



CITY COUNCIL MEETING AGENDA
Monday, January 27th, 2025, 7:00 PM
Eldridge Community Center · 400 S 16th Ave · Eldridge, IA

****7:00PM Swearing In Ceremony: Letty Goslowsky, City Clerk**

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 January 13th, 2025
 - B. Consideration to Approve Committee of the Whole Minutes from January 13th, 2025
 - C. Consideration to Approve Bills Payable
 - D. Consideration to Approve a Liquor License Renewal for Dollar General #10772
 - E. Consideration to Approve a Liquor License Renewal for Maloney's Pub
 - F. Presentation of TEAP Study Findings Report by Kent Ellis, Shive-Hattery Engineering

6. Old Business
 - A. Consideration of Second Reading of Ordinance 2025-01 Amending Eldridge City Code Title D, Chapter 10 Post-Construction Stormwater Management Regulations
 - B. Consideration of Second Reading of Ordinance 2025-02 Amending Eldridge City Code Title D, Chapter 2 adding a Planned Residential Overlay District in Grunwald Grove 2nd Addition Lots 23, 24, 25, & 26 currently zoned R-3 Multiple Family Residential District
 - C. Consideration of Second Reading of Ordinance 2025-03 Amending Eldridge City Code Title D, Chapter 2 Adding Solar Gardens as a permitted use in all districts and adding Solar Farms as a permitted use in I-1 Light Industrial District
 - D. Consideration of Second Reading of Ordinance 2025-04 Amending Eldridge City Code Title D, Chapter 2 Zoning by adding Section 44 "Solar Energy Systems"

7. New Business
 - A. Consideration to approve Farm Lease Agreement for Parcel #932319006 between Gerry Moeller and the City of Eldridge
 - B. Consideration of Resolution 2025-02 Approving the Final Plat of Lancers Run Subdivision
 - C. Consideration of Resolution 2025-03 Approving the Development Plan for Lancers Run Subdivision
 - D. Consideration to approve payout of 100.92 accrued hours of sick leave in the amount of \$3,717 to Martha Nieto upon her retirement on January 31, 2025

8. Board/Staff Activity Reports
 - A. City Administrator
 - B. Assistant City Administrator
 - C. City Clerk
 - D. Police Chief

9. Adjournment

Next Regular Committee of the Whole & City Council Meeting: Monday, February 3rd, 2025, at 6:00pm at Eldridge Community Center

Mayor Frank King
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Scott Campbell

Councilman Brian Dockery
Councilman Daniel Collins

City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open session at Eldridge Community Center at 7:00 pm on January 13, 2025.

Council Members Present: Dan Collins, Brian Dockery, Scott Campbell, and Ryan Iossi. Adrian Blackwell arrived at 7:07 p.m.

Presiding: Mayor Frank King

Also Present: Tony Cavanaugh, Jeff Martens, Nevada Lemke, Letty Goslowsky, Martha Nieto, Zachary Howell, Dale Grunwald, Erin Gentz, Marty O'Boyle, Jim Perkins, Randy Metz, Catlin Berger, Ana Garcia, and Scott LaPlane

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

Mayor's Agenda

Motion by Iossi to approve City Council Minutes from December 16, 2024. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Dockery to approve the bills payable in the amount of \$390,648.57. Second by Campbell. Motion was approved unanimously by voice vote.

A proclamation was read by Mayor King naming January as National Mentoring Month.

Motion by Campbell to approving City Appointments 2025 . Second by Dockery. Motion was approved unanimously by voice vote.

Motion by Iossi to approve a Liquor License Renewal for The Fun Station . Second by Collins. Motion was approved unanimously by voice vote.

Old Business

Motion by Iossi to approve the Third and final Reading of Ordinance 2024-15 Rezoning 206 & 208 S. 5th Street to R-3 Multiple Family Residential with a Planned Residential Overlay. Second by Blackwell. Roll call vote indicated Blackwell (Aye) , Campbell (Aye) , Collins (Aye), Dockery (Nay), and Iossi (Aye)

New Business

Motion by Blackwell to approve the First Reading of Ordinance 2025-01 Amending Eldridge City Code Title D, Chapter 10 Post-Construction Stormwater Management Regulations. Second by Collins. Roll call vote indicated Blackwell (Aye) , Campbell (Aye) , Collins (Aye), Dockery (Aye), and Iossi (Aye)

Motion by Campbell to open Public Hearing for adding Planned Residential Overlay District in Grunwald Grove 2nd Addition at 7:15 p.m. Second by Dockery. Roll call vote indicated Blackwell (Aye) , Campbell (Aye) , Collins (Aye), Dockery (Aye), and Iossi (Aye).

Motion by Dockery to close Public Hearing for adding Planned Residential Overlay District in Grunwald Grove 2nd Addition at 7:16 p.m. Second by Collins. Roll call vote indicated Blackwell (Aye) , Campbell (Aye) , Collins (Aye), Dockery (Aye), and Iossi (Aye).

Motion by Dockery to approve the First Reading of Ordinance 2025-02 Amending Eldridge City Code Title D, Chapter 2 adding a Planned Residential Overlay District in Grunwald Grove 2nd Addition Lots 23, 24, 25, & 26 currently zoned R-3

Multiple Family Residential District . Second by Iossi. Roll call vote indicated Blackwell (Aye) , Campbell (Aye) , Collins (Aye), Dockery (Aye), and Iossi (Aye)

Motion by Dockery to approve the First Reading of Ordinance 2025-03 Amending Eldridge City Code Title D, Chapter 2 Adding Solar Gardens as a permitted use in all districts and adding Solar Farms as permitted use in I-1 Light Industrial District . Second by Iossi. Roll call vote indicated Blackwell (Aye) , Campbell (Aye) , Collins (Aye), Dockery (Aye), and Iossi (Aye)

Motion by Blackwell to approve the First Reading of Ordinance 2025-04 Amending Eldridge City Code Title D, Chapter 2 Zoning by adding Section 44 “Solar Energy Systems” . Second by Campbell. Roll call vote indicated Blackwell (Aye) , Campbell (Aye) , Collins (Aye), Dockery (Aye), and Iossi (Aye)

Motion by Dockery to approve Resolution 2025-01 Naming City Depositories, amending First Central to \$12,000,000. Second by Campbell. Roll call vote indicated Blackwell (Aye), Campbell (Aye), Collins (Aye), Dockery (Aye), and Iossi (Aye).

Motion by Blackwell to approve proposal from Shive Hattery in the amount of \$42,500 to develop a sewer masterplan . Second by Campbell. Motion was approved unanimously by voice vote.

Motion by Campbell to approve disposal of surplus Public Works equipment on Purple Wave if that is the intentions the Utility Board had to dispose of their equipment. Second by Dockery. Motion was approved unanimously by voice vote.

A proposed rental fee/room charge for City Council meetings to be paid from the City General Fund to the Community Center failed as there was no motion.

Board/Staff Activity Reports

City Administrator – The kickoff meeting will be January 23rd for the de Novo website, the Water Treatment Plant hired a new employee, and they now have 3 full-time staff, the first budget and tax levy meeting will be January 27 at 6 p.m., this will be a special meeting before the Council meeting that night. The council and board member training is on January 29th at 4:30 p.m., at the Scott County Library, media room B.

Assistant City Administrator- We have developmental plans for Lancer Run and Grunwald Grove 2nd addition.

Police Chief – Hailey started the last phase of her training today, she should be in her own vehicle in the next 2-3 weeks, the department is initiating a shift bidding system, which will give the officers a chance to bid on which shift they would like to work every six months and will be based on seniority.

Motion by Dockery to adjourn at 7:44 p.m., second by Collins. Motion was approved unanimously by voice vote.

Frank King
Mayor

Ashley Lacey
Billing Clerk

City of Eldridge City Committee of the Whole Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open Committee of the Whole session at the Eldridge Community Center at 5:30 pm on January 13, 2025.

Council Members Present: Brian Dockery, Scott Campbell, Dan Collins (arrived at 5:39 p.m., and Ryan Iossi. Adrian Blackwell was absent.

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Martha Nieto, Letty Goslowsky Marty O'Boyle, Jill & Dale Grunwald, Zach Howell, Lynn Snyder, D. Ranson, C. Braet, Marilyn Ralfs, Mike Lacker, and Erin Gentz

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

Old Business

- A. Discussion on HOA fees for maintenance of detention ponds
 - a. Within meetings on this topic, it has been the consensus of the City Council that the City should not assume direct ownership of private detention facilities. There were discussions that perhaps the City could maintain these detention facilities without ownership. Martens posed this question to the City Attorney and here was her response:
 - i. The City has established Ordinances to deal with property maintenance issues that include fees for services to enforce compliance.
 - ii. City funds must be used for a public purpose. It's possible that maintaining stormwater management systems would qualify for this if an agreement between the City and the property owner was in place.
 - iii. However, city practice has always been to enforce ordinances against private property owners, and agreeing to maintain private property would be a change in the current process.
 - iv. If the City chose to maintain only some detention ponds and not others this would create scrutiny. We already have a process in place to address properties that are not maintained. In this case instead of forcing property owners to comply with City Code the City is taking over their property and maintaining it for them.
 - v. Taking these steps could create a slippery slope with other residents by incentivizing them to request assistance with their own private property needs. Residents in disagreement could argue that the City is using funds to maintain private property and force the City to explain why they should not use public funds to help with whatever their private property request entails. The City could have difficulty defining a consistent standard that meets the public use doctrine.

- vi. Maintaining detention facilities, we do not own would also result in increased considerations for liability and insurance purposes. Maintaining the property would transfer responsibility to the City to ensure it is in good condition. This would include repairs and changes as needed, unless otherwise determined by an agreement, and could mean the City assumes liability for damages, injuries, and environmental issues arising from their operation or condition.
 - b. The recommendation from the administration would be as follows:
 - i. Update the City Ordinance on stormwater detention facility maintenance to ensure broad and fair enforcement, which is on tonight's City Council agenda.
 - ii. Consider repealing or enforcing Resolution 04-31 defining a Storm Water Utility Fee for residents draining into the regional detention pond.
 - iii. Consider implementing a city-wide Storm Water Utility Fee to create an additional revenue stream for stormwater maintenance including stormwater-related street infrastructure among other things.
 - B. Goal Setting Discussion
 - a. Strategic plan was last done in 2019, and it was an update from 2010 strategic plan and the Comprehensive Plan was done in 2011
 - b. When and what are the next steps, do we want to hire a consultant or see what other cities have been doing in setting their goals, do we want to create a steering committee to help structure that process
 - c. Council would like Lemke to start this process
 - C. Review of plans and specifications for the South 1st St Overlay project
 - a. Shive completed plans are completed for this project, and hoping to go out for bid this week, and receive bids back the first week of February, Howell asked if the council had any questions or comments about it before it was sent out.
 - D. Review of preliminary plans for the 4th Ave & LeClaire Rd traffic signal project
 - a. Shive came out with a layout and they met with the Big 10 Mart about removing the entrance on N 4th Ave, they were on board with it. This would get rid of the median and then have a dedicated left and right turning lane with a through lane as well. There would also be a sidewalk connection on the east side of N 4th Ave
 - b. The plans also show to remove the colored concrete crossings on LeClaire and a pavement patch would be put in its place
 - c. They are hoping to have it go to bid in the early spring
 - E. Review of the Terracon geotechnical engineering report for Hickory Creek pond project
 - a. Terracon did the Geotech a few months ago, and Shive put together a memo per their investigation. The findings were that the soil did not have as much clay as they originally thought, some sort of clay liner would be needed to hold the water. The size recommended would be 5-10 acres, and it would need to be drained and dredged every 30 years. This may not be the ideal location for a recreational pond due to cost and maintenance.

F. Review and discussion of TEAP Report

- a. The council received a 260-page report, Lemke touched on some of the projects, including markings and signage at the 4 crossings that currently don't have them, the sidewalk infill from Muhs to Pinehurst, speed limit signage shifted south, and illuminating all of the crossings and installing two speed back signs, intersection at 1st and Lincoln to enhance pedestrian safety and calm the traffic

Motion by Dockery to adjourn at 6:32 pm. Second by lossi. Motion was approved unanimously by voice vote.

Submitted by Ashley Lacey, Billing Clerk

BILLS PAYABLE					
CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	AMOUNT
1111	INS REIMB	820 5-001-6183	EBS - EMPLOYEE BENEFIT SYSTMS	PSF INS CLAIM FUNDING	\$ 1,148.33
1111	INS REIMB	820 5-001-6183	EBS - EMPLOYEE BENEFIT SYSTMS	PSF INS CLAIM FUNDING	\$ 7,178.35
1111	INS COBRA	820 5-820-6151	EBS - EMPLOYEE BENEFIT SYSTMS	COBRA INS CLAIM FUNDING	\$ 8.00
1111	INS COBRA	820 5-820-6151	EBS - EMPLOYEE BENEFIT SYSTMS	COBRA INS CLAIM FUNDING	\$ 24.00
155353	INSPECT	001 5-170-6373	VERIZON WIRELESS	CELLULAR SVCS	\$ 41.47
155353	STREETS	001 5-210-6373	VERIZON WIRELESS	CELLULAR SVCS	\$ 278.10
155353	FINANCE	001 5-620-6373	VERIZON WIRELESS	CELLULAR SVCS	\$ 41.47
155353	SEWER	610 5-815-6373	VERIZON WIRELESS	CELLULAR SVCS	\$ 144.43
155354	STREETS	001 5-210-6373	ACCESS SYSTEMS LEASING	SHOP COPIER LEASE	\$ 100.86
155354	FINANCE	001 5-620-6340	ACCESS SYSTEMS LEASING	CITY HALL COPIER LEASE	\$ 175.88
155406	STREETS	001 5-210-6440	200 EAST 90TH STREET LLC	WAREHOUSE STORAGE - RENT	\$ 1,992.67
155407	POLICE	001 5-110-6725	ACCESS SYSTEMS LEASING	PD COPIER LEASE	\$ 752.23
155407	STREETS	001 5-210-6373	ACCESS SYSTEMS LEASING	SHOP COPIER LEASE	\$ 100.86
155407	FINANCE	001 5-620-6340	ACCESS SYSTEMS LEASING	CITY HALL COPIER LEASE	\$ 175.88
155409	POLICE	001 5-110-6181	AMAZON CAPITAL SVCS	EJ - TACTICAL DUTY BLT	\$ 65.00
155409	STREETS	001 5-210-6310	AMAZON CAPITAL SVCS	SHOP TOWELS	\$ 67.92
155409	STREETS	001 5-210-6310	AMAZON CAPITAL SVCS	TISSUES/TIN PANS	\$ 73.27
155409	SNOW RMVL	001 5-250-6535	AMAZON CAPITAL SVCS	DRIVEWAY MARKERS	\$ 137.99
155409	SEWER	610 5-815-6506	AMAZON CAPITAL SVCS	LABEL MAKER; TAPE	\$ 56.88
155410	POLICE	001 5-110-6331	BURT ACQ/AQUA TECH	PD FLEET - CAR WASHES	\$ 108.00
155411	POLICE	001 5-110-6250	CAMPION BARROW & ASSOC	EMP EVALUATION	\$ 2,300.00
155413	ADMIN	001 5-611-6310	CINTAS CORP	CLEANING SVCS - MATS	\$ 53.98
155415	STREETS	001 5-210-6181	CRITICAL TOOL	SAFETY GLOVES	\$ 83.41
155416	SEWER	610 5-815-6550	DAKOTA SUPPLY GROUP	MANHOLE RISER RINGS	\$ 3,082.00
155417	FIRE DEPT	001 5-150-6913	ELDRIDGE VOL. FIRE DEPT.	QTR 3 PROP TAX CONTRIB	\$ 42,250.00
155418	STREETS	001 5-210-6250	IA ASSN. MUNICIPAL UTIL.	QTRLY TRAINING FEES	\$ 1,319.13
155418	SEWER	610 5-815-6230	IA ASSN. MUNICIPAL UTIL.	QTRLY TRAINING FEES	\$ 1,319.13
155419	COMM POL	008 5-110-6599	IOWA DARE ASSOC.	MEMBERSHIP DUES	\$ 100.00
155420	TRAFFIC	001 5-240-6509	IOWA PRISON INDUSTRIES	STREET SIGNS	\$ 1,020.60
155421	STREETS	001 5-210-6310	KIRBY WATER CONDITIONING	WATER FILTERS	\$ 54.00
155422	STREETS	001 5-210-6310	MENARDS	FURNACE DUCT PARTS - RTRN	\$ (35.71)
155422	STREETS	001 5-210-6310	MENARDS	FURNACE DUCT REPLC PARTS	\$ 64.47
155422	SEWER	610 5-815-6320	MENARDS	AIR COMPRESSOR	\$ 19.96
155422	SEWER	610 5-815-6320	MENARDS	SPRING CLAMP/SYNTH OIL	\$ 44.42
155423	STREETS	001 5-210-6310	MERSCHMAN HARDWARE	OIL GALLONS	\$ 29.99
155423	STREETS	001 5-210-6310	MERSCHMAN HARDWARE	GARDEN SPRAYER	\$ 22.99
155424	POLICE	001 5-110-6210	MID-STATES ORG. CRIME INF. CNTR	SWORN FT MBRSHP 11/2025	\$ 150.00
155425	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	ENGINE OIL FILTER	\$ 8.44
155425	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	BRAKE PAD	\$ 83.05
155425	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	DRAIN PLUG/PCV VALVE/HOSE	\$ 36.12
155425	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	AIR/OIL FILTERS	\$ 27.44
155425	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	SPARK PLUG/SENSOR/GSKT SET	\$ 181.15
155425	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	BRAKE PAD/CONTROL ARM AND BALL	\$ 335.91
155425	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	EMER SERVICE ROTORS	\$ 264.60
155425	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	AIR/OIL FILTER	\$ 35.89
155425	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	AIR/OIL FILTER	\$ 35.89
155425	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	OIL/AIR FILTER	\$ 35.89
155425	VEH MAINT	001 5-299-63323	NAPA AUTO PARTS	WIPER BLADES/FILTERS	\$ 278.86
155425	VEH MAINT	001 5-299-6504	NAPA AUTO PARTS	TOOLS AND SNOW LIGHTS	\$ 95.50
155426	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	ENGINE OIL FILTER	\$ 8.44
155426	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	OIL/AIR FILTER	\$ 175.44
155426	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	BRAKE PAD/IDLER ARM	\$ 174.95
155426	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	INNER TIE ROD END	\$ 78.30
155426	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	STEERING STABILIZER/ARM ASMBLY	\$ 107.13
155426	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	ARM ASSEMBLY	\$ 141.17
155426	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	AIR FILTER	\$ 29.38
155426	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	COIL ON PLUG COIL	\$ 36.47
155426	VEH MAINT	001 5-299-63322	NAPA AUTO PARTS	PLATINUM SPARK PLUG	\$ 34.50
155426	VEH MAINT	001 5-299-6504	NAPA AUTO PARTS	PLASTEEL	\$ 52.31
155426	VEH MAINT	001 5-299-6504	NAPA AUTO PARTS	TIRE PATCH	\$ 17.70
155427	SEWER	610 5-815-6320	NAPA AUTO PARTS	AIR FILTER/ROT T6 5W40	\$ 58.51

155428	SEWER	610 5-815-6320	NEWARK CORPORATION	LEVEL FLOATS	\$	123.67
155429	SEWER	610 5-815-6490	NORTH CENTRAL LABS	LAB TESTING SUPPLIES	\$	1,908.65
155430	POLICE	001 5-110-6373	ON-TARGET SOLUTIONS GROUP	POLICE AMMUNITION	\$	481.69
155432	POLICE	001 5-110-6319	PER MAR SECURITY SERVICES	PD - SVC AGREEMENT 2/2025	\$	41.67
155434	ADMIN	001 5-611-6407	PFM FINANCIAL ADVISORS LLC	CONT DISCLOSURE FILING FY24	\$	2,000.00
155435	ROAD USE	110 5-210-6417	QUAD CITIES WINWATER CO	STORM SEWER CASTING	\$	219.43
155435	SEWER	610 5-815-6320	QUAD CITIES WINWATER CO	GRIT PIPE REHAB	\$	1,478.96
155436	ADMIN	001 5-611-6310	RAGAN MECHANICAL	BASEMENT FLR DRAIN BACKUP	\$	477.99
155439	COMM POL	008 5-110-6727	REGIONAL DEV. AUTHORITY	SHEILA GRANT - RTRN UNUSED FUNDS	\$	174.00
155440	ROAD USE	110 5-210-6530	RIVERSTONE GROUP INC	COLD MIX ASPHALT	\$	369.00
155441	POLICE	001 5-110-6506	RNJS DISTRIBUTION INC.	CITY HALL/PD WATER	\$	18.25
155441	FINANCE	001 5-620-6506	RNJS DISTRIBUTION INC.	CITY HALL/PD WATER	\$	18.25
155442	STREETS	001 5-210-64071	SAM LLC	GIS SVCS - JAN - JUNE 2025	\$	450.00
155442	SEWER	610 5-815-6455	SAM LLC	GIS SVCS - JAN - JUNE 2025	\$	450.00
155443	POLICE	001 5-110-6413	SCOTT CO SHERIFFS DEPT.	BOOKING FEES DEC 24	\$	100.00
155445	POLICE	001 5-110-6319	SHARED IT INC	ANN CLOUDBERRY LIC FEE	\$	42.00
155445	STREETS	001 5-210-6373	SHARED IT INC	ANN CLOUDBERRY LIC FEE	\$	21.00
155445	FINANCE	001 5-620-6373	SHARED IT INC	ANN CLOUDBERRY LIC FEE	\$	28.00
155445	SEWER	610 5-815-6373	SHARED IT INC	ANN CLOUDBERRY LIC FEE	\$	14.00
155446	SALES TAX	121 5-750-6407	SHIVE-HATTERY ENGINEERS	S 1ST ST OVERLAY	\$	19,690.00
155446	SALES TAX	121 5-750-6727	SHIVE-HATTERY ENGINEERS	4TH AVE TRAFFIC SIGNAL	\$	32,175.00
155447	POLICE	001 5-110-6506	SHRED-IT /STERICYCLE	PD - SHREDDING SVCS	\$	123.63
155448	POLICE	001 5-110-6240	SPATARU LEON	MILEAGE - WELLNESS TRN	\$	268.10
155449	POLICE	001 5-110-6599	STAPLES	PAPER TOWELS/SOAP SUPPLIES	\$	208.48
155449	FINANCE	001 5-620-6506	STAPLES	PAPER TOWELS/SOAP SUPPLIES	\$	75.29
155450	STREETS	001 5-210-6181	THEISEN SUPPLY INC	WHITE - WASHBAY BOOTS	\$	65.00
155450	STREETS	001 5-210-6181	THEISEN SUPPLY INC	BAETKE - WASHBAY BOOTS	\$	100.00
155450	STREETS	001 5-210-6181	THEISEN SUPPLY INC	RUPE - WASHBAY BOOTS	\$	208.39
155451	ARPA	315 5-210-6762	TRI-CITY ELECTRIC CO	PHONE SYSTM UPGRADE	\$	9,048.80
155451	SEWER	610 5-815-6320	TRI-CITY ELECTRIC CO	NETWORK SWITCH CONFIG	\$	738.60
155452	FINANCE	001 5-620-6508	U.S. POST OFFICE	FEE RENEWAL	\$	175.00
155453	INSPECT	001 5-170-6373	VERIZON WIRELESS	CELLULAR SVCS	\$	41.47
155453	STREETS	001 5-210-6373	VERIZON WIRELESS	CELLULAR SVCS	\$	278.10
155453	FINANCE	001 5-620-6373	VERIZON WIRELESS	CELLULAR SVCS	\$	41.47
155453	SEWER	610 5-815-6373	VERIZON WIRELESS	CELLULAR SVCS	\$	144.43
155454	ADMIN	001 5-611-6310	WASTE COMM SCOTT CO	E-WASTE - MONITOR/HARD DRV	\$	15.90
155455	POLICE	001 5-110-6331	WEX BANK	FUEL PURCHASES	\$	3,198.44
155455	INSPECT	001 5-170-6331	WEX BANK	FUEL PURCHASES	\$	103.75
155455	STREETS	001 5-210-6331	WEX BANK	FUEL PURCHASES	\$	1,104.74
155455	FINANCE	001 5-620-6402	WEX BANK	FUEL PURCHASES	\$	983.67
155455	SEWER	610 5-815-6331	WEX BANK	FUEL PURCHASES	\$	418.02
155456	ARPA	315 5-210-6762	WRIGHT LAW OFFICE P.C.	BONJER PROP - CLOSING FEES	\$	4,540.00
ACH	SPLIT	SPLIT	PAYROLL 1/18	PAYROLL 1/18	\$	105,601.36
TOTAL:					\$	254,647.20

CREDIT CARDS					
DEPT	EMPLOYEE	FUND	VENDOR	DESCRIPTION	AMOUNT
FINANCE	AMBER LINDLE	001-5-620-6508	USPS	CERTIFIED - IRS MAIL	\$10.72
COMM POL	A. LELLIG	008-5-110-6602	TRUPANION	MONTHLY K9 INS PREM	\$122.97
POLICE	A. LELLIG	001-5-110-6210	FBI LEEDA	MEMBERSHIP DUES	\$50.00
STREETS	ASHLEY LACEY	001-5-210-6181	BLAIN'S FARM & FLEET	GLOVES - PW	\$33.57
STREETS	ASHLEY LACEY	001-5-210-6181	BLAIN'S FARM & FLEET	GLOVES - PW	\$22.38
STREETS	ASHLEY LACEY	001-5-210-6181	BLAIN'S FARM & FLEET	GLOVES - PW	\$44.76
STREETS	ASHLEY LACEY	001-5-210-6181	BLAIN'S FARM & FLEET	GLOVES - PW	\$22.38
STREETS	ASHLEY LACEY	001-5-210-6181	BLAIN'S FARM & FLEET	GLOVES - PW	\$11.19
COMM POL	BRENDA KIEL	008-5-110-6603	WAL MART SUPERCENTER	SHOP W/ A COP - RTRN	\$19.82
POLICE	BRENDA KIEL	001-5-110-6506	HOUSE OF DOOLITTLE LTD	WALL CALENDARS	\$58.14
COMM POL	BRENDA KIEL	008-5-110-6603	CASEY'S GENERAL STORE	PIZZA - SHOP WITH A COP	\$94.16
COMM POL	BRENDA KIEL	008-5-110-6603	WAL MART SUPERCENTER	SHOP WITH A COP	\$1,870.21
COMM POL	BRENDA KIEL	008-5-110-6603	WAL MART SUPERCENTER	SHOP WITH A COP	\$2,685.91
COMM POL	BRENDA KIEL	008-5-110-6603	DOLLAR GENERAL	SHOP WITH A COP	\$7.49
COMM POL	BRENDA KIEL	008-5-110-6603	WAL MART SUPERCENTER	SHOP WITH A COP	\$118.68
FINANCE	J MARTENS	001-5-620-65061	ADOBE	ANN SOFTWARE SUBSC FEE	\$699.47

COMM DEV	J MARTENS	001-5-599-6240	111TH ANNUAL QC CONF	STORMWATER CONF REG	\$45.00
VEH MAINT	SCHNECKLOTH	001-5-299-63322	SOUTHTOWNS	FUEL TANK - UNIT #37	\$1,368.62
VEH MAINT	SCHNECKLOTH	001-5-299-63322	MIKES CARBURETOR PARTS	CARB KIT - UNIT #39	\$122.85
VEH MAINT	SCHNECKLOTH	001-5-299-63322	JASPER INNOVATIVE SOLN	MIRROR ARMS/BRCKTS - TANDEM	\$168.79
VEH MAINT	SCHNECKLOTH	001-5-299-63322	PA# 442 - DAVENPORT	ELEC CONNECT - UNIT #32	\$45.48
VEH MAINT	MITCH MORRIS	001-5-299-6504	FARM & FLEET	T-55 BIT/SOCKET; GREASER	\$49.19
STREETS	MITCH MORRIS	001-5-210-6181	FARM & FLEET	CLOTH ALLOW - WORK SHIRTS	\$54.18
VEH MAINT	MITCH MORRIS	001-5-299-6504	FARM & FLEET	RUBBERIZED UNDER COATING	\$47.92
ADMIN	NEVADA LEMKE	001-5-611-6240	DOMINO'S	PIZZA - STAFF TRAINING EVENT	\$104.29
ADMIN	NEVADA LEMKE	001-5-611-6240	STMT CREDIT - OVPYMNT	STATEMENT CREDIT - OVPYMNT	-\$54.41
ADMIN	NEVADA LEMKE	001-5-611-6240	QC CHAMBER OF COMM	LEGISLATIVE SERIES REG FEE	\$20.00
FINANCE	NEVADA LEMKE	001-5-620-6506	KEURIG	COFFEE FOR CITY HALL/PD	\$43.48
FINANCE	NEVADA LEMKE	001-5-620-6373	APPLE.COM	MONTHLY STORAGE CELL FEE	\$1.06
FINANCE	NEVADA LEMKE	001-5-620-6414	NORTH SCOTT PRESS/ADQ	ANN NSP ONLINE SUBSC	\$50.00
POLICE	NEVADA LEMKE	001-5-110-6490	YMCA - MISS VAL (\$760 & \$169)	Y @ WORK 5 PD X 5 MONTHS	\$500.00
STREETS	NEVADA LEMKE	001-5-210-6250	YMCA - MISS VAL	Y @ WORK 1 PW X 1 MONTH	\$9.00
ADMIN	NEVADA LEMKE	001-5-611-6601	YMCA - MISS VAL	Y @ WK- 2 ADM/3 MO, 3 ADM/2 MO	\$240.00
INSPECTIONS	RAY NEES	001-5-170-6230	IA BUILD OFF JAN 2025	2025 BLDG OFCL TRNG MEETING	\$485.70
INSPECTIONS	RAY NEES	001-5-170-6213	INT'L CODE COUNCIL INC	ANNUAL MEMBERSHIP FEE	\$170.00
STREETS	TONY RUPE	001-5-210-6250	111TH ANNUAL QC CONF	WESSEL/RUPE - STRMWTR CONF REG	\$90.00
				CREDIT CARDS:	\$9,393.36
				BILLS PAYABLE:	\$ 254,647.20
				GRAND TOTAL:	\$ 264,040.56



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
DOLGENCORP, LLC	Dollar General #10772	(615) 855-4000		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
105 South 3rd Avenue		Eldridge	Scott	52748
MAILING ADDRESS	CITY	STATE	ZIP	
100 Mission Ridge	Goodlettsville	Tennessee	37072	

Contact Person

NAME	PHONE	EMAIL
Tax Dept	(615) 855-4000	tax-beerandwinelicense@dollargeneral.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LG0000225	Class B Retail Alcohol License	12 Month	Submitted to Local Authority

Submitted to Local Authority

A handwritten signature in black ink, followed by the number "#110" written below it.

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Mar 1, 2025	Feb 28, 2026	

SUB-PERMITS

Class B Retail Alcohol License

PRIVILEGES



Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Christina Walden						
Steven Sunderland	Goodlettsville	Tennessee	37072	CEO	0.00	Yes

• Companies

COMPANY NAME	FEDERAL ID	CITY	STATE	ZIP	% OF OWNERSHIP
Dolgencorp LLC	61-0852764	Goodlettsville	Tennessee	37072	100.00

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
DOLGENCORP, LLC	Dollar General #10772	(615) 855-4000		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
105 South 3rd Avenue		Eldridge	Scott	52748
MAILING ADDRESS	CITY	STATE	ZIP	
100 Mission Ridge	Goodlettsville	Tennessee	37072	

Contact Person

NAME	PHONE	EMAIL
Tax Dept	(615) 855-4000	tax-beerandwinelicense@dollargeneral.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LG0000225	Class B Retail Alcohol License	12 Month	Submitted to Local Authority

Submitted to Local Authority

A handwritten signature in black ink, followed by the number "#110" written below it.

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Mar 1, 2025	Feb 28, 2026	

SUB-PERMITS

Class B Retail Alcohol License

PRIVILEGES

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Emily Taylor	Goodlettsville	Tennessee	37072	LLC Manager	0.00	Yes
Zachary Brining	Goodlettsville	Tennessee	37072	LLC Manager	0.00	Yes

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

Maloney's Inc.

NAME OF BUSINESS(DBA)

Maloney's Pub

BUSINESS

(563) 285-7675

ADDRESS OF PREMISES

239 N. 2nd Street

PREMISES SUITE/APT NUMBER

CITY

Eldridge

COUNTY

Scott

ZIP

52748

MAILING ADDRESS

239 N. 2nd Street

CITY

Eldridge

STATE

Iowa

ZIP

52748

Contact Person

NAME

Bob Livingston

PHONE

(563) 940-7675

EMAIL

blivingston@maloneyspub.net

License Information

LICENSE NUMBER

LC0040704

LICENSE/PERMIT TYPE

Class C Retail Alcohol License

TERM

12 Month

STATUS

Submitted
to Local
Authority

#110

TENTATIVE EFFECTIVE DATE

Mar 24, 2025

TENTATIVE EXPIRATION DATE

Mar 23, 2026

LAST DAY OF BUSINESS

SUB-PERMITS

Class C Retail Alcohol License



PRIVILEGES

Living Quarters, Outdoor Service

Status of Business

BUSINESS TYPE

Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Matthew Livingston	Bettendorf	Iowa	52722	Co-Owner	20.00	Yes
Robert Livingston	Long Grove	Iowa	52756	President	80.00	Yes

Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

Mar 24, 2025

POLICY EXPIRATION DATE

Mar 24, 2026

DRAM CANCEL DATE

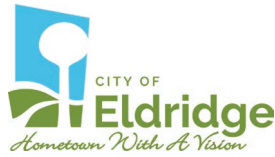
OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



ORDINANCE 2025-01

AN ORDINANCE AMENDING TITLE D, CHAPTER TEN, POST-CONSTRUCTION STORM WATER MANAGEMENT REGULATIONS OF THE ELDRIDGE CITY CODE, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section one.

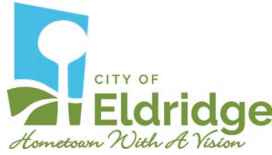
Title D, Chapter Two, § 9.00 RESPONSIBILITIES, (D), (2) is amended by removing the following language:

At any time, the Director of Public Works, or his or her designee, may provide inspection of the detention facilities as deemed appropriate. If the Director finds any maintenance work is necessary, the Director shall serve a written order to the owner of the facilities, specifying therein the work necessary to be done and providing for a reasonable time for its completion. Any property owner to whom an order is directed shall have the right, within three days from service of the order, to appeal to the City Administrator who shall review the order within five working days and file his or her decision. If the City Administrator fails to respond within five working days, it shall be assumed that the appeal is denied. Unless the order is revoked or modified, it shall remain in full force and be obeyed by the owner as directed within the time established by the Director's written order or at the time as modified by the City Administrator's decision. When an owner to whom an order has been issued fails to comply within the time specified, the Director shall remedy the condition, or contract with others for such purpose, and charge all costs, including administration, to whom the order is directed. If the cost of remedying a condition is not paid within 30 days after the mailing of a statement from the Director of Public Works, the cost shall be assessed against the property for collection in the same manner as a property tax. In the event the association fails or is unable to pay the costs associated with detention facility maintenance, these costs shall be assessed against those users of the facility based upon their percentage of use.

Section two.

Title D, Chapter Two, § 9.00 RESPONSIBILITIES, (D), (2) is amended by adding the following language:

At any time, the Director of Public Works, or his or her designee, may provide inspection of the detention facilities as deemed appropriate. If the Director finds any maintenance work is necessary, the Director shall serve a written order to the owner of the facilities, specifying therein the work necessary to be done and providing for a reasonable time for its completion. Any property owner to whom an order is directed shall have the right,



within three days from service of the order, to appeal to the City Administrator who shall review the order within five working days and file his or her decision. If the City Administrator fails to respond within five working days, it shall be assumed that the appeal is denied. Unless the order is revoked or modified, it shall remain in full force and be obeyed by the owner as directed within the time established by the Director’s written order or at the time as modified by the City Administrator’s decision. When an owner to whom an order has been issued fails to comply within the time specified, the Director shall remedy the condition, or contract with others for such purpose, and charge all costs, including administration, to whom the order is directed. If the cost of remedying a condition is not paid within 30 days after the mailing of a statement from the Director of Public Works, the cost shall be assessed against the property for collection in the same manner as a property tax. In the event the association, or property owner, fails or is unable to pay the costs associated with detention facility maintenance, or an association does not exist or the owner cannot be located, these costs shall be assessed equally against all property owners in the subdivision(s) the detention facility serves.

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.

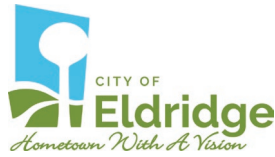
PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY, 2024.

Attest:

Mayor, Frank King

Martha Nieto, City Clerk

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



ORDINANCE 2025-02

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 2nd Addition and described as follows:

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

The property is currently zoned **R-3 Multiple Family Residential District** and is adding a **Planned Residential Overlay District**.

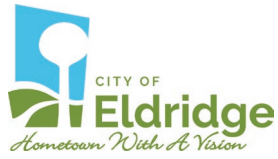
Maximum density shall not exceed that of the underlying district.

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 3RD DAY OF FEBRUARY, 2025.

