REDI MIX  
1030 E. 54TH STREET  
DAVENPORT, IOWA 52807

**SHEET NO.**  
1  
OF  
1



# RESOLUTION 2023-28

## A Resolution Approving the Final Plat of CRST 1<sup>st</sup> Addition

WHEREAS, the final plat for CRST 1<sup>st</sup> Addition has been submitted by Bankland LLC, owner and developer of the property;

WHEREAS, the final 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 August 3, 2023, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the final plat for CRST 1<sup>st</sup> Addition.

PASSED AND APPROVED THIS 7TH DAY OF AUGUST, 2023.

Attest:

\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
City Clerk, Martha Nieto

Blackwell	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Cheek	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Collins	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Dockery	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay
Peeters	<input type="checkbox"/> Yea / <input type="checkbox"/> Nay

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery

# City of Eldridge MEMORANDIUM



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: CRST Final Plat  
Date: 8/7/23

A final plat and application has been received for CRST First Addition. This plat is combining three lots into one creating new easements and vacating old easements. The City staff and City Engineer have reviewed this plat and are recommending approval. The Planning and Zoning Commission approved this plat at their meeting on August 3, 2023.

Following are 3 exhibits:

- 1) Location Map
- 2) Final Plat Application
- 3) Final Plat



Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



# Final Plat Application - City of Eldridge

Name of Subdivision: CRST First Addition

Number of lots in subdivision: 2

Current Zoning: I-2 General Industrial District

Who should be contacted regarding this plat: Kevin Koellner

Phone Number: 563-529-4753

Email Address: kevink@focusdevco.com

Name of Developer: Bankland, LLC

Developer's contact: Kevin Koellner

Address: 1805 State Street Suite 101, Bettendorf, IA 52722

Phone Number: 563-529-4753

Email Address: kevink@focusdevco.com

Name of Engineer preparing construction drawings: Martin & Whitacre Matt Krause

Address: 1508 Bidwell Road, Muscatine, IA 52761

Phone Number: 563-263-7691

Email Address: info@martin-whitacre.com

Name of land surveyor preparing plat: Matt Krause

Address: 1508 Bidwell Road, Muscatine, IA 52761

Phone Number: 563-263-7691

Email Address: mkrause@martin-whitacre.com

Name of person preparing legal documents: Joe Judge, Lane & Waterman

Address: 220 North Main Street Suite 600, Davenport, IA 52801

Phone Number: 563-333-8860

Email Address: jjudge@l-wlaw.com

Filing fee included with this application: \$ N/A

The following shall be filed with this application:

- A. Ten (10) copies of the final plat
- B. One (1) copy reduced to 11x17
- C. Four (4) copies of the construction drawings
- D. Two (2) copies of the legal documents
- E. Filing Fee
- F. One (1) PDF copy of the final plat and construction drawings

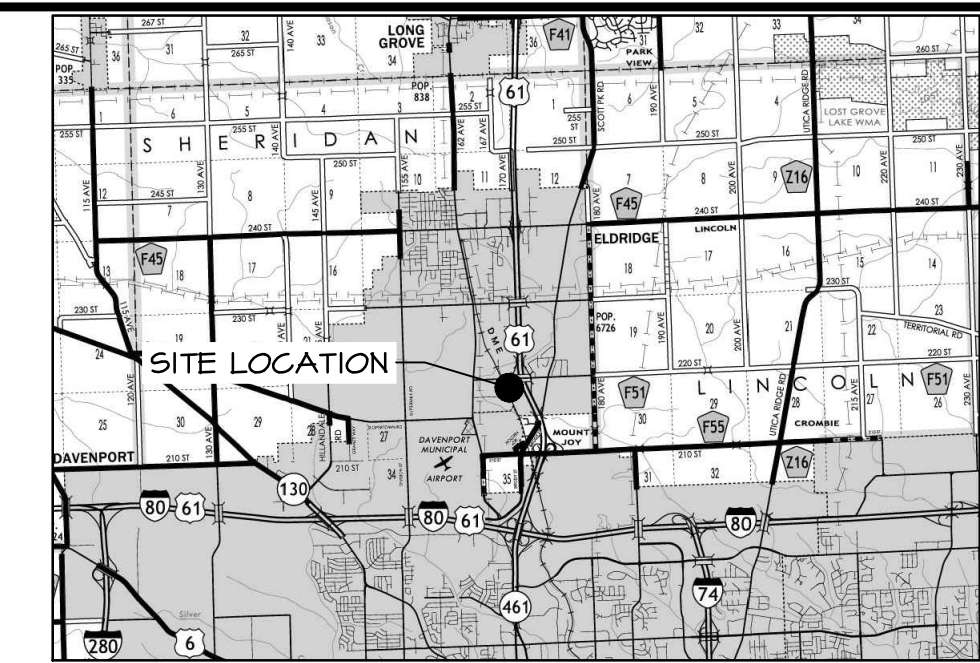
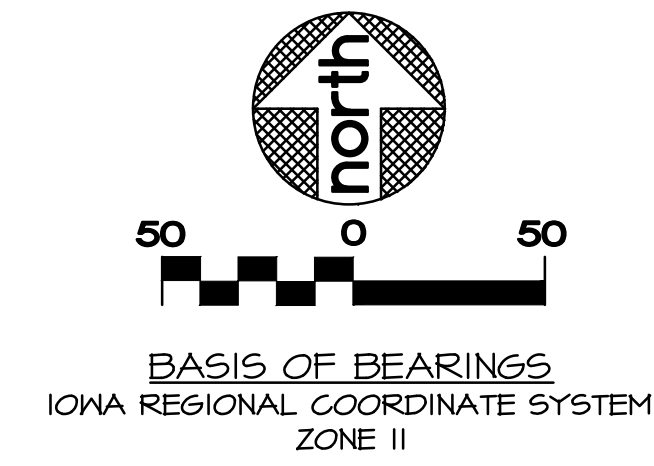
Filing Fee Paid \$ N/A

Date Filed: \_\_\_\_\_



# CRST FIRST ADDITION

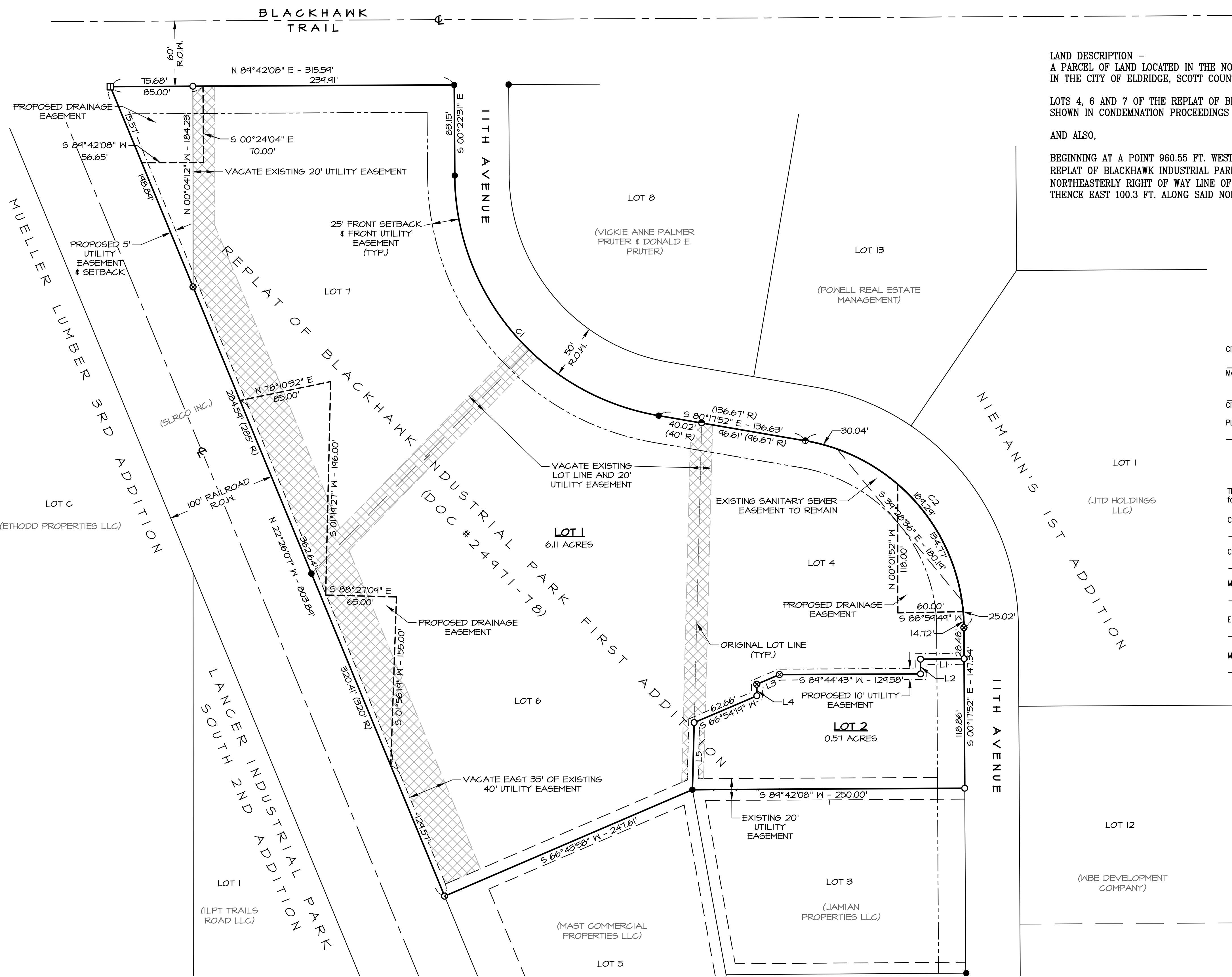
**FINAL PLAT**  
A PART OF THE REPLAT OF BLACKHAWK INDUSTRIAL PARK FIRST ADDITION AND ADJACENT PROPERTY IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA



NICKLAUS 1ST ADDITION

LOT 1

ZONE = PUBLIC AND MUNICIPAL DISTRICT (SCOTT COUNTY IOWA)



LAND DESCRIPTION - A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA.

LOTS 4, 6 AND 7 OF THE REPLAT OF BLACKHAWK INDUSTRIAL PARK FIRST ADDITION, RECORDED AS DOCUMENT #24971-78. EXCEPTING THEREFROM THAT TRACT SHOWN IN CONDEMNATION PROCEEDINGS FILED ON NOVEMBER 30, 1979 AS DOCUMENT #23927-79.

AND ALSO,

BEGINNING AT A POINT 960.55 FT. WEST OF THE NE CORNER OF SAID SECTION 26, ON THE NORTH LINE THEREOF, SAID POINT BEING THE NW CORNER OF THE REPLAT OF BLACKHAWK INDUSTRIAL PARK 1ST ADDITION; THENCE S 0°13 3/4' W, 244.23 FT. ALONG THE WEST LINE OF SAID ADDITION TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE C.M. ST. P. & P. R.R.; THENCE N 22°08 1/4' W, 263.7 FT. ALONG SAID RIGHT OF WAY LINE TO SAID NORTH LINE; THENCE EAST 100.3 FT. ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE NORTH 60 FEET.