Attest:

Mayor, Frank King

Martha Nieto, City Administrator

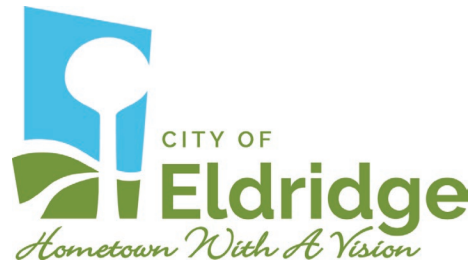
Blackwell	<input type="checkbox"/>	Yea	/	<input type="checkbox"/>	Nay	/	<input type="checkbox"/>	_____
Campbell	<input type="checkbox"/>	Yea	/	<input type="checkbox"/>	Nay	/	<input type="checkbox"/>	_____
Collins	<input type="checkbox"/>	Yea	/	<input type="checkbox"/>	Nay	/	<input type="checkbox"/>	_____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



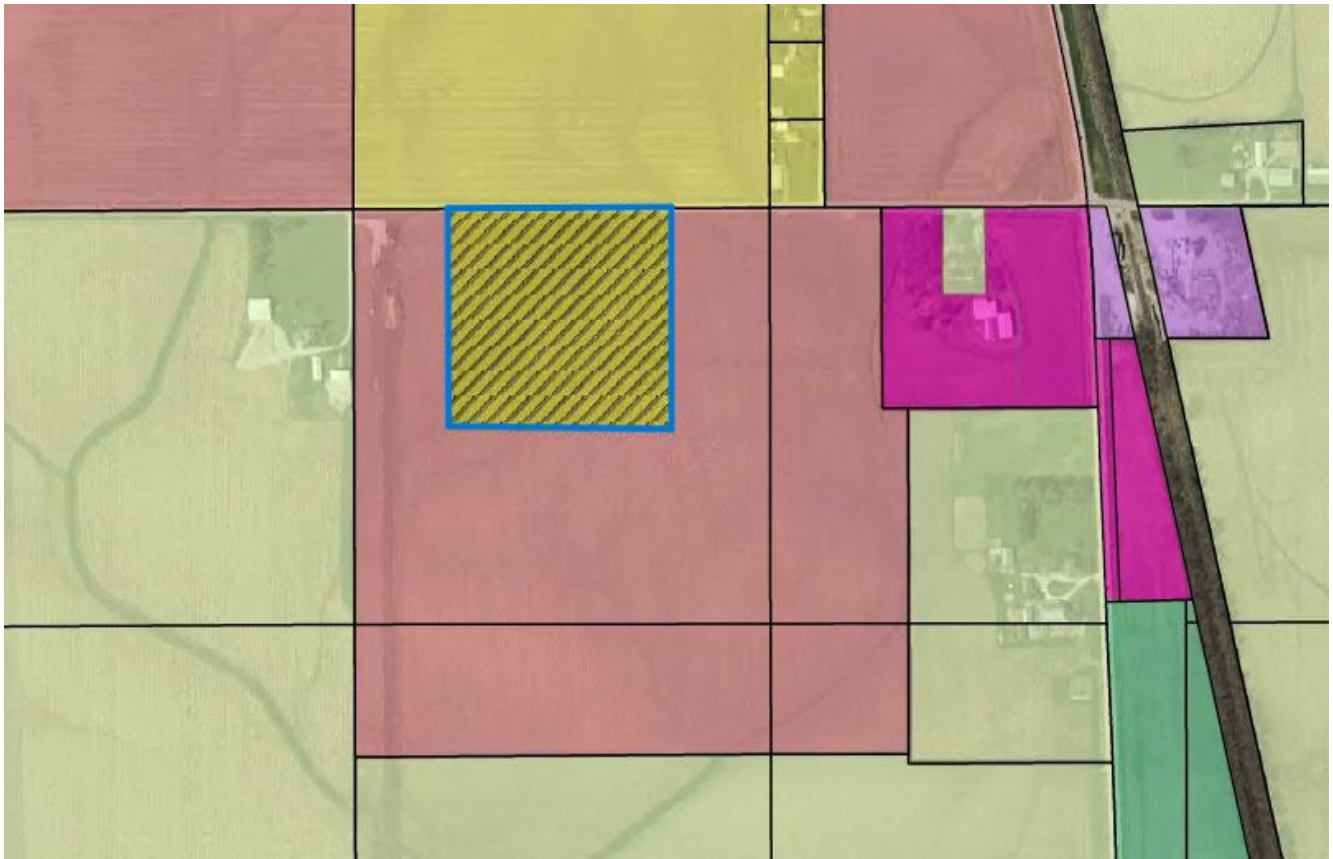
Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery



Current zoning on these parcels:



City Limit	C/I-Commercial Industrial Transition District	R-MH-Mobile Home Park Residence District
Parcel	I-2-General Industrial District	O-T-Office/Transitional District
C-1-Neighborhood Commercial District	I-1-Light Industrial District	PUD-Planned Unit Development District
C-2-Central Business District	R-1-Single Family Residential District	P/M-Public and Municipal District
C-3-General Commercial District	R-2-Two-Family Residential District	SA-Suburban Agriculture District
C-4-Highway-Oriented Commercial District	R-3-Multiple Family Residential District	

Karl Donaubaauer
Scott LaPlante

Mike Martin
Jennifer Vittorio

Brad Merrick
Dean Ferguson

Signature: Jill Grunwald
Jill Grunwald (Nov 26, 2024 16:15 CST)

Email: grunwaldland@gmail.com



Planned Residential Overlay Application for P&Z Commission

Property Address Redbud Circle, inside portion

Underlying Zoning R-3

Legal Description of Property Lots 23,24,25 & 26 Grunwald Grove 2nd additlon Eldridge, IA

Applicant Name Grunwald Land Development

Address 409 S Schultz Drive, Long Grove, IA 52756

Phone Number 563-343-1006 (Dale), 563-343-3651 (Jill)

Email Address Grunwaldland@gmail.com

Main Contact Person Dale or Jill Grunwald

Title Holder's (If different than applicant)

Name _____

Address _____

Phone Number _____

Signature of Applicants (s) Dale Grunwald

Intended property use multi-family homes / 3 plexs
(please be specific)

Please provide:

A map showing the property location and surrounding zoning

For office use only			
Filing Fee Paid	\$	<u>50</u>	Date Filed <u>11/25/2024</u>
Payment Method		<u>check #1933</u>	Meeting Date <u>12/19/2024</u>
Courtesy Letters Sent		<u>12/12/2024</u>	



PRELIMINARY PLAT APPLICATION

Plan and Zone Commission

Subdivision Name Grunwald Grove 2nd Planned Residential Overlay Addition

Subdivision Location Redbud Circle, Eldridge, IA

Current Zoning R-3 Proposed Zoning R-3

Number of Lots 24

Developer Name Grunwald Land Development
Address 409 S Schultz Drive, Long Grove, IA 52756
Phone Number 563-343-1006 (Dale) 563-343-3651 (Jill)
Email Address Grunwaldland@gmail.com
Main Contact Person Dale or Jill Grunwald

Engineer Firm Klingner
Contact Luke Miller
Address 4111 East 60th Street, Davenport, Iowa 52807
Phone Number (563) 359-1348
Email Luke D. Miller <lmiller@klingner.com>

Name of person filing application Dale Grunwald Date 11/25/24

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

For office use only			
Filing Fee Paid	\$	<u>236</u>	Date Filed <u>11/25/2024</u>
Payment Method		<u>Check # P32</u>	Meeting Date <u>12/19/2024</u>

- 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: Lots 23, 24, 25 & 26 Grunwald Grove 2nd Addition
 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
 lmiller@klingner.com (563) 359-1348

AREA TABLE

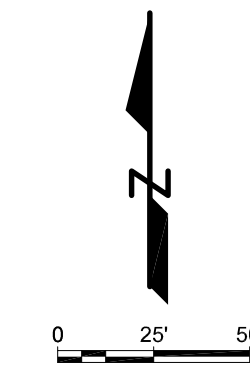
RIGHT OF WAY	0.0 AC.
LOT 1-60	2.95AC.
TOTAL	2.95 AC.

GRUNWALD GROVE 2ND PLANNED RESIDENTIAL OVERLAY ADDITION BEING A REPLAT OF LOTS 23, 24, 25 & 26 GRUNWALD GROVE 2ND ADDITION, DOC NO 2023-12674. CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

SET BACKS: R-3

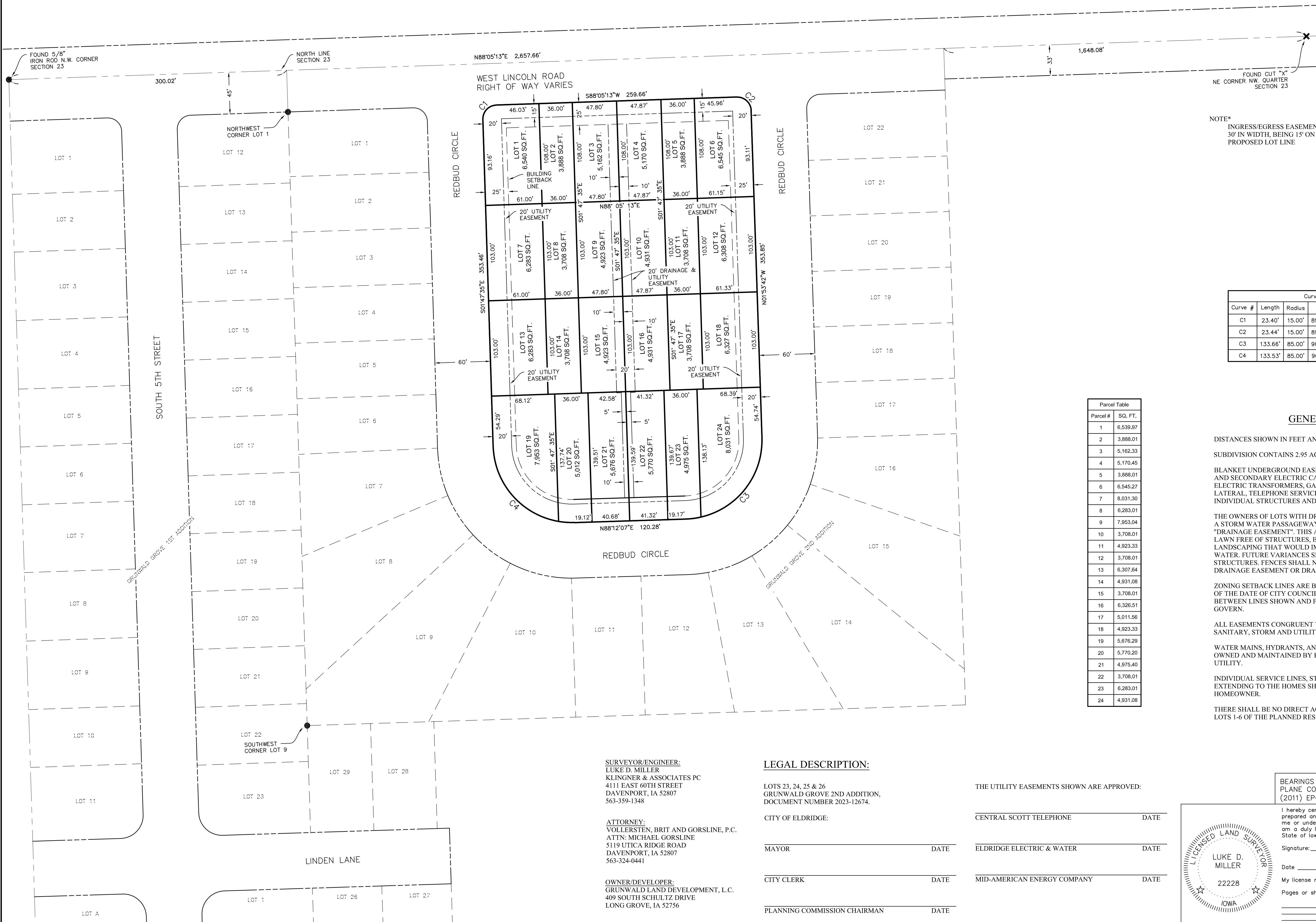
	SINGLE FAMILY	TWO FAMILY	MULTI FAMILY
MIN. LOT WIDTH	60'	70'	80'
FRONT YARD	25'	25'	25'
SIDE YARD	5'	5'	5'
REAR YARD	30'	30'	30'

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



**PRELIMINARY
 NOT FOR
 RECORDING**

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



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	23.40'	15.00'	89°23'08"	S43°23'57"W	21.10'
C2	23.44'	15.00'	89°33'05"	N47°07'16"W	21.13'
C3	133.66'	85.00'	90°05'49"	N43°09'12"E	120.31'
C4	133.53'	85.00'	90°00'18"	S46°47'44"E	120.21'

Parcel Table

Parcel #	SQ. FT.
1	6,539.97
2	3,888.01
3	5,162.33
4	5,170.45
5	3,888.01
6	6,545.27
7	8,031.30
8	6,283.01
9	7,953.04
10	3,708.01
11	4,923.33
12	3,708.01
13	6,307.64
14	4,931.08
15	3,708.01
16	6,326.51
17	5,011.56
18	4,923.33
19	5,676.29
20	5,770.20
21	4,975.40
22	3,708.01
23	6,283.01
24	4,931.08

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 1-6 OF THE PLANNED RESIDENTIAL OVERLAY.

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:
 LOTS 23, 24, 25 & 26
 GRUNWALD GROVE 2ND ADDITION,
 DOCUMENT NUMBER 2023-12674.
 CITY OF ELDRIDGE:

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

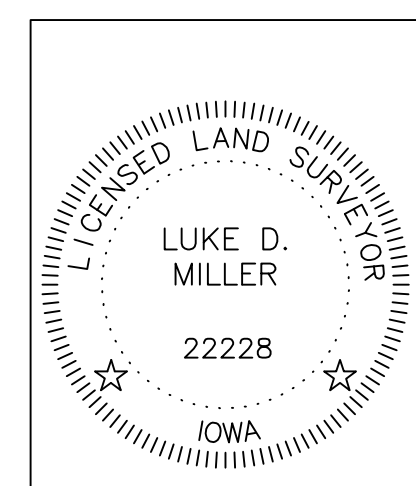
PLANNING COMMISSION CHAIRMAN _____ DATE _____

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.

This document shall not be used for any purpose or project for which it is not intended. Klingner & Associates P.C. and their Divisions shall be indemnified by the client and held harmless from all claims, damages, liabilities, losses and expenses, including attorney fees and costs arising out of such release or reuse of this document in violation, unauthorized reproduction of this document, in part or as a whole, is prohibited.

REVISION HISTORY

NO.	DESCRIPTION	DATE	APP.

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**FINAL PLAT
 PLANNED RESIDENTIAL OVERLAY ADDITION
 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.

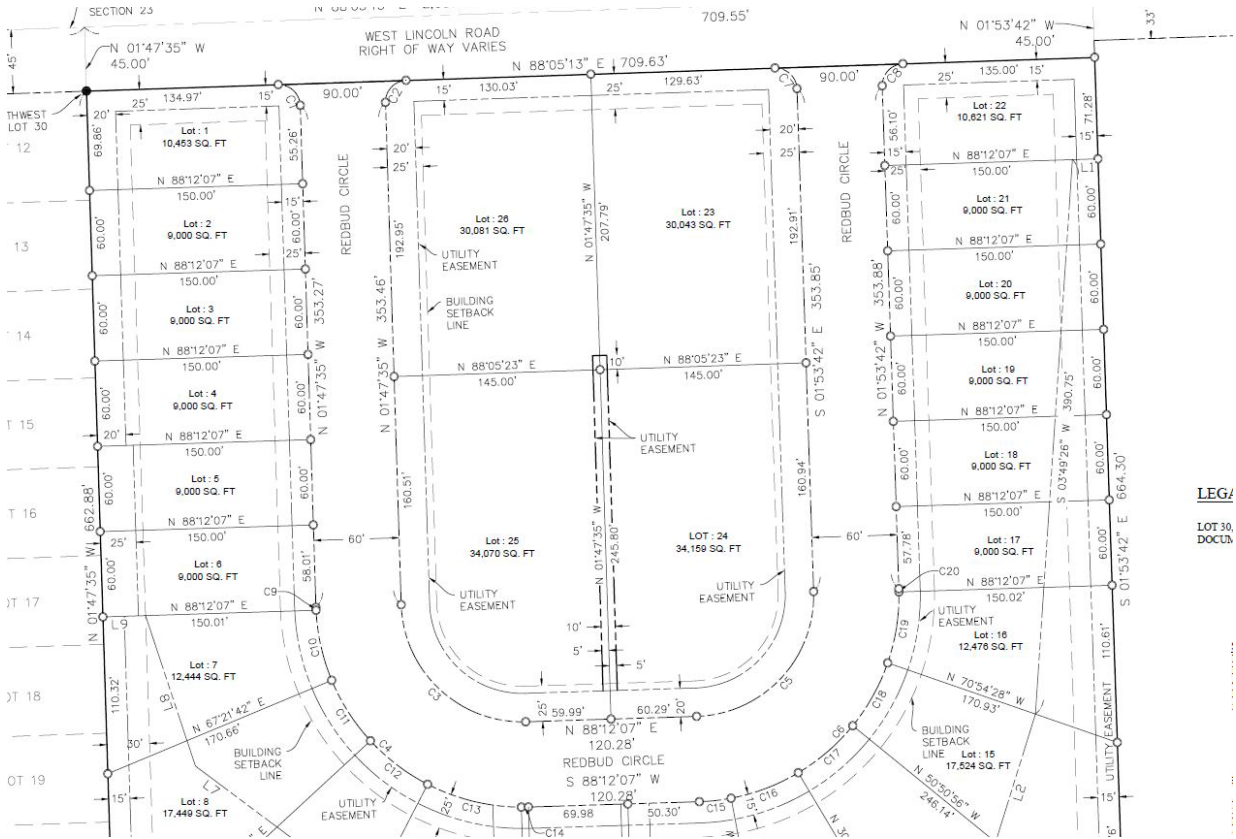
DESIGNED	DRAWN
FIELD	FIELD BOOK
CHECKED	CHECK DATE
LDM	

FINAL PLAT

PROJECT NO.
 21-6118-FINAL-PLAT-10-30-2024

12-3-2024

**SHEET
 1 OF 1**



Current Plat shown above

PUBLIC HEARING NOTICE

CITY OF ELDRIDGE

The Eldridge City Council will conduct a public hearing at 7:00 p.m., January 13, 2024, at the Eldridge Community Center, 400 S. 16th Avenue, on the following matter:

Grunwald Land Development has applied to create a Planned Residential Overlay (PRO) District in Grunwald Grove 2nd Addition. The proposed PRO includes lot numbers 23, 24, 25 and 26 of Grunwald Grove 2nd Addition.

Additional information regarding this matter may be obtained from city hall during regular business hours. Interested individuals may make comments regarding this matter during the public hearing or in writing. Written comments will be accepted until 4:00 p.m. January 13, 2025.

Jeff Martens
Assistant City Administrator

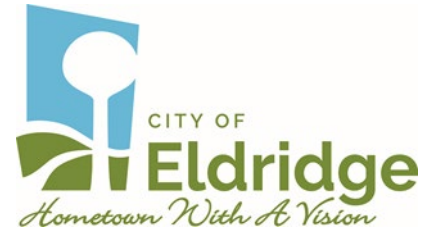
Please publish on Wednesday, Jan. 1, 2025





City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Solar Energy Systems Ordinance
Date: 1/13/25

Mayor and City Council,

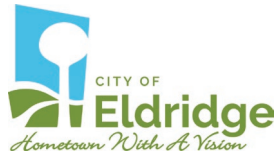
Ordinance 2025-03 Solar Gardens and Farms Permitted Uses and Ordinance 2025-04 Solar Energy Systems have been reviewed by City Staff. Portions have also been reviewed by the City Attorney.

The Planning and Zoning Commission has reviewed and revised these ordinances at several meetings and at their meeting on December 19, 2024 they unanimously voted to recommend approval by the City Council.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi



ORDINANCE 2025-03

AN ORDINANCE AMENDING TITLE D, CHAPTER TWO, ADDING SOLAR GARDENS AS A PERMITTED USE IN ALL DISTRICTS AND ADDING SOLAR FARMS AS A PERMITTED USE IN I-1 LIGHT INDUSTRIAL DISTRICT OF THE ELDRIDGE CITY CODE BY UPDATING PRINCIPAL AND PERMITTED USES ON REVIEW, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title D, Chapter Two, SA Suburban Agriculture Districts Section 19.01 PRINCIPAL PERMITTED USES. The following is added:

(H) Solar Garden

Section Two.

Title D, Chapter Two, R-1 Single-Family Residential Districts Section 20.01 PRINCIPAL PERMITTED USES. The following is added:

(F) Solar Garden

Section Three.

Title D, Chapter Two, R-2 Two-Family Residential Districts Section 21.01 PRINCIPAL PERMITTED USES. The following is added:

(E) Solar Garden

Section Four.

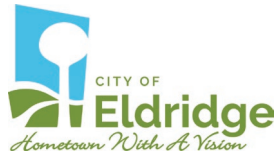
Title D, Chapter Two, R-MH Mobile Home Park Residential Districts Section 22A.01 PRINCIPAL PERMITTED USES. The following is added:

(E) Solar Garden

Section Five.

Title D, Chapter Two, O-T Office/Transitional Districts Section 23A.01 PRINCIPAL PERMITTED USES. The following is added:

(E) Solar Garden



Section Six.

Title D, Chapter Two, C-1 Neighborhood Commercial Districts Section 24.01 PRINCIPAL PERMITTED USES. The following is added:

(R) Solar Garden

Section Seven.

Title D, Chapter Two, C-2 Central Business Districts Section 25.01 PRINCIPAL PERMITTED USES. The following is added:

(O) Solar Garden

Section Eight.

Title D, Chapter Two, C-3 General Commercial Districts Section 26.01 PRINCIPAL PERMITTED USES. The following is added:

(Z) Solar Garden

Section Nine.

Title D, Chapter Two, C-4 Highway-Oriented Commercial Districts Section 27.01 PRINCIPAL PERMITTED USES. The following is added:

(G) Solar Garden

Section Ten.

Title D, Chapter Two, C/I – Commercial/Industrial Transition Districts Section 27A.01 PRINCIPAL PERMITTED USES. The following is added:

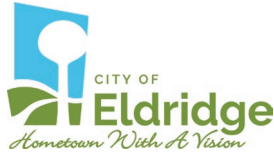
(D) Solar Garden

Section Eleven.

Title D, Chapter Two, I-1 Light Industrial Districts Section 28.01 PRINCIPAL PERMITTED USES. The following is added:

(T) Solar Garden

(U) Solar Farm



Section Twelve.

Title D, Chapter Two, I-2 General Commercial Districts Section 29.01 PRINCIPAL PERMITTED USES. The following is added:

(N) Solar Garden

Title D, Chapter Two, I-2 General Commercial Districts Section 29.03 PROHIBITED USES. The following is added:

(C) Solar Farm

Section Thirteen.

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

Section Fourteen.

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

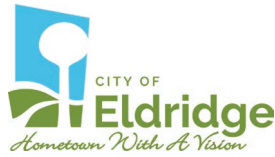
PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY, 2025.

Attest:

Mayor, Frank King

Martha Nieto, City Clerk

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



ORDINANCE 2025-04

ORDINANCE AMENDING TITLE D, CHAPTER 2: ZONING OF THE ELDRIDGE CITY CODE BY ADDING SECTION 44, “SOLAR ENERGY SYSTEMS”

Section One. Title D, Chapter 2: Zoning is amended by adding Section 44 with the following language:

44: SOLAR ENERGY SYSTEMS

- 1.00 Purpose
- 2.00 Definitions
- 3.00 Permitted Accessory Use
- 4.00 Principal Uses

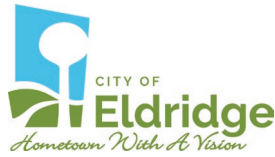
1.00 PURPOSE.

The purpose of this chapter is to allow safe, effective, and efficient use of solar energy conversion systems, and to establish permitted uses for them within the City.

2.00 DEFINITIONS.

For purposes of this chapter, the following terms are defined:

- A. “Solar energy system” means a device, array of devices, or structural design feature, the purpose of which is to provide for generation of electricity from sunlight, or the collection, storage, and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating. Installation types are:
 - 1. “Building-integrated” means an integral part of a principal or accessory building. Building-integrated systems include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, windows, skylights, and awnings.
 - 2. “Ground-mount” means a solar energy system mounted on a rack or pole that rests on or is attached to the ground and not a roof or exterior wall of a building. Ground-mount systems can be either accessory or principal uses.
 - 3. “Roof-mount” means a solar energy system mounted on a rack that is fastened to or ballasted on a building roof. Roof-mount systems can be either accessory or principal uses.

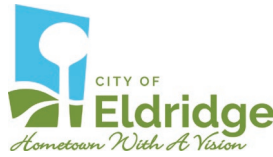


4. “Parallel roof-mount” means a roof-mount solar energy system in which the solar panels are installed parallel to the roof underneath and no more than 12” from the surface of the roof. A parallel roof-mount system must not extend beyond the roof surface underneath it.
 5. “Wall-mount” means a solar energy system mounted on the side of a principal or accessory building usually, but not always, for the purpose of providing direct supplemental space heating by heating and recirculating conditioned building air.
- B. “Solar farm” means a commercial facility that converts sunlight into electricity by means of photovoltaics (PV) for the primary purpose of wholesale sales of generated electricity. A solar farm is the principal land use for the parcel on which it is located.
 - C. “Solar garden” means a commercial solar-electric (photovoltaic) array that provides retail electric power (or a financial proxy for retail power) to multiple households or businesses residing or located off-site from the location of the solar energy system. A community solar system/solar garden is a principal use.
 - D. “Solar resource” means a view of the sun from a specific point on a lot or building that is not obscured by any vegetation, building, or object for a minimum of four hours between the hours of 9:00 a.m. and 3:00 p.m. Standard Time on all days of the year.
 - E. “Solar access” means unobstructed access to direct sunlight on a lot or building through the entire year, including access across adjacent parcel air rights, for the purpose of capturing direct sunlight to operate a solar energy system.

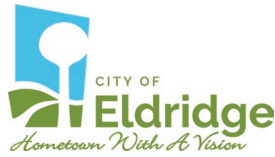
3.00 PERMITTED ACCESSORY USE.

Solar energy systems shall be allowed as an accessory use in all zoning districts where structures of any sort are allowed, subject to certain requirements as set forth below.

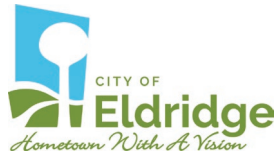
- A. Height. Solar energy systems must meet the following height requirements for accessory use:
 1. Building or roof-mounted solar energy systems shall not exceed the maximum allowed height of a structure in any zoning district.
 2. Ground or pole-mounted solar energy systems shall not exceed 12 feet in height when oriented at maximum tilt.



- B. Set-back. Solar energy systems must meet the accessory structure setback requirements for the zoning district and primary land use associated with the lot on which the system is located and shall only be in rear yards.
1. Roof or Building-Mount Solar Energy Systems. In addition to the building setback, the collector surface and mounting devices for roof-mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built, unless the collector and mounting system has been explicitly engineered to safely extend beyond the edge, and setback standards are not violated. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a back yard exposure. Solar collectors mounted on the sides of buildings and serving as awnings are considered to be building-integrated systems and are regulated as awnings.
 2. Ground-Mount Solar Energy Systems. Ground-mounted solar energy systems may not extend into the side yard or rear setback when oriented at minimum design tilt.
- C. Location and Visibility.
1. Building-Integrated and Wall-Mount Solar Energy Systems. Building-integrated and wall-mount solar energy systems shall be allowed regardless of whether the system is visible from the public right-of-way, provided the building component in which the system is integrated or mounted meets all required setback, land use, and performance standards for the district in which the building is located. The color of the solar collectors is not required to be consistent with other building materials.
 2. Roof-Mount Solar Energy Systems. Roof-mount solar energy systems shall not be restricted for aesthetic reasons if the system is not visible from the closest edge of any public right-of-way other than an alley. Roof-mounted systems that are visible from the nearest edge of the street frontage right-of-way shall not have the highest finished pitch steeper than the roof pitch on which the system is mounted and shall be no higher than 12 inches above the roof. The color of the solar collectors is not required to be consistent with other roofing materials.
 3. Ground-Mount Solar Energy Systems. Except as indicated in other parts of this chapter, ground-mount solar energy systems shall be treated as an accessory structure and shall be subject to the requirements of an accessory structure. A ground-mount solar energy system shall not be located in the front yard or side yard of a lot. The City may require screening where it determines there is a clear community interest in maintaining a viewshed.



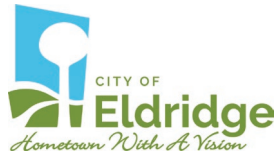
4. Reflectors. No solar energy system using an external reflector to enhance solar production shall be installed within the City limits.
 5. Solar energy systems shall have non-reflective and neutral color with no advertising or logos on system panels or supporting structure other than a small identification of the manufacturer.
- D. Coverage. Roof or building-mount solar energy systems shall provide roof access paths shall be provided as required in the International Fire Code or the International Residential Code as they apply to the structure. Ground-mount systems shall be exempt from impervious surface calculations if the soil under the collector is maintained in vegetation and is not compacted. Foundations, gravel, and compacted soils are considered impervious.
- E. Historic Buildings. Solar energy systems on historically designated buildings shall be installed only as allowed by the U.S. Department of Interior.
- F. Site Plan Approvals and permits.
1. Building permit and plan approval required. All solar energy systems require a building permit from the city and shall provide a site plan for review.
 2. Site plans shall be accompanied by a scale horizontal and vertical (elevation) drawing. The drawings must show the location of the system on the building or on the property for a ground-mounted system, including property lines, and the property setbacks. In addition, they shall indicate the height of the installation at maximum tilt and the ground footprint at minimum tilt, along with a description of the ground cover to be used under the system.
 3. Site plans that meet the design requirements of this chapter shall be granted administrative approval by the Zoning Officer and shall not require Planning and Zoning Commission review. Administrative approval does not indicate compliance with the Building Code or Electric Code.
- G. Approved Solar Components. Electric solar energy system components must have a UL or equivalent listing and solar hot water systems must have an SRCC rating.
- H. Compliance with Building Code. All solar energy systems shall be consistent with the *State Building Code*, and solar thermal systems shall comply with HVAC-related requirements of the *Energy Code*.
- I. Compliance with State Electric Code. All photovoltaic systems shall comply with the *State Electric Code*.



- J. Compliance with State Plumbing Code. Solar hot water systems shall comply with applicable *State Plumbing Code* requirements.
- K. Utility Notification. All solar energy systems that connect with an electric circuit serviced by the local electric utility (grid-tied systems) shall comply with the interconnection requirements of the electric utility. Systems not so connected (off-grid systems) are exempt from this requirement.

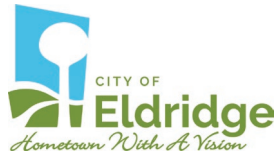
4.00 PRINCIPAL USES.

- A. Solar Garden. The City permits the development of community solar gardens, subject to the following standards and requirements:
 - 1. Rooftop Solar Gardens. Subject to the requirements of this Chapter, rooftop solar gardens are a permitted use in all districts.
 - 2. Ground-Mount Solar Gardens. Ground-mount community solar energy systems must be less than two acres in total size and are a permitted use in all districts. The City may require screening where it determines there is a clear community interest in maintaining a viewshed.
 - 3. Interconnection. An interconnection agreement must be in place with the local electric utility before work commences on installation of a solar garden.
 - 4. Dimensional Standards. All structures must comply with set-back, height, and coverage limitations for the district in which the system is located.
 - 5. Site Security. A solar garden located wholly or partly within the City limits must be surrounded by a fence that meets National Electric Code (NEC) guidelines. The City encourages the project operator or owner to invest in fencing that facilitates movement of pollinators. All gates must always be locked unless personnel are on site. All components must be located at least four feet from the fence.
 - 6. Other Standards. Ground-mount systems must comply with all required standards for structures in the district in which the system is located.
 - 7. Ground Cover. The City encourages (but does not require) owners of ground-mount solar gardens to plant the land underneath the solar collectors in pollinator friendly wildflowers. Such plantings must be maintained in such a way that they do not go to weeds or become predominately grass but afford passers-by a predominantly flower view during blooming season. Such plantings shall be considered flower beds and shall be exempt from the mowing requirements of Title B, Chapter 9. If wildflowers are not planted, the



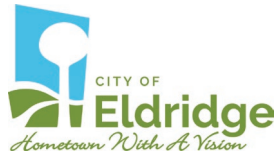
land underneath the collectors must be neatly maintained in compliance with Title B, Chapter 9 of the Code of Ordinances.

8. Building Permit and Site Plan Review. Development of a solar garden inside the City limits requires the issuance of a building permit and site plan review. Principle use solar arrays must be designed by an Iowa licensed design professional.
 9. Decommissioning. The City requires that, as part of the construction permit application, a decommissioning plan shall be submitted to ensure that the facilities are properly removed after their useful life. Decommissioning of the solar garden must occur in the event it (or a majority part of it) is not in use for 12 consecutive months. The plan shall include provisions for removal of all structures and foundations, restoration of the soil and vegetation, and a plan ensuring financial resources will be available to fully decommission the site. Disposal of the solar panels, racks, and foundations must meet state requirements applicable at the time of decommissioning. The City shall require the posting of a bond, letter of credit, or the establishment of an escrow account to ensure proper decommissioning.
- B. Solar Farm: The City permits the development of solar farms, subject to the following standards and requirements:
1. Development. A solar farm may be developed only on land zoned I-1 Light Industrial Districts at the time of the development.
 2. Building Permit. Development of a solar farm inside the City limits requires the issuance of a building permit.
 3. Stormwater and NPDES. If the City has stormwater management, erosion, or sediment control provisions, or NPDES permit requirements at the time of the development, solar farms shall be subject to those requirements.
 4. Ground Cover and Buffer Areas. Ground around and under solar arrays and in project buffer areas shall be planted and maintained in perennial vegetated ground cover, and meet the following standards:
 - (a) Topsoil shall not be removed during development unless it is part of a remediation effort.
 - (b) Soils shall be planted and maintained in perennial vegetation to prevent erosion, manage run off, and build soil. Seeds may include a mix of grasses and wildflowers, but shall be predominantly wildflowers, ideally native to the region that will result in a short stature prairie with a diversity of forbs or flowering plants that bloom throughout the growing season.



Blooming shrubs may be used in buffer areas as appropriate for visual screening. Seed mixes and maintenance practices should be consistent with recommendations made by qualified natural resource professionals such as those from the Iowa Department of Natural Resources, Scott County Soil and Water Conservation Service, or the Natural Resource Conservation Service. Plant material must not have been treated with systemic insecticides, particularly neonicotinoids. Such plantings must be maintained in such a way that they do not go to weeds or become predominantly grass but afford passers-by a predominantly flower view during blooming season. Such plantings shall be considered flower beds and shall be exempt from the mowing requirements of Title B, Chapter 9. If wildflowers are not planted, the land underneath the collectors must be neatly maintained in compliance with Title B, Chapter 9.

- (c) The City may require screening where it determines there is a clear community interest in maintaining a viewshed.
- 5. Foundations. A qualified engineer shall certify that the foundation and design of the solar panels' racking, and support is within accepted professional standards, given local soil and climate conditions.
- 6. Other Standards and Codes. All solar farms shall be in compliance with all applicable local, State, and federal regulatory codes, including the *State Building Code*, as amended; and the *National Electric Code*, as amended.
- 7. Power and Communication Lines. Power and communication lines running between banks of solar panels and to nearby electric substations or interconnections with buildings shall be buried underground. Exemptions may be granted by the City in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines, or distance makes undergrounding infeasible, at the discretion of the City's consulting engineer.
- 8. Site Security. A solar farm located wholly or partly within the City limits must be surrounded by a fence that meets National Electric Code (NEC) guidelines. The City encourages the project operator or owner to invest in fencing that facilitates movement of pollinators. All gates must always be locked unless personnel are on site. All components must be located at least four feet from the fence.
- 9. Building Permit. Development of a solar farm inside the City limits requires the issuance of a building permit.
- 10. Site Plan Required. A detailed site plan for both existing and proposed conditions must be submitted, showing location of all solar arrays, other



structures, property lines, rights-of-way, easements, zoning districts, service roads, floodplains, wetlands and other protected natural resources, topography, electric equipment, and all other characteristics requested by the City. The site plan shall be reviewed by City Staff and the City Engineer and approved by resolution by City Council.

11. Aviation Protection. For solar farms located within 500 feet of an airport or within approach zones of an airport, the applicant must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or most recent version adopted by the FAA.
12. Agricultural Protection. Solar farms must comply with site assessment or soil identification standards that are intended to protect agricultural soils.
13. Decommissioning. A decommissioning plan shall be required to ensure that facilities are properly removed after their useful life. Decommissioning of the installation must occur if a majority of the solar panels are not in use for 12 consecutive months. The plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation, and a plan ensuring financial resources will be available to fully decommission the site. Disposal of the solar panels, racks, and foundations must meet State requirements applicable at the time of decommissioning. The City shall require the posting of a bond, letter of credit, or the establishment of an escrow account to ensure proper decommissioning.
14. Once a Solar Farm enters commercial operation the City Council may require the Applicant/Owner, or current owner of the facility, to make annual contributions to the City as set forth in a contract provided by the City. This contribution would be based upon the maximum rated AC production capacity multiplied by the rate of two thousand five hundred dollars (\$2,500) per MW per year. This rate can be adjusted by resolution by the City Council. Payment would be due by March 31 each year for the production the previous calendar year and will be pro-rated for the number of days in operation during the previous calendar year. For clarity, if the Solar Farm produces power for one hundred (100) days in a 365-day calendar year, the annual contribution will be (100/365) times two thousand five hundred (\$2,500) dollars per MW.

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 3RD DAY OF FEBRUARY, 2025.

Attest:

Mayor, Frank King

Martha Nieto, City Clerk

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

FARM LEASE AGREEMENT

This Farm Lease Agreement (the “ Lease Agreement” or “Lease”) is made and entered into this _____ day of _____, 2025 by and between the **CITY OF ELDRIDGE, IOWA**, an Iowa municipal corporation (“OWNER”) and **GERRY MOELLER** (“OPERATOR”), who shall be collectively referred to as the Parties.

1. **CITY PROPERTY.** Owner holds title to real property situated in the City of Eldridge, Scott County, Iowa, locally known as Parcel Number 932319006 (the “City Property”), including a total of 20.6 acres, and being legally described as follows:

Tract 2: Commencing at the West Quarter corner of Section 23, Township 79 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa; thence on an assumed bearing of North 89°53’05” East a distance of 2454.8 feet along the south line of the Northwest Quarter of said Section 23 to the center line of Scott County highway #Y64 (Long Grove-Davenport Road); thence North 02°02’21” West a distance of 869.7 feet along said center line; thence West a distance of 647.4 feet; thence North 29.7 feet; thence West 1774.6 feet to the west line of said Northwest Quarter of Section 23; thence South 903.7 feet to the point of commencement, excepting therefrom the following:

Part of the Northwest Quarter of Section 23, Township 79 North, Range 3 East of the 5th P.M.; Commencing at the Southeast corner of the Northwest corner of Section 23; thence North 89°59’40” West 275.50 feet along the South line of the Northwest Quarter of Section 23 to the West right-of-way line of South 1st Street and the point of beginning; thence North 89°59’40” West 208.87 feet along the South line of the said Northwest Quarter of Section 23; thence North 02°03’50” East 208.87 feet; thence South 89°59’40” East 208.78 feet to the West right-of-way line of South 1st Street; thence South 02°03’50” West 208.78 feet along the West right-of-way line of South 1st Street to the point of beginning.

2. **LEASED PROPERTY.** In consideration of the terms specified herein, Owner leases to Operator for the agricultural purposes of farming soybeans and/or corn certain identified, undeveloped portions of the City Property (hereinafter referred to as the “Farmland”) pursuant to the terms, restrictions, covenants and provisions contained in this Lease.

- a. Owner reserves the right, in its sole discretion, to identify and define which undeveloped portions of the City Property shall be available for farming during the term of this Lease, subject to the provisions of Paragraph 2(d) below.
- b. The Parties acknowledge and agree that Owner intends to develop the City Property, in whole or in part, during the term of the Lease and that this Lease provides Operator the right to farm only the portions of the City Property identified as the Farmland, which may change during the term of this Lease.
- c. The Parties agree that Owner shall provide Operator written notice of the Farmland, which shall include the portions of the City Property deemed to be available for farming by Operator for the following Lease year (“the Annual Notice of Available Farmland”). Owner shall provide such notice on or before September 1st of each year during the term of the Lease, except for the initial Lease year as identified in Paragraph 2(e) below. **The Annual Notice of Available Farmland** shall be in substantially the same form as **Addendum A** to this Lease and shall be provided to Operator through personal hand delivery, electronic mail or U.S. Mail, which shall be postmarked on or before September 1st of the year it is so mailed.
- d. Owner reserves the right to adjust the boundaries and/or location of the Farmland each Lease year, provided that:
 - i. Owner shall provide Operator notice of any adjustments or modifications to the initially defined Farmland on or before September 1st of each year during the term of the Lease.

- ii. The notice provided in 2(d)(i) above shall provide any adjustments or modifications will be effective March 1st of the year following the September 1st notice, except as provided in 2(d)(iii) below where the crop is corn.
 - iii. In the event Owner intends to make adjustments to the Farmland where Operator has planted corn, such adjustments shall become effective on the 1st of December following the notice provided in 2(d)(i) above.
 - e. For the initial year of the Lease, Owner shall provide Operator with the Annual Notice of Available Farmland within sixty (60) days following execution of this Lease Agreement by all Parties. All other provisions shall remain in full effect for the initial year.
3. **ACCESS TO FARMLAND.** Owner shall define the manner in which Operator may access the Farmland during each lease year and such allowed points and/or routes of access shall be included in the Annual Notice identified in Paragraph 2(c) above.
4. **LEASE TERM.** The term of this Lease Agreement shall be for a period of seven (7) years, beginning on March 1, 2025, unless otherwise terminated pursuant to the terms provided herein. This Lease shall automatically renew for periods of one (1) year thereafter unless either Party provides notice of termination on or before September 1st of that year. Termination shall become effective on March 1st if the crop harvested is soybeans and termination shall become effective on December 1st if the crop harvested is corn.

5. **NO PAYMENT OF RENT.** The Parties acknowledge that Operator shall pay Zero Dollars and Zero Cents (\$0.00) as rent for the right to lease and farm the Farmland in this Lease.
6. **NOTICE OF CROP SELECTION.** Operator agrees to provide Owner notice in writing of the crop to be included in the farming operations contemplated by this Lease Agreement on or before May 1st of each year, which shall include either soybeans or corn.
7. **OPERATOR DUTIES.**
 - a. Operator agrees to use the Farmland exclusively for farming purposes and in compliance with all applicable local, state or federal laws.
 - b. Operator shall be responsible for all costs and expenses incurred in the farming operations, including but not limited to any costs associated with equipment, seeds, fertilizers, pesticides or labor.
 - c. Operator shall use proper agricultural practices to maintain the productivity and conservation of the Farmland and practice sustainable farming methods to maintain soil health.
 - d. Operator shall comply with soil conservation, water runoff and erosion control practices as reasonably required by local, state or federal laws or regulations, by Owner or by government agencies.
 - e. Operator shall refrain from storing hazardous materials on the Farmland, except those necessary for farming operations and used in accordance with applicable law.

- f. Operator shall maintain the Farmland in good condition and perform necessary repairs to fences, drainage systems, and other structures used in the farming operations.
- g. Operator shall not make permanent improvements or substantial alterations to the Farmland without the prior written consent of Owner. Any approved improvements shall become the property of the Owner upon termination of this Agreement, unless otherwise agreed in writing.
- h. Operator is responsible for routine maintenance of the Farmland and shall notify Owner promptly of any necessary major repairs.
- i. Operator shall maintain appropriate liability insurance for the farming operations on the Farmland, which shall include at a minimum, all equipment, crops and operations conducted on the Farmland by Operator and shall name Owner as an additional insured. Proof of such insurance shall be provided to Owner upon request.

8. OWNER DUTIES.

- a. Owner agrees to maintain property boundaries and legal rights to the land.
- b. Owner agrees to ensure compliance with any zoning or land-use regulations.
- c. Owner shall provide Operator access to the Farmland for agricultural purposes as contemplated herein.
- d. Owner agrees that its use of the City Property excluding the Farmland shall not interrupt or interfere with Operator's lawful use of the Farmland or his intended operations on the same.

- e. Owner shall be responsible for major construction, repairs or improvements to any permanent structures or facilities on the Farmland, unless such repairs or improvements are necessitated by Operator's negligence or willful conduct.
 - f. Owner agrees not to begin development of any portion of the Farmland except and until proper notice has been provided pursuant to the terms of this Agreement.
9. **NO STRUCTURES FOR USE.** Operator acknowledges and agrees that this Lease provides no right or entitlement to use any structure on the City Property or Farmland unless otherwise agreed and approved in writing by Owner.
10. **RECREATIONAL OR OTHER USE PROHIBITED.** Operator agrees that his use of the Farmland shall be limited to farming operations. Operator shall not use, nor permit others to use, the Farmland for any recreational activities, including but not limited to hunting, fishing, camping, or off-road vehicle use.
11. **EXPENSES.** Operator shall be solely and exclusively responsible for all materials, services, labor and any other costs or expenses incurred and related to the farming operations contemplated by this Lease. Owner shall have no responsibility to pay any portion of such expenses or reimburse the same.
12. **TRANSFER/ASSIGNMENT PROHIBITED.** Operator may not assign this Lease or sublease the Farmland to any other person or entity without the prior written consent of Owner. In the event Operator attempts to enter into any agreement, whether oral or written, to assign this Lease or sublease the Farmland without the written consent of Owner, such agreement shall be null and void as a matter of law. If a sublease or assignment is made pursuant to the terms of this Paragraph and with the required consent of Owner, this Lease shall be binding upon the heirs, assignees or successors in interest of

both parties. In the event Owner sells or otherwise transfers title in the City Property or the Farmland, Owner shall do so subject to the provisions of this Lease.

13. **RIGHT OF ENTRY.** Owner may enter the Farmland at any reasonable time for the purpose of consulting with Operator, viewing the property, making repairs or improvements or for other reasonable purposes that do not interfere with Operator's ability to carry out the farming operations contemplated herein.
14. **LEASE AMENDMENTS.** Any modification to the terms of this Lease shall be made in a writing signed by both Parties. The conduct, representation or statement of either party, by act or omission, shall not be construed as an amendment to the Lease unless and until such provision is reduced to writing and signed by both parties as an amendment to this Lease.
15. **TERMINATION.** This Lease shall terminate:
 - a. At the expiration of its term on March 1, 2032 without further notice required of any kind;
 - b. By mutual agreement of the Parties made in writing;
 - c. With thirty (30) days' notice by either party that the other party has breached the terms of this Agreement and, after providing ten (10) days' notice to cure such breach, the party in violation fails to cure the breach; and
 - d. By either Party providing notice on or before September 1st in a given year during the Lease, with termination to be effective on December 1st if the crop that is the subject of Operator's farming operations is corn or with termination to be effective on March 1st of the year following such notice if the crop that is the subject of Operator's farming operations is any crop other than corn.

16. **CONDITION UPON TERMINATION.** Operator agrees to yield possession to Owner upon Termination of the Lease without further demand or notice and that the Farmland shall be in as good order and condition as when Operator entered. If Operator fails to return the Farmland in such condition, Operator shall be liable to Owner for all costs, expenses or fees incurred in correcting or addressing the same and such payment shall be made to Owner within thirty (30) days of demand for the same.

- a. **Removal of Property.** Operator further agrees to remove any and all property owned by Operator from the Farmland within two (2) days of termination of the Lease at Operator's sole expense, unless additional time is granted in writing by Owner. If such property is not removed as required by this Paragraph, the property shall be considered abandoned and Owner shall take possession and control of such property.
- b. **Removal of Crop.** Upon termination of the Lease, Operator shall be required to remove the crops at Owner's request. If requested by Owner, such removal shall be at Operator's expense and must be completed within thirty (30) days of Lease termination, unless otherwise agreed in writing by Owner.
- c. **Above-Ground Plant.** Upon termination of the Lease, Operator shall have the option to remove and take the above-ground part of the plant associated with the crop and hold ownership of the same. If Operator declines to remove the above-ground part of the plant, Owner reserves the right to request and require Operator remove the above-ground part of the plant associated with the crop consistent with Paragraph 15(b) above.

17. **ATTORNEY'S FEES.** In the event of any dispute, claim, or legal action arising out of or related to this Lease Agreement, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable attorneys' fees, court costs, and other expenses incurred in connection with such dispute, claim, or action, including any appeals.
18. **NOTICES.** Any notices required under this Agreement shall be in writing and delivered personally, by certified mail, or by a recognized overnight courier to the addresses set forth above or to such other addresses as the Parties may designate in writing
19. **SEVERABILITY.** If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.
20. **INDEMNIFICATION.** Operator agrees to indemnify and hold Owner harmless from any claims, liabilities, or damages arising out of Operator's use of the Farmland or City Property.
21. **GOVERNING LAW.** This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa.
22. **ENTIRE AGREEMENT.** This Agreement constitutes the entire understanding between the Parties and supersedes all prior agreements, representations, or understandings, whether written or oral, concerning the subject matter hereof. Any amendments must be in writing and signed by both Parties

[REMAINING PORTION OF PAGE LEFT INTENTIONALLY BLANK]

SIGNATURES ON PAGE 10

SIGNATURES

By signing below, the Parties do hereby agree to the terms and conditions of this Farm Lease Agreement.

Gerry Moeller, OPERATOR

DATE

The City of Eldridge, OWNER

DATE

ADDENDUM A

ANNUAL NOTICE OF AVAILABLE FARMLAND

TO: Gerry Moeller (Operator)

FROM: The City of Eldridge (Owner)

1. **THE FARMLAND.** The following portions of the City Property have been identified and defined by the City as the **Farmland** available to farm pursuant to the terms of the Lease Agreement for the time period of **MARCH 1, 2025** through **MARCH 1, 2026**, unless the Lease is earlier terminated:

2. **ACCESS TO FARMLAND:** Operator may access the Farmland by using the following access points and/or routes on City Property:

3. **A map of the Farmland:** IS IS NOT **included with this Notice.**

4. This Notice was submitted to Operator on or before September 1st via:

Hand Delivery Electronic Mail U.S. Mail

City of Eldridge

Date

RESOLUTION 2025-02

A Resolution Approving the Final Plat of Lancers Run Subdivision

WHEREAS, the final plat for Lancers Run Subdivision has been submitted by North Scott School District owner 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 January 16, 2025, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the final plat for Lancers Run Subdivision.

PASSED AND APPROVED THIS 27TH DAY OF JANUARY, 2025.

Attest:

Mayor, Frank King

City Clerk, Martha Nieto

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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi

RESOLUTION 2025-03

A Resolution Approving the Development Plan for Lancers Run Subdivision

WHEREAS, the development plan for Lancers Run Subdivision has been submitted by North Scott School District owner of the property;

WHEREAS, the development plan has been found to be substantially in accord with the Planned Residential Overlay requirements of the City Code of the City of Eldridge and has been approved by the Eldridge Planning and Zoning Commission on January 16, 2025, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the development plan for Lancers Run Subdivision.

PASSED AND APPROVED THIS 27TH DAY OF JANUARY 2025.

Attest:

Mayor, Frank King

City Clerk, Martha Nieto

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

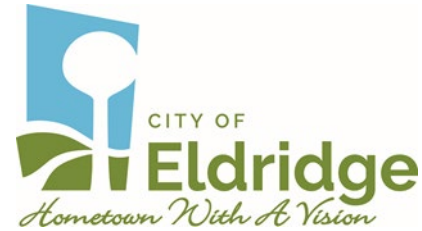
Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi

City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Lancers Run Final Plat and Development Plan
Date: 1/27/25

Mayor and City Council,

The North Scott School District has submitted the attached Final Plat Application, Final Plat and Development Plan along with fees for your consideration.

The City Staff and City Engineer has reviewed the final plat and finds it to be substantially in accordance with City Code and recommends approval.

That City Staff and City Engineer has reviewed the Development Plan and found a few items they would like to have changed prior to approval by City Council.

The Planning and Zoning Commission reviewed the Final Plat and Development Plan at their January 16, 2024 meeting. The City Staff had a few recommended changes to the plan along with two changes recommended by the Commission. The Commission unanimously approved the Development Plan pending these changes.

Additional Comments 2025-01-16:

Show sump pump laterals for lots 3-8 and 13-17

Remove rip rap from pond overflow. It is allowed to be grass.

Show sidewalk approached at 5th and W. Brookview Drive as shown below:



The reference to the End of Roadway markers on Sheet C1 should be SI-182.

Please show the subdrain on the plans so it is clear the sump pump mains and subdrain are two separate pipes even though the subdrain is referenced in the details.

Show storm sewer crossing of P-2 in sanitary profile on Sheet C6.1. Storm sewer crossing invert looks to be close to sanitary sewer invert at crossing. Adjust as needed to provide minimum 12" vertical clearance between storm/sanitary at crossing.

Provide minimum 3" compacted subbase below concrete flume detail on Sheet C7.0

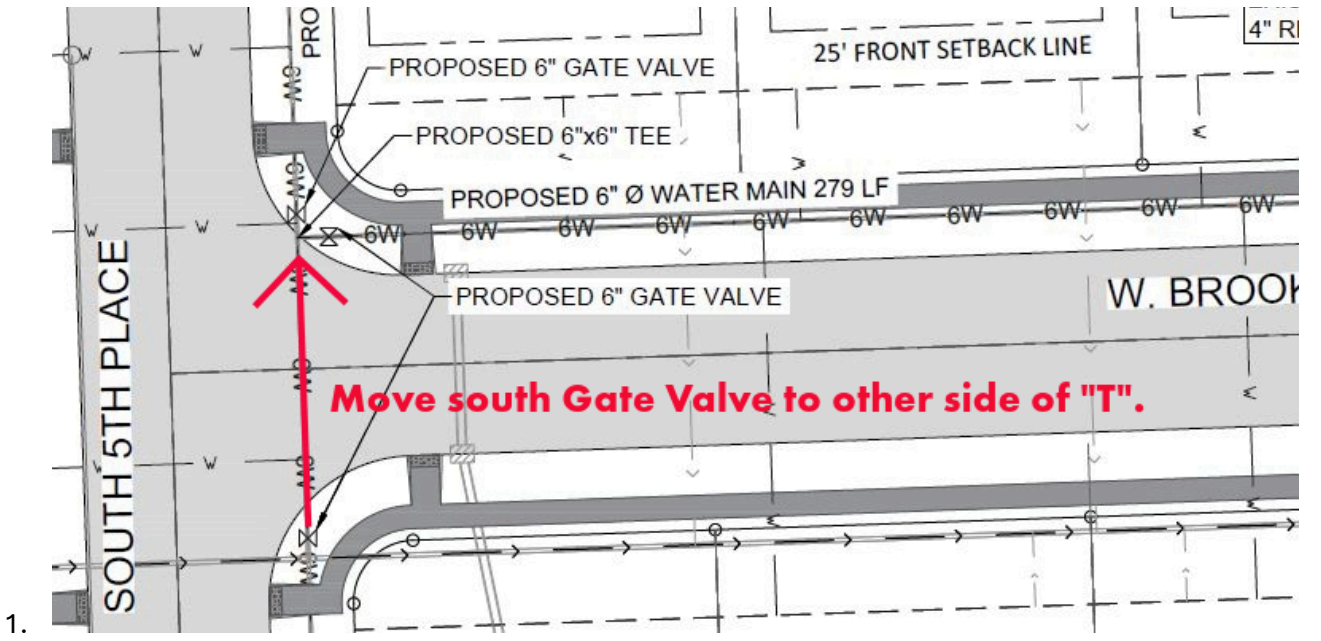
A 5' diameter manhole structure is shown for the pond outlet structure. This structure can be smaller if you would like. It is only a 10" opening and 10" pipe leaving the structure. It is not required to be that big.

The location of the pond outlet structure should be shifted south to be situated within the bank of the pond. This will likely require the 10" pond outlet to be a pipe with FES as opposed to the cut in opening currently shown.

On Sheet C2 the Demolition Plan the building is referred to as a Bituminous Lot

On Sheet R2 "proposed" is misspelled in the Project box in bottom center.

Relocate southern Gate Valve on S. 5th Place closer to "T":





Final Plat Application - City of Eldridge

Name of Subdivision: Lancers Run Subdivision

Number of lots in subdivision: 17 + 1 Outlot Current Zoning: R-1 & R-2

Who should be contacted regarding this plat: Townsend Engineering
Phone Number: 563-386-4236
Email Address: chris@townsendengineering.net

Name of Developer: North Scott Community School District
Developer's contact: Joe Stutting
Address: 208 S. 5th St., Eldridge, IA 52748
Phone Number: 563-285-9081
Email Address: joe.stutting@north-scott.k12.ia.us

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: kevin@townsendengineering.net

Name of person preparing legal documents: Eric Hartmann of Lane & Waterman LLP
Address: 220 N. Main St., Ste. 600, Davenport, IA 52801
Phone Number: 563-324-3246
Email Address: ehartmann@l-wlaw.com

Filing fee included with this application: \$ 100

- 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

Date Filed: 12-31-2024

LANCERS RUN SUBDIVISION

BEING A REPLAT OF LOTS 17 & 18 AND VACATED BROOKVIEW DRIVE IN MEADOW ESTATES 1ST ADDITION AND PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF ELDRIDGE, SCOTT COUNTY, IOWA.

- | | |
|--|---|
| 1. Area of Subdivision -
Total: 120,352 S.F.,
or 2.763 Acres +/- | 3. Surveyor:
Jerry D. Rogers
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236 |
| 2. Owner:
North Scott Community
School District
208 S. 5th Street
Eldridge, Iowa 52748 | 4. Attorney:
Lane & Waterman LLP
220 N. Main Street, Suite 600
Davenport, Iowa 52801
Ph: (563) 324-3246 |

NOTES

- ALL STREET RIGHTS OF WAY TO BE DEDICATED TO THE CITY OF ELDRIDGE.
- SIDEWALKS WILL BE INSTALLED ON THE LOTS AT THE TIME OF HOME CONSTRUCTION. LOT ONE AND OUTLOT A SHALL HAVE SIDEWALKS INSTALLED AT TIME OF ACCEPTANCE.
- ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF ELDRIDGE.
- 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.
- 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.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ELDRIDGE STANDARD SPECIFICATIONS.
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- NO PART OF THIS 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.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1 AND R-2. REZONE TO R-3 WITH A PLANNED RESIDENTIAL OVERLAY, REDUCING FRONT SETBACK OF LOTS 5-12 REDUCED FROM 25 FEET TO 20 FEET IS REQUESTED WITH THIS DEVELOPMENT.
- OUTLOT A IS TO BE OWNED AND MAINTAINED BY A HOME OWNER'S ASSOCIATION.
- SUMP PUMP MAINS AND SUBDRAIN TO BE INSTALLED, 6" MINIMUM.
- OVERLAND FLOW FROM PROPOSED DETENTION SHALL NOT NEGATIVELY IMPACT ADJOINER'S HOUSES.

APPROVED BY:
CITY OF ELDRIDGE, IOWA

BY: _____ ATTEST: _____

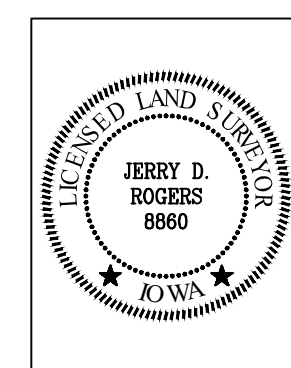
CITY PLAN & ZONE COMMISSION
BY: _____ DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN
DATE: _____

CITY OF ELDRIDGE
ELECTRIC & WATER UTILITY
DATE: _____

CENTRAL SCOTT
TELEPHONE CO.
DATE: _____

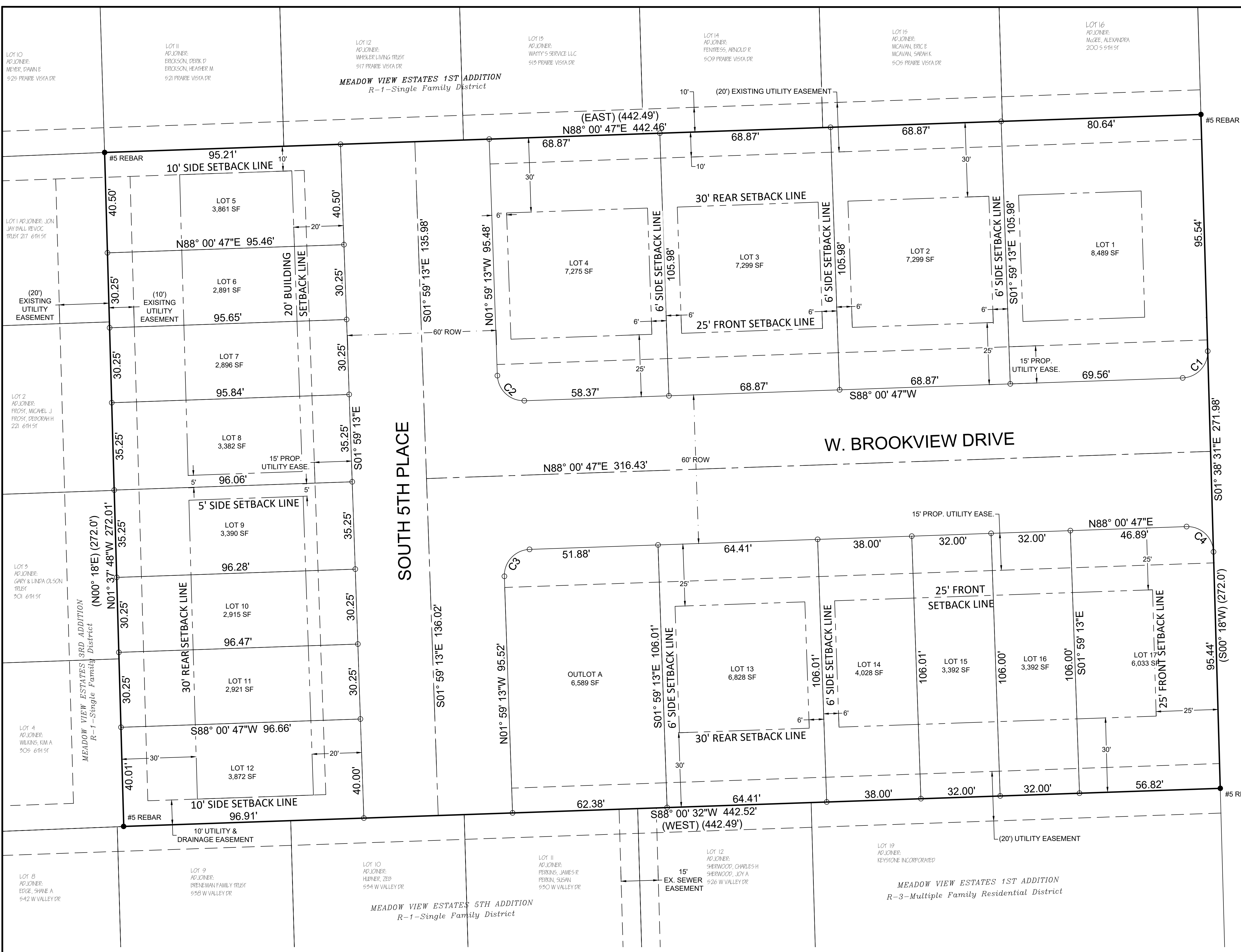
MEDIACOM
DATE: _____



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.

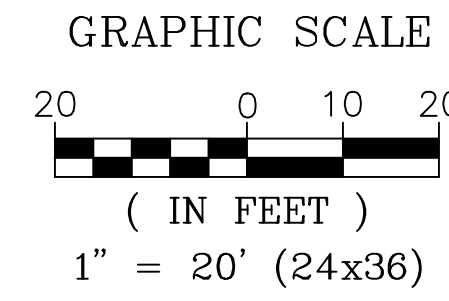
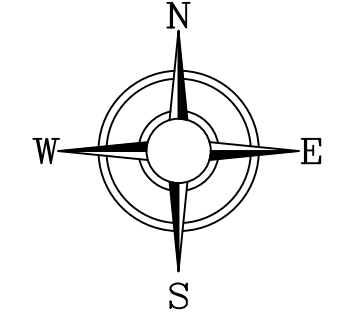
JERRY D. ROGERS Date
Iowa License Number: 8860
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: 1

SOUTH 5TH STREET (60')



- 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 —
 EASEMENT LINE = — — — —
 SETBACK LINE = - - - -

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.



Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	16.43'	10.50'	089°39'18"	14.80'	S43° 11' 08"W
C2	16.49'	10.50'	090°00'00"	14.85'	N46° 59' 13"W
C3	16.49'	10.50'	090°00'00"	14.85'	N43° 00' 47"E
C4	16.56'	10.50'	090°20'42"	14.89'	S46° 48' 52"E



DATE: 12/12/2024
 563 386.4236 office 386.4231 fax
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: PAR
 CHECKED BY: JDR
 DRAWING LOCATION: S:NORTH SCOTT SCHOOLS/5TH STREET SUBDIVISION

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
 FINAL PLAT
 LANCERS RUN SUBDIVISION
 208 5TH STREET
 ELDRIDGE, IA 52748

DEVELOPER
 NORTH SCOTT SCHOOL DISTRICT
 200 S 1ST STREET
 ELDRIDGE, IA 52748

SHEET NO.
 1 of 1

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236

- SHEET INDEX:
- C0 - COVER SHEET
 - C1 - SITE PLAN
 - C2 - DEMOLITION PLAN
 - C3 - GRADING PLAN
 - C4 - UTILITY PLAN
 - C5 - C5.2 - WATER MAIN PLAN & PROFILE
 - C6 - ALIGNMENT AND CONTROL
 - C6.1 - C6.2 - ROADWAY AND SANITARY PLAN & PROFILE
 - C7 - C7.1 - STORM PLAN & PROFILE
 - C8 - C8.1 - EROSION CONTROL PLANS
 - C9 - ROADWAY DETAILS

FINAL ENGINEERING PLANS FOR LANCERS RUN SUBDIVISION

AN ADDITION TO THE CITY OF ELDRIDGE, IOWA
1/10/2025

OWNER / DEVELOPER
North Scott School District
200 S 1ST STREET
Eldridge, IA 52748

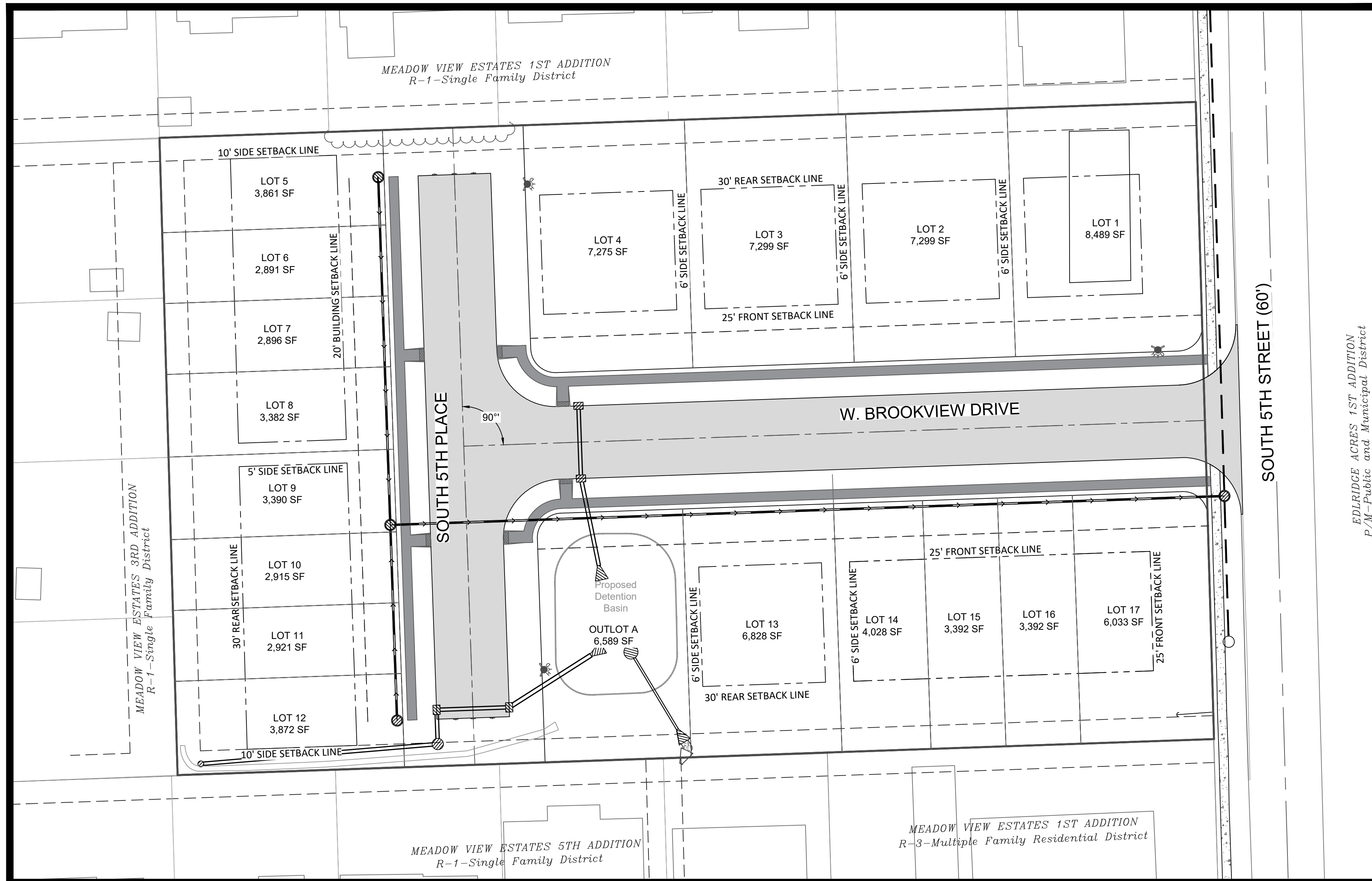
SURVEYOR
Townsend Engineering
2224 E. 12th Street
Davenport, IA 52803
(563) 386-4236

ENGINEER
Townsend Engineering
2224 E. 12th Street
Davenport, IA 52803
(563) 386-4236

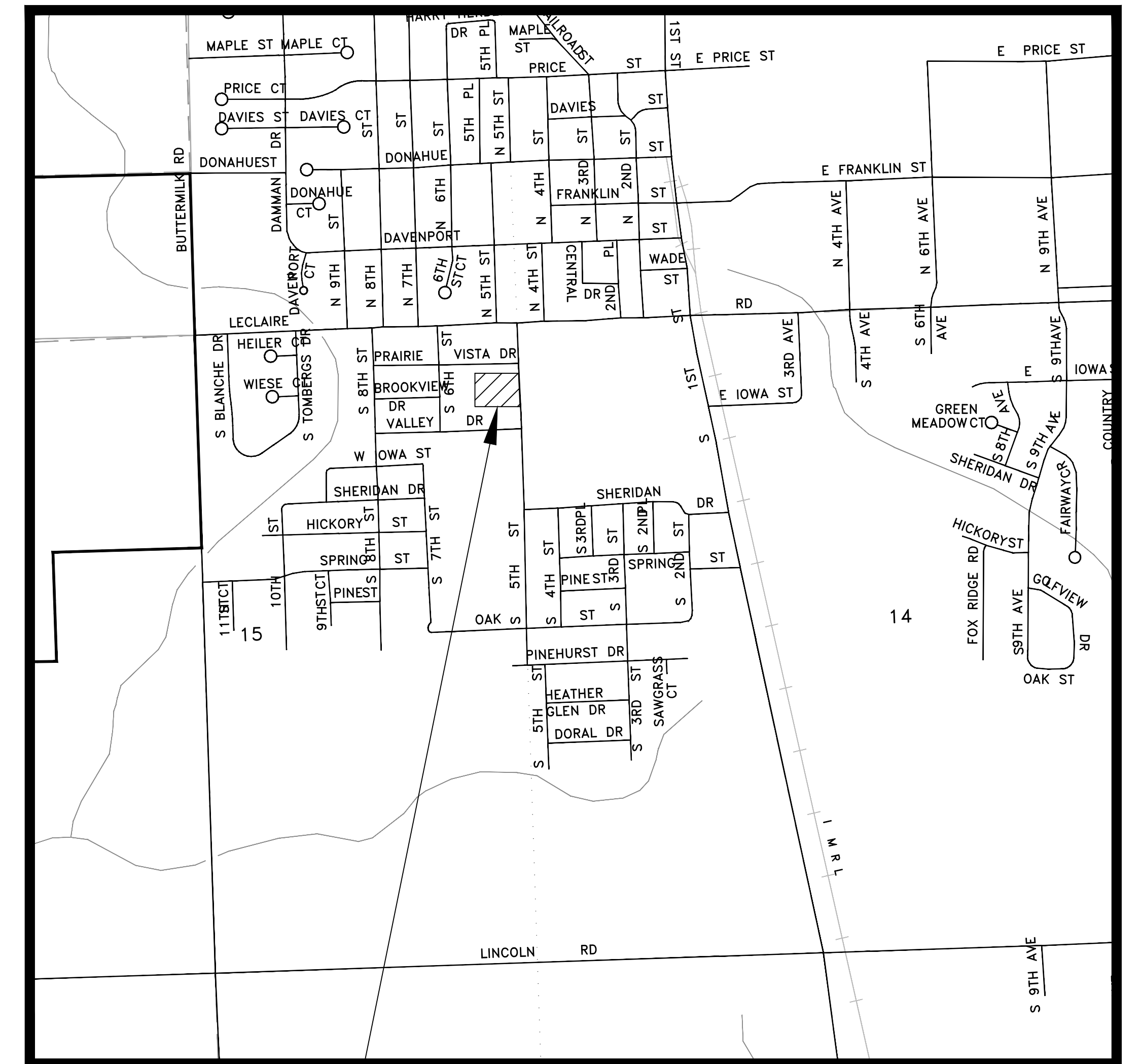
ATTORNEY
Lane & Waterman LLP
220 N. Main Street, Suite 600
Davenport, IA 52801
(563) 324-3246

UTILITY CONTACTS

MidAmerican Energy-Gas 2811 5th Avenue Rock Island, IL 61201 (309) 793-3707	Eldridge - Water/Electric 305 N. 3rd Street Eldridge, IA 52748 (563) 285-4841
Century Link 3908 Utica Ridge Road Bettendorf, IA 52722 (563) 355-6402	MediaCom-Cable 3900 26th Avenue Moline, IL 61265 (309) 743-4750



ELDRIDGE ACRES 1ST ADDITION
P/M-Public and Municipal District



APPROXIMATE SITE LOCATION

All sanitary sewer, storm sewer, water service and paving shall be completed in conformance with the current standards and specifications of the City of ELDRIDGE, Iowa



I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

CHRISTOPHER R. TOWNSEND, P.E.
14864
My license renewal date is December 31, 2026.
Pages or Sheets covered by this seal: ALL CIVIL SHEETS

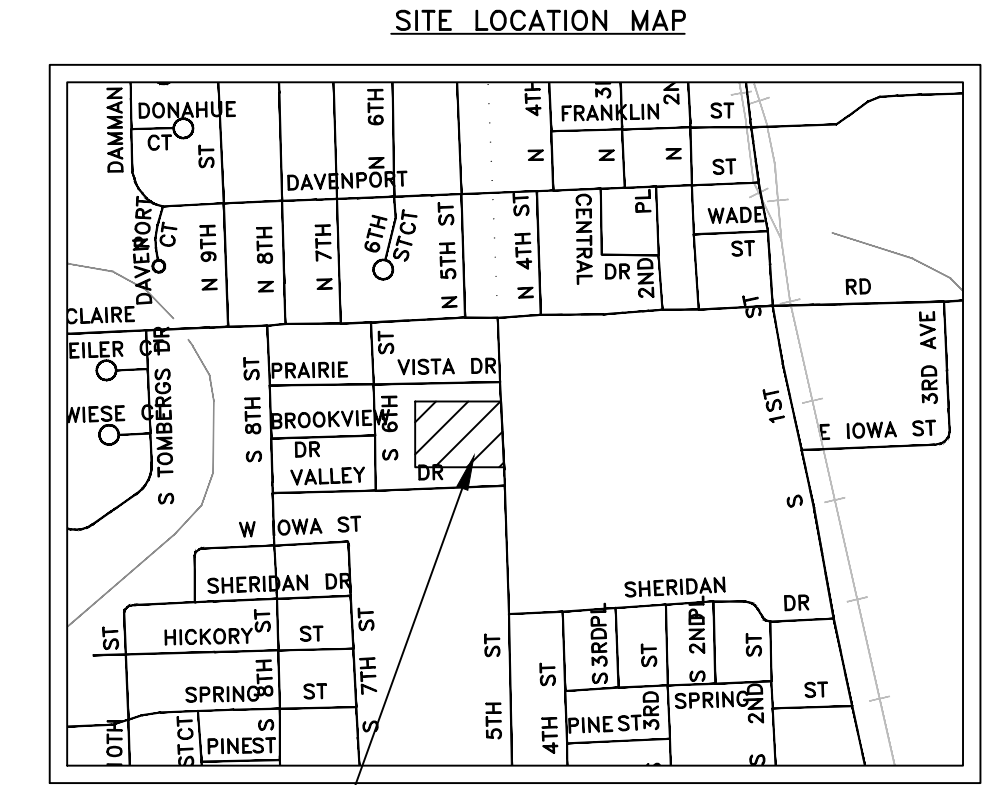
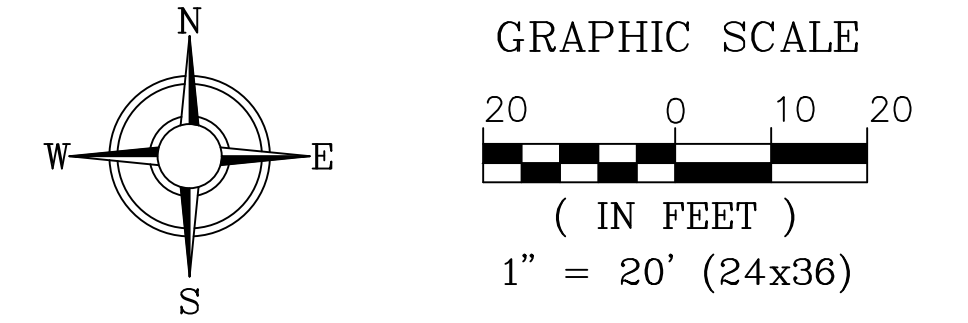
Date: 1/10/2025

	DATE: 1/10/2025	DRAWN BY: PAR	CHECKED BY: CRT	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS: DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS: DESCRIPTION	DATE				PROJECT: COVER SHEET LANCERS RUN SUBDIVISION 208 5TH STREET ELDRIDGE, IA 52748	DEVELOPER: NORTH SCOTT SCHOOL DISTRICT 200 S 1ST STREET ELDRIDGE, IA 52748	SHEET NO.: C0
	NO.	REVISIONS: DESCRIPTION	DATE										
563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803	DRAWING LOCATION S:NORTH SCOTT SCHOOLS 5TH STREET SUBDIVISION DRAWINGS												

NORTH SCOTT SCHOOL DISTRICT LANCERS RUN SUBDIVISION

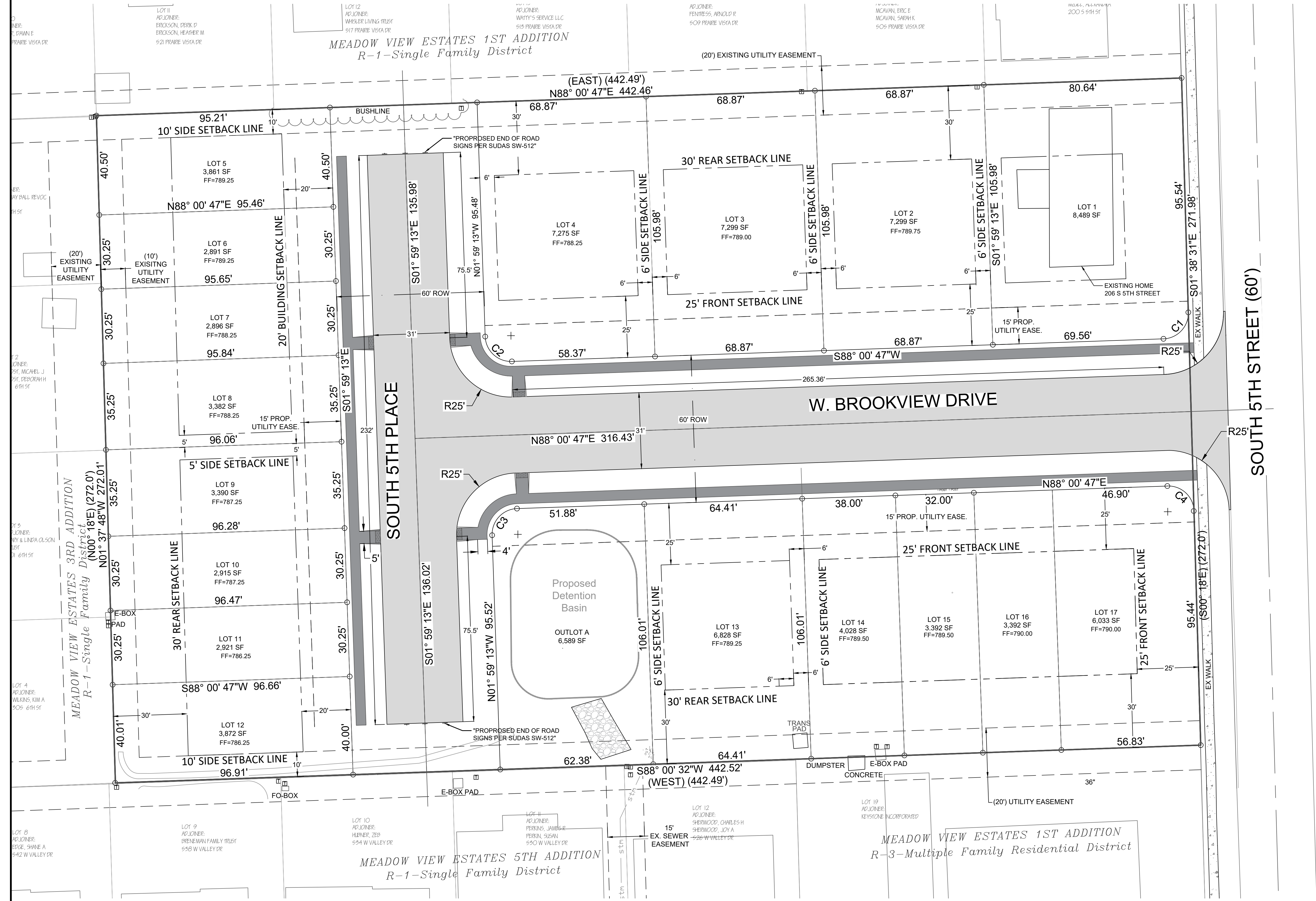
TO THE CITY OF ELDRIDGE, IA

R-3 Zoning Requirements
 Front Yard Setback: 25' Minimum
 Side Yard Setback: 5' Minimum w/ Sum Not Less Than 12'
 Rear Yard Setback: 30' Minimum



APPROXIMATE SITE LOCATION

- GENERAL NOTES**
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH CITY SPECIFIC SPECIFICATIONS, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES.
 - LEGAL DESCRIPTION OF PROPERTY: MEADOW VIEW ESTATES 1ST ADD LOT: 018 MEADOW VIEW ESTATES LOT 18 & PT LOT 17 & PT NE (1.70) CONWN COR LOT 17 MEADOW VIEW ESTATES
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
 - THE CONTRACTOR SHALL NOTIFY THE CITY OF ELDRIDGE AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
 - PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
 - ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
 - CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF ELDRIDGE STANDARDS AND SPECIFICATIONS.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
 - NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
 - FINISHED FLOORS ELEVATIONS ARE APPROXIMATE AND SHALL BE DETERMINED BASED UPON ARCHITECTURAL DRAWINGS, ACTUAL SITE, AND INSTALL ROADWAY ELEVATIONS.
 - CURB CUTS FOR CROSS WALKS SHALL BE COMPLETED WHEN STREET IS POURED.
 - SUBDRAIN SHALL BE INSTALL PER ELDRIDGE TYPICAL STREET SECTION.
 - SUMP PUMP MAINS SHALL BE INSTALL PER SUDAS 4040.231 CASE E, TYPE TWO.