**AREA**  
TOTAL = 6.68 ACRES  
LOT 1 = 6.11 ACRES  
LOT 2 = 0.57 ACRES

**ZONING**  
I-2 (GENERAL INDUSTRIAL DISTRICT)

**DEVELOPER**  
FOCUS REAL ESTATE DEVELOPMENT  
1805 STATE STREET, SUITE 101  
BETTENDORF, IA 52722

**SETBACKS**  
FRONT 25'  
SIDE 5' MIN W/15' TOTAL BOTH SIDES  
REAR 10'

**OWNER(S)**  
BANKLAND, L.L.C.;  
CITY OF ELDRIDGE

**SURVEY NOTES**

- IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM THE RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE SURVEY OF THIS PROPERTY.
- NO INVESTIGATIONS WERE MADE AS A PART OF THIS SURVEY CONCERNING ENVIRONMENTAL OR SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY.
- NO INVESTIGATIONS WERE MADE AS A PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 811 OR 1-800-242-8484 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.

CITY OF ELDRIDGE, IOWA

MAYOR \_\_\_\_\_ Date \_\_\_\_\_

CITY CLERK \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

PLANNING AND ZONING \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

The utility easements as shown are acceptable to the following utilities:

- CENTRAL SCOTT TELEPHONE \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_
- CENTURYLINK, LC \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_
- MEDIACOM \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_
- ELDRIDGE ELECTRIC & WATER \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_
- MID-AMERICAN ENERGY CO. \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

**LEGEND**

- SET 1/2" X 36" REBAR W/ORANGE CAP #15981
- ⊗ SET "X" IN CONCRETE
- ⊙ SET GROWS FOOT IN CONCRETE
- FOUND 3/8" REBAR
- FOUND 3/8" REBAR W/YELLOW CAP #5493
- FOUND 3/8" REBAR W/YELLOW CAP #7636
- ▣ FOUND I.D.O.T. RIGHT OF WAY RAIL
- ▨ EXISTING EASEMENT TO BE VACATED
- - - PROPOSED DRAINAGE EASEMENT
- - - PROPOSED UTILITY EASEMENT
- - - SETBACK LINE
- - - EXISTING EASEMENT
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.



Matthew W. Krause  
Date \_\_\_\_\_ Reg. No. 15981  
My license renewal date is December 31, 2023

Pages or sheets covered by this seal: 1

**SURVEY COMPANY / RETURN TO:**  
**Martin & Whitacre**  
**Surveyors & Engineers, Inc.**  
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761  
INFO@MARTIN-WHITACRE.COM (563)263-7691

**PROPRIETOR(S):** BANKLAND, L.L.C.;  
CITY OF ELDRIDGE

**REQUESTOR:** BANKLAND LLC  
**LOCATION:** LOTS 4, 6 & 7 OF THE REPLAT OF BLACKHAWK INDUSTRIAL PARK FIRST ADDITION AND ADJACENT PROPERTY, CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

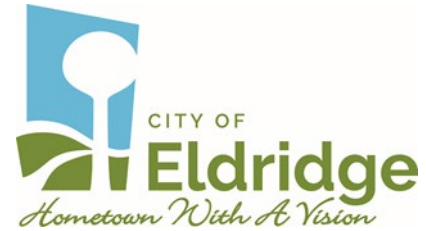
**SURVEY TYPE:** FINAL PLAT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SCANNED PROJECTS		1"=50'		TJB	6/26/23	8414.23
REV.	0					SHEET 1 OF 1

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S 89°22'33" W	40.00'
L2	S 00°37'27" E	13.54'
L3	S 66°54'19" W	22.64'
L4	S 00°20'34" E	10.60'
L5	S 01°26'52" W	61.57'

CURVE DATA					
CURVE #	DELTA	RADIUS	ARC	BEARING	CHORD
C1	79°59'30"	225.00	314.13'	S 40°19'57" E	289.23'
C2	80°00'00"	175.00	244.35'	S 40°17'52" E	224.98'

# City of Eldridge MEMORANDIUM



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: Ethodd Properties, LLC, Sidewalk Assessment Waiver  
Date: 8/7/23

Mayor and City Council,

The attached sidewalk assessment waiver has been submitted for your consideration by Ethodd Properties, LLC, 601 E. Blackhawk Trail, in the Blackhawk Trail Industrial Park. There are currently no other sidewalks in this industrial park.



Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery

Prepared by/Return to: Pastrnak Law Firm, P.C., 313 W. 3rd St., Davenport, IA 52801 (563) 323-7737

**WAIVER OF SIDEWALK ASSESSMENT**  
("Waiver")

The undersigned, ETHODD PROPERTIES, LLC, an Iowa limited liability company ("Company"), being the owner of the property legally described as set forth on Exhibit A hereafter attached and incorporated herein by this reference ("Property"), acknowledges that based on ordinances in the City Code of the City of Eldridge, Iowa ("City"), should redevelopment of the property occur, such that new additions or buildings are added to the Property, then Company is subject to the City's assessment policies for subdivisions improvements and sidewalks. This policy allows that at such time as the City of Eldridge, Iowa, requires the installation of public improvements and sidewalks (in accordance with standards established by the City of Eldridge, Iowa) if not otherwise completed by the landowner the City of Eldridge shall put in said improvements (which may be required separately) and assess the total cost of the same against the Property in accordance with the ordinances regarding special assessments and the processing thereof, and the Company, for itself, its grantees, representative successors, assignees and all subsequent owners of any part of said addition does hereby waive all formalities, rights of protest and rights of appeal to the ordering of said improvements and assessing the cost thereof against the Property even though the cost thereof may exceed the amount that can legally be assessed by the City of Eldridge against the Property and agrees to be responsible for such differences and agrees to permit the assessment of the entire cost of all of said improvements against the Property as herein referenced as the subject of this Assessment Waiver.

Notwithstanding the foregoing, upon execution of this Waiver, which shall be evidenced when recorded with the Scott County Recorder of Deeds, the City releases Company from its obligations to install sidewalks on the Property.

Dated this 28 day of July, 2023.

ETHODD PROPERTIES, LLC, an Iowa limited liability company

By:   
Ethan Mahler, Manager

STATE OF IOWA )  
 ) SS:  
COUNTY OF SCOTT )

On this 28 day of July, 2023, before me, a notary in and for said county and state, personally appeared Ethan Mahler, to me personally known, who being by me duly (sworn or affirmed) did say that he is the Manager of the Company, and that said instrument was signed on behalf of the said Company by authority of its members and the said Ethan Mahler acknowledged the execution of said instrument to be the voluntary act and deed of said Company by it voluntarily executed.



  
Notary Public

EXHIBIT A

(Legal Description)

Part of Parcel C of Mueller Lumber 3rd Addition, Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M., City of Eldridge, Scott County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of Parcel C of Mueller Lumber 3rd Addition, thence, along West line of said parcel, North 02 Degrees 02 minutes 48 seconds West, a distance of 217.87 feet, to the point of beginning. Thence, continuing along West line of said parcel, North 02 degrees 02 minutes 48 seconds West, to the Northwest corner of said parcel, a distance of 683.42 feet. Thence, along the South right of way of Blackhawk Trail Road, North 87 degrees 43 minutes 51 seconds East, to the Northeast corner of said parcel, a distance of 382.94 feet; thence, South 24 degrees 23 minutes 08 seconds East, a distance of 482.17 feet; thence, South 02 degrees 04 minutes 13 seconds East, to an arc, a distance of 226.62 feet; thence, along said arc, concave Southerly, a distance of 445.87 feet, having a radius of 603.00 feet, chord bearing of North 88 degrees 13 minutes 35 seconds West, and a chord of 435.78 feet; thence, South 70 degrees 35 minutes 11 seconds West, a distance of 137.76 feet, to the point of beginning, containing 7.36 acres, more or less. (the remaining southern 3.43 acres of parcel 93260540C is dedicated as right-of-way for the short-line rail).

Subject to easements and restrictions of record and existing utilities.

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# City of Eldridge MEMORANDIUM



To: Mayor and City Council  
From: Jeff Martens, Assistant City Administrator  
Re: RKJL LLC, Sidewalk Assessment Waiver  
Date: 8/7/23

Mayor and City Council,

The attached sidewalk assessment waiver has been submitted for your consideration by RKJL, LLC, located at 501 E. Blackhawk Trail including the adjoining eastern parcel, in the Blackhawk Trail Industrial Park. There are currently no other sidewalks in this industrial park.



Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery

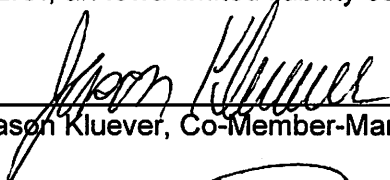
**WAIVER OF SIDEWALK ASSESSMENT**  
("Waiver")

The undersigned, RKJL, L.L.C., an Iowa limited liability company ("Company"), being the owner of the property legally described as set forth on Exhibit A hereafter attached and incorporated herein by this reference ("Property"), acknowledges that based on ordinances in the City Code of the City of Eldridge, Iowa ("City"), should redevelopment of the property occur, such that new additions or buildings are added to the Property, then Company is subject to the City's assessment policies for subdivisions improvements and sidewalks. This policy allows that at such time as the City of Eldridge, Iowa, requires the installation of public improvements and sidewalks (in accordance with standards established by the City of Eldridge, Iowa) if not otherwise completed by the landowner the City of Eldridge shall put in said improvements (which may be required separately) and assess the total cost of the same against the Property in accordance with the ordinances regarding special assessments and the processing thereof, and the Company, for itself, its grantees, representative successors, assignees and all subsequent owners of any part of said addition does hereby waive all formalities, rights of protest and rights of appeal to the ordering of said improvements and assessing the cost thereof against the Property even though the cost thereof may exceed the amount that can legally be assessed by the City of Eldridge against the Property and agrees to be responsible for such differences and agrees to permit the assessment of the entire cost of all of said improvements against the Property as herein referenced as the subject of this Assessment Waiver.

Notwithstanding the foregoing, upon execution of this Waiver, which shall be evidenced when recorded with the Scott County Recorder of Deeds, the City releases Company from its obligations to install sidewalks on the Property.

Dated this 2 day of August, 2023.

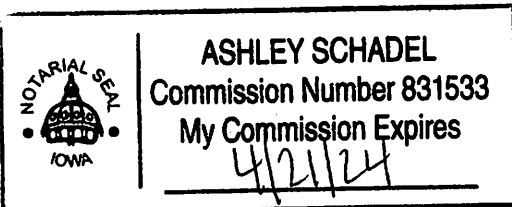
RKJL, L.L.C., an Iowa limited liability company

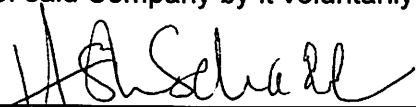
By:   
Jason Kluever, Co-Member-Manager

By:   
Lucas Kluever, Co-Member-Manager

STATE OF Iowa )  
COUNTY OF Scott ) SS:

On this 2 day of August, 2023, before me, a notary in and for said county and state, personally appeared Jason Kluever and Lucas Kluever, to me personally known, who being by me duly (sworn or affirmed) did say that they are the Co-Member-Managers of the Company, and that said instrument was signed on behalf of the said Company by authority of its members and the said Jason Kluever and Lucas Kluever acknowledged the execution of said instrument to be the voluntary act and deed of said Company by it voluntarily executed.



  
Notary Public

# Resolution 2023-29

## A RESOLUTION AWARDING A CONTRACT FOR THE 2023 ELDRIDGE STREET PATCHING PLAN PROJECT #1

WHEREAS, bids for the 2023 Eldridge Street Patching Plan Project #1 were opened by Shive-Hattery, Inc. on August 3, 2023, and

WHEREAS, Centennial Contractors, Inc. of Moline, Illinois has submitted the lowest bid for the project

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF ELDRIDGE,  
IOWA

1. That the contract for the 2023 Eldridge Street Patching Plan Project #1 is hereby awarded to Centennial Contractors, Inc. of Moline, Illinois in the amount of \$138,341.00.
2. The mayor and the city clerk are authorized to sign any documents necessary to execute this contract.

PASSED AND APPROVED THIS 7<sup>th</sup> DAY OF AUGUST, 2023

Attest:

\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
City Clerk, Martha Nieto

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Cheek	<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"/> _____
Peeters	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____

August 4, 2023

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

RE: Recommendation of Award  
2023 Eldridge Patching Plan #1  
City of Eldridge, IA

Dear Nevada:

Ten bids were received on 8/3/2023 for the above referenced project.

We have reviewed the bids that were provided to us. Our review did not discover any irregularities with the low bid submitted by Centennial Contractors of the Quad Cities, Inc. We recommend that City of Eldridge proceed with your award process on the basis of the low bid of 138,341.00.

This bid consists of pavement patching on various streets in the city. Portion of the work, as noted on the plans, must be completed by December 31, 2023. Final completion shall be achieved no later than May 31, 2024.

This award may be subject to submittal of acceptable bonds, insurance, and other requirements of City of Eldridge. We are enclosing a copy of the bid tabulation for your use.

Please contact our office of the award decision and we will proceed with obtaining the agreement, bonds, and insurance.

We look forward to working with you and City of Eldridge on this project. Please call our office if you have any questions or comments regarding the above project.

Sincerely,

SHIVE-HATTERY, INC.



ZJH/vjw

Enc: Bid Tab Results





**SHIVE-HATTERY, INC.**

2144 56th Avenue West  
Bettendorf, IA 52722  
(563) 635-7300

**TABULATION OF BIDS**

Client: City of Eldridge

Bid Date & Time: August 3, 2023  
Location: City of Eldridge

10:00:00 AM

Project Name: 2023 Eldridge Patching Plan #1  
S-H Project #: 2132301010

Shive-Hattery Cost Opinion	Centennial Contractors 1505 46th Ave Moline, IL 61265	KE Flatwork 501 Blackhawk Trail Eldridge, IA 52748	Eastern Iowa Excavating & Concrete, LLC 121 Nixon St SE Cascade, IA 52033	Ihrig Works LLC 16550 267th St Long Grove, IA 52756	Midwest Concrete Inc 9835 Midwest Ln Peosta, IA 52068
----------------------------	---	--	--	---	---

	NAME AND ADDRESS OF BIDDER	UNIT	ESTIMATED QUANTITY	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE
1	MOBILIZATION	LS	1	\$ 10,000.00	\$ 10,000.00	\$3,250.00	\$ 3,250.00	\$5,000.00	\$ 5,000.00	\$13,000.00	\$ 13,000.00	\$13,500.00	\$ 13,500.00	\$21,000.00	\$ 21,000.00
2	PAVEMENT, DRIVEWAY, SIDEWALK REMOVAL	SY	997	\$ 15.00	\$ 14,955.00	\$20.00	\$ 19,940.00	\$20.00	\$ 19,940.00	\$32.75	\$ 32,651.75	\$15.00	\$ 14,955.00	\$17.50	\$ 17,447.50
3	PCC PAVEMENT, 7"	SY	527	\$ 65.00	\$ 34,255.00	\$90.00	\$ 47,430.00	\$75.00	\$ 39,525.00	\$54.00	\$ 28,458.00	\$82.00	\$ 43,214.00	\$70.00	\$ 36,890.00
4	PCC PAVEMENT, 9"	SY	239	\$ 80.00	\$ 19,120.00	\$100.00	\$ 23,900.00	\$105.00	\$ 25,095.00	\$88.00	\$ 21,032.00	\$110.00	\$ 26,290.00	\$90.00	\$ 21,510.00
5	PCC PAVEMENT, 10"	SY	204	\$ 90.00	\$ 18,360.00	\$105.00	\$ 21,420.00	\$150.00	\$ 30,600.00	\$105.50	\$ 21,522.00	\$120.00	\$ 24,480.00	\$110.00	\$ 22,440.00
6	AGGREGATE BASE, 6"	SF	527	\$ 14.00	\$ 7,378.00	\$18.00	\$ 9,486.00	\$15.00	\$ 7,905.00	\$12.00	\$ 6,324.00	\$13.00	\$ 6,851.00	\$25.00	\$ 13,175.00
7	PCC SIDEWALK AND ADA RAMPS, 4"	SY	241	\$ 8.00	\$ 1,928.00	\$15.00	\$ 3,615.00	\$15.00	\$ 3,615.00	\$13.00	\$ 3,133.00	\$18.00	\$ 4,338.00	\$9.00	\$ 2,169.00
8	DETECTABLE WARNINGS	SF	16	\$ 40.00	\$ 640.00	\$50.00	\$ 800.00	\$50.00	\$ 800.00	\$35.75	\$ 572.00	\$50.00	\$ 800.00	\$45.00	\$ 720.00
9	DOUBLE INTAKE, MINOR ADJUSTMENT AND BOXOUT	EA	1	\$ 2,000.00	\$ 2,000.00	\$2,500.00	\$ 2,500.00	\$3,500.00	\$ 3,500.00	\$4,900.00	\$ 4,900.00	\$3,250.00	\$ 3,250.00	\$2,700.00	\$ 2,700.00
10	SURFACE RESTORATION	LS	1	\$ 2,000.00	\$ 2,000.00	\$3,000.00	\$ 3,000.00	\$3,000.00	\$ 3,000.00	\$2,225.00	\$ 2,225.00	\$4,900.00	\$ 4,900.00	\$6,000.00	\$ 6,000.00
11	PAVEMENT MARKINGS	LS	1	\$ 1,000.00	\$ 1,000.00	\$1,000.00	\$ 1,000.00	\$500.00	\$ 500.00	\$3,200.00	\$ 3,200.00	\$3,000.00	\$ 3,000.00	\$3,100.00	\$ 3,100.00
12	TRAFFIC CONTROL AND ACCESS PROVISIONS	LS	1	\$ 2,000.00	\$ 2,000.00	\$2,000.00	\$ 2,000.00	\$3,500.00	\$ 3,500.00	\$6,350.00	\$ 6,350.00	\$5,800.00	\$ 5,800.00	\$10,000.00	\$ 10,000.00
					\$ 113,636.00		\$ 138,341.00		\$ 142,980.00		\$ 143,367.75		\$ 151,378.00		\$ 157,151.50

**SHIVE-HATTERY, INC.**

2144 56th Avenue West  
Bettendorf, IA 52722  
(563) 635-7300

**TABULATION OF BIDS**

Client: City of Eldridge

Bid Date & Time: August 3, 2023  
Location: City of Eldridge

Project Name: 2023 Eldridge Patching Plan #1  
S-H Project #: 2132301010

			Shive-Hattery Cost Opinion		N J Miller 450 Devils Glen Road Bettendorf, IA 52722		Americore LLC 1991 Vail Ave Muscatine, IA 52761		Five Cities Construction Company PO Box 18 Caol Valley, IL 61240		Hawkeye Paving 4241 W. 83rd St Davenport, IA 52806		McClintock Trucking & Excavating 701 1st Ave Silvis, IL 61282		
	NAME AND ADDRESS OF BIDDER	UNIT	ESTIMATED QUANTITY	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE
1	MOBILIZATION	LS	1	\$ 10,000.00	\$ 10,000.00	\$10,000.00	\$ 10,000.00	\$8,000.00	\$ 8,000.00	\$5,000.00	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$6,000.00	\$ 6,000.00
2	PAVEMENT, DRIVEWAY, SIDEWALK REMOVAL	SY	997	\$ 15.00	\$ 14,955.00	\$27.00	\$ 26,919.00	\$18.00	\$ 17,946.00	\$15.00	\$ 14,955.00	\$20.00	\$ 19,940.00	\$26.00	\$ 25,922.00
3	PCC PAVEMENT, 7"	SY	527	\$ 65.00	\$ 34,255.00	\$80.00	\$ 42,160.00	\$108.00	\$ 56,916.00	\$130.00	\$ 68,510.00	\$85.00	\$ 44,795.00	\$95.00	\$ 50,065.00
4	PCC PAVEMENT, 9"	SY	239	\$ 80.00	\$ 19,120.00	\$90.00	\$ 21,510.00	\$125.00	\$ 29,875.00	\$135.00	\$ 32,265.00	\$110.00	\$ 26,290.00	\$105.00	\$ 25,095.00
5	PCC PAVEMENT, 10"	SY	204	\$ 90.00	\$ 18,360.00	\$105.00	\$ 21,420.00	\$150.00	\$ 30,600.00	\$140.00	\$ 28,560.00	\$155.00	\$ 31,620.00	\$195.00	\$ 39,780.00
6	AGGREGATE BASE, 6"	SF	527	\$ 14.00	\$ 7,378.00	\$20.00	\$ 10,540.00	\$15.40	\$ 8,115.80	\$17.00	\$ 8,959.00	\$20.00	\$ 10,540.00	\$17.00	\$ 8,959.00
7	PCC SIDEWALK AND ADA RAMPS, 4"	SY	241	\$ 8.00	\$ 1,928.00	\$10.00	\$ 2,410.00	\$16.00	\$ 3,856.00	\$40.00	\$ 9,640.00	\$130.00	\$ 31,330.00	\$20.00	\$ 4,820.00
8	DETECTABLE WARNINGS	SF	16	\$ 40.00	\$ 640.00	\$50.00	\$ 800.00	\$55.00	\$ 880.00	\$60.00	\$ 960.00	\$50.00	\$ 800.00	\$50.00	\$ 800.00
9	DOUBLE INTAKE, MINOR ADJUSTMENT AND BOXOUT	EA	1	\$ 2,000.00	\$ 2,000.00	\$3,500.00	\$ 3,500.00	\$1,500.00	\$ 1,500.00	\$3,000.00	\$ 3,000.00	\$5,000.00	\$ 5,000.00	\$3,000.00	\$ 3,000.00
10	SURFACE RESTORATION	LS	1	\$ 2,000.00	\$ 2,000.00	\$5,000.00	\$ 5,000.00	\$3,500.00	\$ 3,500.00	\$2,500.00	\$ 2,500.00	\$2,000.00	\$ 2,000.00	\$2,500.00	\$ 2,500.00
11	PAVEMENT MARKINGS	LS	1	\$ 1,000.00	\$ 1,000.00	\$5,000.00	\$ 5,000.00	\$1,600.00	\$ 1,600.00	\$1,000.00	\$ 1,000.00	\$500.00	\$ 500.00	\$3,500.00	\$ 3,500.00
12	TRAFFIC CONTROL AND ACCESS PROVISIONS	LS	1	\$ 2,000.00	\$ 2,000.00	\$10,000.00	\$ 10,000.00	\$6,800.00	\$ 6,800.00	\$5,000.00	\$ 5,000.00	\$7,000.00	\$ 7,000.00	\$20,000.00	\$ 20,000.00
					\$ 113,636.00		\$ 159,259.00		\$ 169,588.80		\$ 180,349.00		\$ 184,815.00		\$ 190,441.00

\*Line 6 math  
error - bid shows  
total of \$30,750

# Resolution 2023-30

## A RESOLUTION AWARDING A CONTRACT FOR THE 2023 ELDRIDGE STREET PATCHING PLAN PROJECT #2

WHEREAS, bids for the 2023 Eldridge Street Patching Plan Project #2 were opened by Shive-Hattery, Inc. on August 3, 2023, and

WHEREAS, Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa has submitted the lowest bid for the project

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF ELDRIDGE,  
IOWA

1. That the contract for the 2023 Eldridge Street Patching Plan Project #2 is hereby awarded to Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa in the amount of \$382,232.65.
2. The mayor and the city clerk are authorized to sign any documents necessary to execute this contract.