EDLDRIDGE ACRES 1ST ADDITION
P/M-Public and Municipal District



DATE: 12/31/2024
 563 386.4236 office 386.4231 fax
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: PAR
 CHECKED BY: CRT
 DRAWING LOCATION: S:\NORTH SCOTT SCHOOLS\5TH STREET SUBDIVISION\DRAWINGS

NO.	REVISIONS: DESCRIPTION	DATE

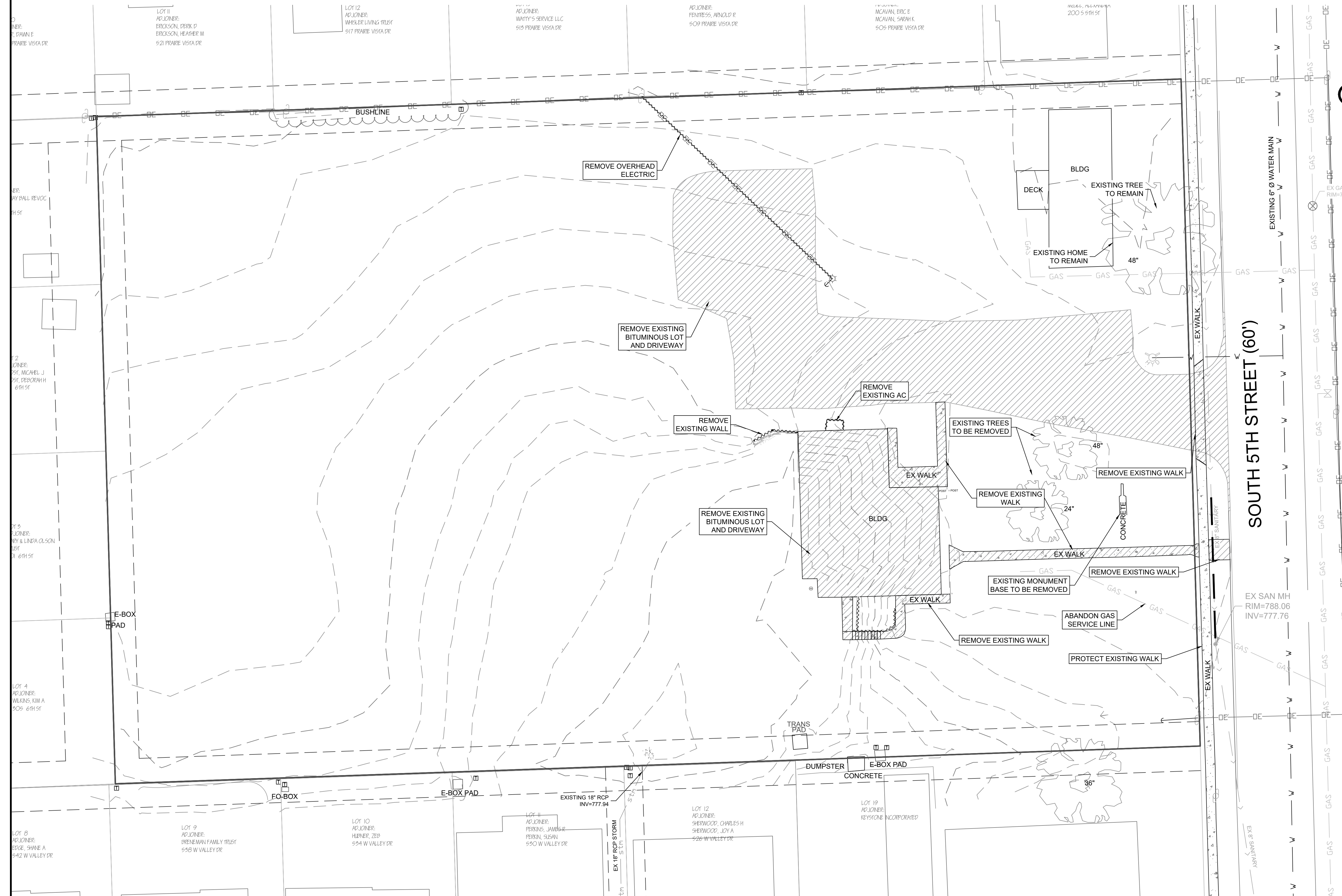
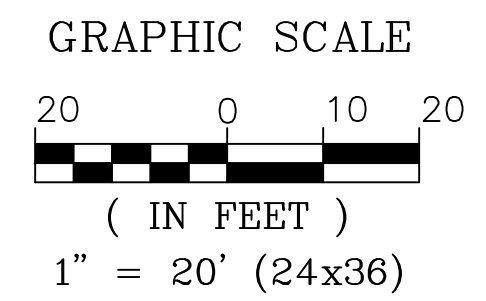
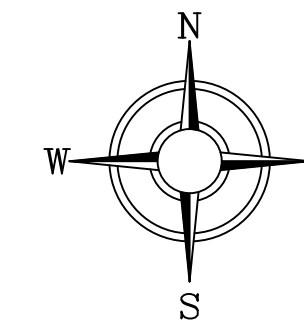
PROJECT SITE PLAN
 LANCERS RUN SUBDIVISION
 208 5TH STREET
 ELDRIDGE, IA 52748

DEVELOPER
 NORTH SCOTT SCHOOL DISTRICT
 200 S 1ST STREET
 ELDRIDGE, IA 52748

SHEET NO.
C1

NORTH SCOTT SCHOOL DISTRICT LANCERS RUN SUBDIVISION

TO THE CITY OF ELDRIDGE, IA



SOUTH 5TH STREET (60')

- ▶ **WASTE SITES AND SALVAGE**
Salvage materials such as castings, pipe, and similar materials shall be disposed of by the Contractor as designated in the Contract Documents.
Surplus excavated material, such as earth, rock, broken concrete, and similar materials shall be disposed of in the locations noted in the Contract Documents.
Disposed of in a legal manner, outside of the limits of the job site at a location chosen by the Contractor, at the Contractor's expense.
- ▶ **UTILITIES**
The Contractor shall be responsible for ascertaining the exact locations of all utilities and house services from the utility companies before starting construction and coordinating all construction activities with the utility companies. All costs for locating, protecting, and replacing or repairing all utilities damaged by construction shall be borne by the Contractor.
All utilities shall remain in service during construction, unless authorization has been obtained from the utility company.
In the event a utility facility is exposed by construction, adequate measures shall be taken to properly support each utility or service. Bedding and backfilling shall be properly placed and compacted so as not to cause damage or settlement of utility facilities or services. Limestone screenings are not allowed for use as backfill material.
- ▶ **CITY SIGNS**
Any street name signs or traffic control signs that conflict with construction shall be carefully removed by the Contractor. The Contractor shall collect, store, and replace them after construction at no additional cost to the Owner.
- ▶ **EQUIPMENT RESTRICTIONS**
Track type equipment is not permitted on streets or driveways that are not scheduled for removal, unless the tracks are equipped with rubber or neoprene grouser.
- ▶ **WORKING AREA**
The Contractor shall store equipment and stockpile material within the boundaries of the project or at the approved location. The Contractor shall not use or occupy any lands on private property within the boundaries of the project not included in temporary construction easements unless express permission is given by the Owner. The Contractor shall return the storage area to pre-construction conditions upon completion of the project.
- ▶ **TRAFFIC CONTROL**
The Contractor shall furnish barricades, signs, flashers, and warning devices for use at the end and throughout the project and in advance of construction to inform motorists and pedestrians of construction, as needed. Such devices shall be provided by the Contractor as necessary for the safety of the general public and workmen and located and erected in sufficient quantity in accordance with the Manual of Uniform Traffic Control Devices, latest edition.
- ▶ **CLEAN UP**
All areas shall be left in a clean and workmanlike manner with all construction debris removed.



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 PAR CRT
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REVISIONS:		
NO.	DESCRIPTION	DATE

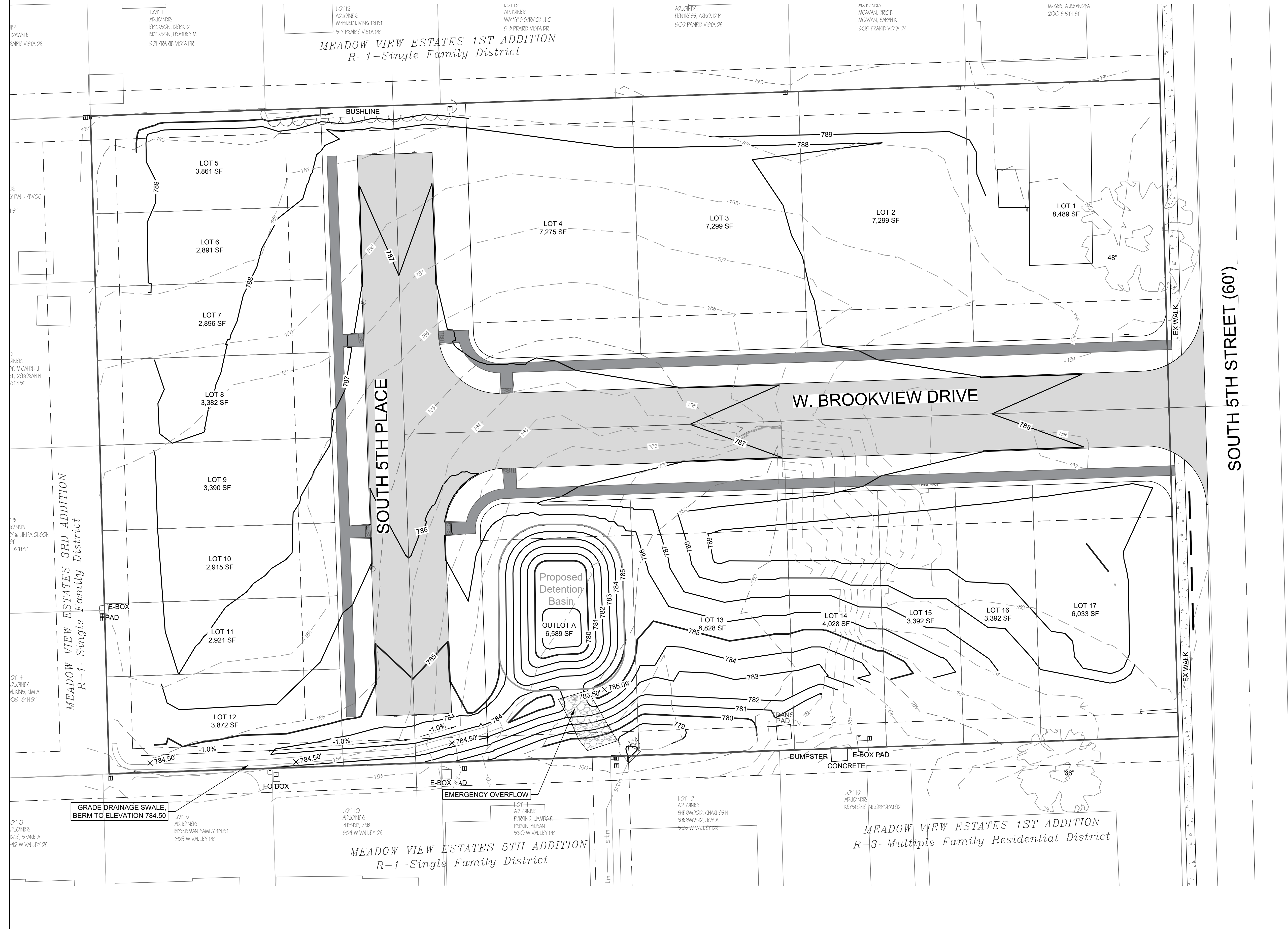
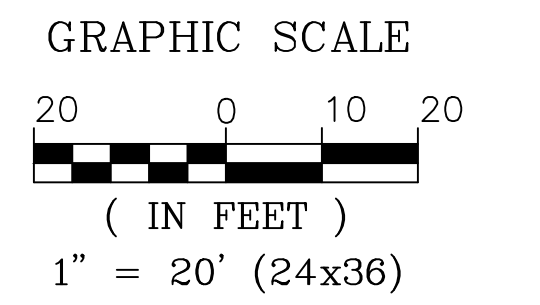
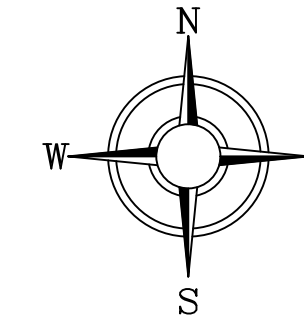
PROJECT DEMOLITION PLAN
 LANCLERS RUN SUBDIVISION
 208 5TH STREET
 ELDRIDGE, IA 52748

DEVELOPER
 NORTH SCOTT SCHOOL DISTRICT
 200 S 1ST STREET
 ELDRIDGE, IA 52748

SHEET NO.
C2

NORTH SCOTT SCHOOL DISTRICT LANCERS RUN SUBDIVISION

TO THE CITY OF ELDRIDGE, IA



LEGEND:		
	EXISTING GAS VALVE	
	EXISTING WATER VALVE	
	EXISTING UTILITY POLE	
	EXISTING LIGHT POLE	
	EXISTING TREE	
	EXISTING BUSH	
	EXISTING MANHOLE	
	EXISTING FIRE HYDRANT	
	FIXED PROPERTY PIN	
	CONTROL POINT	
	MATCH EXISTING	



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

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NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: GRADING PLAN
LANCERS RUN SUBDIVISION
208 5TH STREET
ELDRIDGE, IA 52748

DEVELOPER: NORTH SCOTT SCHOOL DISTRICT
200 S 1ST STREET
ELDRIDGE, IA 52748

SHEET NO. C3

NORTH SCOTT SCHOOL DISTRICT LANCERS RUN SUBDIVISION

TO THE CITY OF ELDRIDGE, IA

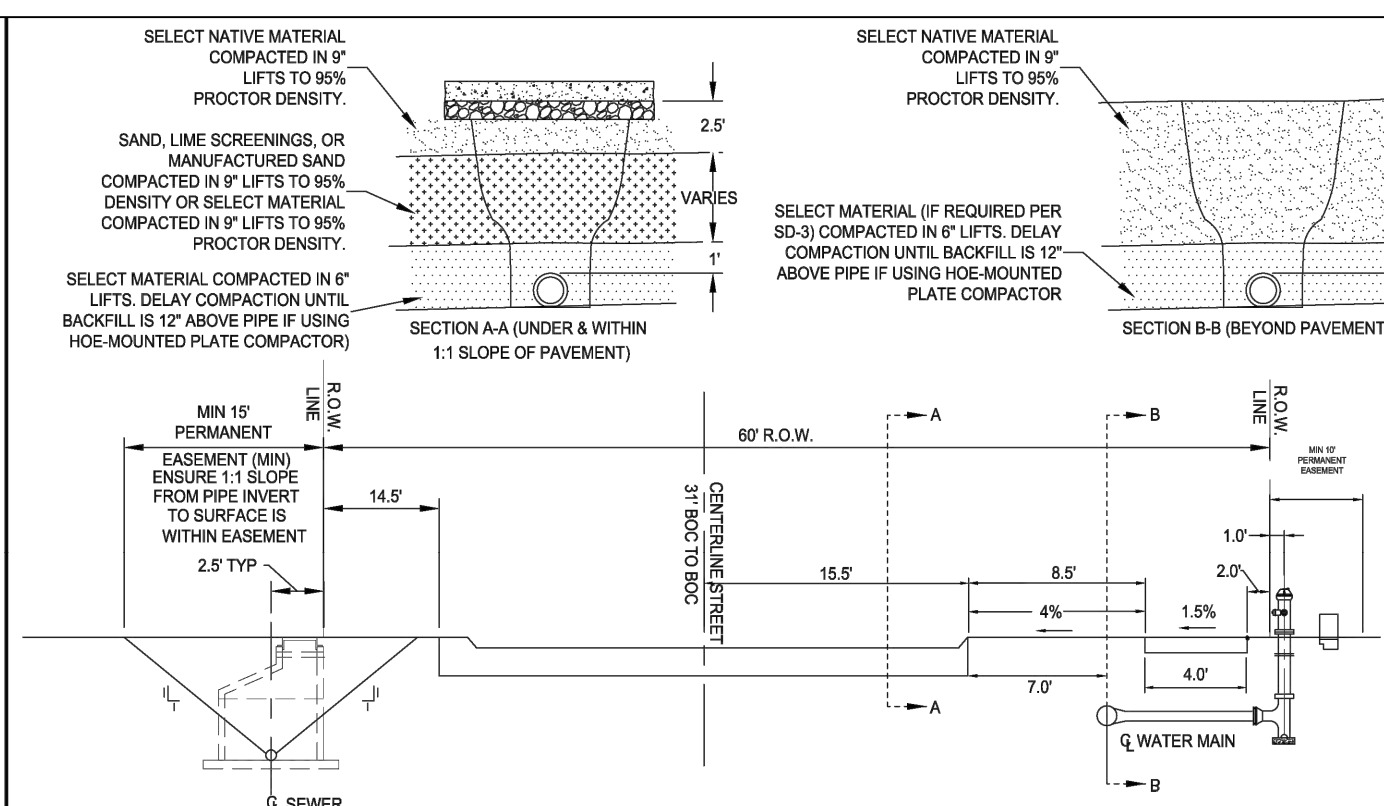
UTILITY CONTACTS

MidAmerican Energy - Electric & Gas
2811 5th Avenue
Rock Island, IL 61201
(309) 793-3707

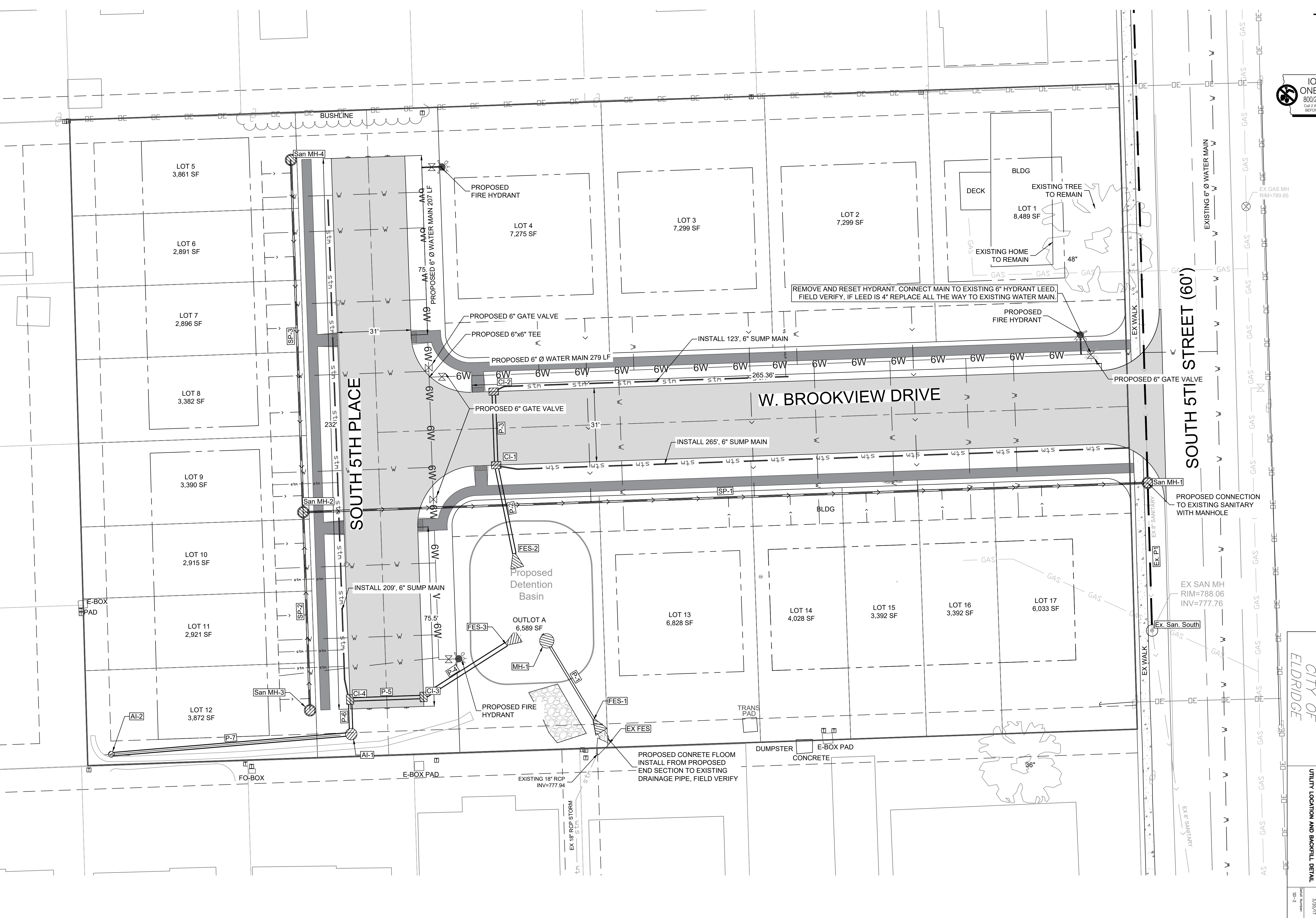
MediaCom - Cable, Internet, & Phone
3900 26th Avenue
Moline, IL 61265
(309) 743-4750

Century Link - Internet
3908 Utica Ridge Road
Bettendorf, IA 52722
(563) 355-6402

LEGEND:			
	EASEMENT		EXISTING GAS VALVE
	SETBACK LINE		EXISTING WATER VALVE
	CENTERLINE		EXISTING UTILITY POLE
	PROPERTY BOUNDARY		EXISTING LIGHT POLE
	EXISTING FIRE		EXISTING TREE
	EXISTING SANITARY		EXISTING BUSH
	PROPOSED SANITARY		EXISTING MANHOLE
	EXISTING STORM SEWER		EXISTING FIRE HYDRANT
	PROPOSED STORM SEWER		FOUND PROPERTY PIN
	EXISTING WATER		CONTROL POINT
	PROPOSED WATER		MATCH EXISTING
	EXISTING GAS LINE		EXISTING CONTOUR LINE
	PROPOSED GAS LINE		PROPOSED CONTOUR LINE
	PROPOSED UNDERDRAIN		SPOT ELEVATION TOP OF CURB
			SPOT ELEVATION TOP OF PAVEMENT
			SPOT ELEVATION TOP OF RETAINING WALL
			SPOT ELEVATION BOTTOM OF RETAINING WALL



- NOTES:**
- DISTURBED MATERIAL IN THE EXCAVATION MUST BE COMPACTED TO 95% DENSITY.
 - SELECT MATERIAL PLACED IN TRENCH UNDER PAVING SHALL BE INCLUDED IN THE PIPE INSTALLATION COST. NO ADDITIONAL PAYMENT WILL BE MADE FOR SELECT BACKFILL UNDER EXISTING OR PROPOSED PAVING.
 - MANHOLE COVERS SHALL BE SET TO FINAL SIDEWALK GRADE. IF FURTHER ADJUSTMENT IS NECESSARY BECAUSE OF FUTURE LOT GRADING IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - BACKFILL FOR PIPE TRENCH EXCAVATION UNDER PAVING SHALL CONFORM TO THAT SHOWN IN SECTION C-C ABOVE AND AS SPECIFIED IN CHAPTER 10 PARAGRAPH 1.15 OF THE STANDARD SPECIFICATIONS.
 - THE PLANTING OF TREES OR SHRUBS IN THE RIGHT-OF-WAY OR OR PERMANENT EASEMENT SHALL BE PROHIBITED.
 - INSIDE OF MANHOLE CASTING SHALL BE LOCATED AT PROPERTY LINE R.O.W. LINE.



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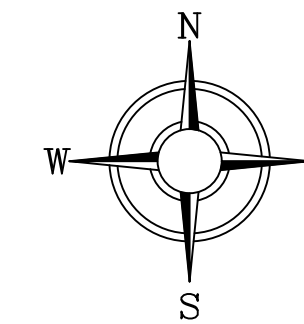
NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: UTILITY PLAN
LANCERS RUN SUBDIVISION
208 5TH STREET
ELDRIDGE, IA 52748

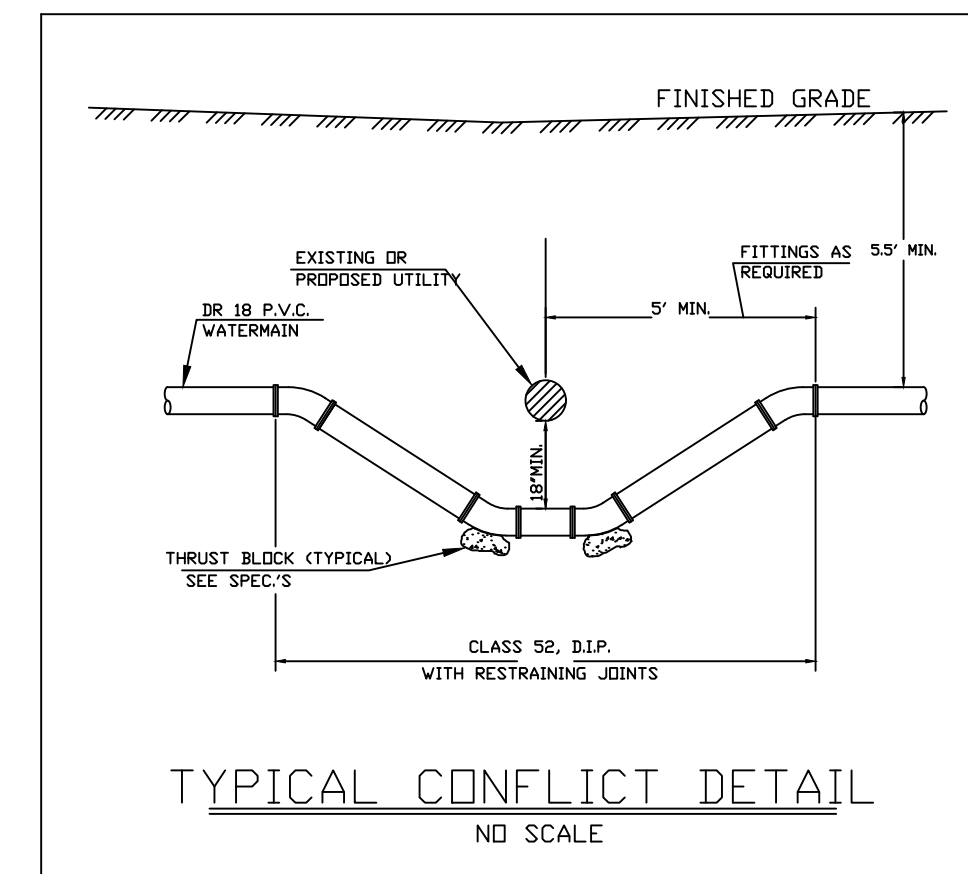
DEVELOPER: NORTH SCOTT SCHOOL DISTRICT
200 S 1ST STREET
ELDRIDGE, IA 52748

SHEET NO. C4

NORTH SCOTT SCHOOL DISTRICT LANCERS RUN SUBDIVISION TO THE CITY OF ELDRIDGE, IA



GRAPHIC SCALE
30 0 15 30
(IN FEET)
1" = 30' (24x36)



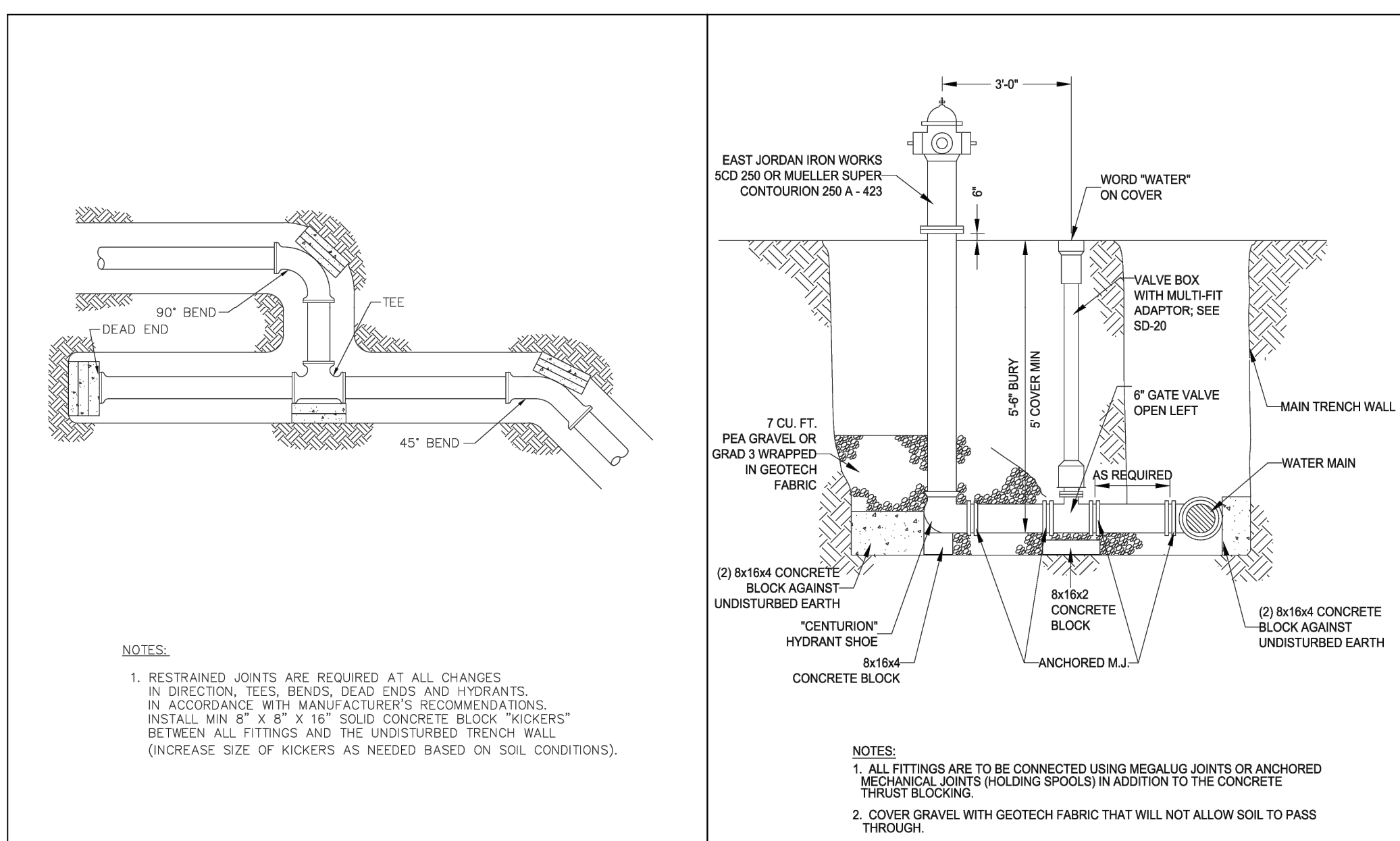
Vertical separation of sanitary and storm sewers crossing under any water main should be at least 18 inches when measured from the top of the sewer to the bottom of the water main.

If physical conditions prohibit the separation, the sewer may be placed not closer than 6 inches below a water main or 18 inches above a water main. The separation distance shall be the maximum feasible in all cases.

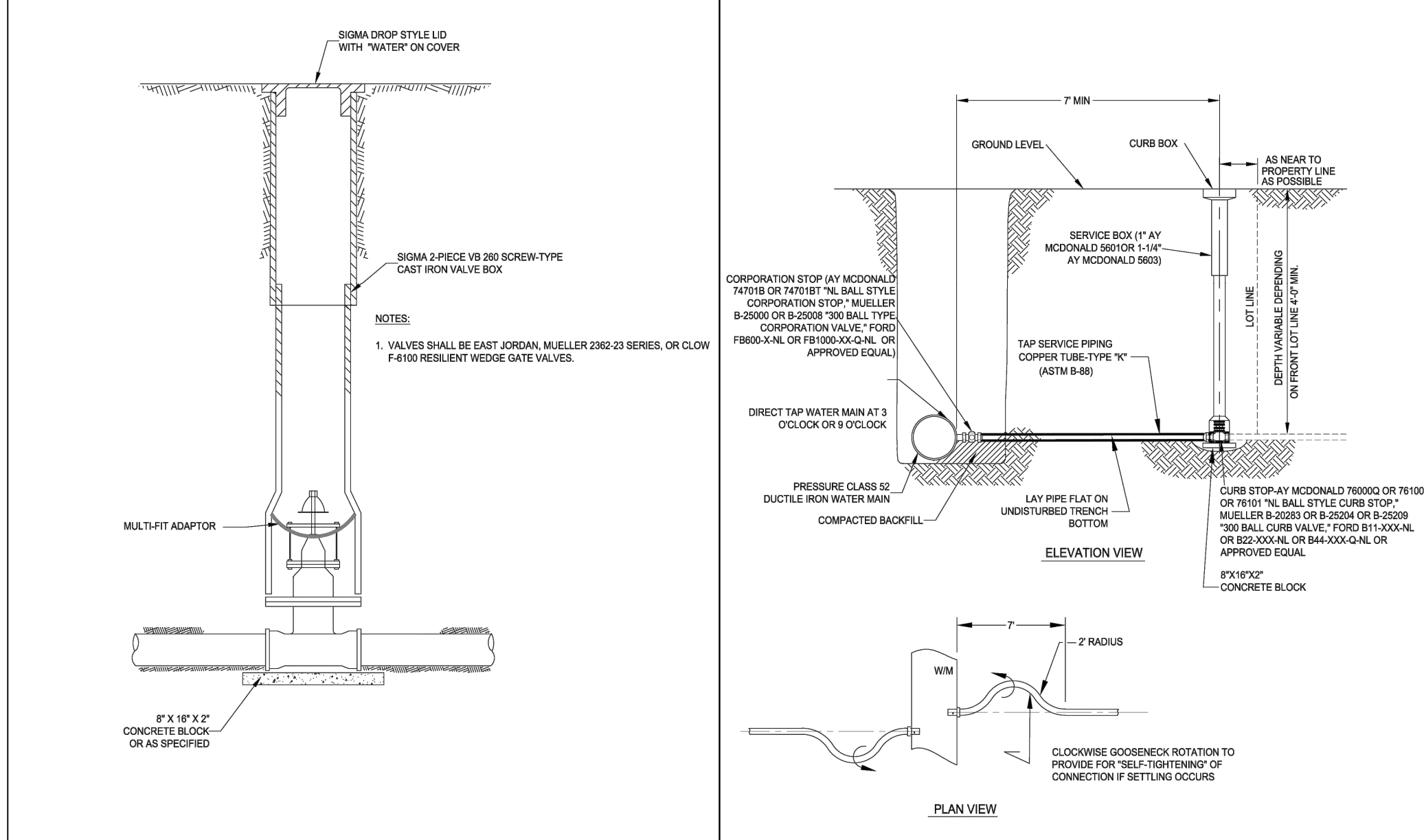
Where the sewer crosses over or less than 18 inches below a water main one full length of sewer pipe of water main material shall be located so both joints are as far as possible from the water main. The sewer and water pipes must be adequately supported and have watertight joints. A low permeability soil shall be used for backfill material within 10 feet of the point of crossing.

GENERAL NOTES

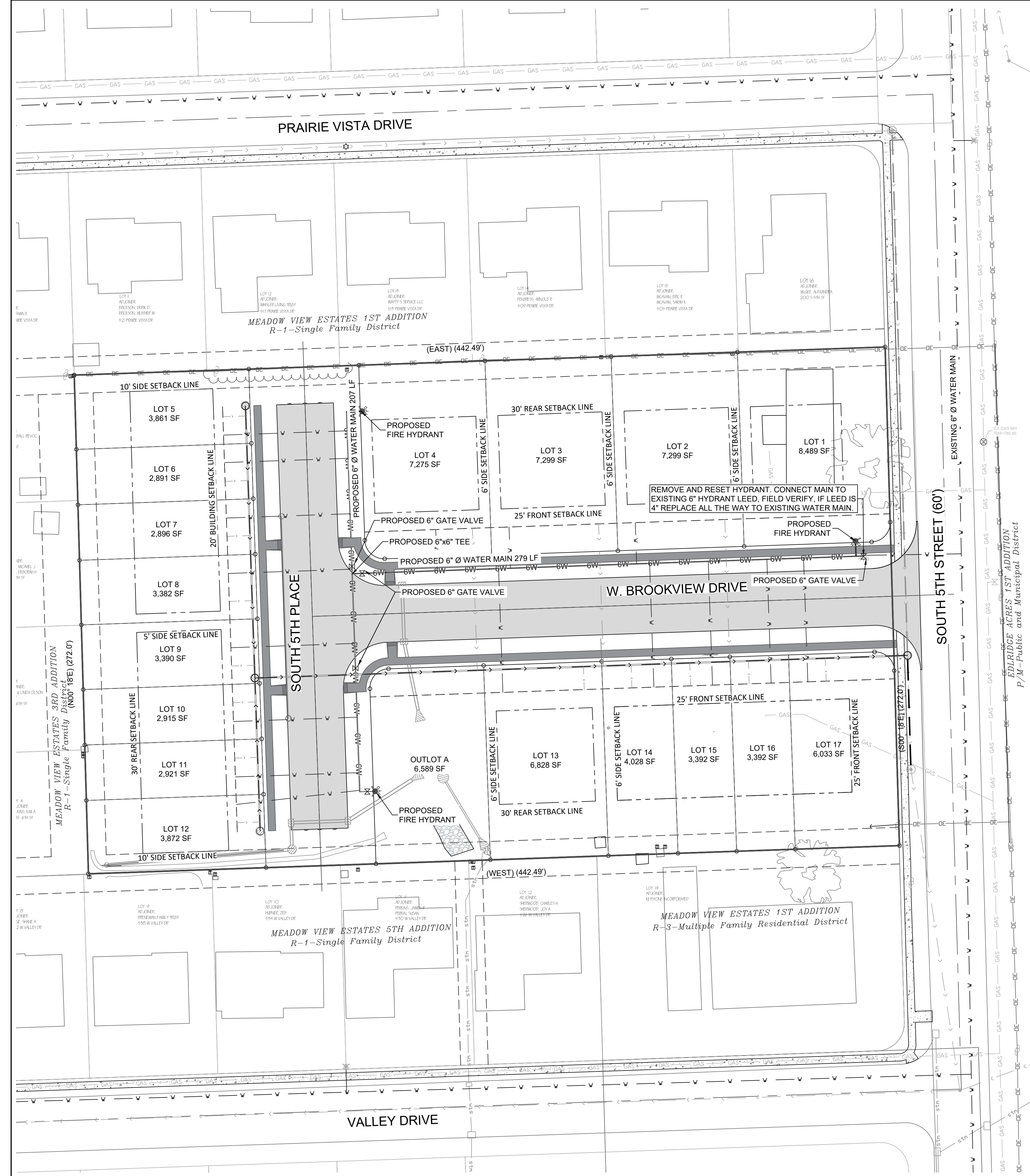
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- THE WATER MAIN SHALL BE DUCTILE IRON PER CITY OF ELDRIDGE SPECIFICATIONS.