PASSED AND APPROVED THIS 7<sup>th</sup> DAY OF AUGUST, 2023

Attest:

\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
City Clerk, Martha Nieto

Blackwell	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____
Cheek	<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"/> _____
Peeters	<input type="checkbox"/> Yea	/	<input type="checkbox"/> Nay	/	<input type="checkbox"/> _____

August 4, 2023

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

RE: Recommendation of Award  
2023 Eldridge Patching Plan #2  
City of Eldridge, IA

Dear Nevada:

Ten bids were received on 8/3/2023 for the above referenced project.

We have reviewed the bids that were provided to us. Our review did not discover any irregularities with the low bid submitted by Eastern Iowa Excavating & Concrete, LLC. We recommend that City of Eldridge proceed with your award process on the basis of the low bid of 382,232.65.

This bid consists of pavement patching on various streets in the city. Portion of the work, as noted on the plans, must be completed by December 31, 2023. Final completion shall be achieved no later than May 31, 2024.

This award may be subject to submittal of acceptable bonds, insurance, and other requirements of City of Eldridge. We are enclosing a copy of the bid tabulation for your use.

Please contact our office of the award decision and we will proceed with obtaining the agreement, bonds, and insurance.

We look forward to working with you and City of Eldridge on this project. Please call our office if you have any questions or comments regarding the above project.

Sincerely,

SHIVE-HATTERY, INC.



ZJH/vjw

Enc: Bid Tab Results



**SHIVE-HATTERY, INC.**

2144 56th Avenue West  
Bettendorf, IA 52722  
(563) 635-7300

**TABULATION OF BIDS**

Client: City of Eldridge

Bid Date & Time: August 3, 2023  
Location: City of Eldridge

10:00:00 AM

Project Name: 2023 Eldridge Patching Plan #2  
S-H Project #: 2132301010

			Shive-Hattery Cost Opinion		Eastern Iowa Excavating & Concrete 121 Nixon St SE Cascade, IA 52033		Ihrig Works, LLC 16550 267th St Long Grove, IA 52756		KE Flatwork 501 Blackhawk Trail Eldridge, IA 52748		Chumbley Commercial Concrete LLC 30800 145th Ave Long Grove, IA 52756		Midwest Concrete, Inc. 9835 Midwest Lane Peosta, IA 52068		
	NAME AND ADDRESS OF BIDDER	UNIT	ESTIMATED QUANTITY	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE
1	MOBILIZATION	LS	1	\$ 15,000.00	\$ 15,000.00	\$14,500.00	\$ 14,500.00	\$18,700.00	\$ 18,700.00	\$15,000.00	\$ 15,000.00	\$22,358.00	\$ 22,358.00	\$40,000.00	\$ 40,000.00
2	PAVEMENT, DRIVEWAY, SIDEWALK REMOVAL	SY	2357	\$ 15.00	\$ 35,355.00	\$15.00	\$ 35,355.00	\$9.75	\$ 22,980.75	\$10.00	\$ 23,570.00	\$21.22	\$ 50,015.54	\$17.00	\$ 40,069.00
3	GRAVEL DRIVEWAY REMOVE AND REPLACE	SY	84	\$ 10.00	\$ 840.00	\$14.25	\$ 1,197.00	\$13.50	\$ 1,134.00	\$10.00	\$ 840.00	\$10.00	\$ 840.00	\$23.00	\$ 1,932.00
4	INTAKE REMOVAL	EA	4	\$ 1,250.00	\$ 5,000.00	\$465.00	\$ 1,860.00	\$390.00	\$ 1,560.00	\$750.00	\$ 3,000.00	\$100.00	\$ 400.00	\$750.00	\$ 3,000.00
5	STORM SEWER REMOVAL	LF	244	\$ 12.00	\$ 2,928.00	\$19.50	\$ 4,758.00	\$25.00	\$ 6,100.00	\$20.00	\$ 4,880.00	\$15.00	\$ 3,660.00	\$12.00	\$ 2,928.00
6	PCC PAVEMENT, 6"	SY	46	\$ 70.00	\$ 3,220.00	\$66.75	\$ 3,070.50	\$70.00	\$ 3,220.00	\$100.00	\$ 4,600.00	\$72.00	\$ 3,312.00	\$68.00	\$ 3,128.00
7	PCC PAVEMENT, 7"	SY	1303	\$ 65.00	\$ 84,695.00	\$57.00	\$ 74,271.00	\$72.00	\$ 93,816.00	\$70.00	\$ 91,210.00	\$74.25	\$ 96,747.75	\$63.00	\$ 82,089.00
8	PCC PAVEMENT, 8"	SY	487	\$ 75.00	\$ 36,525.00	\$70.00	\$ 34,090.00	\$85.00	\$ 41,395.00	\$110.00	\$ 53,570.00	\$76.50	\$ 37,255.50	\$82.00	\$ 39,934.00
9	PCC PAVEMENT, 9"	SY	401	\$ 80.00	\$ 32,080.00	\$71.00	\$ 28,471.00	\$90.00	\$ 36,090.00	\$115.00	\$ 46,115.00	\$81.00	\$ 32,481.00	\$84.00	\$ 33,684.00
10	AGGREGATE BASE, 6"	SY	1671	\$ 14.00	\$ 23,394.00	\$8.85	\$ 14,788.35	\$11.00	\$ 18,381.00	\$13.00	\$ 21,723.00	\$13.50	\$ 22,558.50	\$25.00	\$ 41,775.00
11	PCC SIDEWALK AND ADA RAMPS, 4"	SF	1078	\$ 8.00	\$ 8,624.00	\$8.50	\$ 9,163.00	\$12.00	\$ 12,936.00	\$10.00	\$ 10,780.00	\$10.00	\$ 10,780.00	\$8.75	\$ 9,432.50
12	DETECTABLE WARNINGS	SF	72	\$ 40.00	\$ 2,880.00	\$38.75	\$ 2,790.00	\$50.00	\$ 3,600.00	\$50.00	\$ 3,600.00	\$50.00	\$ 3,600.00	\$45.00	\$ 3,240.00
13	RCP STORM SEWER, 12"	LF	167.4	\$ 90.00	\$ 15,066.00	\$102.00	\$ 17,074.80	\$76.50	\$ 12,806.10	\$65.00	\$ 10,881.00	\$70.00	\$ 11,718.00	\$71.00	\$ 11,885.40
14	RCP STORM SEWER, 15"	LF	542	\$ 100.00	\$ 54,200.00	\$92.00	\$ 49,864.00	\$76.00	\$ 41,192.00	\$65.00	\$ 35,230.00	\$75.00	\$ 40,650.00	\$70.00	\$ 37,940.00
15	LONGITUDINAL SUBDRAIN, 4"	LF	490	\$ 8.00	\$ 3,920.00	\$17.00	\$ 8,330.00	\$20.00	\$ 9,800.00	\$15.00	\$ 7,350.00	\$5.00	\$ 2,450.00	\$20.50	\$ 10,045.00
16	STORM MANHOLE, 48"	EA	2	\$ 4,000.00	\$ 8,000.00	\$5,350.00	\$ 10,700.00	\$3,750.00	\$ 7,500.00	\$6,000.00	\$ 12,000.00	\$5,500.00	\$ 11,000.00	\$3,900.00	\$ 7,800.00
17	SINGLE INTAKE	EA	7	\$ 3,500.00	\$ 24,500.00	\$3,685.00	\$ 25,795.00	\$3,975.00	\$ 27,825.00	\$4,000.00	\$ 28,000.00	\$4,850.00	\$ 33,950.00	\$3,600.00	\$ 25,200.00
18	AREA INTAKE, 24"	EA	5	\$ 2,500.00	\$ 12,500.00	\$2,400.00	\$ 12,000.00	\$2,750.00	\$ 13,750.00	\$3,000.00	\$ 15,000.00	\$2,400.00	\$ 12,000.00	\$2,050.00	\$ 10,250.00
19	RCP FLARED END SECTION, 12"	EA	1	\$ 1,500.00	\$ 1,500.00	\$2,625.00	\$ 2,625.00	\$1,750.00	\$ 1,750.00	\$1,600.00	\$ 1,600.00	\$1,600.00	\$ 1,600.00	\$2,300.00	\$ 2,300.00
20	RCP FLARED END SECTION, 15"	EA	1	\$ 2,000.00	\$ 2,000.00	\$2,700.00	\$ 2,700.00	\$1,750.00	\$ 1,750.00	\$1,800.00	\$ 1,800.00	\$1,800.00	\$ 1,800.00	\$2,400.00	\$ 2,400.00
21	SINGLE INTAKE, MINOR ADJUSTMENT AND BOXOUT	EA	2	\$ 1,500.00	\$ 3,000.00	\$2,185.00	\$ 4,370.00	\$3,725.00	\$ 7,450.00	\$2,000.00	\$ 4,000.00	\$2,000.00	\$ 4,000.00	\$2,900.00	\$ 5,800.00
22	DOUBLE INTAKE, MINOR ADJUSTMENT AND BOXOUT	EA	2	\$ 2,000.00	\$ 4,000.00	\$3,855.00	\$ 7,710.00	\$3,100.00	\$ 6,200.00	\$3,500.00	\$ 7,000.00	\$3,000.00	\$ 6,000.00	\$2,700.00	\$ 5,400.00
23	SURFACE RESTORATION	LS	1	\$ 3,000.00	\$ 3,000.00	\$6,600.00	\$ 6,600.00	\$10,500.00	\$ 10,500.00	\$10,000.00	\$ 10,000.00	\$5,000.00	\$ 5,000.00	\$8,000.00	\$ 8,000.00
24	PAVEMENT MARKINGS	LS	1	\$ 1,000.00	\$ 1,000.00	\$2,650.00	\$ 2,650.00	\$2,690.15	\$ 2,690.15	\$1,000.00	\$ 1,000.00	\$3,000.00	\$ 3,000.00	\$2,575.00	\$ 2,575.00
25	TRAFFIC CONTROL AND ACCESS PROVISIONS	LS	1	\$ 4,000.00	\$ 4,000.00	\$7,500.00	\$ 7,500.00	\$3,000.00	\$ 3,000.00	\$7,500.00	\$ 7,500.00	\$7,500.00	\$ 7,500.00	\$14,500.00	\$ 14,500.00
					\$ 387,227.00		\$ 382,232.65		\$ 406,126.00		\$ 420,249.00		\$ 424,676.29		\$ 445,306.90

**SHIVE-HATTERY, INC.**

2144 56th Avenue West  
Bettendorf, IA 52722  
(563) 635-7300

**TABULATION OF BIDS**

Client: City of Eldridge

Bid Date & Time: August 3, 2023  
Location: City of Eldridge

Project Name: 2023 Eldridge Patching Plan #2  
S-H Project #: 2132301010

			Shive-Hattery Cost Opinion		Centennial Contractors of the Quad Cities, Inc. 1505 46th Ave Moline, IL 61265		Hawkeye Paving Corp. 4241 W. 83rd St. Davenport, IA 52806		N J miller 450 Devils Glen Road Bettendorf, IA 52722		McClintock Trucking & Excavating 1701 1st Ave Silvis, IL 61282		Five Cities Construction Company, Inc. PO Box 18 Coal Valley, IL 61240		
	NAME AND ADDRESS OF BIDDER	UNIT	ESTIMATED QUANTITY	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE	UNIT PRICE	ESTIMATED TOTAL PRICE
1	MOBILIZATION	LS	1	\$ 15,000.00	\$ 15,000.00	\$8,500.00	\$ 8,500.00	\$4,000.00	\$ 4,000.00	\$10,000.00	\$ 10,000.00	\$6,000.00	\$ 6,000.00	\$5,000.00	\$ 5,000.00
2	PAVEMENT, DRIVEWAY, SIDEWALK REMOVAL	SY	2357	\$ 15.00	\$ 35,355.00	\$18.00	\$ 42,426.00	\$15.00	\$ 35,355.00	\$25.00	\$ 58,925.00	\$20.00	\$ 47,140.00	\$12.00	\$ 28,284.00
3	GRAVEL DRIVEWAY REMOVE AND REPLACE	SY	84	\$ 10.00	\$ 840.00	\$27.00	\$ 2,268.00	\$15.00	\$ 1,260.00	\$25.00	\$ 2,100.00	\$40.00	\$ 3,360.00	\$15.00	\$ 1,260.00
4	INTAKE REMOVAL	EA	4	\$ 1,250.00	\$ 5,000.00	\$1,500.00	\$ 6,000.00	\$800.00	\$ 3,200.00	\$500.00	\$ 2,000.00	\$1,000.00	\$ 4,000.00	\$1,300.00	\$ 5,200.00
5	STORM SEWER REMOVAL	LF	244	\$ 12.00	\$ 2,928.00	\$20.00	\$ 4,880.00	\$50.00	\$ 12,200.00	\$5.00	\$ 1,220.00	\$20.00	\$ 4,880.00	\$12.00	\$ 2,928.00
6	PCC PAVEMENT, 6"	SY	46	\$ 70.00	\$ 3,220.00	\$80.00	\$ 3,680.00	\$87.00	\$ 4,002.00	\$85.00	\$ 3,910.00	\$90.00	\$ 4,140.00	\$130.00	\$ 5,980.00
7	PCC PAVEMENT, 7"	SY	1303	\$ 65.00	\$ 84,695.00	\$85.00	\$ 110,755.00	\$84.00	\$ 109,452.00	\$80.00	\$ 104,240.00	\$102.00	\$ 132,906.00	\$130.00	\$ 169,390.00
8	PCC PAVEMENT, 8"	SY	487	\$ 75.00	\$ 36,525.00	\$90.00	\$ 43,830.00	\$107.00	\$ 52,109.00	\$90.00	\$ 43,830.00	\$105.00	\$ 51,135.00	\$135.00	\$ 65,745.00
9	PCC PAVEMENT, 9"	SY	401	\$ 80.00	\$ 32,080.00	\$95.00	\$ 38,095.00	\$109.00	\$ 43,709.00	\$100.00	\$ 40,100.00	\$120.00	\$ 48,120.00	\$138.00	\$ 55,338.00
10	AGGREGATE BASE, 6"	SY	1671	\$ 14.00	\$ 23,394.00	\$14.00	\$ 23,394.00	\$16.00	\$ 26,736.00	\$20.00	\$ 33,420.00	\$14.00	\$ 23,394.00	\$16.00	\$ 26,736.00
11	PCC SIDEWALK AND ADA RAMPS, 4"	SF	1078	\$ 8.00	\$ 8,624.00	\$14.50	\$ 15,631.00	\$15.00	\$ 16,170.00	\$10.00	\$ 10,780.00	\$27.00	\$ 29,106.00	\$37.00	\$ 39,886.00
12	DETECTABLE WARNINGS	SF	72	\$ 40.00	\$ 2,880.00	\$50.00	\$ 3,600.00	\$50.00	\$ 3,600.00	\$50.00	\$ 3,600.00	\$45.00	\$ 3,240.00	\$60.00	\$ 4,320.00
13	RCP STORM SEWER, 12"	LF	167.4	\$ 90.00	\$ 15,066.00	\$80.00	\$ 13,392.00	\$90.00	\$ 15,066.00	\$80.00	\$ 13,392.00	\$125.00	\$ 20,925.00	\$137.00	\$ 22,933.80
14	RCP STORM SEWER, 15"	LF	542	\$ 100.00	\$ 54,200.00	\$85.00	\$ 46,070.00	\$95.00	\$ 51,490.00	\$95.00	\$ 51,490.00	\$105.00	\$ 56,910.00	\$150.00	\$ 81,300.00
15	LONGITUDINAL SUBDRAIN, 4"	LF	490	\$ 8.00	\$ 3,920.00	\$18.00	\$ 8,820.00	\$22.00	\$ 10,780.00	\$15.00	\$ 7,350.00	\$22.50	\$ 11,025.00	\$15.00	\$ 7,350.00
16	STORM MANHOLE, 48"	EA	2	\$ 4,000.00	\$ 8,000.00	\$4,000.00	\$ 8,000.00	\$4,500.00	\$ 9,000.00	\$5,600.00	\$ 11,200.00	\$6,500.00	\$ 13,000.00	\$5,900.00	\$ 11,800.00
17	SINGLE INTAKE	EA	7	\$ 3,500.00	\$ 24,500.00	\$3,500.00	\$ 24,500.00	\$5,000.00	\$ 35,000.00	\$3,500.00	\$ 24,500.00	\$4,500.00	\$ 31,500.00	\$6,000.00	\$ 42,000.00
18	AREA INTAKE, 24"	EA	5	\$ 2,500.00	\$ 12,500.00	\$3,500.00	\$ 17,500.00	\$2,300.00	\$ 11,500.00	\$2,500.00	\$ 12,500.00	\$3,000.00	\$ 15,000.00	\$4,000.00	\$ 20,000.00
19	RCP FLARED END SECTION, 12"	EA	1	\$ 1,500.00	\$ 1,500.00	\$1,500.00	\$ 1,500.00	\$2,400.00	\$ 2,400.00	\$3,500.00	\$ 3,500.00	\$2,000.00	\$ 2,000.00	\$6,000.00	\$ 6,000.00
20	RCP FLARED END SECTION, 15"	EA	1	\$ 2,000.00	\$ 2,000.00	\$1,750.00	\$ 1,750.00	\$2,500.00	\$ 2,500.00	\$4,500.00	\$ 4,500.00	\$2,300.00	\$ 2,300.00	\$7,000.00	\$ 7,000.00
21	SINGLE INTAKE, MINOR ADJUSTMENT AND BOXOUT	EA	2	\$ 1,500.00	\$ 3,000.00	\$1,750.00	\$ 3,500.00	\$3,000.00	\$ 6,000.00	\$2,000.00	\$ 4,000.00	\$6,500.00	\$ 13,000.00	\$1,500.00	\$ 3,000.00
22	DOUBLE INTAKE, MINOR ADJUSTMENT AND BOXOUT	EA	2	\$ 2,000.00	\$ 4,000.00	\$2,500.00	\$ 5,000.00	\$4,000.00	\$ 8,000.00	\$3,500.00	\$ 7,000.00	\$3,000.00	\$ 6,000.00	\$3,000.00	\$ 6,000.00
23	SURFACE RESTORATION	LS	1	\$ 3,000.00	\$ 3,000.00	\$6,000.00	\$ 6,000.00	\$10,000.00	\$ 10,000.00	\$15,000.00	\$ 15,000.00	\$12,500.00	\$ 12,500.00	\$2,500.00	\$ 2,500.00
24	PAVEMENT MARKINGS	LS	1	\$ 1,000.00	\$ 1,000.00	\$2,000.00	\$ 2,000.00	\$500.00	\$ 500.00	\$5,000.00	\$ 5,000.00	\$3,500.00	\$ 3,500.00	\$1,000.00	\$ 1,000.00
25	TRAFFIC CONTROL AND ACCESS PROVISIONS	LS	1	\$ 4,000.00	\$ 4,000.00	\$5,500.00	\$ 5,500.00	\$7,000.00	\$ 7,000.00	\$20,000.00	\$ 20,000.00	\$25,000.00	\$ 25,000.00	\$5,000.00	\$ 5,000.00
					\$ 387,227.00		\$ 446,591.00		\$ 481,029.00		\$ 493,557.00		\$ 570,081.00		\$ 625,950.80

\*Bid was  
\$625,950.00

1101 SE ORALABOR  
 ANKENY, IOWA 50021  
 www.karlchevrolet.com



PHONE (515)964-4225  
 TOLL FREE 1-800-622-8264  
 FAX (515) 964-0845

Salesman	Government						DATE:	6/9/2023				
NAME	City of Eldridge											
Address								Phone				
Year	New/Used	Make	Model	Ext Color	Int Color	Social Security Number		Salesman	Stock Number			
2023	NEW	Chev	Tahoe	Black		N/A		N/A	90193			
VIN	1GNSKLED0PR335496					Deal #			Model No			
BID/ITEM Number							Sources			INVOICE	Stock No	Key
REPORTING FAN				870423			100	120	200			
VEHICLE SELLING PRICE / unit				\$40,757.00			DESCRIPTION		COST	ACCT No	Sale	
							New Car retail			40	\$	
							New truck			43	\$	
										42	\$	
							Protection Plan			4	\$	
							Inventory New Car			231	\$	
							Inventory New Truck			237	\$	
ACCESSORIES:												
							Used Retail Car/Truck			4	\$	
							Used Whsle Car/Truck			4	\$	
				0.00								
							Sales Tax			324A	\$	
Total Accessories:				0.00								
							Credit Life Ins			80	\$	
Sub-Total				40,757.00			Cash on Delivery			220A	\$	
Delivery Charge												
							Payoff Balance			300B	\$	
TOTAL to Customer on Purchase Agreement				\$40,757.00			Credit Life Ins			322	\$	
										261C	\$	
							Reconditioning USED Cars Retail			647	\$	
							used Trucks Retail			651	\$	
							Cost of Sales -Used Cars retail			646	\$	
PLEASE PAY FROM THIS INVOICE							used Trucks retail			650	\$	
										262 / 80	\$	
							Cust no.			220	\$	
Karl Chevrolet Tax ID- 42-1092272												
TOTAL				\$40,757.00								
KEY CODE												
<p align="center"><b>DISCLAIMER OF WARRANTY</b></p> <p>It is understood and agreed by purchaser that the vehicle above described is sold by the dealer "AS IS" and that dealer makes no warranty of merchantability of the vehicle and makes no warranty that such vehicle is fit for any particular purpose.</p> <p>Purchaser Signature _____</p>						<p align="center"><b>PURCHASER'S CERTIFICATION</b></p> <p>I hereby certify that:-</p> <p>(1) This order includes all of the terms and conditions hereof, that this order cancels and supercedes any prior agreements and as of the date hereof comprises the complete and exclusive statement of the terms of the agreement relating to the subject matterscovered hereby, and that <b>THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY DEALER OR HIS AUTHORIZED REPRESENTATIVE; AND,</b></p> <p>(2) That I have read the terms and conditions of this order and have received a true copy of thereof; AND</p> <p>(3) That the only existing material defect known to me on the motor vehicle that is being traded in to the dealer are : _____ AND _____</p> <p>(4) I understand that liability insurance coverage which would protect me under the Iowa Motor Vehicle Financial and Safety Responsibility Act is NOT INCLUDED in my purchase of the herein described mother vehicle. I have received a copy of this statement.</p> <p>X _____</p>						