CITY OF ELDRIDGE	Water Main Fitting Detail	Date: 3/20/17	Sheet Number: 50-18	CITY OF ELDRIDGE	Fire Hydrant Installation	Date: 3/20/17	Sheet Number: 50-19
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CITY OF ELDRIDGE	Valve Box Detail	Date: 3/20/17	Sheet Number: 50-20	CITY OF ELDRIDGE	Water Service Connection	Date: 3/20/17	Sheet Number: 50-21
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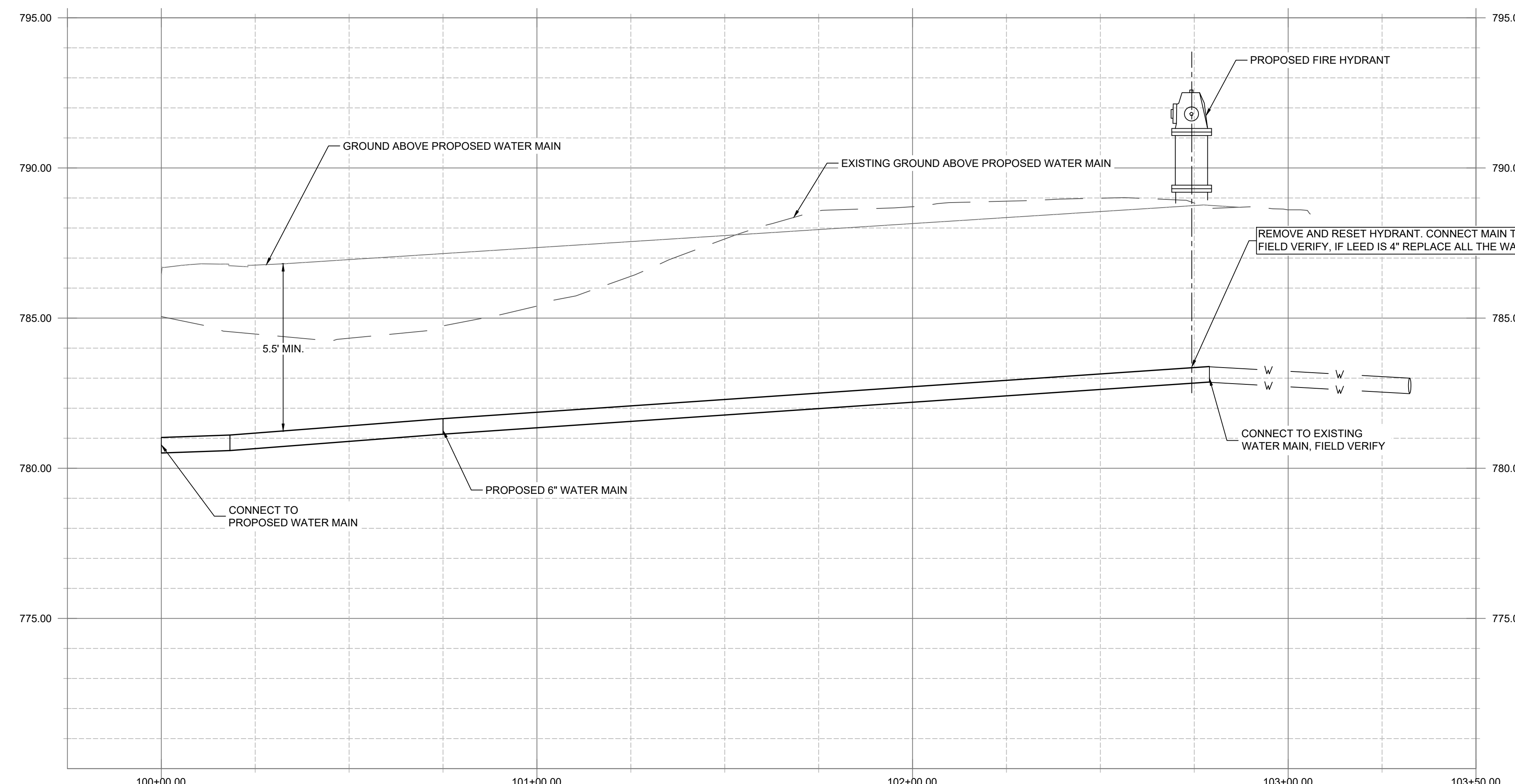
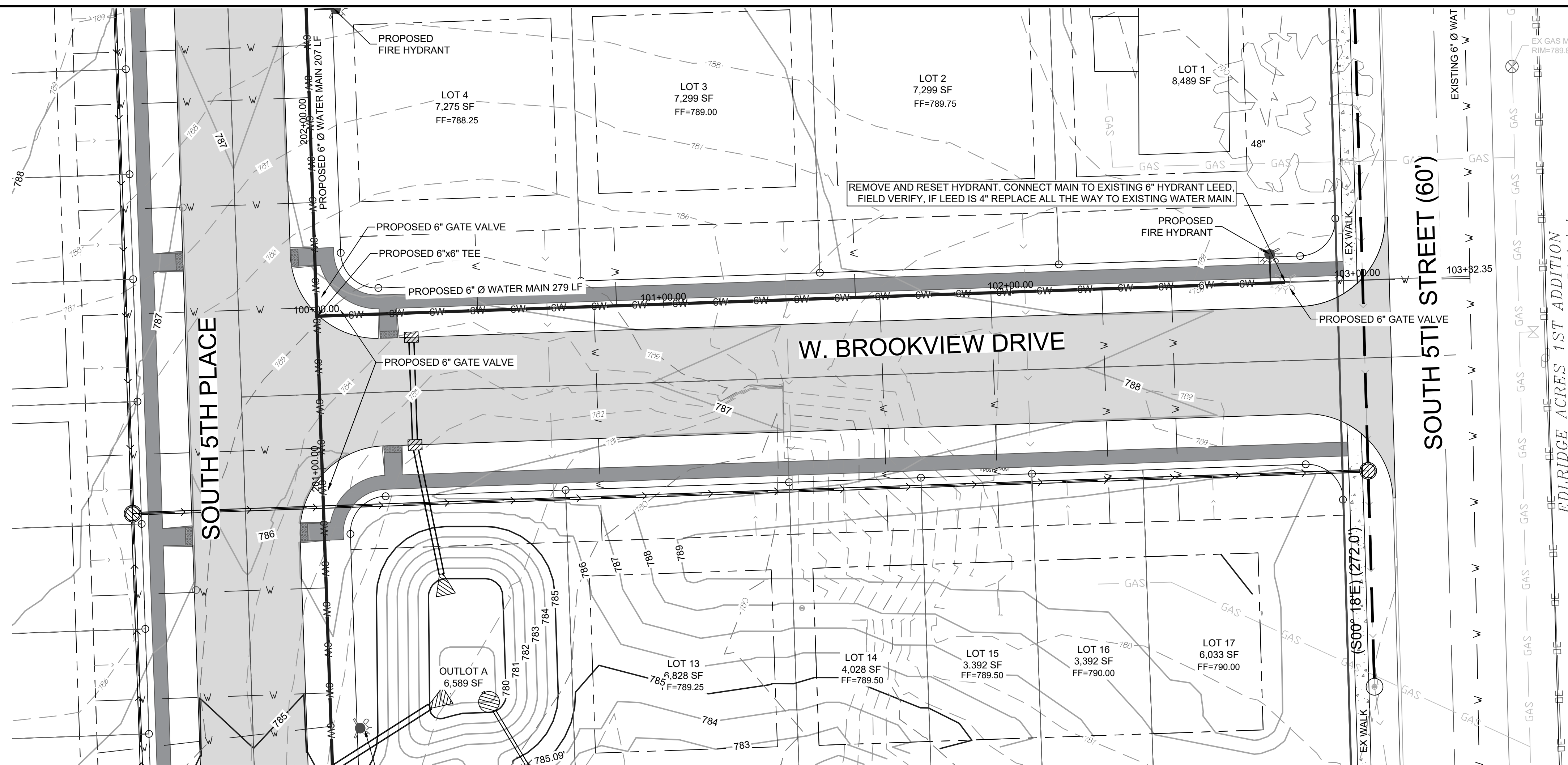
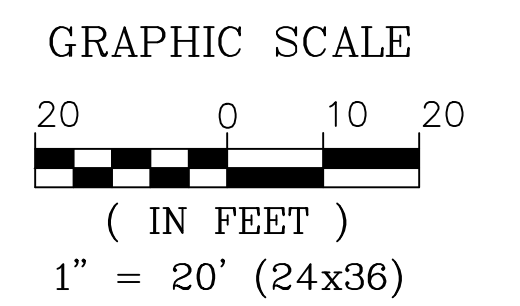
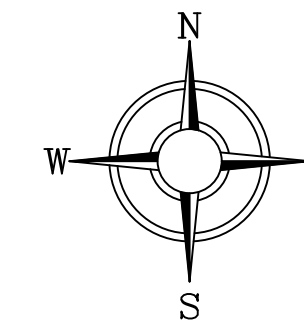
NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: WATER PLAN
LANCERS RUN SUBDIVISION
208 5TH STREET
ELDRIDGE, IA 52748

DEVELOPER: NORTH SCOTT SCHOOL DISTRICT
200 S 1ST STREET
ELDRIDGE, IA 52748

SHEET NO. C5.0

NORTH SCOTT SCHOOL DISTRICT LANCERS RUN SUBDIVISION TO THE CITY OF ELDRIDGE, IA



SCALE: 1" = 20' HORIZONTAL
SCALE: 1" = 5' VERTICAL



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

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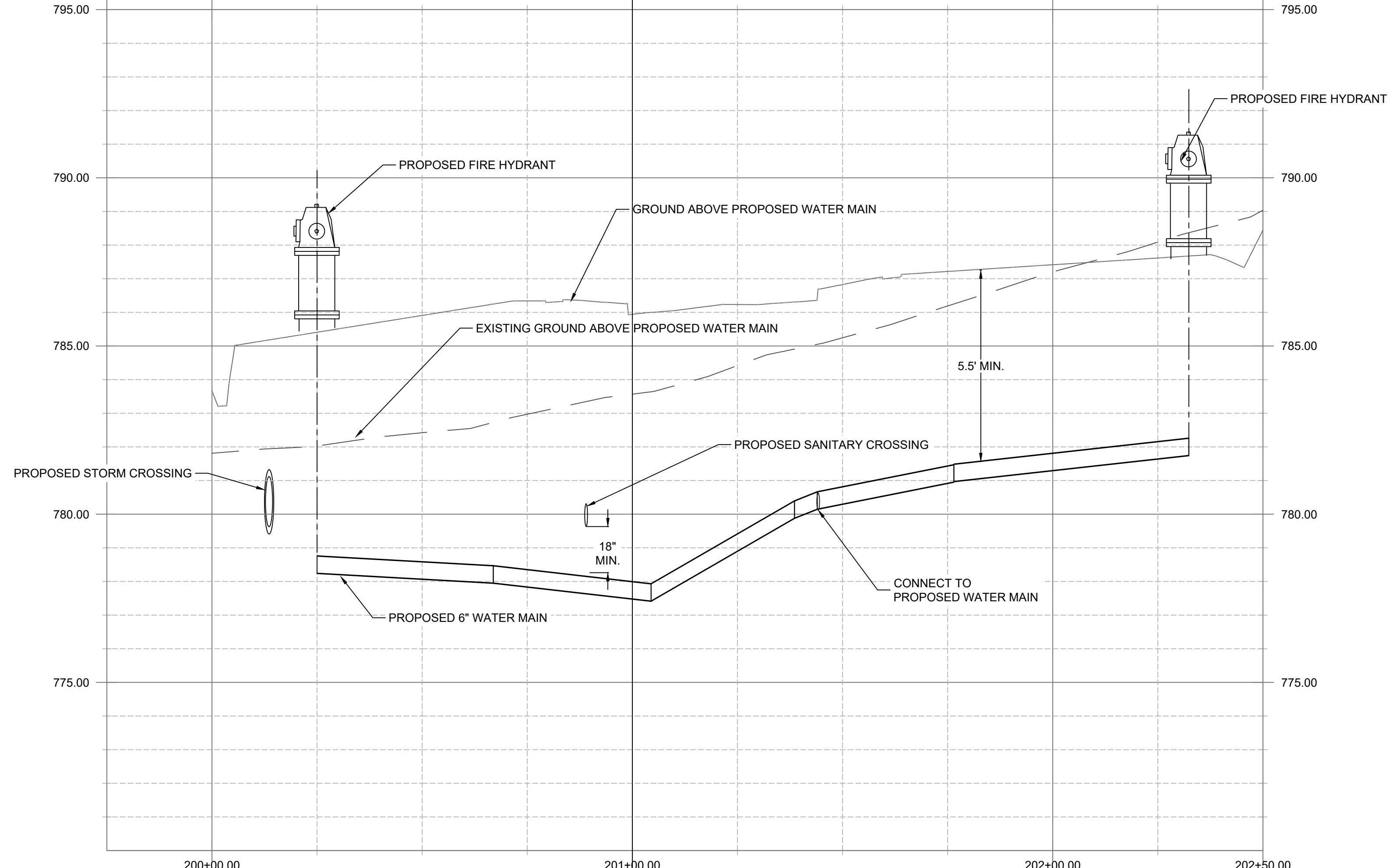
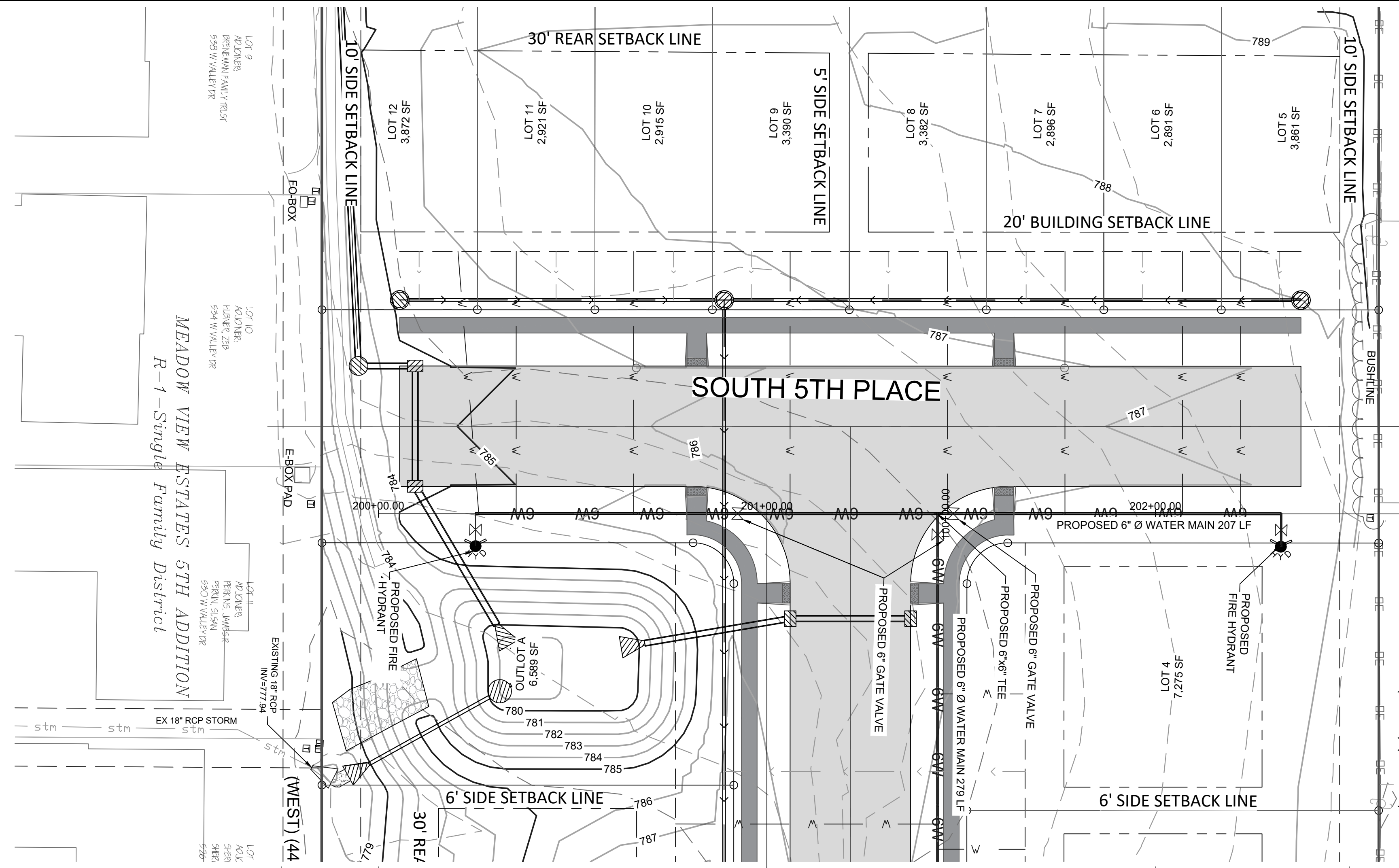
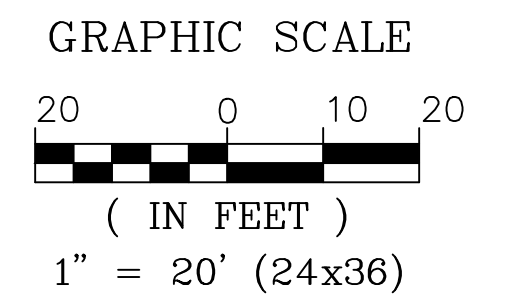
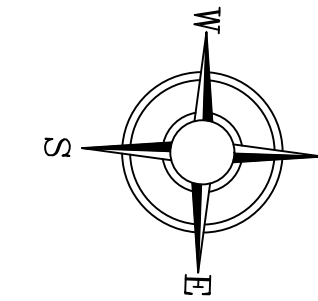
NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: WATER PLAN & PROFILE
LANCERS RUN SUBDIVISION
208 5TH STREET
ELDRIDGE, IA 52748

DEVELOPER: NORTH SCOTT SCHOOL DISTRICT
200 S 1ST STREET
ELDRIDGE, IA 52748

SHEET NO. C5.1

NORTH SCOTT SCHOOL DISTRICT LANCERS RUN SUBDIVISION TO THE CITY OF ELDRIDGE, IA



SCALE: 1" = 20' HORIZONTAL

SCALE: 1" = 5' VERTICAL



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2224 East 12th Street, Davenport, IA 52803

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NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: WATER PLAN & PROFILE
LANCERS RUN SUBDIVISION
208 5TH STREET
ELDRIDGE, IA 52748

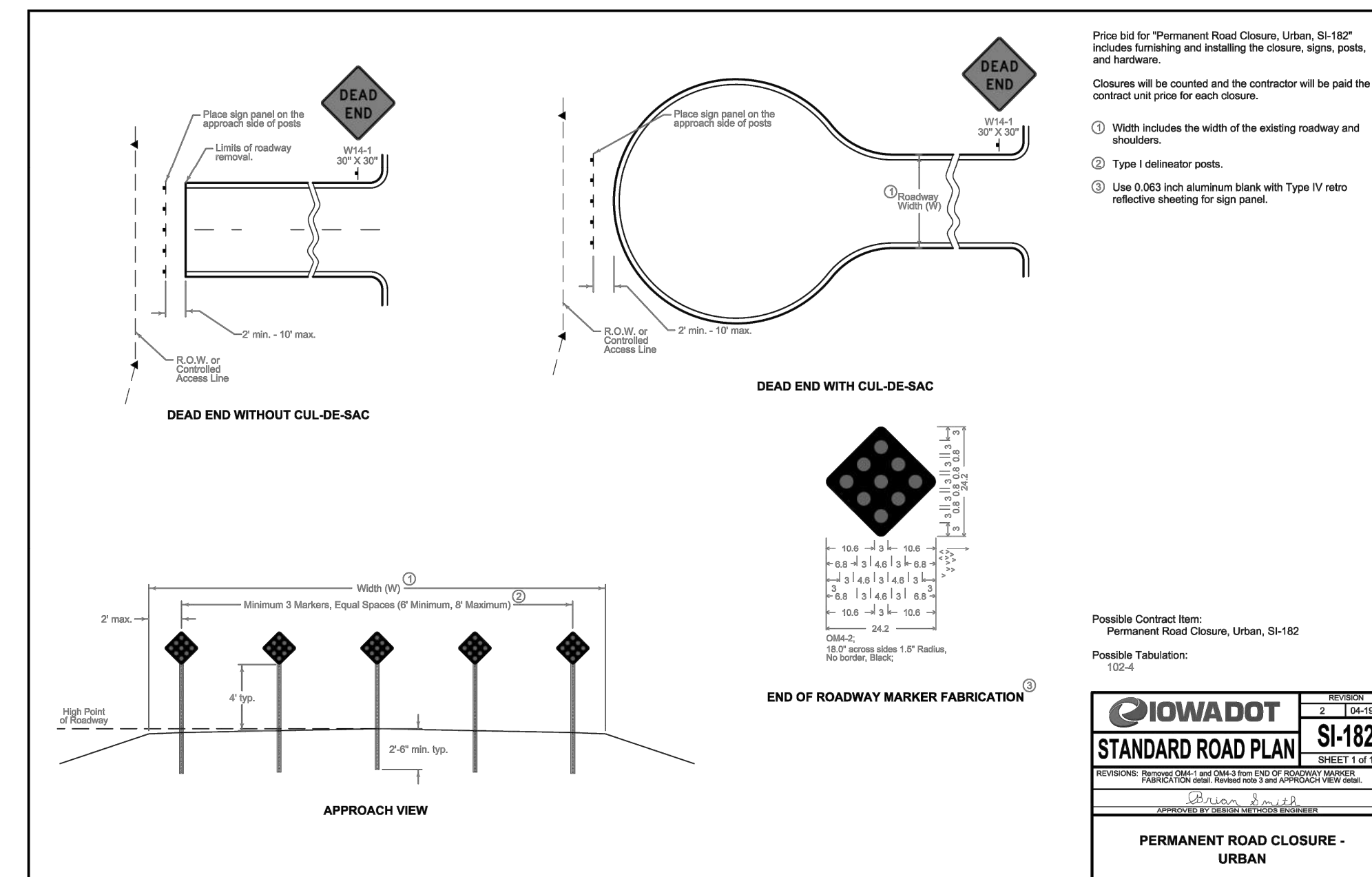
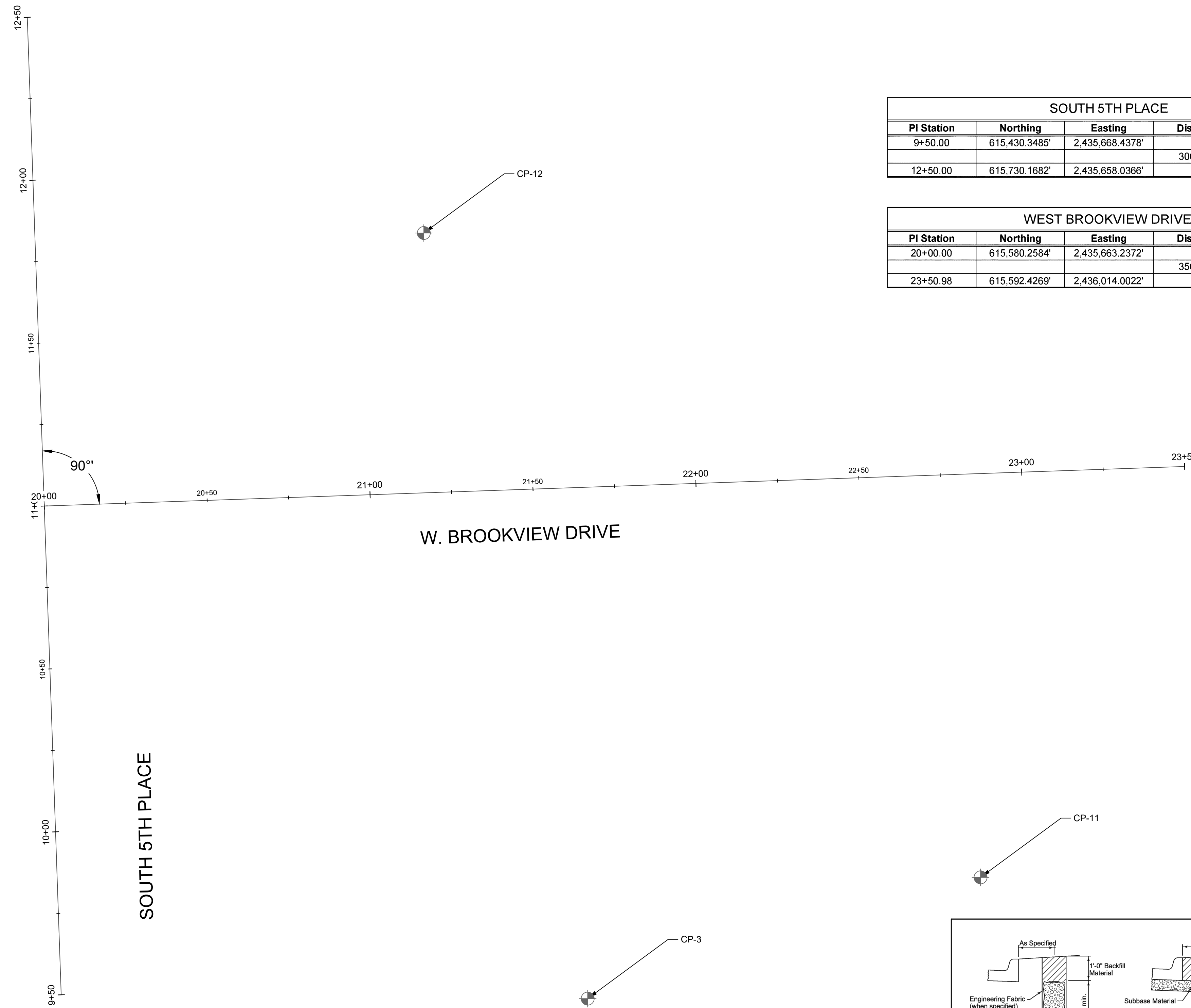
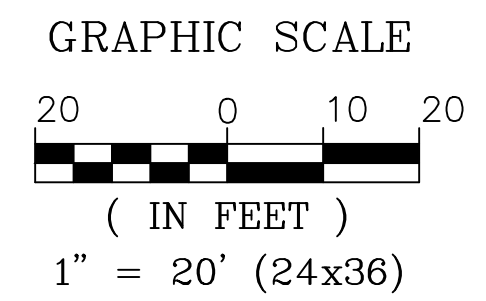
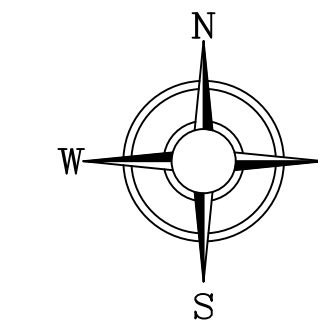
DEVELOPER: NORTH SCOTT SCHOOL DISTRICT
200 S 1ST STREET
ELDRIDGE, IA 52748

SHEET NO. C5.2

NORTH SCOTT SCHOOL DISTRICT LANCERS RUN SUBDIVISION TO THE CITY OF ELDRIDGE, IA

SOUTH 5TH PLACE				
PI Station	Northing	Easting	Distance	Direction
9+50.00	615,430.3485'	2,435,668.4378'		
12+50.00	615,730.1682'	2,435,658.0366'	300.000'	N1° 59' 12.77"W

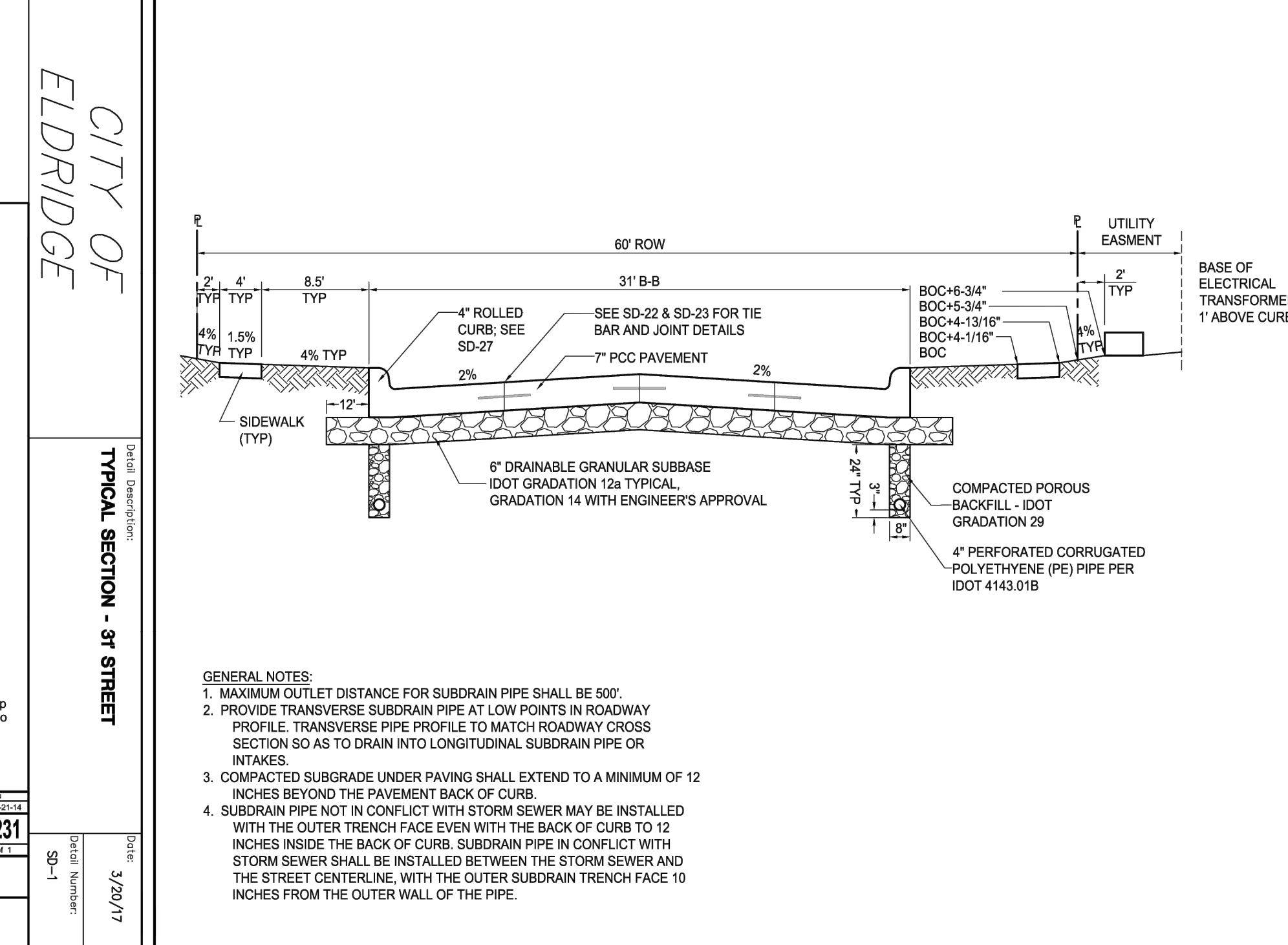
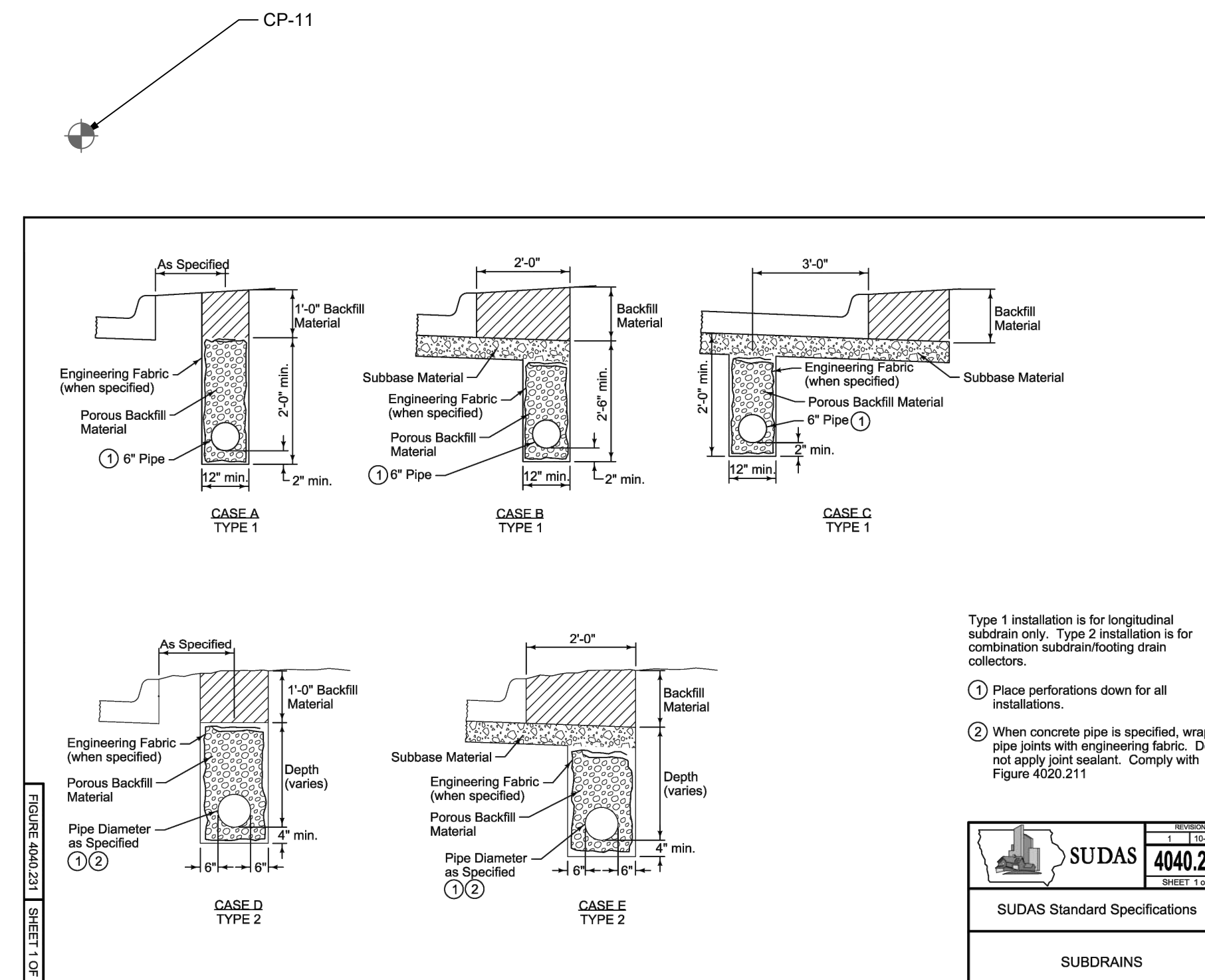
WEST BROOKVIEW DRIVE				
PI Station	Northing	Easting	Distance	Direction
20+00.00	615,580.2584'	2,435,663.2372'		
23+50.98	615,592.4269'	2,436,014.0022'	350.976'	N88° 00' 47.23"E



Price bid for "Permanent Road Closure, Urban, SI-182" includes furnishing and installing the closure, signs, posts, and hardware.
Closures will be counted and the contractor will be paid the contract unit price for each closure.
① Width includes the width of the existing roadway and shoulders.
② Type I delineator posts.
③ Use 0.063 inch aluminum blank with Type IV retro reflective sheeting for sign panel.