# Estimate

#4600

205 N High St  
 PO Box 14  
 Baxter IA 50028  
 United States  
 641-227-2222  
 sales@keltekinc.com

07/27/2023

**Bill To**  
 Eldridge Police Department  
 305 North 3rd Street  
 PO Box 1279  
 Eldridge IA 52748  
 United States

**Ship To**  
 Eldridge Police Department  
 305 North 3rd Street  
 PO Box 1279  
 Eldridge IA 52748  
 United States

**TOTAL**  
**\$20,907.12**  
 Expires: 10/25/2023

Sales Rep	Customer No.	Primary Contact	Shipping Method
Joel Wilkerson	128	Chief Joe Sisler	Bestway

Item	Description	Quantity	MSRP	Discount	Rate	Amount
ASSOCIATED CONTRACTS	Listed below are the contracts associated with this project.	1	\$0.00	Base Price	\$0.00	\$0.00
DAS-IA	This quote is governed by the terms and conditions of DAS Contract MA 21357	1	\$0.00	Base Price	\$0.00	\$0.00
NASPO-IA	This quote is governed by the terms and conditions of NASPO Contract MNWNC-124 State of Iowa Participating Addendum, 16165C and Whelen 21309	1	\$0.00	Base Price	\$0.00	\$0.00
LTRON-IA	This quote is governed by the terms and conditions of State of Iowa Master Agreement MA 005 21279	1	\$0.00	Base Price	\$0.00	\$0.00
CONTACT	Chief Joseph Sisler Eldridge Police Department 305 N 3rd St Eldridge, IA 52748 Office 563-285-9822 Fax 563-285-9835 jsisler@cityofeldridgeia.org					
NOTE						
NOTE	2023 Black Tahoe VIN -TBD					
NOTE	Reuse Items Radar computer dock computer radio--later date printer - later date					
SIREN LIGHT CONTROLLER	-----					
NOTE	Would like white take down function					
Tahoe 21+ Slick Top	Whelen XLP/RST Promo Bundle Includes: WeCanX Inner Edge XLP Duo 12LT BW54UFX(Red/White(6) & Blue/White(6) Split), RST Duo 8LT BS548(Red/Amber(4) & Blue/Amber(4) Split), Core Controller C399, 21 Button Control Head CCTL7, Canport Cable C399K6, Siren SA315P, Siren Bracket SAK70	1				
C399	CENCOM CORE WCX CONTROL CENTER, Flashing Outputs, Inc. 3 WeCanX Ports, (Choose Control Head)	1	\$1,342.00	41%	\$791.78	\$791.78







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Item	Description	Quantity	MSRP	Discount	Rate	Amount
CCTL7	CORE 21 Button Control Head w/4 Position Slide Switch	1	\$449.00	41%	\$264.91	\$264.91
C399K6	OBDII CANPort™ Installation Kit for C399 for 2021 Chevy Tahoe and Suburban	1	\$179.00	41%	\$105.61	\$105.61
SA315P	SA315P Series Speaker Black Plastic	1	\$391.00	41%	\$230.69	\$230.69
SAK70	Heavy Duty Siren Bracket, Chevrolet Tahoe, 2021 +	1	\$49.00	41%	\$28.91	\$28.91
SPC-BW54UFX	WCX DUO IE 12-LT 2021 TAHOE	1	\$2,144.00	Base Price	\$2,144.00	\$2,144.00
BWPE	WCX DUO XLP PASS LTHD BLU/WHT	6	\$52.17	41%	\$30.78	\$184.68
BWDD	WCX DUO XLP DRVR LTHD RED/WHT	6	\$52.17	41%	\$30.78	\$184.68
SPC-BS548	Chevy Tahoe, 2021, SOLO™ or DUO™, Upper Rear Housing for Eight Lamp	1	\$887.57	Base Price	\$887.57	\$887.57
ISDK	Add DUO™ Series Linear-LED® Flasher, 1 Amber/Red	4	\$59.00	41%	\$34.81	\$139.24
ISDM	Add DUO™ Series Linear-LED® Flasher, 1 Amber/Blue	4	\$59.00	41%	\$34.81	\$139.24
						\$5,101.31
CV2V	CenCom CORE Vehicle-to- Vehicle Sync Module	1	\$352.00	41%	\$207.68	\$207.68
CHOWLER	WCX LOW FREQUENCY SIREN SYSTEM	1	\$898.00	41%	\$529.82	\$529.82
HWLRB32	HOWLER MTG BKT 2021 TAHOE	1	\$0.00	41%	\$0.00	\$0.00
<b>LIGHTING - HEADLIGHTS</b>						
OEM FLASH	Wiring, Programming and Integration of OEM flash or back flash with Lighting System	1	\$0.00	Base Price	\$0.00	\$0.00
<b>LIGHTING - GRILLE</b>						
XI2D	DUO LINEAR ION R/W SMOKED LENS / BLACK	2	\$207.00	41%	\$122.13	\$244.26
XI2E	DUO LINEAR ION B/W SMOKED LENS / BLACK	2	\$207.00	41%	\$122.13	\$244.26
<b>LIGHTING - DOME - FRONT</b>						
60CREGCS	6" Round Surface Mount 12 Diode Interior Light-Red/White Includes Switches	1	\$244.00	41%	\$143.96	\$143.96
<b>LIGHTING - UNDER MIRRORS</b>						
LSVBKT54	Chevy Tahoe, 2021, Under-the-Side View Mirror Mount for two LINSV2™ Series Sold Separately, Pair	2	\$33.00	41%	\$19.47	\$38.94
LINSV2RX	Surface Mt Linz-V Red/Smoke	1	\$305.00	41%	\$179.95	\$179.95





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Item	Description	Quantity	MSRP	Discount	Rate	Amount
LINSV2BX	Surface Mt Linz-V Blue/Smoke	1	\$305.00	41%	\$179.95	\$179.95
LIGHTING - MID SIDES						
TCRWX5	WeCanX TRACER 5-LAMP HOUSING	1	\$1,116.00	41%	\$658.44	\$658.44
TCRWXPE	WCX TRACER PRIMARY DUO LT B/W	1	\$55.00	41%	\$32.45	\$32.45
TCRWXSE	WCX TRACER SECONDARY DUO B/W	4	\$55.00	41%	\$32.45	\$129.80
TCRB54A	NEW TRACER MTG KIT 2021 TAHOE MOUNTS BETWEEN THE VEHICLE AND THE RUNNING BOARDS.	1	\$103.00	41%	\$60.77	\$60.77
TCRWX5	WeCanX TRACER 5-LAMP HOUSING	1	\$1,116.00	41%	\$658.44	\$658.44
TCRWXPD	WCX TRACER PRIMARY DUO LT R/W	1	\$55.00	41%	\$32.45	\$32.45
TCRWXSD	WCX TRACER SECONDARY DUO R/W	4	\$55.00	41%	\$32.45	\$129.80
TCRB54A	NEW TRACER MTG KIT 2021 TAHOE MOUNTS BETWEEN THE VEHICLE AND THE RUNNING BOARDS.	1	\$103.00	41%	\$60.77	\$60.77
LIGHTING - REAR SIDES						
PSR01FCR	STRIP-LITE+ FLASHER RED/CLR	1	\$158.00	41%	\$93.22	\$93.22
PSB01FCR	STRIP-LITE+ FLASHER BLU/CLR	1	\$158.00	41%	\$93.22	\$93.22
PSBKT90	STRIP-LITE+ 90 DEG MT KIT	2	\$30.00	41%	\$17.70	\$35.40
LIGHTING - DOME - REAR						
60CREGCS	6" Round Surface Mount 12 Diode Interior Light-Red/White Includes Switches	1	\$244.00	41%	\$143.96	\$143.96
LIGHTING - REAR TAIL LIGHTS						
OEM FLASH	Wiring, Programming and Integration of OEM flash or back flash with Lighting System	1	\$0.00	Base Price	\$0.00	\$0.00
LIGHTING REAR PILLAR						
RPWT54	Outer Edge® Rear Pillar, Upper Exterior Mount Super-LED® Lightbar Series Add 1 Red/Blue/White ION™, with White Lens	1	\$2,137.00	41%	\$1,260.83	\$1,260.83
OEI2E	ADD 1 B-W ION OUTER EDGE	3	\$11.96	41%	\$7.06	\$21.18
OEI2D	ADD 1 R-W ION OUTER EDGE	3	\$11.96	41%	\$7.06	\$21.18





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07/27/2023

Item	Description	Quantity	MSRP	Discount	Rate	Amount
<b>LIGHTING -</b>						
<b>ENDGATE /</b>						
<b>TRUNK</b>						
TLIR	ION T-SERIES LINEAR LT RED	1	\$163.00	41%	\$96.17	\$96.17
TLIB	ION T-SERIES LINEAR LT BLUE	1	\$163.00	41%	\$96.17	\$96.17
CEM16	CenCom CORE 16 Output 4 Input WeCanX Expansion Module	1	\$277.00	41%	\$163.43	\$163.43
<b>CONSOLE</b>						
C-VSW-1005-TAH-PM	12.5 Wide Angled 15" Vehicle Specific Console with Printer Mount for 2021 Chevrolet Tahoe Police Pursuit Vehicle	1	\$1,000.00	35%	\$650.00	\$650.00
091-219-5	Dual USB Charging Ports 2.4 Amp Max Output, Red LED 4.8-5.2 VDC	1	\$75.38	Base Price	\$75.38	\$75.38
CUP2-1004	Self-Adjusting Double Cup Holder (Fixed Mount)	1	\$65.00	35%	\$42.25	\$42.25
C-EB40-CCS-1P	1 PC. Equipment Mt. Brkt, 4" Mounting Space, Whelen Cencom/Carbide/Control	1	\$37.00	35%	\$24.05	\$24.05
C-EB30-CH7-1P	1 PC Equip. Mounting Bracket 3" Mounting Area, Fits M/A-COM/CH-721	1	\$33.00	35%	\$21.45	\$21.45
C-AP-0325-1	3" Accessory Pocket for Internal Mounting - 2.5" Deep 3"H X 8 5/8"W X 2.5"D	1	\$51.00	35%	\$33.15	\$33.15
C-FP-1	1" Filler Plate	1	\$13.00	35%	\$8.45	\$8.45
C-ARM-102	Console Side Mount Armrest 9.5"L X 2.75"W	1	\$94.00	35%	\$61.10	\$61.10
<b>Wide Body Console Equipment</b>						
C-FPW-5	5" Filler Plate for Wide VSW Consoles.	1	\$9.00	35%	\$5.85	\$5.85
C-APW-0548	5" Accessory Pocket for Internal Mounting - 2.5" Deep 3.3"H X 3.3"W Section of wide consoles	1	\$30.00	35%	\$19.50	\$19.50
MMSU-1	Single Unit Magnetic Mic Mount Kit, Includes Base, Hex Key, Disc Adapter & Mounting Hardwa	2	\$37.05	Base Price	\$37.05	\$74.10
<b>COMPUTER</b>						
REUSE COMPUTER	REUSE COMPUTER (LAPTOP/ TABLET)	1	\$0.00	Base Price	\$0.00	\$0.00
<b>COMPUTER DOCK</b>						
REUSE COMP DOCK	REUSE COMPUTER DOCK	1	\$0.00	Base Price	\$0.00	\$0.00
<b>COMPUTER DOCK MOUNTING EQUIPMENT</b>						