Possible Contract Item:
Permanent Road Closure, Urban, SI-182
Possible Tabulation:
102-4

IOWADOT
STANDARD ROAD PLAN
SI-182
PERMANENT ROAD CLOSURE - URBAN



DATE: 1/10/2025
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NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: ROAD ALIGNMENT AND CONTROL
LANCERS RUN SUBDIVISION
208 5TH STREET
ELDRIDGE, IA 52748

DEVELOPER: NORTH SCOTT SCHOOL DISTRICT
200 S 1ST STREET
ELDRIDGE, IA 52748

SHEET NO. C6.0

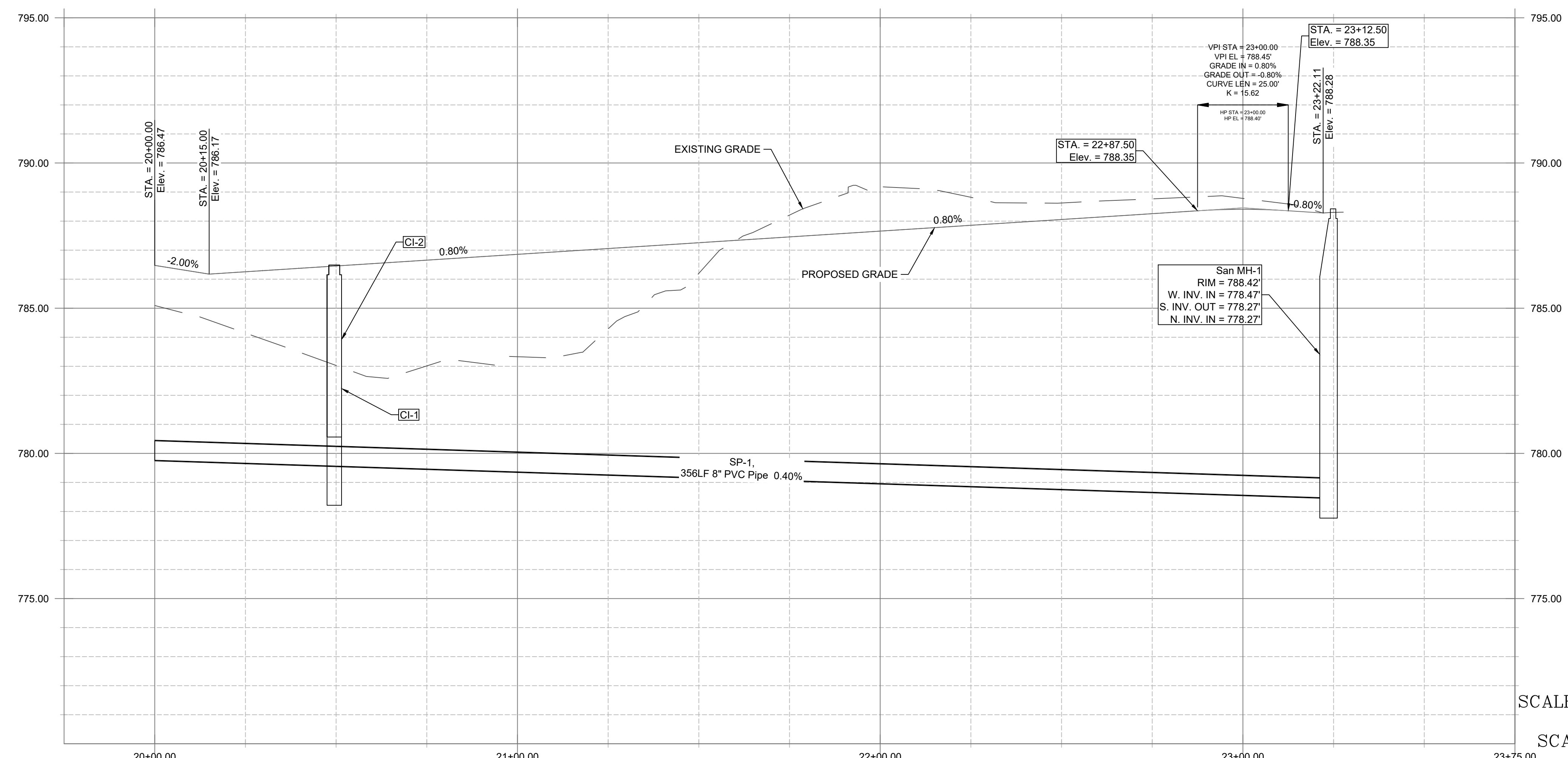
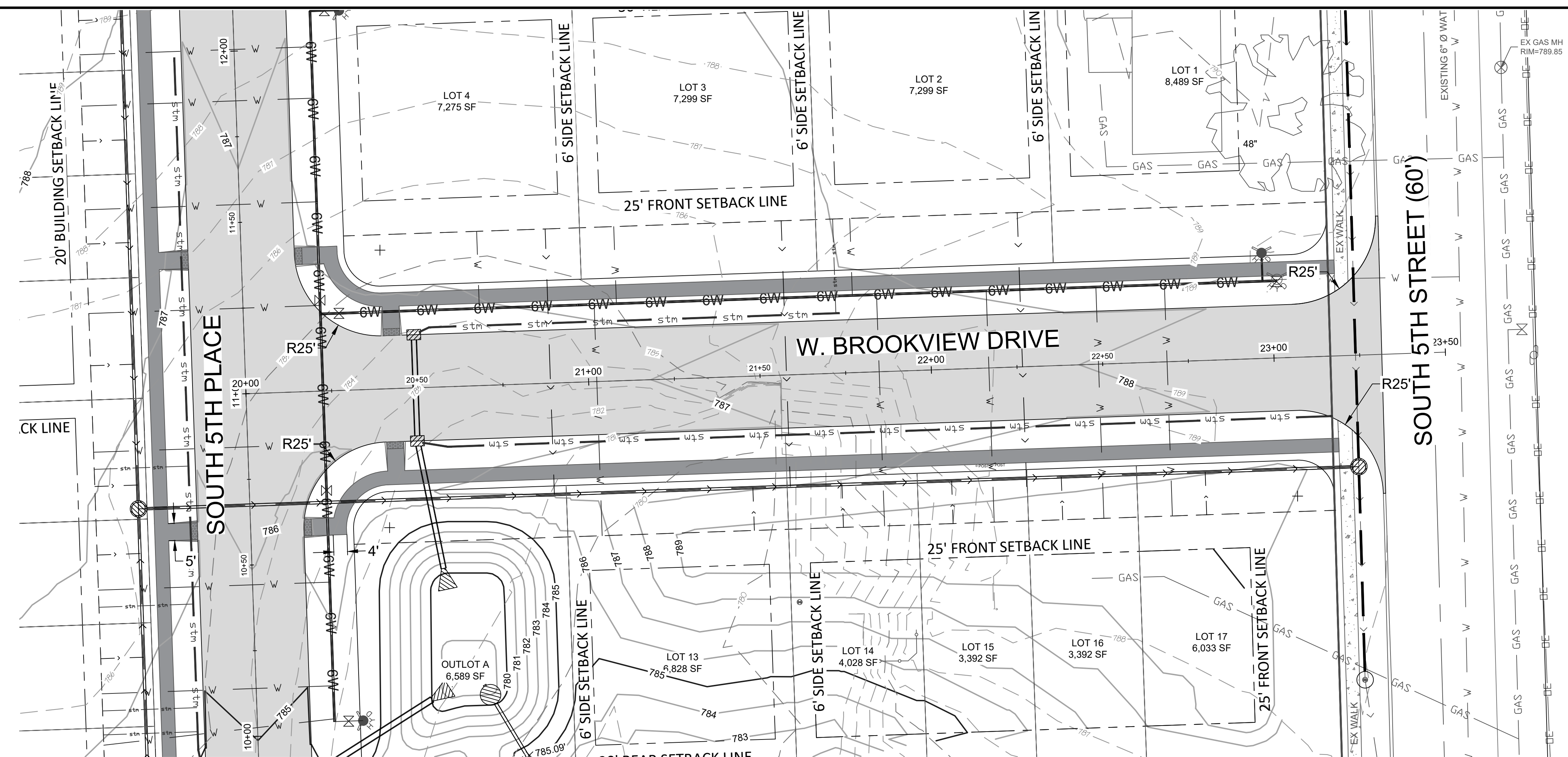
NORTH SCOTT SCHOOL DISTRICT LANCERS RUN SUBDIVISION TO THE CITY OF ELDRIDGE, IA

GRAPHIC SCALE
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(IN FEET)
1" = 20' (24x36)

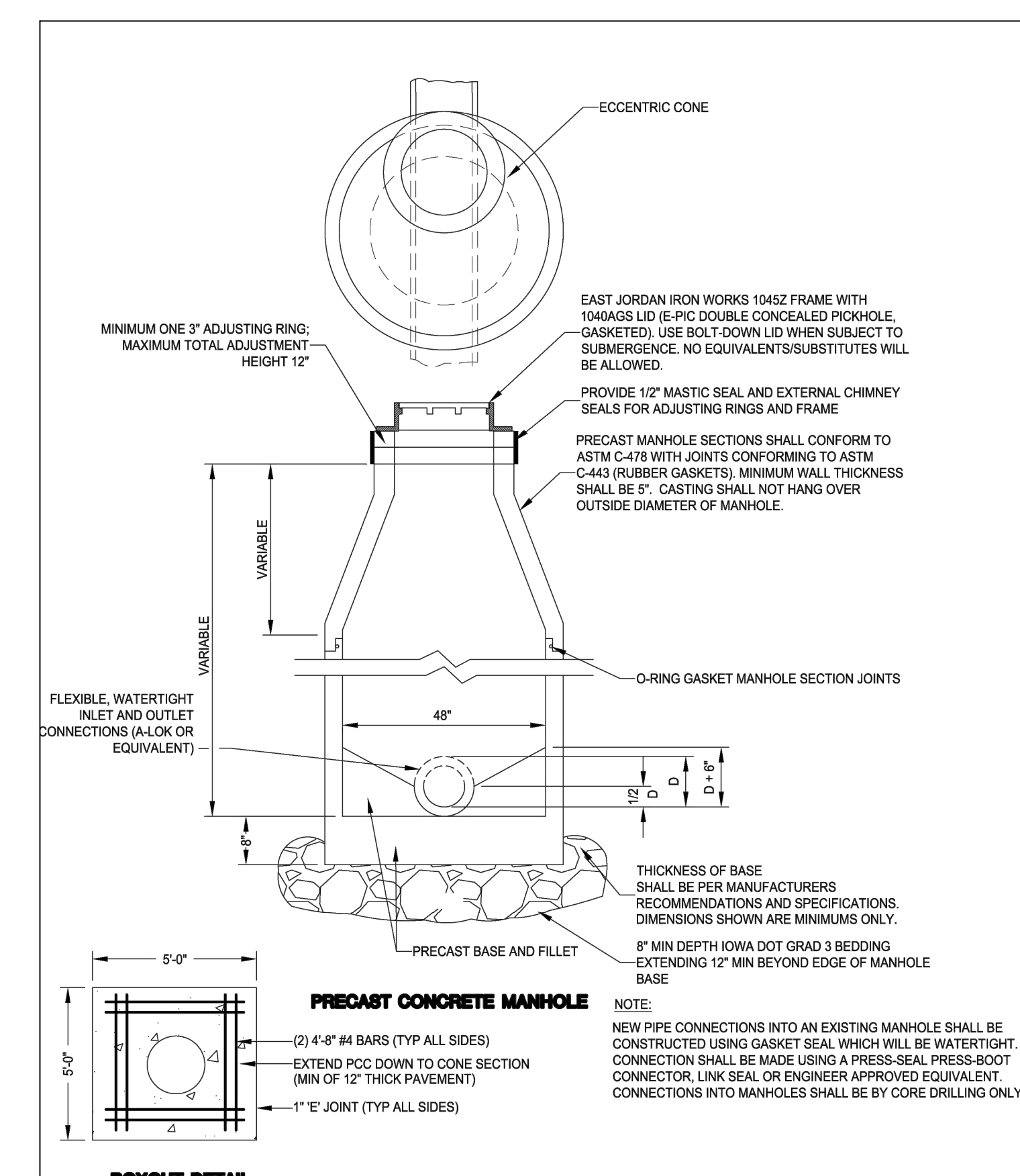


CONSTRUCT MANHOLE		
STRUCTURE	RIM	PIPE INVERT
SAN MH-1	788.42	8" W INV IN = 778.47' 8" S INV OUT = 778.27' 8" N INV IN = 778.27'
SAN MH-2	786.80	8" S INV IN = 780.09' 8" E INV OUT = 779.89' 8" N INV IN = 780.09'
SAN MH-3	785.32	8" N INV OUT = 780.43'
SAN MH-4	788.00	8" S INV OUT = 780.68'

SANITARY PIPE TABLE					
PIPE NAME	LOCATION	SIZE	MATERIAL	LENGTH	SLOPE
SP-1	SAN MH-2 TO SAN MH-1	8"	PVC PIPE	356'	0.40%
SP-2	SAN MH-3 TO SAN MH-2	8"	PVC PIPE	84'	0.40%
SP-3	SAN MH-4 TO SAN MH-2	8"	PVC PIPE	148'	0.40%



SCALE: 1" = 20' HORIZONTAL
SCALE: 1" = 5' VERTICAL



BOXOUT DETAIL	<p>NOTE: NEW PIPE CONNECTIONS INTO AN EXISTING MANHOLE SHALL BE CONSTRUCTED USING GASKET SEAL WHICH WILL BE WATER TIGHT. CONNECTION SHALL BE MADE USING A PRESS-SEAL PRESS-ROOT CONNECTOR, LINK SEAL OR ENGINEER APPROVED EQUIVALENT. CONNECTIONS INTO MANHOLES SHALL BE BY CORE DRILLING ONLY.</p>
----------------------	--

CITY OF ELDRIDGE	<p>Detail Description: STANDARD SANITARY MANHOLE</p>	<p>Date: 3/20/17</p>
	<p>Developer: NORTH SCOTT SCHOOL DISTRICT 200 S 1ST STREET ELDRIDGE, IA 52748</p>	<p>Sheet Number: SD-4</p>



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NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: ROAD AND SANITARY P&P
LANCERS RUN SUBDIVISION
208 5TH STREET
ELDRIDGE, IA 52748


DEVELOPER: NORTH SCOTT SCHOOL DISTRICT
200 S 1ST STREET
ELDRIDGE, IA 52748

SHEET NO. **C6.1**

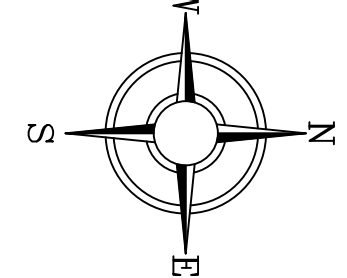
ROAD AND SANITARY PLAN & PROFILE

NORTH SCOTT SCHOOL DISTRICT LANCERS RUN SUBDIVISION

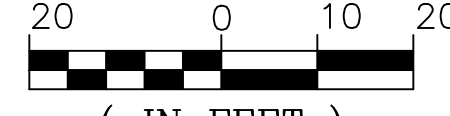
TO THE CITY OF ELDRIDGE, IA



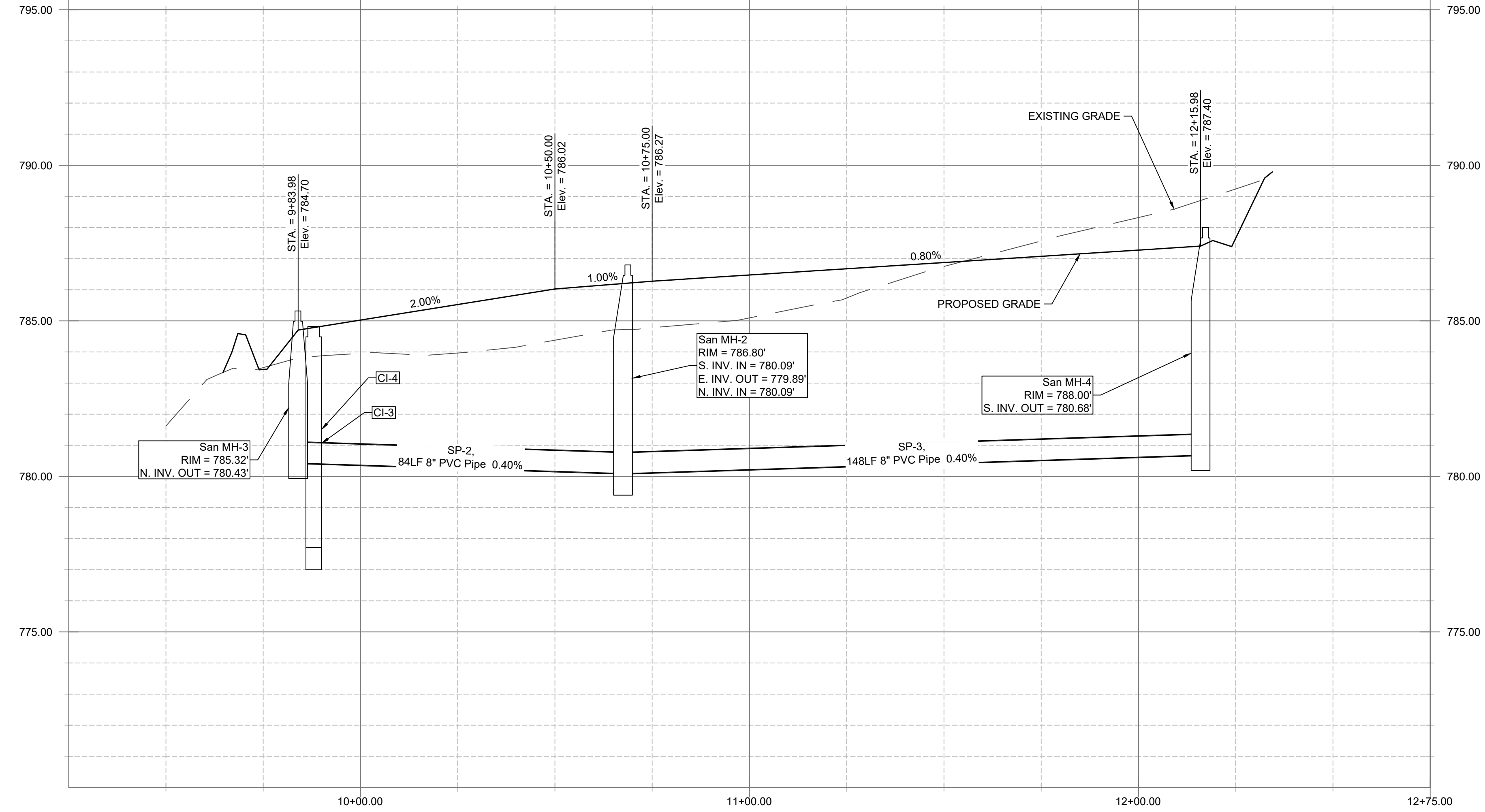
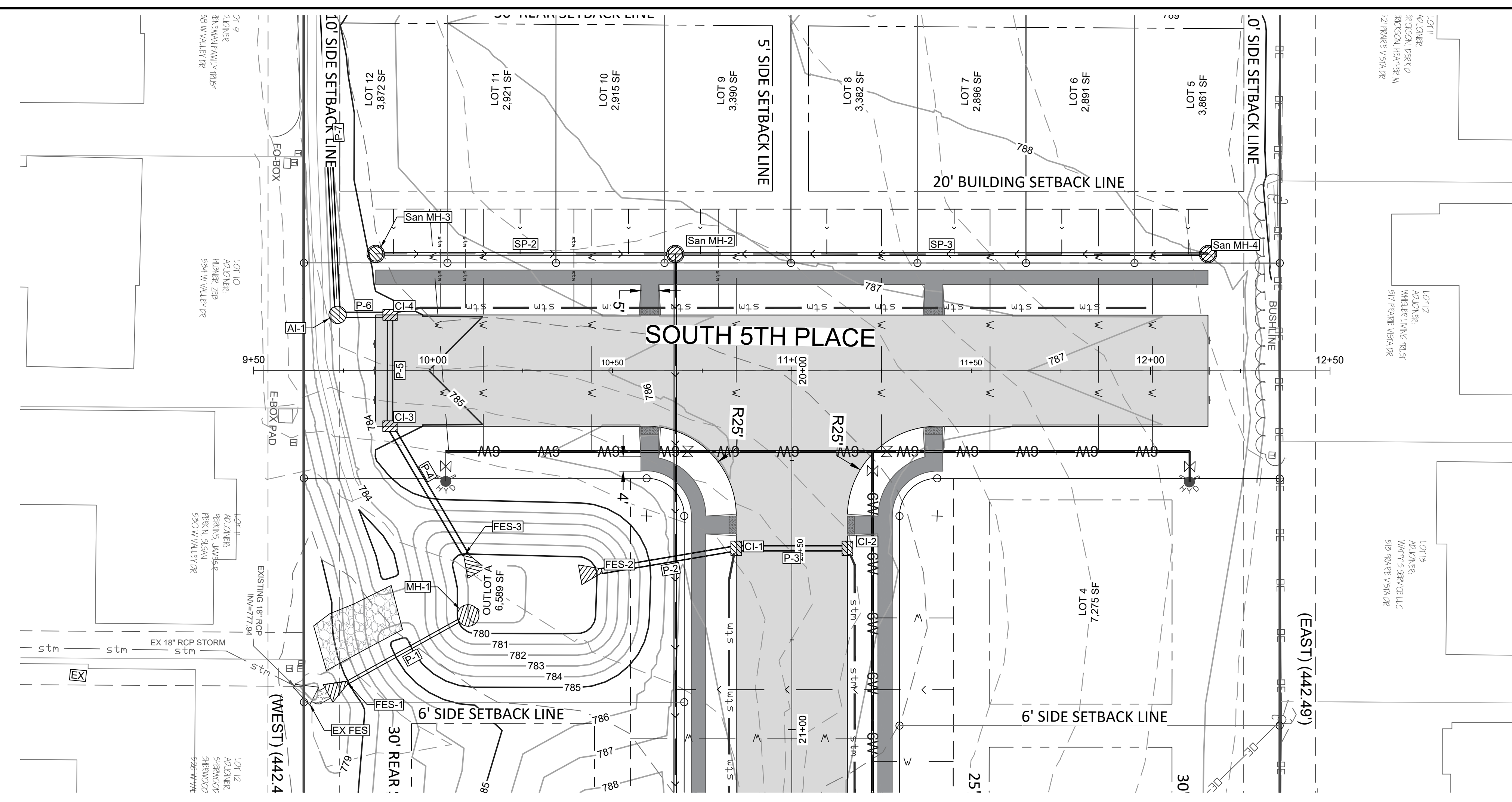
IOWA
ONE CALL
800.292.6989
Call if Working Daily
BEFORE YOU DIG



GRAPHIC SCALE



(IN FEET)
1" = 20' (24x36)



SCALE: 1" = 20' HORIZONTAL
SCALE: 1" = 5' VERTICAL



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DRAWING LOCATION: S: NORTH SCOTT SCHOOLS 5TH STREET SUBDIVISION DRAWINGS

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
ROAD AND SANITARY P&P
LANCERS RUN SUBDIVISION
208 5TH STREET
ELDRIDGE, IA 52748

DEVELOPER
NORTH SCOTT SCHOOL DISTRICT
200 S 1ST STREET
ELDRIDGE, IA 52748

SHEET NO.
C6.2

NORTH SCOTT SCHOOL DISTRICT LANCERS RUN SUBDIVISION TO THE CITY OF ELDRIDGE, IA

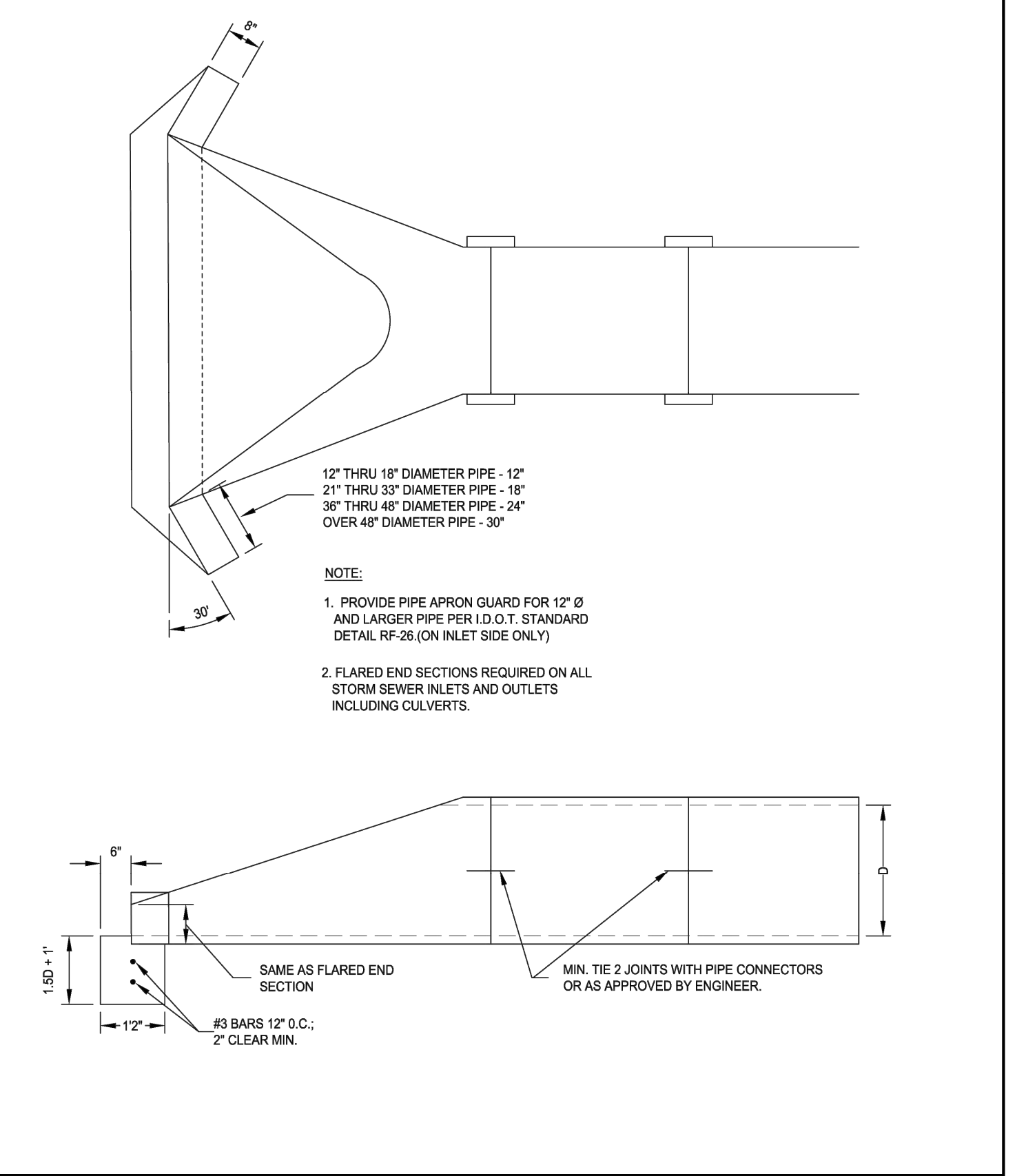
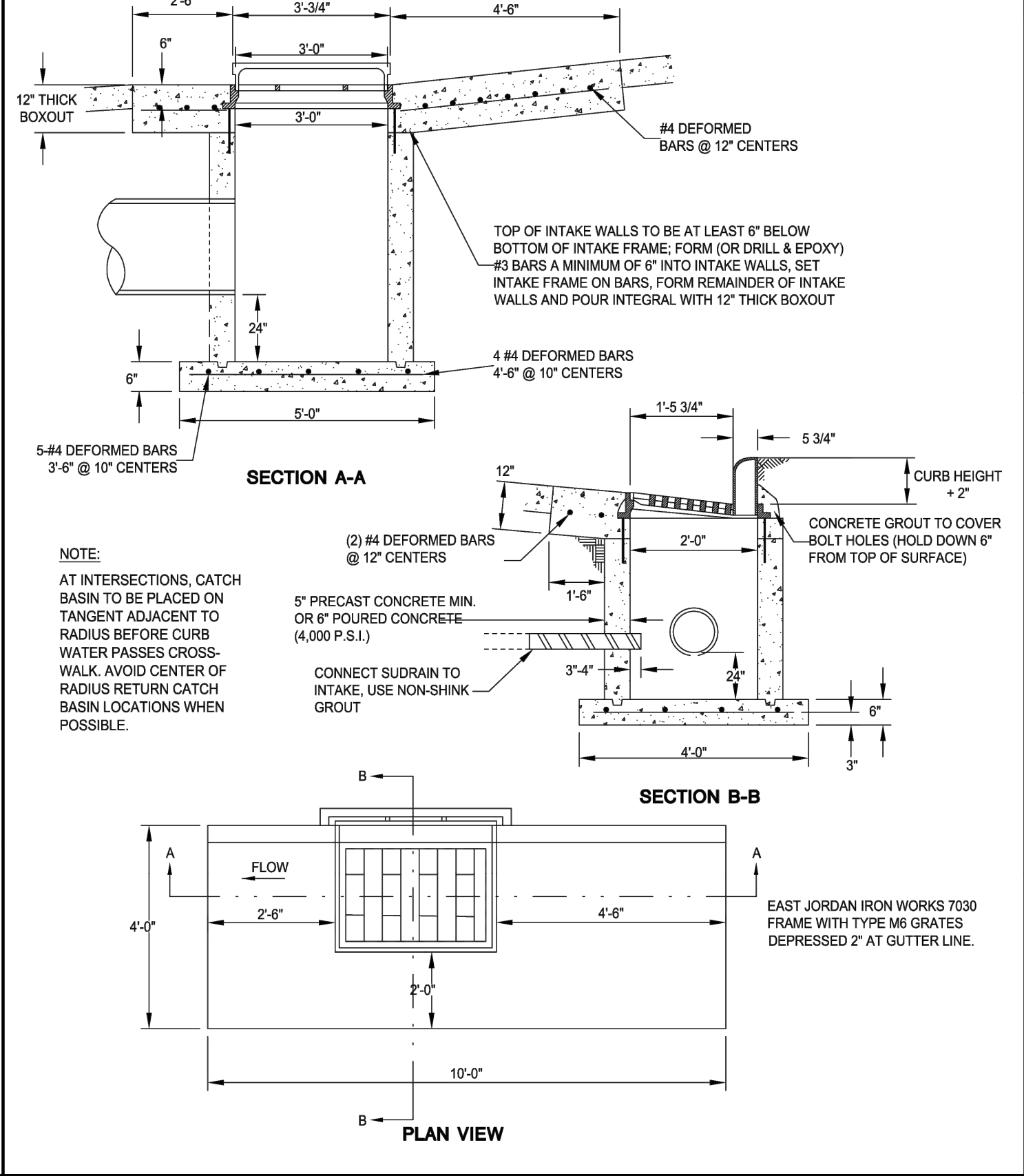
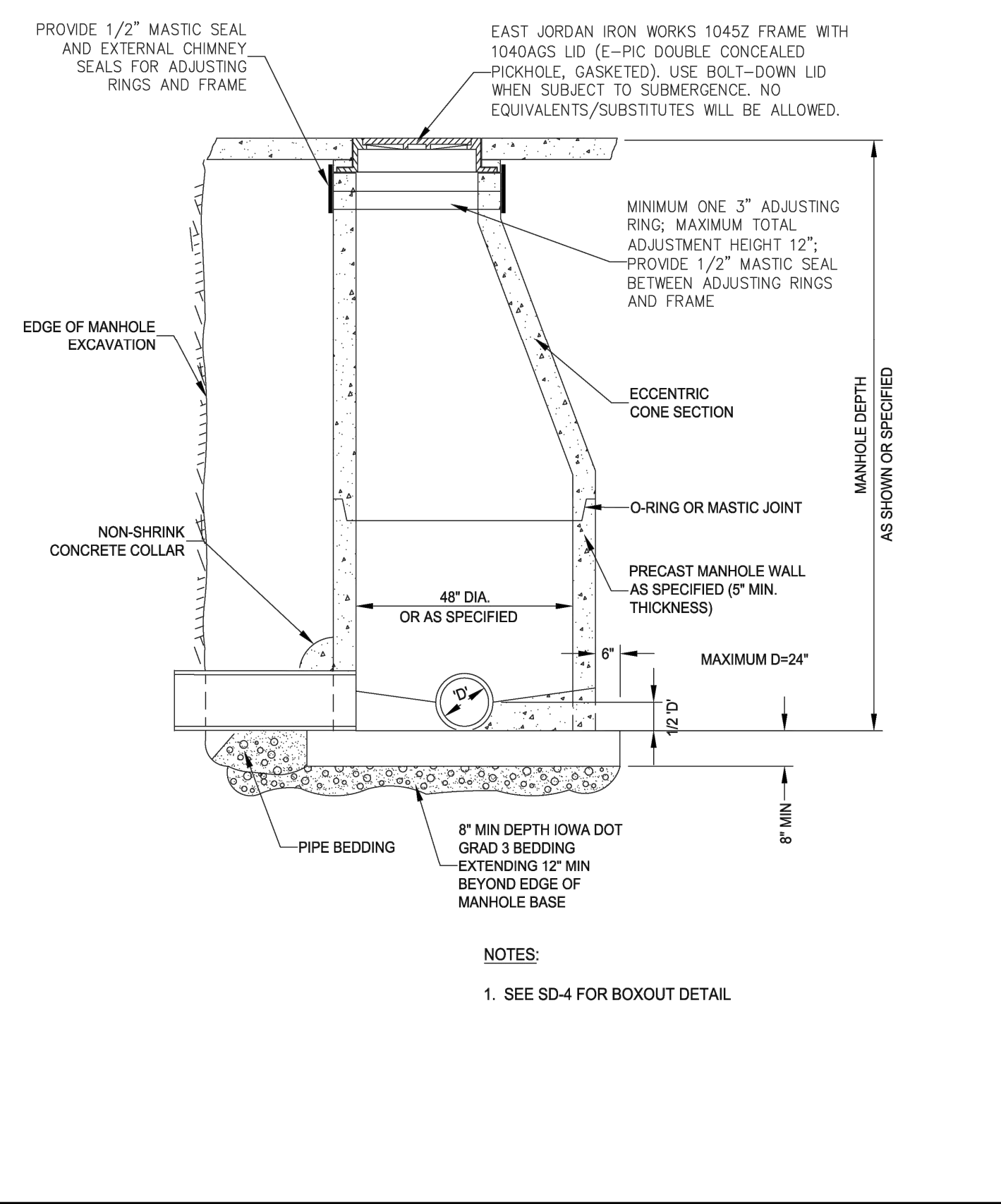
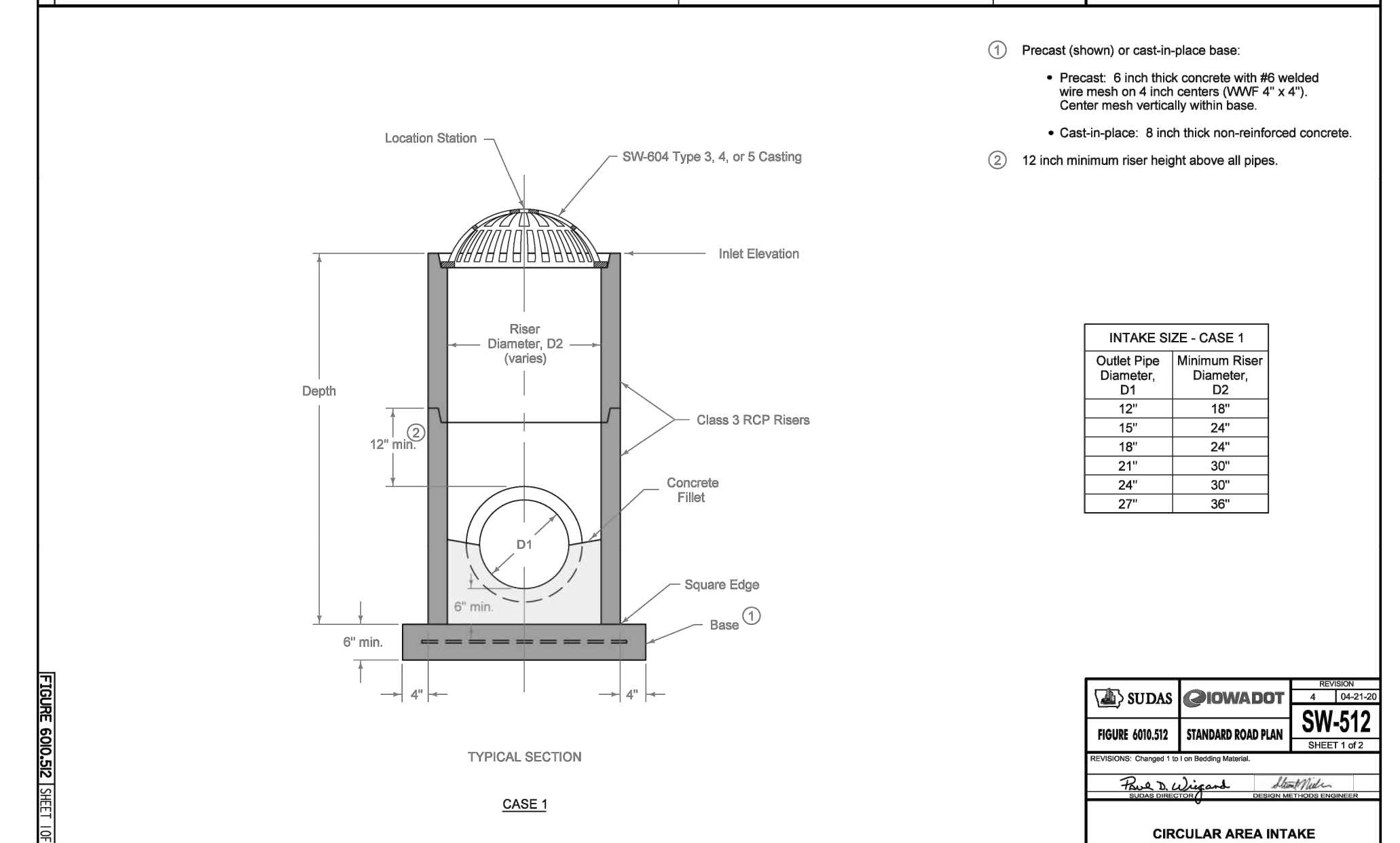
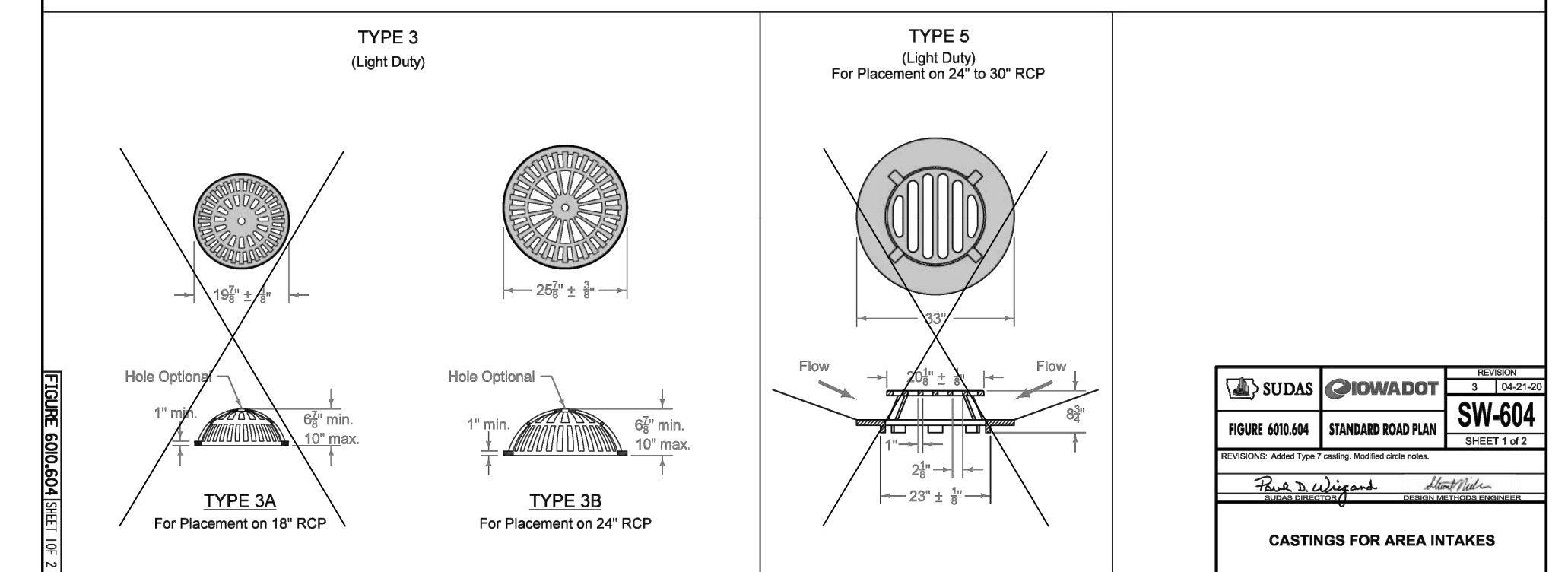
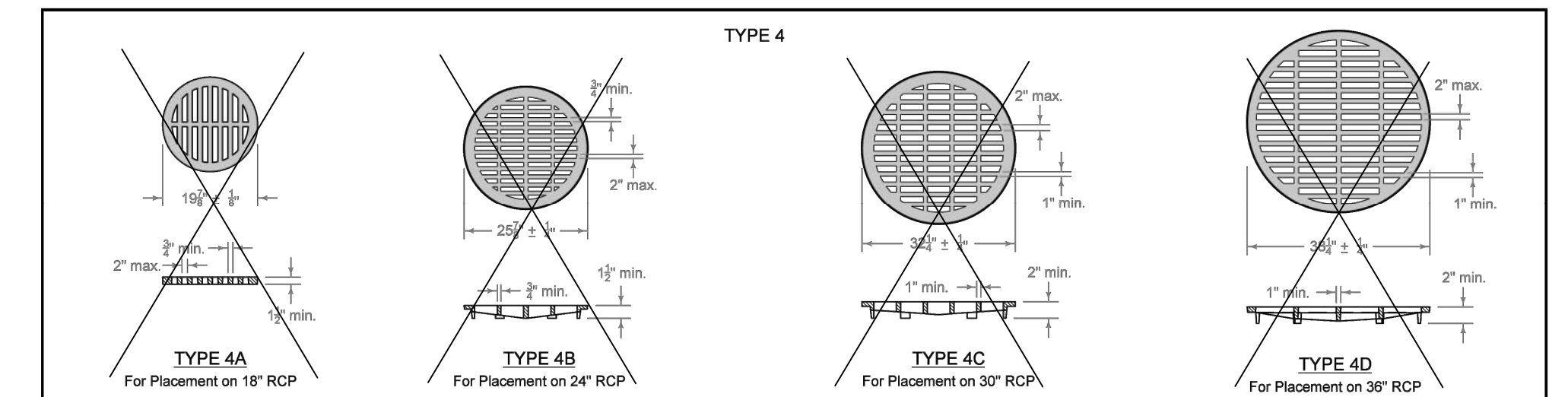
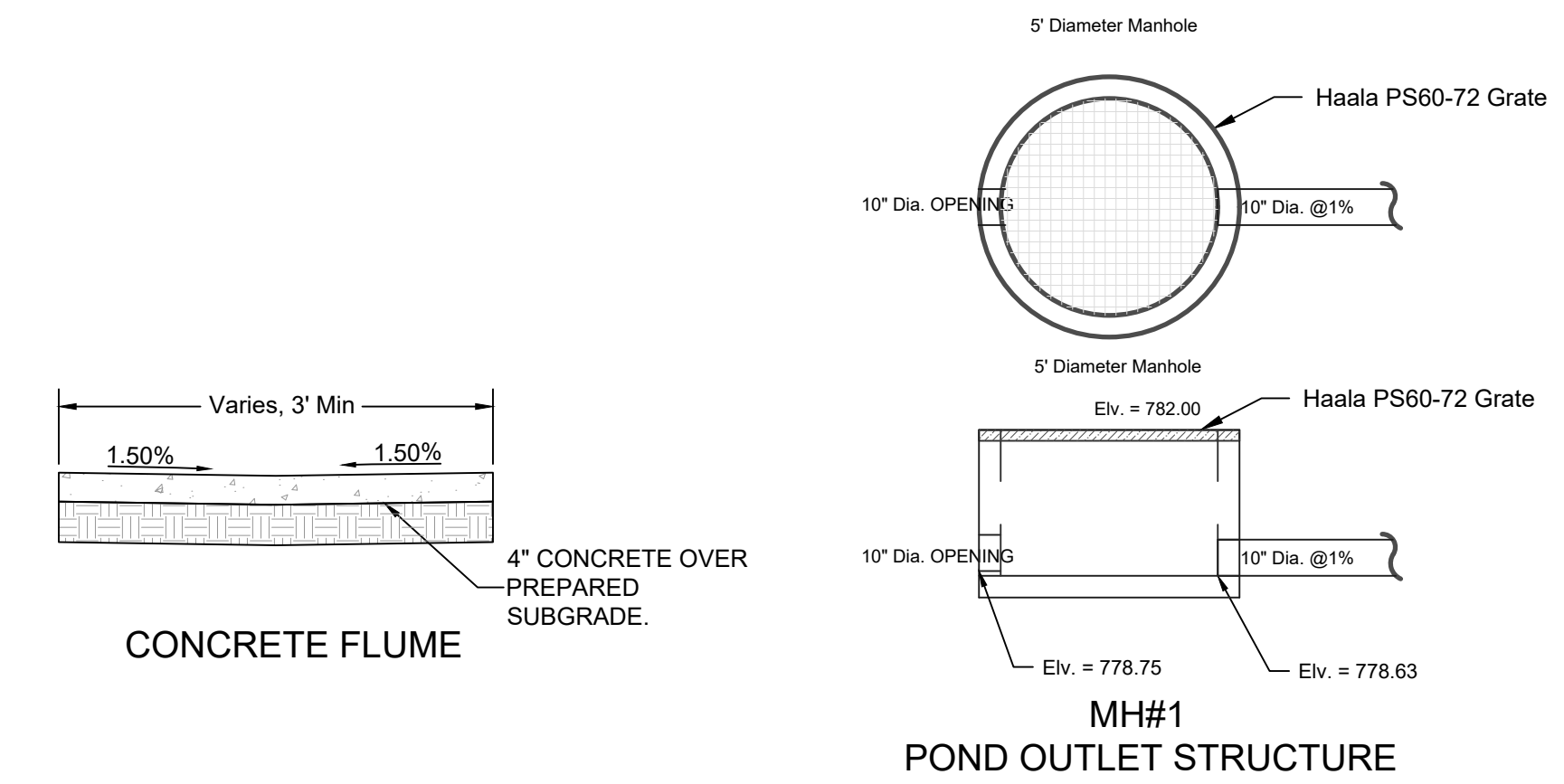
CONSTRUCT CURB INLET				
STRUCTURE	TYPE	BACK OF CURB	PIPE INVERT	SUMP
CI-1	Single	786.49	15" N INV IN = 782.92' 15" S INV OUT = 780.88'	2.00'
CI-2	Single	786.48	15" S INV OUT = 783.23'	2.00'
CI-3	Single	784.82	15" W INV IN = 780.07' 18" NE INV OUT = 779.66'	2.00'
CI-4	Single	784.82	15" S INV IN = 780.58' 15" E INV OUT = 780.38'	2.00'

STORM PIPE TABLE					
PIPE NAME	LOCATION	SIZE	MATERIAL	LENGTH	SLOPE
P-1	MH-1 TO FES-1	10"	HDPE PIPE	39'	1.00%
P-2	CI-1 TO FES-2	15"	RCP	38'	1.00%
P-3	CI-2 TO CI-1	15"	RCP	31'	1.00%
P-4	CI-3 TO FES-3	18"	RCP	41'	1.00%
P-5	CI-4 TO CI-3	15"	RCP	31'	1.00%
P-6	AI-1 TO CI-4	15"	RCP	15'	1.00%
P-7	AI-2 TO AI-1	15"	RCP	101'	1.00%
P-8	MH-1 TO	10"	PVC PIPE	1'	0.00%

CONSTRUCT AREA INLET			
STRUCTURE	RIM	PIPE INVERT	STYLE
AI-1	783.58	15" W INV IN = 780.74' 15" N INV OUT = 780.73'	SUDAS SW-512
AI-2	784.47	15" E INV OUT = 781.75'	SUDAS SW-512

CONSTRUCT MANHOLE		
STRUCTURE	RIM	PIPE INVERT
MH-1	782.00	10" SE INV OUT = 778.63' 10" NW INV OUT = 778.75'

CONSTRUCT FLARED END SECTION	
STRUCTURE	PIPE INVERT
FES-1	10" NW INV = 778.24'
FES-2	15" N INV = 780.50'
FES-3	18" SW INV = 779.25'



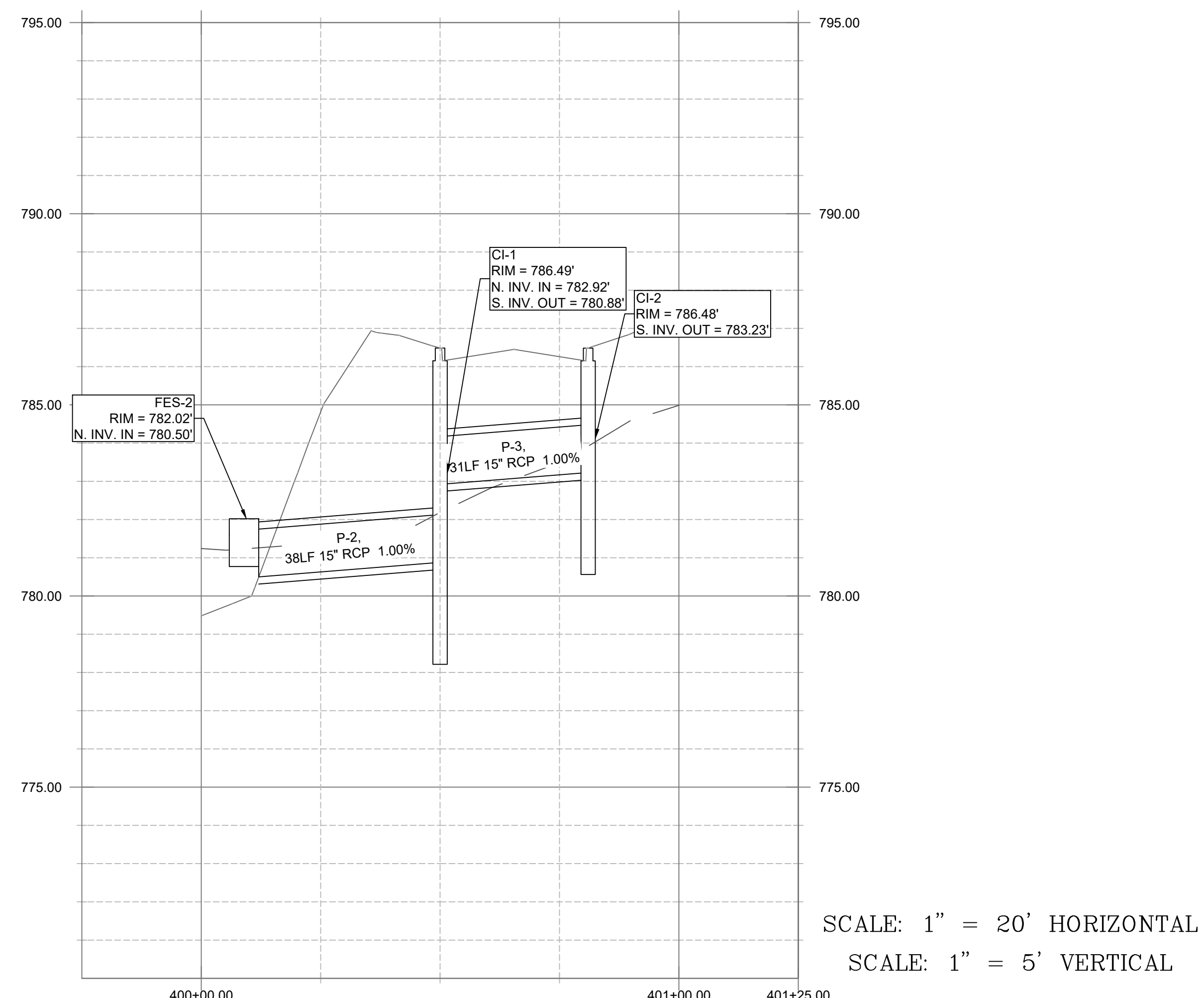
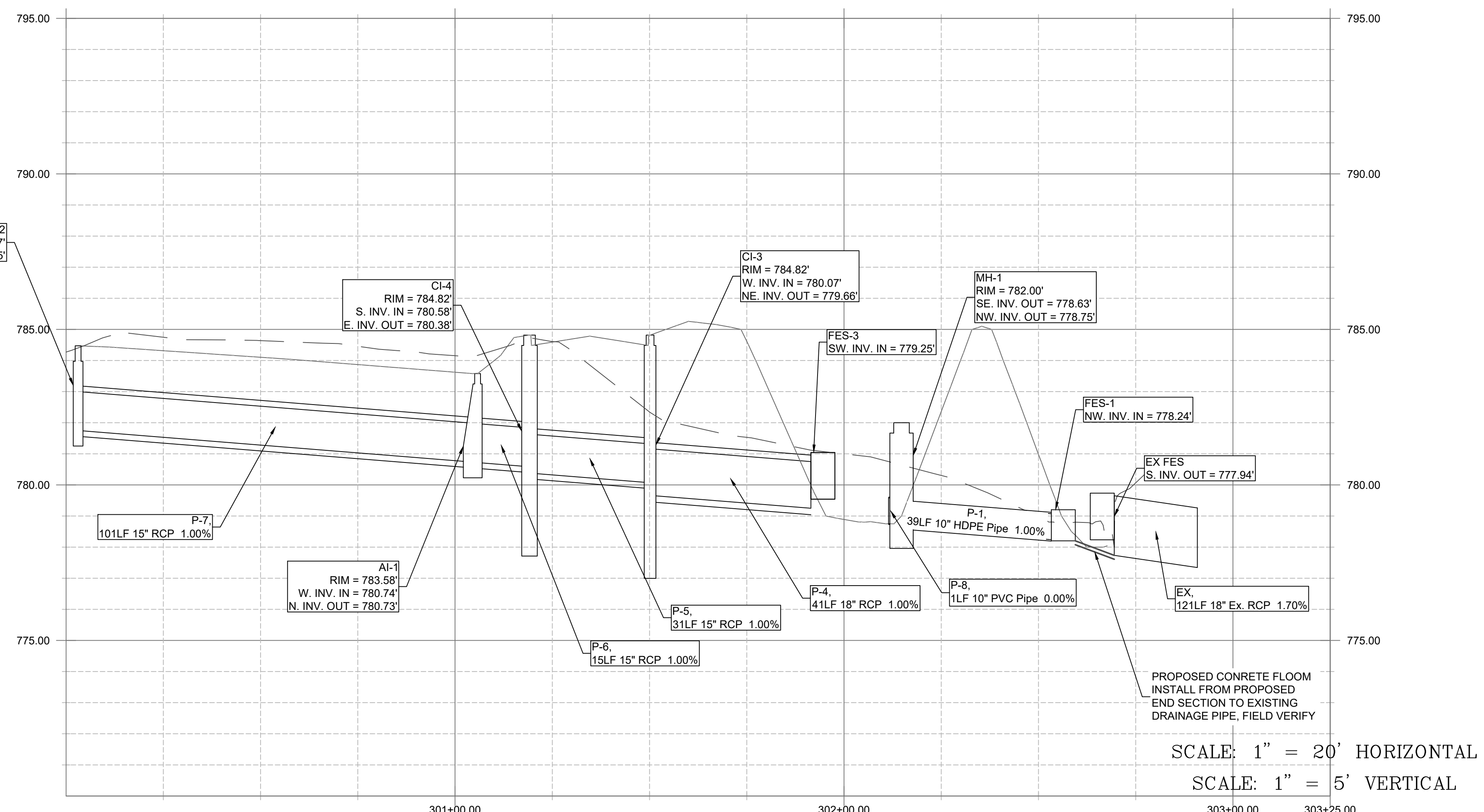
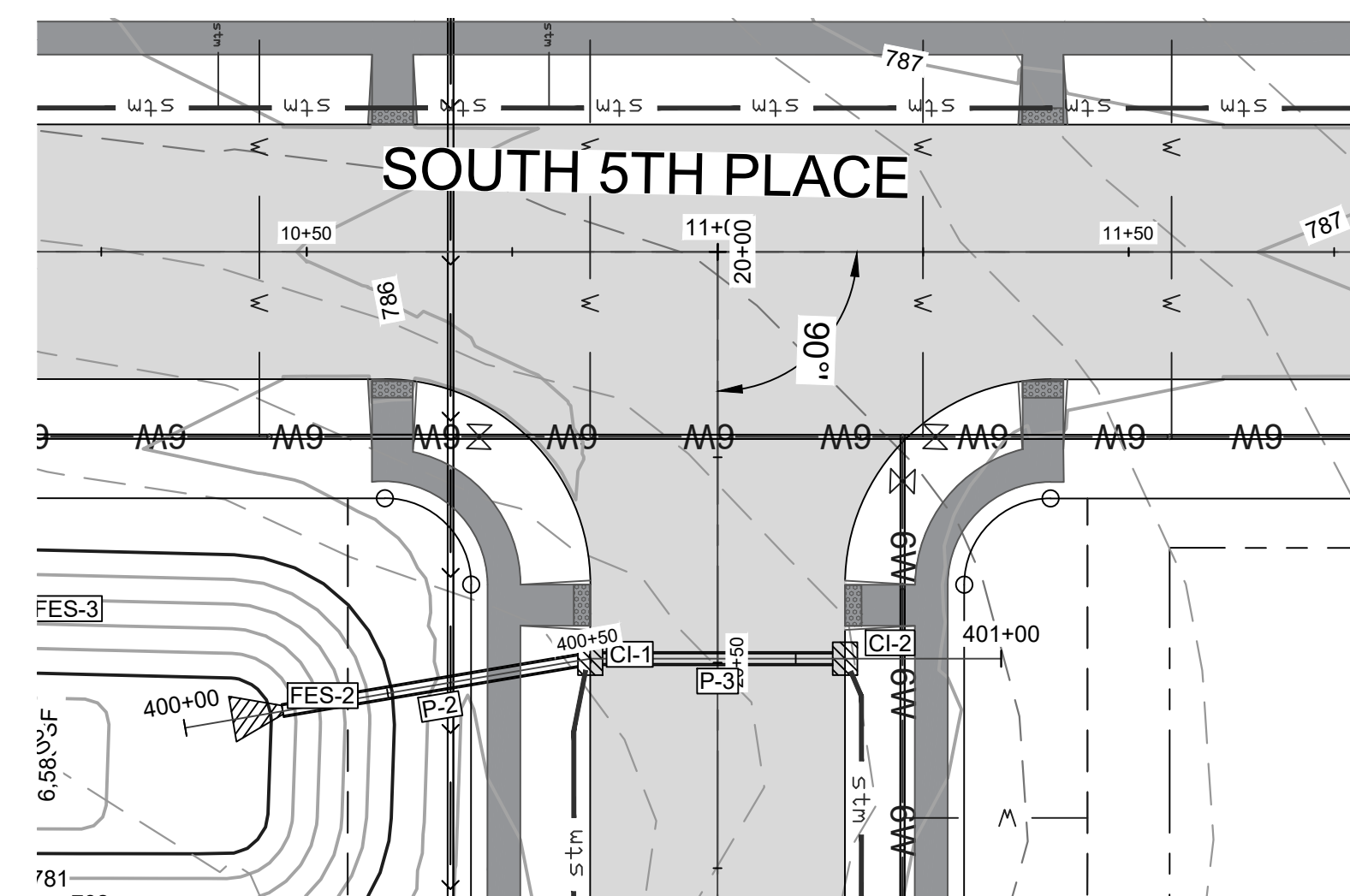
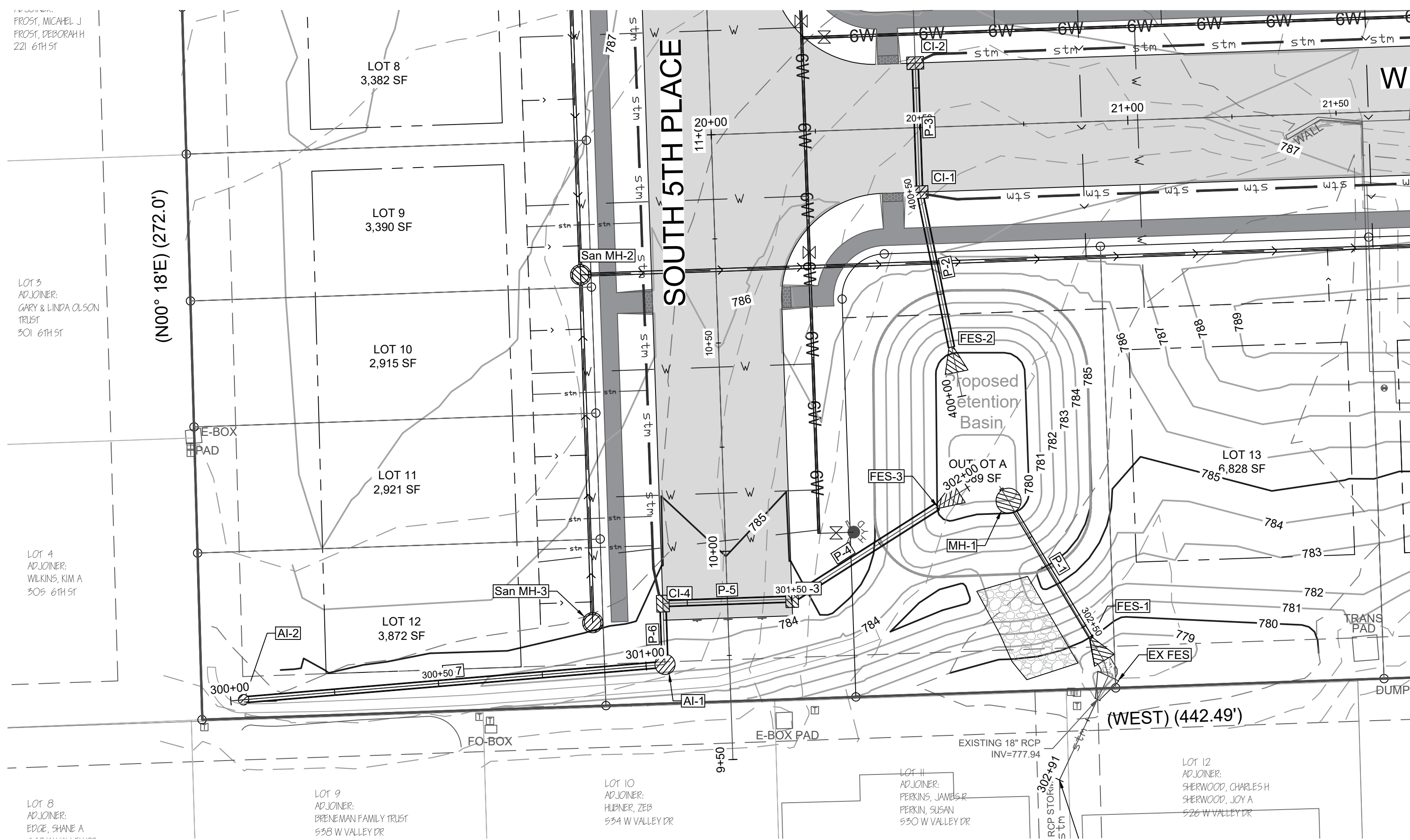
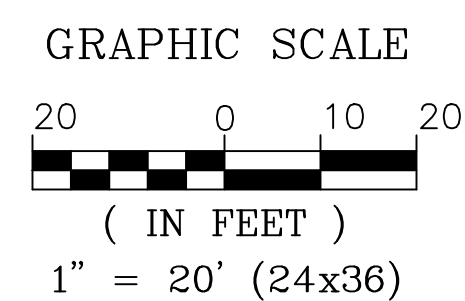
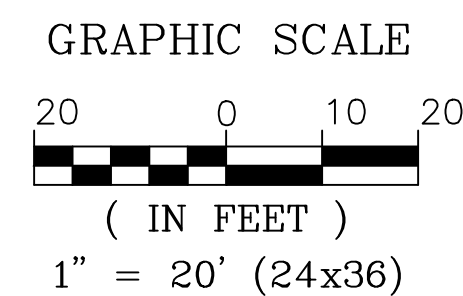
CITY OF ELDRIDGE
Detail Description: STANDARD STORM MANHOLE
Date: 3/20/17
Detail Number: SD-5

CITY OF ELDRIDGE
Detail Description: SINGLE CATCH BASIN DETAIL
Date: 08/18/17
Detail Number: SD-14

CITY OF ELDRIDGE
Detail Description: FLARED END SECTION
Date: 3/20/17
Detail Number: SD-17

NO.	REVISIONS: DESCRIPTION	DATE

NORTH SCOTT SCHOOL DISTRICT LANCERS RUN SUBDIVISION TO THE CITY OF ELDRIDGE, IA



SCALE: 1" = 20' HORIZONTAL
SCALE: 1" = 5' VERTICAL

SCALE: 1" = 20' HORIZONTAL
SCALE: 1" = 5' VERTICAL

NO.	REVISIONS: DESCRIPTION	DATE

EROSION CONTROL PLAN

NORTH SCOTT SCHOOL DISTRICT LANCERS RUN SUBDIVISION TO THE CITY OF ELDRIDGE, IA

EROSION CONTROL NOTES:

- THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF ELDRIDGE AND THE IOWA DEPARTMENT NATURAL RESOURCES, LATEST EDITIONS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
- THE EROSION AND SEDIMENTATION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS. PRESERVE EXISTING VEGETATION WHEN POSSIBLE BY DISTURBING THE SMALLEST POSSIBLE AREA DURING CONSTRUCTION.
- ALL STORM SEWER FACILITIES THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY FABRIC OR GRAVEL FILTERS OR OTHERWISE MAINTAINED TO REMOVE SEDIMENT.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNERS WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- STOCK PILES SHALL BE LOCATED AWAY FROM ANY ROADS, OPEN DITCHES, STORM SEWER OR WATERWAYS. STOCK PILES SHALL BE IMMEDIATELY PROTECTED WITH TEMPORARY SEEDING IF NOT SCHEDULED TO BE USED WITHIN 14 DAYS. SILT FENCES SHALL BE INSTALLED AS NEEDED IMMEDIATELY AFTER SOIL IS STOCK PILED.
- TOTAL AREA DISTURBED DURING GRADING OPERATIONS = ±2.61 ACRES. AN NPDES PERMIT No. 2 WILL BE REQUIRED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- TEMPORARY SEEDING OF ALL DISTURBED AREAS SHALL BE DONE IMMEDIATELY AFTER THE COMPLETION OF SITE GRADING OPERATIONS. IF CONSTRUCTION ACTIVITIES ARE NOT PLANNED OR SUSPENDED FOR AT LEAST 14 DAYS, THE AREA SHALL BE IMMEDIATELY STABILIZED BY TEMPORARY SEEDING AND MULCHING. FAST GERMINATING GRASSES SHALL BE USED FOR TEMPORARY SEEDING (SEE TABLE "A").

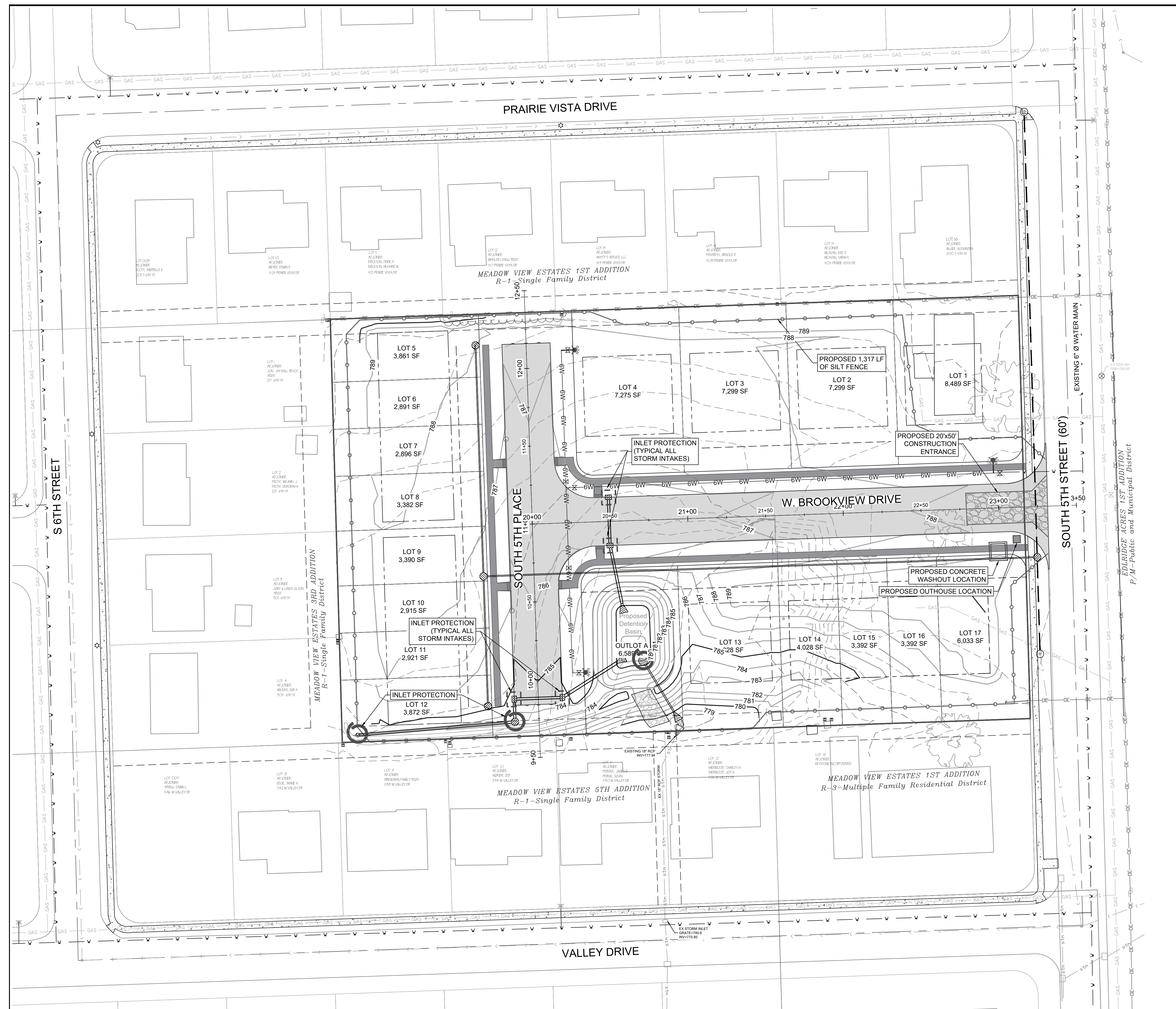
TABLE "A" - TEMPORARY SEEDING SPECIES, RATES AND DATES

SPECIES	POUNDS PER ACRE	POUNDS PER 1000 S.F.	SEEDING DATES
OATS	90	90	EARLY SPRING - JULY 1
CEREAL RYE	90	90	EARLY SPRING - SEPT. 30
WHEAT	90	90	EARLY SPRING - SEPT. 30
PERENNIAL RYE GRASS	25	25	EARLY SPRING - SEPT. 30

- PERMANENT SEEDING MIXTURE:
ALTA FESCUE 50 LBS/ACRE
PERENNIAL RYE GRASS 30 LBS/ACRE
CREEPING RED FESCUE 20 LBS/ACRE
OATS, SPRING 48 LBS/ACRE
- WHEN SEEDINGS ARE MADE ON CRITICAL OR ADVERSE SOIL CONDITIONS, MULCH MATERIAL WILL BE APPLIED IMMEDIATELY AFTER SEEDING. SHOULD SEEDING BE MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOILS ON VERY FLAT AREAS MAY NOT NEED TO BE MULCHED.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CLEANED OR REPLACED WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- SEDIMENT CLEANUP SHALL BE PERFORMED AT THE END OF EACH CONSTRUCTION DAY TO REMOVE SEDIMENTS FROM EXISTING PAVEMENT. STABILIZATION STONE CONSTRUCTION ENTRANCES MAY BE REQUIRED TO PREVENT OFFSITE TRACKING OF SEDIMENTS AND DUST DURING CONSTRUCTION. THICKNESS SHALL BE 6 INCHES OR GREATER, WIDTH SHALL BE A MINIMUM OF 14 FEET, AND LENGTH SHALL BE A MINIMUM OF 50 FEET. DUST CONTROL MEASURES SUCH AS IRRIGATION MAY ALSO BE REQUIRED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED WEEKLY TO LOCATE DAMAGE AND CONDUCT MAINTENANCE OPERATIONS.
- THE CONTRACTOR AND EACH SUBCONTRACTOR RESPONSIBLE FOR WATER POLLUTION CONTROL SHALL DESIGNATE, PRIOR TO BEGINNING CONSTRUCTION, A PERSON OR PERSONS WHO CAN BE CONTACTED IN AN EMERGENCY INVOLVING THEIR WATER POLLUTION CONTROL ITEMS. THESE DESIGNATED PEOPLE SHALL BE AVAILABLE TO REPAIR AND MAINTAIN WATER POLLUTION CONTROL DEVICES ON A 24-HOUR PER DAY BASIS.
- THE LOCATION OF CONSTRUCTION PARKING, EQUIPMENT & MATERIAL STORAGE, HAZARDOUS MATERIAL/CHEMICAL STORAGE, SANITARY FACILITIES, JOB TRAILER, AND SNOW STOCKPILES SHALL BE INDICATED ON THE EROSION CONTROL PLAN AND SWPPP DOCUMENTS BY THE ONSITE MANAGER WHEN THE LOCATION BECOMES KNOWN. BACK OF CURB PROTECTION MUST BE ADDED AS NEEDED THROUGHOUT THE SUBDIVISION DEVELOPMENT AND HOME BUILDING ACTIVITIES.

EROSION CONTROL LEGEND:

	TYP. SILT FENCE (SUDAS 9040.119)		12'0" FILTER SOCK @35' MAXIMUM SPACING (SUDAS 7E-4)
	TYP. MH INLET PROTECTION (SUDAS 7E-20)		12'0" FILTER SOCK FLARED END SECTION INTAKE PROTECTION
	TYP. SILT FENCE CHECK DAM (SUDAS 9040.106)		PORTA-POT TEMPORARY TOILET
	NORTH AMERICAN GREEN S755N TURF REINFORCEMENT MAT OR APPROVED EQUAL PER MANUFACTURERS SPECIFICATIONS; EXTEND MATTING TO TOP OF SLOPE		SUDAS APPROVED CONCRETE WASHOUT LOCATION
	FINAL BACK OF CURB FILTER SOCK		STABILIZED CONSTRUCTION ENTRANCE (SUDAS 9040.12)



DATE: 1/10/2025
 563 386.4236 office 386.4231 fax
 2224 East 12th Street, Davenport, IA 52803

DRAWN BY: PAR
 CHECKED BY: CRT
 DRAWING LOCATION: S:NORTH SCOTT SCHOOLS 5TH STREET SUBDIVISION DRAWINGS

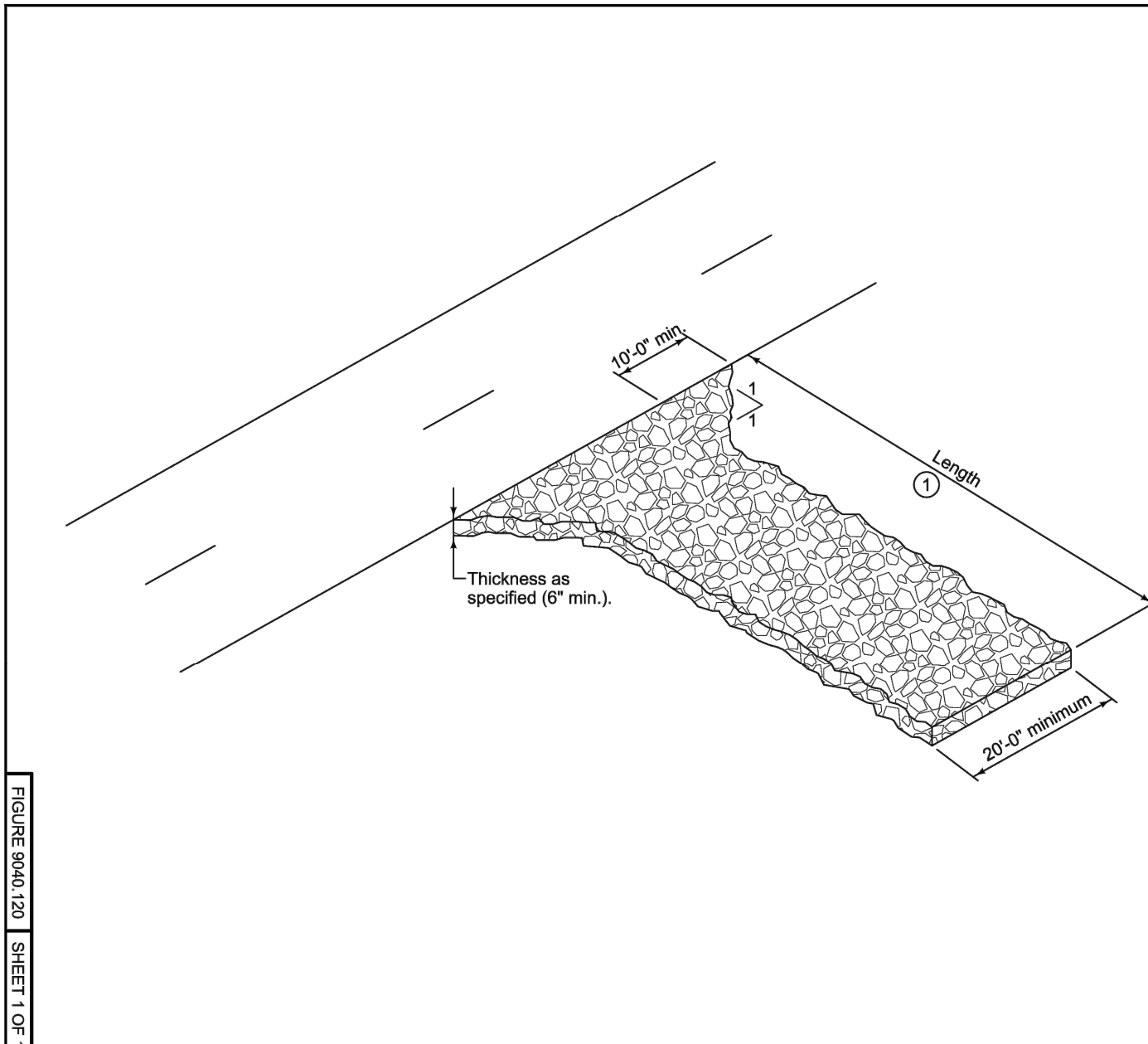
NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: EROSION CONTROL PLAN
 LANSCERS RUN SUBDIVISION
 208 5TH STREET
 ELDRIDGE, IA 52748

DEVELOPER: NORTH SCOTT SCHOOL DISTRICT
 200 S 1ST STREET
 ELDRIDGE, IA 52748

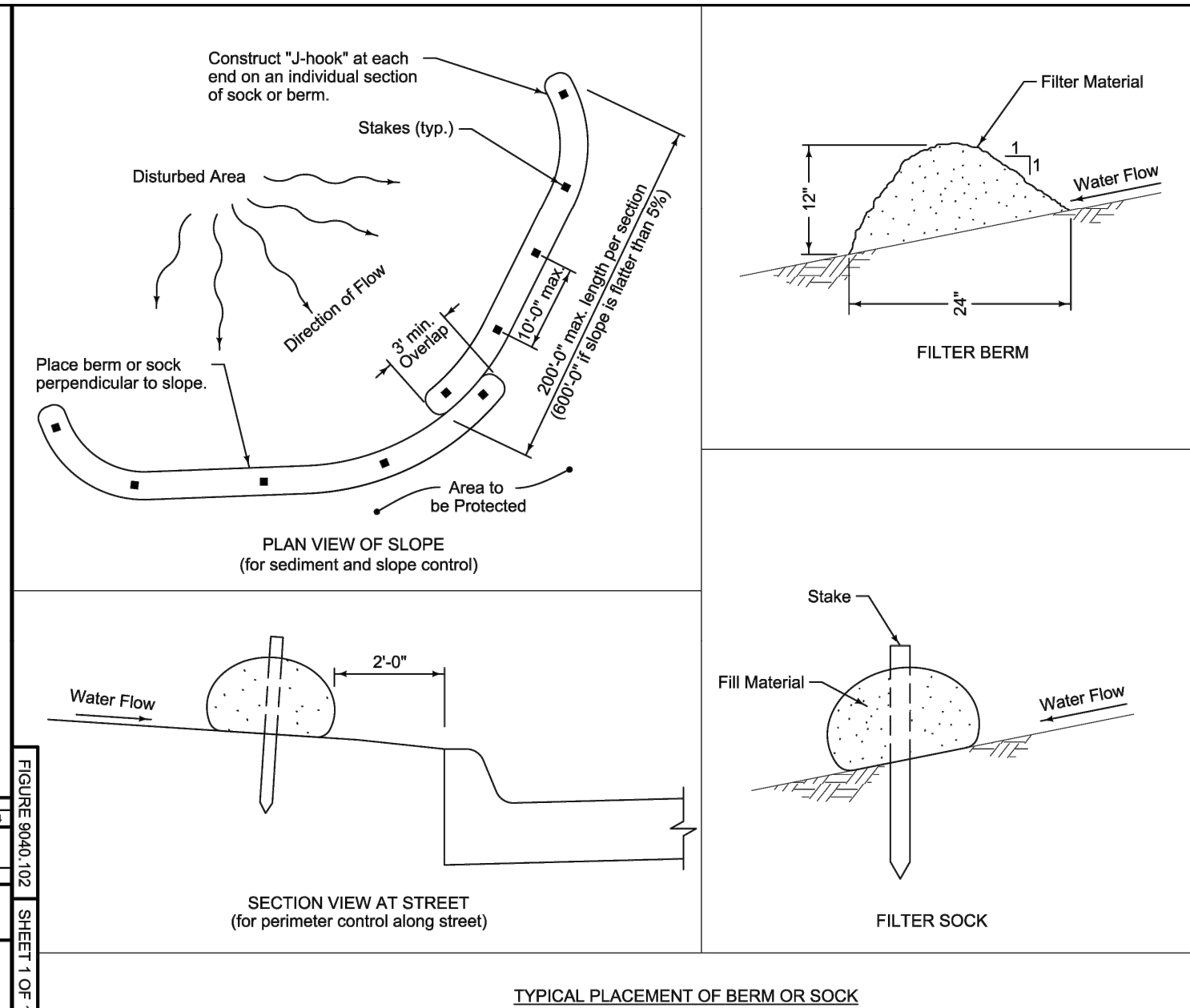
SHEET NO. C8.0

NORTH SCOTT SCHOOL DISTRICT LANCERS RUN SUBDIVISION TO THE CITY OF ELDRIDGE, IA



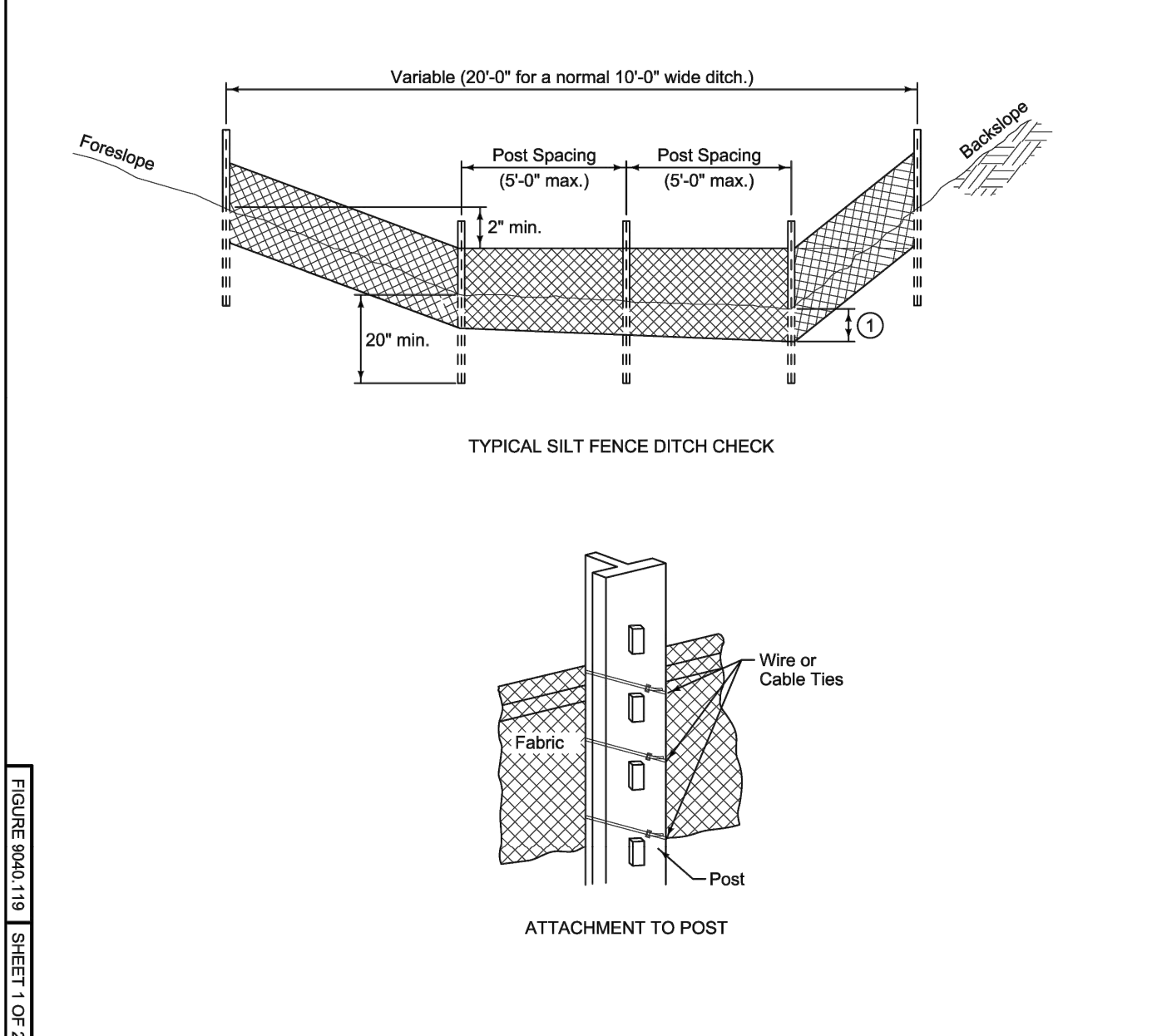
① Entrance length: 50 foot minimum (30 foot for single family residential), or as specified in the contract documents. Length of entrance may be increased if sediment track-out occurs.