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Item	Description	Quantity	MSRP	Discount	Rate	Amount
C-MD-119	11" Slide Out Locking Swing Arm with Low Profile Motion adapter	1	\$367.00	35%	\$238.55	\$238.55
C-HDM-214	8.5" Side Mount Heavy Duty Telescoping Pole. Height 1 - 8.25" Height 2- 13.25"	1	\$184.00	35%	\$119.60	\$119.60
<b>COMPUTER ANTENNA</b>						
AP-MMF-CG-Q-S11	MultiMax FV, 1xLTE, 1xGPS, 2xTNC Bolt Mt, Black, 15' Fits Roof Ribs of 20+ Ford PIU	1	\$157.75	Base Price	\$157.75	\$157.75
<b>MOBILE PRINTER</b>						
NOTE	No printer to install at this time please run all wires associated					
DS-DA-311	Docking station remote USB cable option	1	\$32.00	35%	\$20.80	\$20.80
<b>IMAGING SCANNER</b>						
4910LR-152-LTRK	Ltron Next Generation Imaging Scanner Kit, Includes Drivers for Microsoft Windows	1	\$561.41	43%	\$320.00	\$320.00
4910LR-MM	L-Tron 4910LR Magnetic Mount	1	\$31.94	Base Price	\$31.94	\$31.94
<b>CAMERA</b>						
NOTE	No camera at this time - will be going with AXION in the future					
<b>RADAR</b>						
REUSE RADAR	REUSE RADAR	1	\$0.00	Base Price	\$0.00	\$0.00
<b>RADIO</b>						
NOTE	No radio at this time - the department will provide cables and speaker					
RADIO ANTENNA	Pick One: For Low Band: MLBXXX For VHF: QW152, QWB152 For UHF: QW450, QWB450 For 700-800: QW760, QWB760  Multiband Options: NMO150/450/758 PCTWSLMR WPD136M6C-001					
QWB760	Laird 760-870 MHz Unity Omnidirectional	1	\$13.46	Base Price	\$13.46	\$13.46
<b>PRISONER TRANSPORT - FRONT</b>						
PK1156TAH21	#10XL Coated Poly Partition for 21 Tahoe	1	\$1,039.00	22%	\$810.42	\$810.42
NOTE	Customer Requested removing the window bars.					





# Estimate

#4600

205 N High St  
 PO Box 14  
 Baxter IA 50028  
 United States  
 641-227-2222  
 sales@keltekinc.com

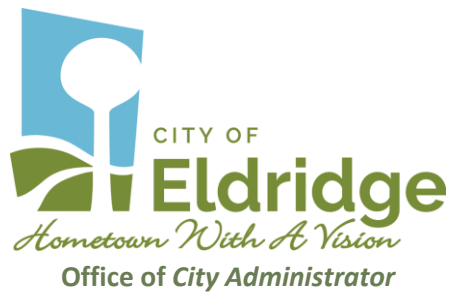
07/27/2023

Item	Description	Quantity	MSRP	Discount	Rate	Amount
PK0316TAH212ND	#12VS COATED POLY PARTITION -Tahoe 21	1	\$629.00	22%	\$490.62	\$490.62
<b>WEAPONS MOUNT 1</b>						
GK10342UHK	D T-Rail Mount 2 Universal Locks Handcuff Key	1	\$589.00	22%	\$459.42	\$459.42
TK0241TAH21	CARGO BOX - DSC - BSN,21 Tahoe	1	\$1,799.00	22%	\$1,403.22	\$1,403.22
Custom Tray	Custom Equipment Tray Frame for holding equipment	1	\$250.00			\$150.00
KELTEK-HARNES	Keltek Designed Premium Harness- For Use in ALL Installs	1	\$0.00	Base Price	\$0.00	\$0.00
PWRMGMT	Materials for installing wire harness and power management	1	\$549.00	Base Price	\$549.00	\$549.00
INSTALLATION-KELTEK	Includes all labor for installation and/or removal associated with project as it is aligned above. Rates provided can be referenced on DAS Iowa State Contract MA 005 21357	1				
DAS-BASIC LABOR	Hourly Installation Rate: Basic Emergency Vehicle Equipment Items such as, but not limited to Audible / Visual Warning, Push bumpers / Wraps, Equipment Console/Computer Mounting, Prisoner Transport Systems / Seats, Equipment Mounting / Storage	55	\$69.00	Base Price	\$69.00	\$3,795.00
MILEAGE PU/D	Flat Rate per build, divisible by DAS Rate of \$69/ hour, Per Vehicle Cost	1	\$138.00	Base Price	\$138.00	\$138.00
DAS-SUPPLIES BASIC	Hourly Installation Rate: General Supplies and Service for Basic Emergency Vehicle Equipment Items such as, but not limited to Breakers, Fuse Holders, Fuses, Wire, Terminals, Loom, Wire Ties, Fasteners, Cleaners, etc.	55	\$9.75	Base Price	\$9.75	\$536.25
						\$4,469.25

Subtotal	\$20,907.12
Shipping Cost	\$0.00
Tax (%)	\$0.00
<b>Total</b>	<b>\$20,907.12</b>

Return Policy: <https://www.keltekinc.com/return-policy/>  
 State Contracts: <https://www.keltekinc.com/state-contract/>  
 Service Rates: <https://www.keltekinc.com/service/>





July 31, 2023

To: Mayor & City Council

From: Brian Wessel

Re: Land Pride 12' Bush Hog Mower

The Street Department is seeking council approval to purchase a 12' Land Pride mower from Kunau Implement of Dewitt. We currently have funds in the budget allocated under Road Use for the purchase of a used dump truck from Scott County. We were recently informed from the county engineer that the truck will not be available until late 2024.

City Staff would like to use \$5,820 of the \$75,000 dollars budgeted for the truck to purchase the mower. The remaining funds budgeted for the dump truck would be carried to the next fiscal year.

The new mower would replace a 2009 Land Pride finish mower that the city would plan on trading in on the new unit. The following is the cost breakdown for the mower.

New Land Pride RC2512	\$14,420.00
Trade Value for 2009 Land Pride 4214	<u>\$8,600.00</u>
	<b>\$5,820.00</b>

Please consider the purchase of the new Land Pride mower for the price of \$5,820 dollars. If you need any additional information, please let me know.

Thanks,

Brian Wessel

PURCHASE ORDER

DATE:

420 W, White St.
PO Box 39
Preston, IA 52069
563.689.3311



2114 270th Ave.
PO Box 214
DeWitt, IA 52742
563.659.2866

www.kunauimplement.com | sales@kunauimplement.com

PURCHASER'S INFORMATION
Name:
Company Name:
Street Address:
City, State, Zip:
Phone:
Email:

PURCHASED EQUIPMENT table with columns: UNIT #, N / U, YEAR | MAKE | MODEL | DESCRIPTION, SERIAL #, AMOUNT

TRADED EQUIPMENT table with columns: YEAR | MAKE | MODEL | DESCRIPTION, SERIAL #, AMOUNT

TRADED EQUIPMENT - STATUS OF OWNERSHIP
1. Purchaser confirms that they are the owner (titled or non-titled) to the trade-in. If different, please state below.
Titled/Non-Titled Owner:
2. Is traded equipment subject to lien or blanket lien? NO YES --> Fill out UCC Addendum
3. Has this unit ever been modified in any way? (Ex. Programmed, Tuned, Emissions Delete, etc.) NO YES\*
\*If yes, I understand I (the customer) am responsible for any costs incurred to return the unit back to OEM/factory settings and in working order.

Total Cash Price
Net Trade Allowance
Less Amount Owed
Unpaid Cash Price
Sales Tax
Other Fees
Total Purchase Order
Less Financing Contract
Cash Due on Delivery
Check or Contract #

TERMS, CONDITIONS, & WARRANTY
1. Upon delivery, it is agreed that Purchaser will pay all taxes and other charges and settle for the purchase price.
2. No delivery of above goods to be made until full settlement is received.
3. Seller and Manufacturer make no representations or warranties, express or implied (including the implied warranties of merchantability and fitness) except as provided on reverse side of this document.
4. This is a cash transaction. If the Purchaser so requests prior to acceptance, the unpaid balance will be handled as a time sales transaction, subject to available financing and credit approval.

CHECK ONE
Used As-Is | No Warranties Expressed or Implied unless in writing below
Used As-is | Exception Term | Notes:
New Mfg Warranty Term | Notes:
Any warranties provided by the Dealer on any NEW EQUIPMENT hereof shall be given to Purchaser by separate statement, the receipt whereof is hereby acknowledged by Purchaser.
Purchased Protection Plan Term: Declined Initial: N/A
ALL WARRANTY REPAIRS MADE UNDER THIS AGREEMENT must be made in dealer's shop and buyer is responsible for hauling equipment for repair. No warranty is given by the dealer for tires, batteries or accessories, and the buyer is fully responsible for repairs necessitated by accident, misuse, or negligence. This warranty is not transferable. I hereby agree to the conditions of this order, expressed in the foregoing, constituting a purchase order contract. I hereby certify that I am 21 years of age or older and acknowledge receipt of a copy of this order. In order to secure buyer's obligations under this Agreement and any extension, renewal or modification thereof, buyer hereby grants to Dealer a security interest in all of the goods described herein, and all accessions and additions thereto and all proceeds thereof.

Purchaser's Signature

Sales Representative

Print Name Date:

Manager's Approval Form Revision: 13JAN2021

Thank You For Your Business!

**ADDITIONAL TERMS AND CONDITIONS**

- 1) When trade-in equipment is not to be delivered to the Seller until delivery of the equipment purchased by this order, the trade-in equipment may be reappraised at that time and such reappraisal value shall determine the allowance made for such trade-in equipment. When the reappraised value is less than the original trade-in allowance shown on this form the purchaser may terminate this order; however, this right of termination must be exercised prior to delivery of the equipment by the Seller and surrender of the trade-in equipment to the Seller. **If lien against trade-in equipment exceeds trade-in allowance, Seller may terminate this contract and sale.**
  
- 2) The prices which the Purchaser will pay for the new equipment set forth on page 1 hereof shall be based upon the dealer price in effect on date of delivery of the new equipment. In the event dealer's price is changed prior to delivery, the purchase price shall be adjusted accordingly. If such price change results in an increase, the purchaser has the option of canceling the order in writing immediately on being notified thereof.
  
- 3) The Seller shall be excused if delivery is delayed or rendered impossible by differences with workmen, strikes, work stoppages, car shortages, delays in transportation, inability to obtain labor or materials and also by any cause beyond the reasonable control of the Seller, including but not restricted to acts of God, floods, fire, storms, acts of civil and military authorities, war and insurrections.
  
- 4) Purchaser shall keep the property free of all liens, taxes, encumbrances and seizure or levy, shall not use same illegally, shall not damage, abuse, misuse, abandon, or lose said property, shall not part with possession thereof, whether voluntarily or involuntarily or transfer any interest therein or remove same out of the country or filing district in which Purchaser resides as indicated herein without the prior written consent of the Seller, shall keep said property insured in such amount s and w/ith such insurer as may be acceptable to the Seller with any loss payable to the Seller as his interest in the property may appear. The property is held by the Purchaser at his/her risk and expense with no abatement in his/her obligation on account of loss or damage.
  
- 5) Time is of the essence of this contract and if the purchaser fails to comply with any of the terms and conditions hereof or defaults in the payment of any installment hereunder or under any renewal or renewals hereof, or in the payment of interest or defaults in the payment of any installment due under any other indebtedness or contract held by the Seller or Assignee, or if proceedings are instituted against the Purchaser under any bankruptcy or insolvency law or the Purchaser makes an assignment for the benefit of creditors or if for any reason the Seller deems himself/herself insecure and so declares all payments heretofore made by Purchaser shall be retained by the Seller and all indebtedness hereunder shall become immediately due and payable, with or without notice, together with all expenses of collection by suit or otherwise, including reasonable attorney fees and Seller may, without notice or demand, take possession of the equipment set forth on page 1 hereof, or any additions to, replacements of, or any proceeds from said equipment or may render the property unusable or Seller may require Purchaser to assemble the property and make it available at a place designated by Seller. Seller may resell the retaken property at public or private Sale in accordance with the Uniform Commercial Code or applicable state or provincial law. After deducting reasonable expenses for retaking, repairing, holding, preparing for sale, other selling expenses including attorney fees and legal expenses, the remaining proceeds of Sale shall be credited upon the amount of indebtedness remaining unpaid hereunder, and Purchaser agrees to pay any deficiency upon demand by Seller, any surplus, however, shall be paid to Purchaser. Said retaking or repossession shall not be deemed rescission of the contract. Seller may exercise any other rights and remedies provided by applicable law.
  
- 6) No waivers or modifications hereof shall be valid unless vi/ritten upon or attached to this contract. Waiver or condonation of any breach or default hereunder shall not constitute a waiver of any other or subsequent breach or default. Payments received by Seller are to be applied first to delinquent interest and then to principal.
  
- 7) The remedies provided for herein are not exclusive and any action to enforce payment shall not waive or affect any of the holder's rights to have recourse to the property. The transfer of this contract shall operate to pass a security interest in the property as security for the payment hereof.
  
- 8) Any provision of this contract prohibited by the laws of any state, the United States, any province or Canada, shall be ineffective to the extent of such prohibition wthout invalidating the remaining portions of the contract.
  
- 9) Each maker, endorser, guarantor and surety hereon severally waives presentment, demand protest, and notice of nonpayment and all defenses of want of diligence in collection and bringing suit. This contract shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors, and assigns.
  
- 10) Buyer authorized Seller to insert the Serial and/or model numbers of the goods set forth on page 1 hereof for the purposes of Identifying said goods. The Seller may correct patent errors herein.

**PURCHASER'S INITIALS:** \_\_\_\_\_

<p><b>CERTIFICATION OF SALES TAX EXEMPTION FOR FARM MACHINERY, EQUIPMENT AND RELATED REPAIR AND REPLACEMENT PARTS.</b> I certify that the farm machinery equipment and related repair and replacement parts being purchased will be used or leased for use in production agriculture.</p>	<p>_____</p> <p>Purchaser's Signature</p>
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The regular meeting of the Eldridge Electric and Water Utility Board was called to order at 5:00 P.M. on July 18, 2023, at Eldridge City Hall.

Board members present were Mike Anderson, Barb O'Brien, Paula Steward and Jim Skadal. Brock Kroeger was absent. Also, present Jake Rowe and Jody Coffman. No visitors.

Public Comment- None

Motion by Anderson, second by Steward to approve the agenda All ayes.

Motion by O'Brien second by Steward to approve the minutes from July 5, 2023. All ayes.

FINANCIAL – Motion by Skadal to approve bills payable in the amount of \$308,437.44, second by Anderson. All ayes.

ELECTRIC –

Department update: The crew has all the lines in for Ivy Acres, they are just waiting for Bortec to finish. Grunwald Grove is almost ready to set the lines, still waiting to hear from Resco on when the transformers will be allotted for 2024.

WATER-

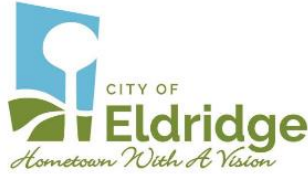
Department update: Regal Manufacturing received the regulator, we are just waiting for an official statement. We are getting pricing for two new regulators and if PAPRs will work for our needs. Annual samples are due. ISG will be here in the next two weeks.

ADMINISTRATION-

Department update: ADP training will be next week. We need to decide how we will go forward with CDL training with the new regulations.

Motion by Steward to adjourn the meeting at 5:19 P.M., second by Anderson. All ayes.

Jody Coffman  
Billing Clerk



Eldridge Community Center  
July 19, 2023

The Eldridge Community Center Board meeting was called to order at 11:33 a.m. by Tom Knapper at the Eldridge Community Center.

Board Members present: Tom Knapper, Deanna Jensen-Valliere, Gigi Seibel, Paul Petersen and Tracy Harris. Also, present Lexie Diedrich, Gage Lane, Bernie Peeters Jody Coffman and Jeff Martens.

Seibel made a motion to approve the agenda, Harris seconded the motion. Motion carried.

Harris made a motion to approve the minutes from June 14, 2023, Seibel seconded. Motion carried.

Harris made a motion to approve the Bills Payable in the amount of \$21,807.30, second by Jensen-Valliere. Motion carried.

End of Month report was presented. They had the best June in a long time, their income was over \$21,000. All events are going well, and the security has been better since talking to Chief Sisler.

Evaluations: None were returned, the Board discussed mailing them with a self-addressed envelope and/or doing a QR code.

Old Business:

1. Cameras – The deposit has been made and the supplies ordered. They are hoping to install it in August.

New Business:

1. The Cintas truck damaged the porte cochere. We are waiting for the insurance check. Harris made a motion to have Bill Wiford start the repairs for \$3770 before receiving the insurance check, second by Jensen-Valliere. Motion carried.
2. Both water heaters need to be replaced. Lexie got two bids. Seibel made a motion to accept the Petersen Plumbing bid for \$10,025.00, second by Jensen-Valliere. Motion carried.
3. The door at the end of the rink needs to be replaced. The Board advised Lexie to get two bids.

Manager Report:

Lexie and Gage gave an overview of all the repairs that have been done and that the rink floor needs to be resurfaced, they are going to try to have it done in December.

Seibel made a motion at 12:25 to adjourn the meeting, second by Jensen-Valliere. Motion carried.



**Eldridge Planning and Zoning Commission  
August 3, 2023, 6:00 p.m., Eldridge City Hall**

**Minutes**

The Eldridge Plan and Zone Commission met in open session at Eldridge City Hall at 6:00 p.m. on August 3, 2023. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubaauer. Present were Duane Miller, Tisha Boussetot, Terry Harbour and Mike Martin. Brad Merrick and Nancy Gruber were absent. Also present were Nevada Lemke, Jeff Martens, Bruce Cheek, Dale Grunwald, Joe Zrostlik and John Carroll.

The minutes from the May 18, 2023, meeting were presented for approval. Motion by Miller to approve the minutes. Seconded by Boussetot. Motion carried 5-0 by voice vote.

Consideration of the Final Plat for CRST First Addition subdivision. Martens gave a review of the request and presented location map, final plat application and the final plat to the board. Martens explained that some unused easements would be vacated and new easements would be added combining the previous lots into two lots. A few clarifying questions were asked by the commission about the easements. Motion by Martin to approve the plat. Seconded by Boussetot. Motion carried 5-0 by voice vote.

Consideration of the Final Plat for American Acres 2<sup>nd</sup> Addition subdivision. Martens gave a review of the request and presented location map, final plat application and the final plat to the board. Martens let the commission know that the lot sizes meet requirements for this district and all easements have been approved by city staff. The commission discussed the water main location and utility easements. Motion by Martin to approve the plat. Seconded by Harbour. Motion carried 5-0 by voice vote.

Consideration of approval of Planned Residential Overlay District for Grunwald 2<sup>nd</sup> Addition Multifamily Housing. Donaubaauer called the public hearing to order at 6:15 p.m. and explained the ground rules of the hearing to the public. Martens gave an overview of the request presenting the application, overlay illustration and city code governing the Planned Residential Overlay District. Discussion was held clarifying the rules for the overlay and the commission compared the concept to the city code. Martens presented an illustration created by City Engineer Greg Schaapveld to help clarify the concept. Gruwald agreed with the summary Martens gave. Donaubaauer closed the public hearing closed at 6:22 p.m. Commission verified that the density and lot sizes meet city requirements. Motion by Martin to approve the rezoning of these lots to a Planned Residential Overlay. Seconded by Miller. Motion carried 5-0 by roll call vote.

Consideration of approval of amended Permitted Uses and Use on Review in I-1 Light Industrial and I-2 General Industrial Districts. Martens presented that the City Council requested a review of the uses in these districts and the current code section for these districts along with recommended changes by city staff. Martens stated that the City Council wanted to verify the Uses and Use on Review for these districts were up to date. Martens also stated that there was a concern within the city about prime industrial ground being purchased and used for ministorage, self-storage and outdoor storage instead of industrial uses that bring a larger increased taxable infrastructure and additional jobs. The commission discussed these issues and the use of gravel and concrete along with fences and landscaping. The commission indicated that they would like to review the city's parking lot requirements in the future. Ultimately Harbour motioned to approve the amendments presented striking the landscaping requirements for outdoor storage. Miller seconded the motion. Motion carried 5-0 by voice vote.

Review of the Lincoln-LeClaire Urban Renewal Area Plan for conformity of the plan to the city's Comprehensive Plan. Martens presented the plan, future use map and how they relate to each other and the cities comprehensive plan. The commission discussed future development in that area and how the city is forecasting that development will take place in relation to this plan. Boussetot made a motion approving that the Lincoln-LeClaire Urban Renewal Plan is in conformity with the City's Comprehensive Plan. Miller seconded the motion. Motion carried 5-0 by voice vote.

Martin made a motion to adjourn at 7:10 p.m. Motion carried 5-0 by voice vote.