SUDAS 9040.120
SHEET 1 OF 1
SUDAS Standard Specifications
STABILIZED CONSTRUCTION ENTRANCE



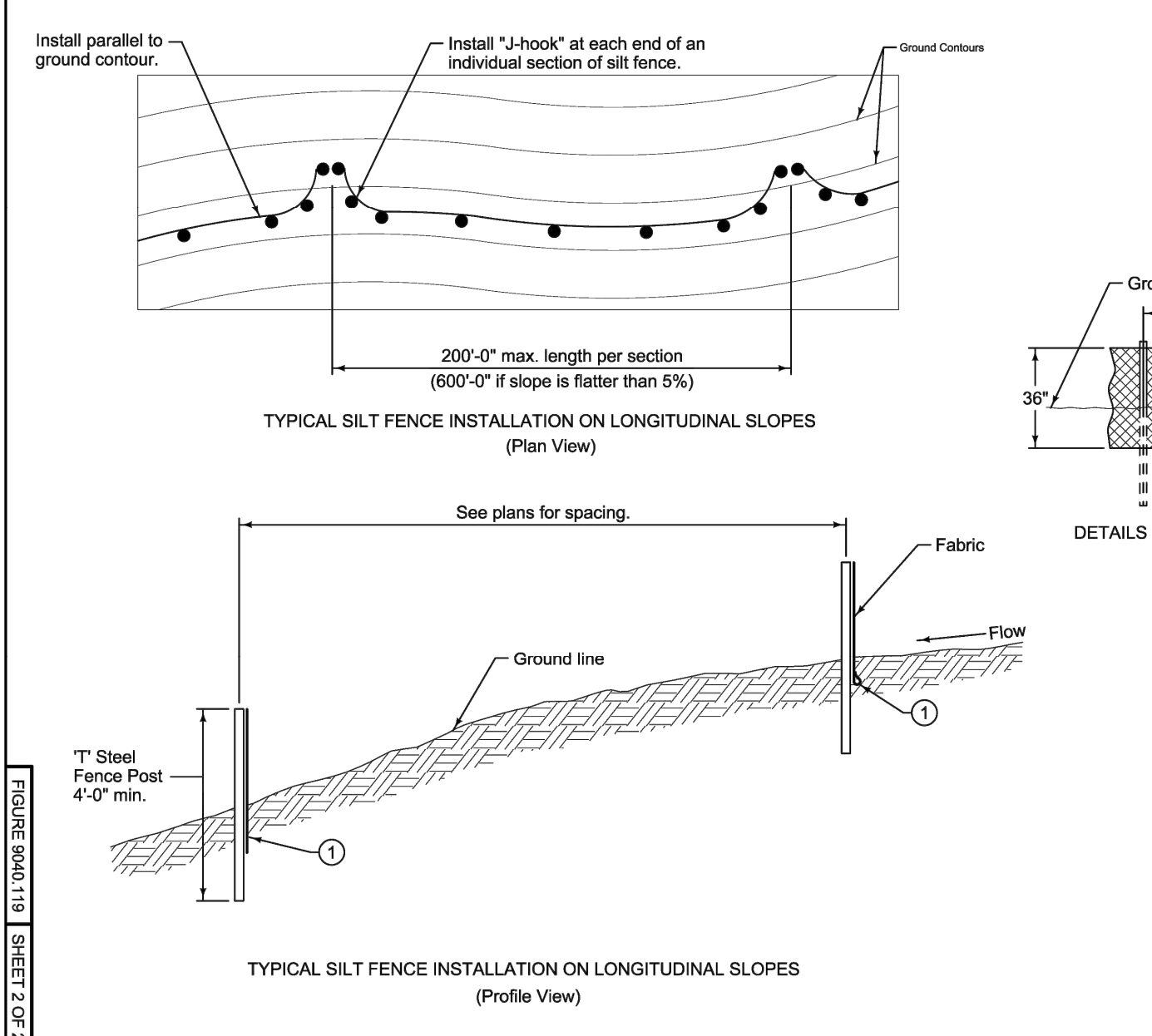
Berm shown is typical for slopes flatter than 3:1. For steeper slopes, increase berm size as directed by the Engineer.
Place berm in uncompacted windrow perpendicular to the slope at locations specified in the contract documents.
Filter sock diameter as specified in the contract documents.

SUDAS 9040.102
SHEET 1 OF 1
SUDAS Standard Specifications
FILTER BERM AND FILTER SOCK



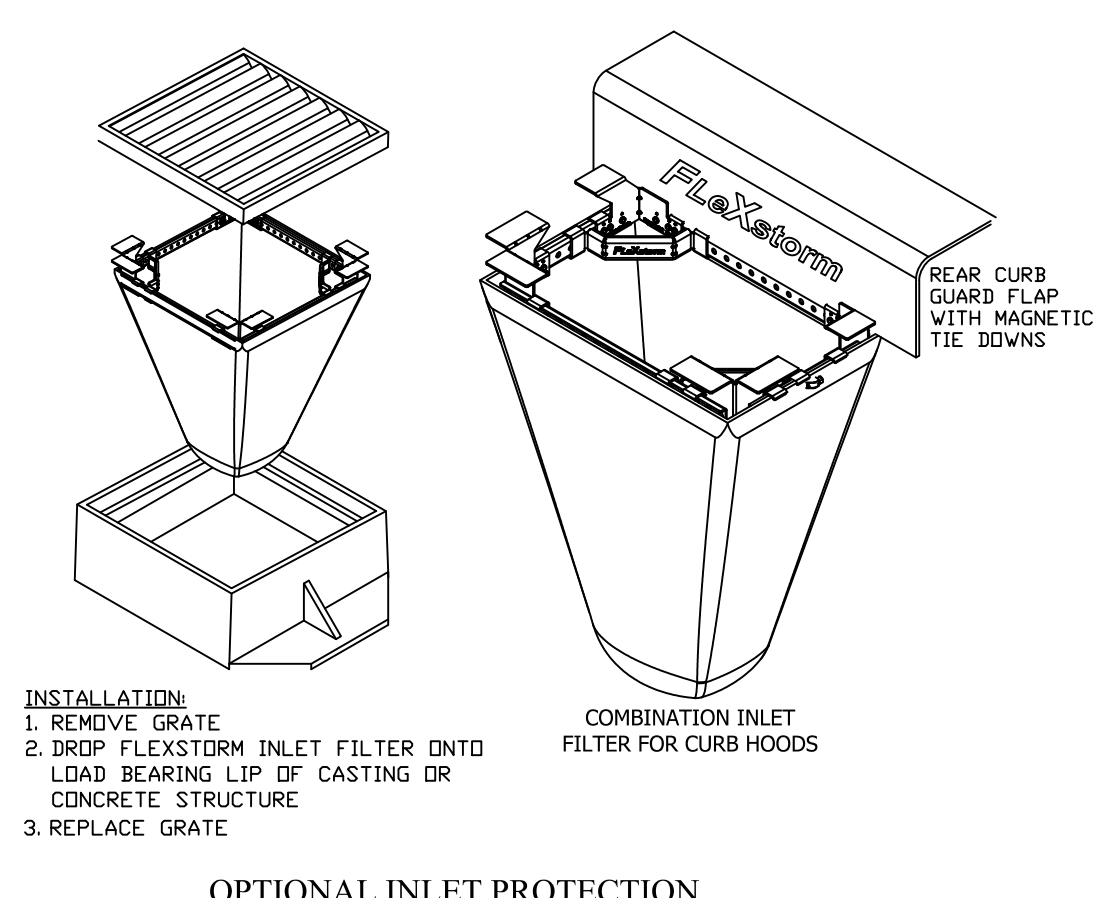
① Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

SUDAS 9040.119
SHEET 1 OF 2
SUDAS Standard Specifications
SILT FENCE



① Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).
② Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.

SUDAS 9040.119
SHEET 2 OF 2
SUDAS Standard Specifications
SILT FENCE



OPTIONAL INLET PROTECTION
NOT TO SCALE
ADDITIONAL EROSION CONTROL NOTES:
ALL SILT FENCE MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO ANY SITE WORK.
SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODDED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.
REFER TO THE SWPPP PLAN NOTES AND DETAIL SHEETS FOR MORE INFORMATION.

7E-20
Design Manual
Chapter 7 - Erosion and Sediment Control
7E - Design Information for ESC Measures

Inlet Protection

BENEFITS

	L	M	H
Flow Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sediment Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Runoff Reduction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flow Diversion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Inlet protection devices consist of a variety of manufactured sediment barriers and products, which are used to filter runoff before it enters the storm sewer system.
Typical Uses: Inlet protection is considered the last line of protection against releasing sediment into the stormwater system or a water body. Inlet protection should be considered around all stormwater intakes and culverts that accept runoff from disturbed areas.
Advantages:
• Provide one last opportunity to remove suspended particles from stormwater runoff.
• Areas requiring protection are easy to identify during both planning and construction.
Limitations:
• Available practices are not effective at removing fine particles.
• May be used improperly as the sole method of erosion and sediment control.
• Require high level of maintenance.
• Limited to treating runoff from areas of 1 acre or less.
Longevity: Varies by product; until sediment accumulates and clean out is required
SUDAS Specifications: Refer to Section 9040.2.18 and 3.24

Chapter 7 - Erosion and Sediment Control **Section 7E-20 - Inlet Protection**

A. Description/Uses

Inlet protection can be provided by a variety of methods. A number of new manufactured products are currently available which claim to adequately filter runoff before it enters the storm sewer intake. The effectiveness of these products has yet to be determined.

The traditional method of providing inlet protection is to construct a filter at the opening. The filter is constructed from wire mesh or a steel plate, filter fabric, and crushed stone.

B. Design Considerations

Most inlet protection devices rely on filtering techniques or on ponding small volumes of water to remove suspended particles. In general, the only way to remove fine particles from suspension is to detain the runoff for an extended period of time. Because inlet protection devices do not have the ability to pond and store large volumes of water, they are generally considered ineffective at removing fine particles from suspension in runoff. However, they are the last line of protection against releasing sediment-laden runoff into a stormwater system or water body. In addition, they may provide some benefit by trapping a portion of the larger suspended particles.

Because of their relative inefficiency compared to other techniques, inlet protection devices should not be used on a project as the sole method of sediment removal.

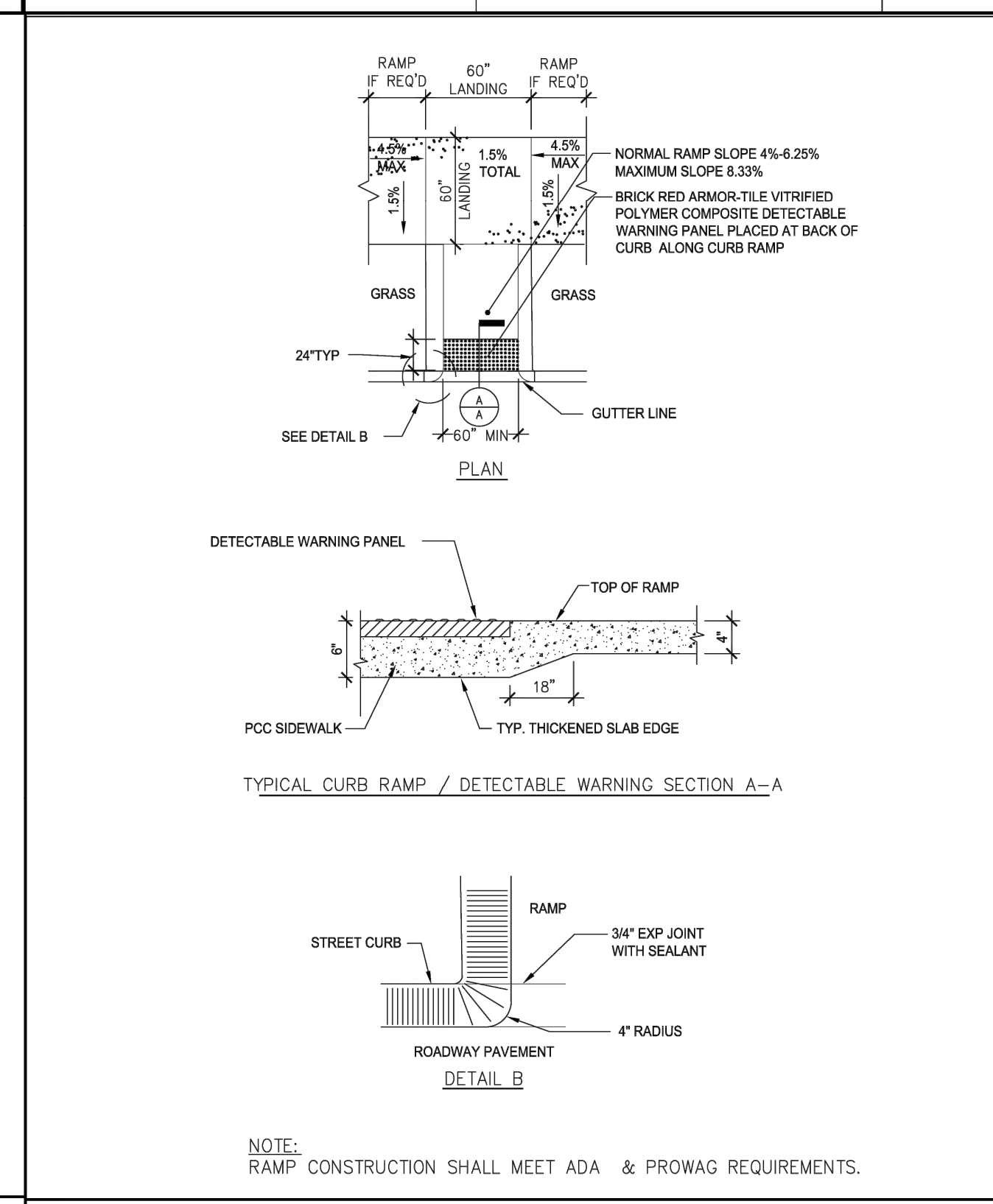
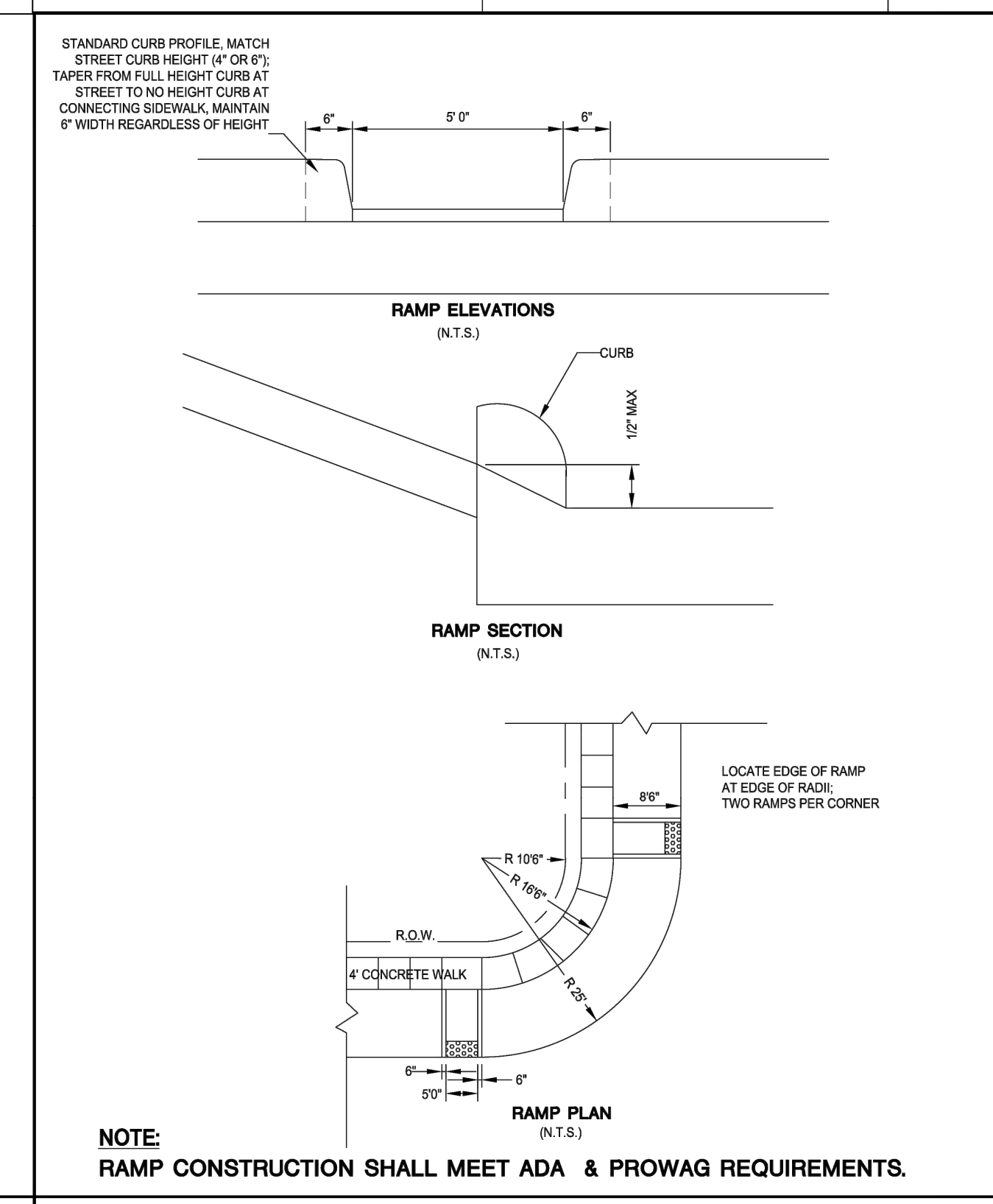
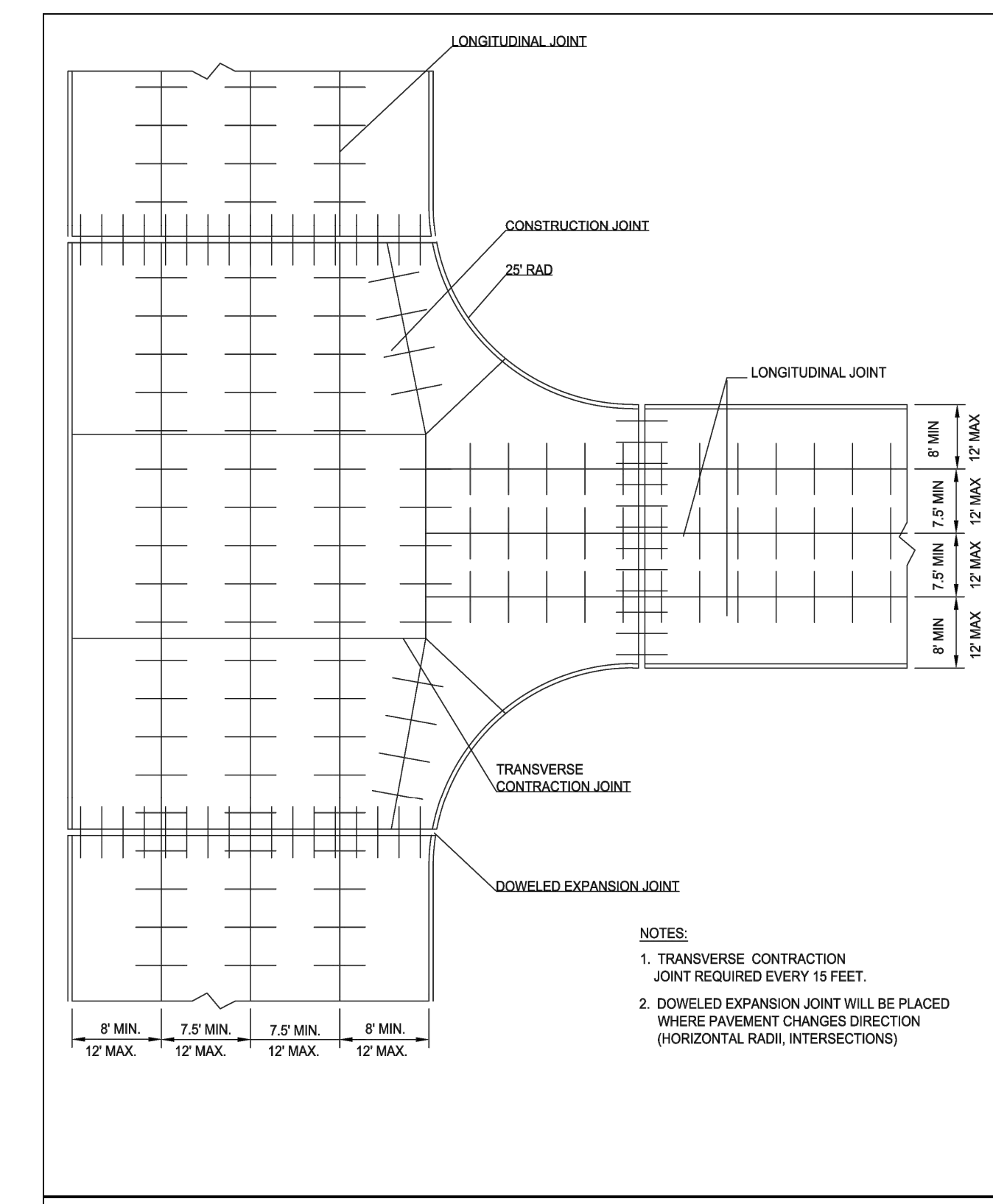
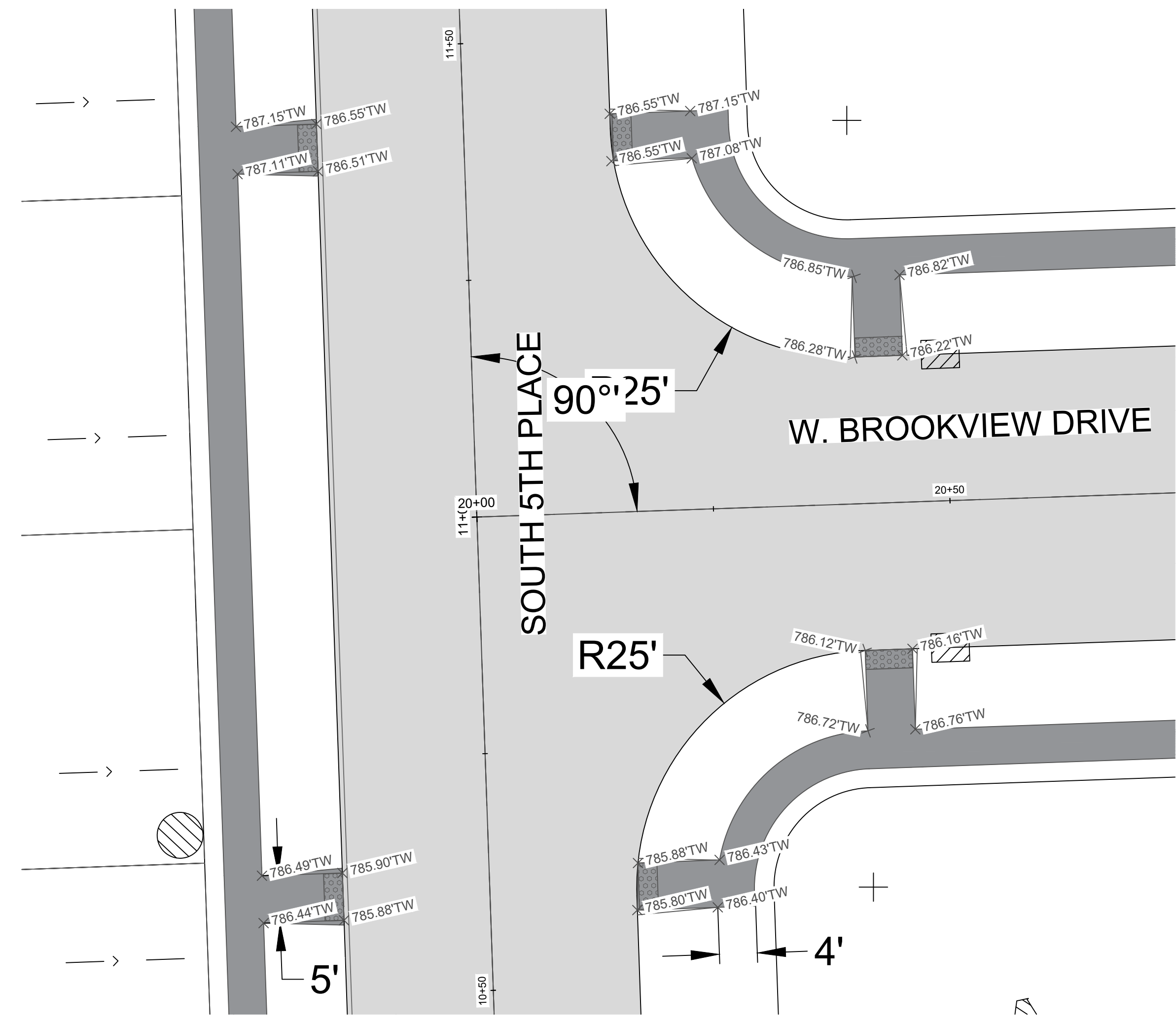
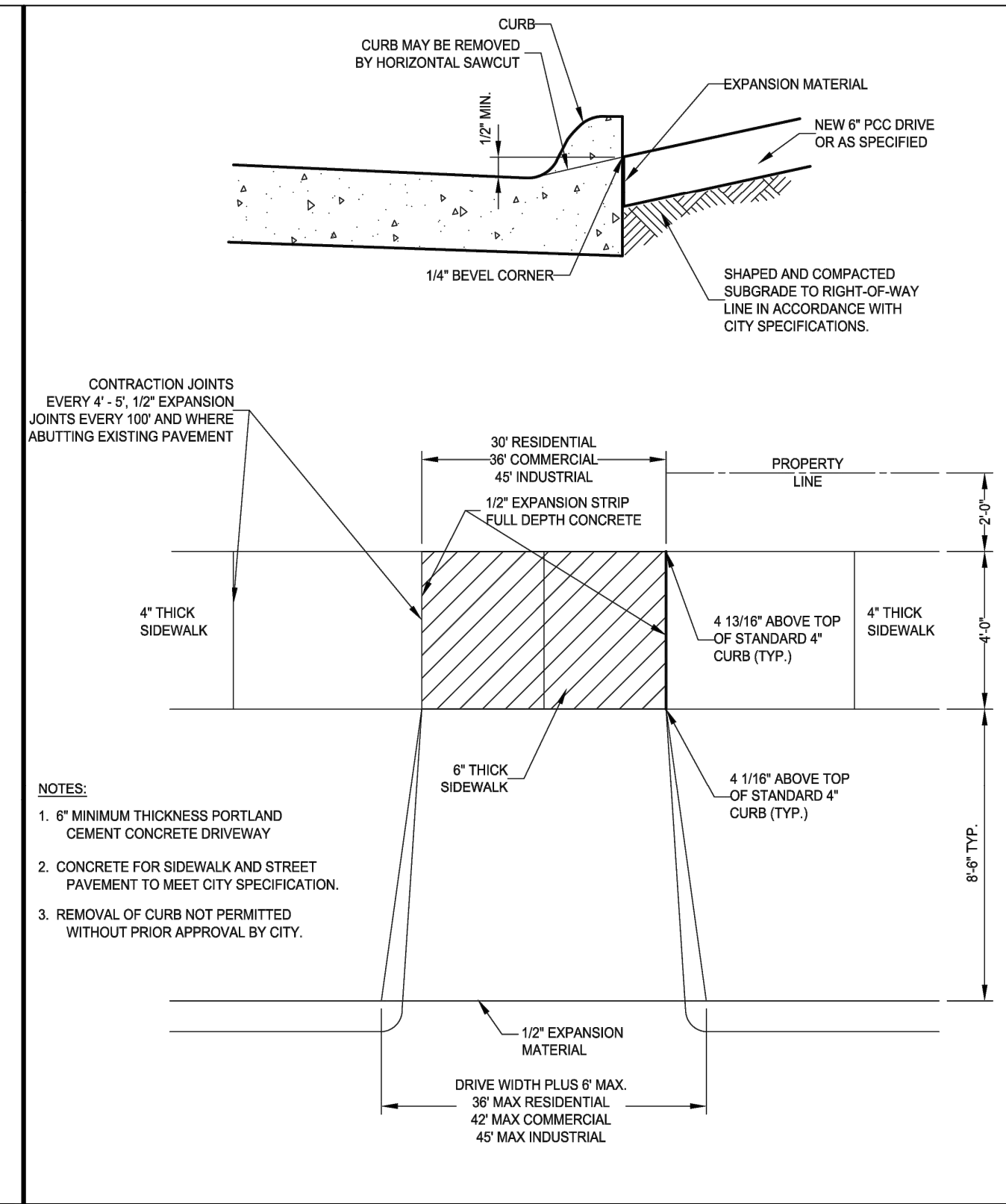
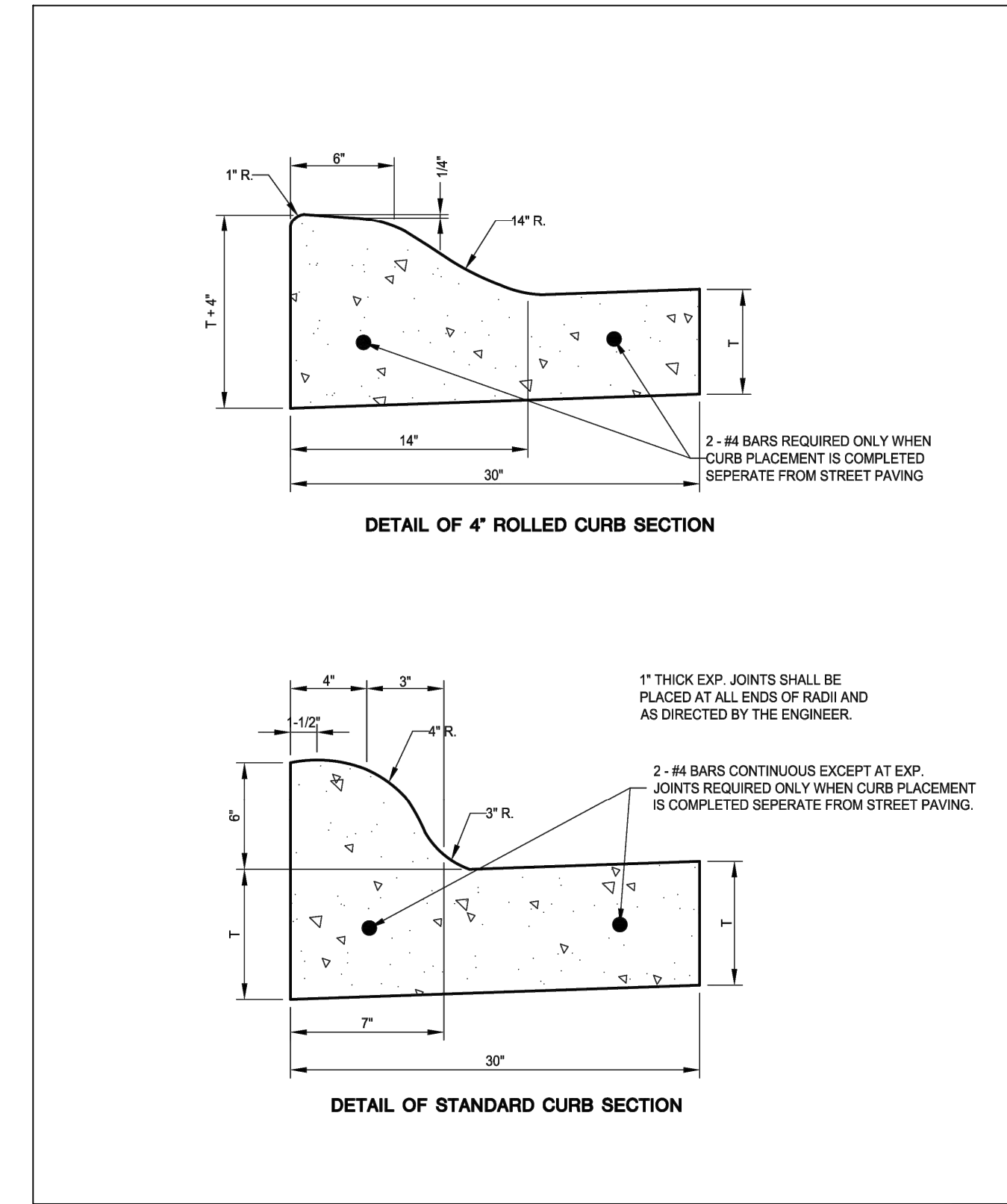
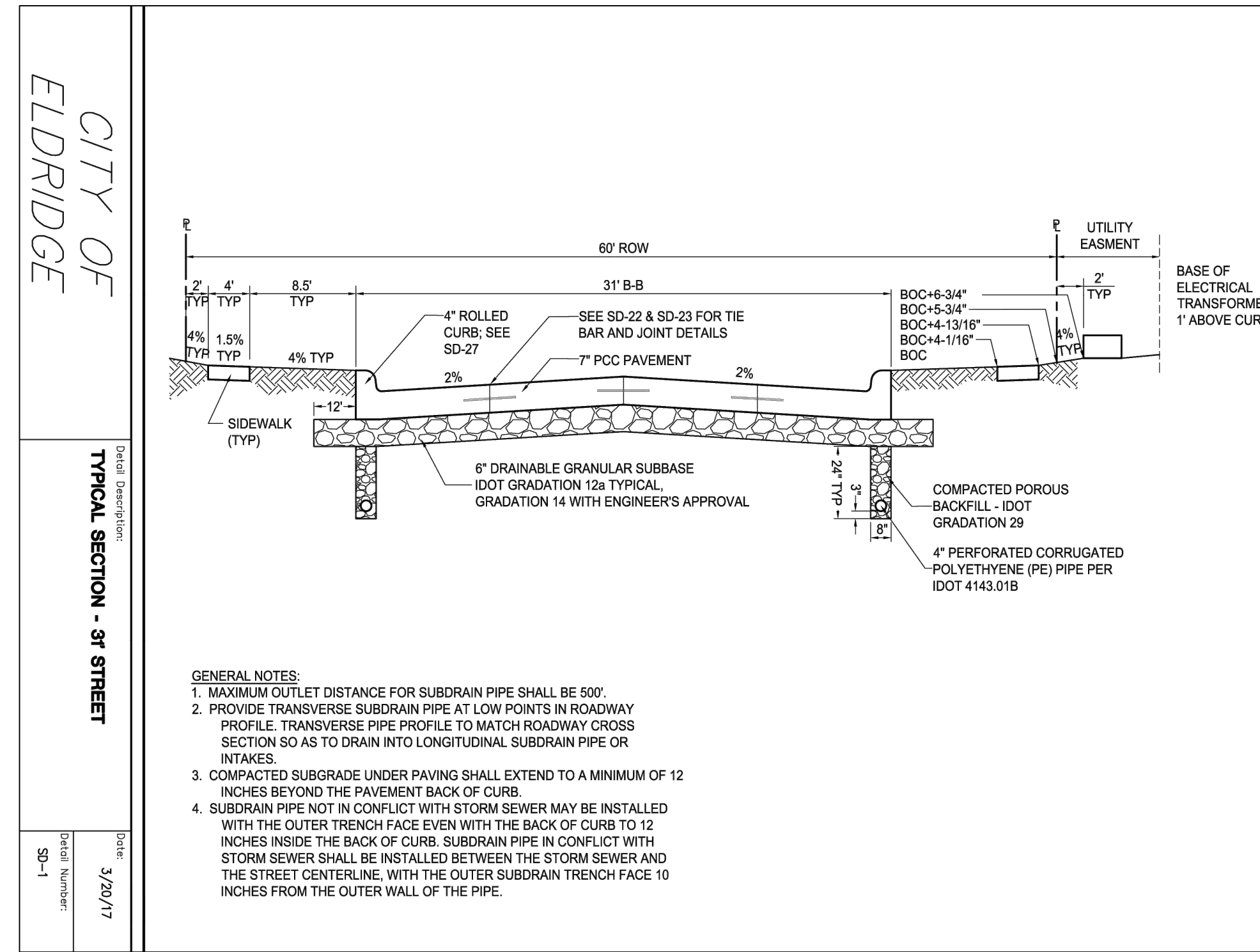
The traditional method for providing inlet protection was to construct a filter at the opening. The filter was constructed from wire mesh, filter fabric, and crushed stone. Runoff flowing to the intake would percolate through the stone and filter fabric before entering the intake. This stone medium slowed the flow of water and filtered larger sediment particles from the water. Today, these methods have been replaced with alternative techniques and materials.

Figure 7E-20.01: Filter Tubes Used for Inlet Protection

NO.	REVISIONS: DESCRIPTION	DATE

NORTH SCOTT SCHOOL DISTRICT LANCERS RUN SUBDIVISION TO THE CITY OF ELDRIDGE, IA

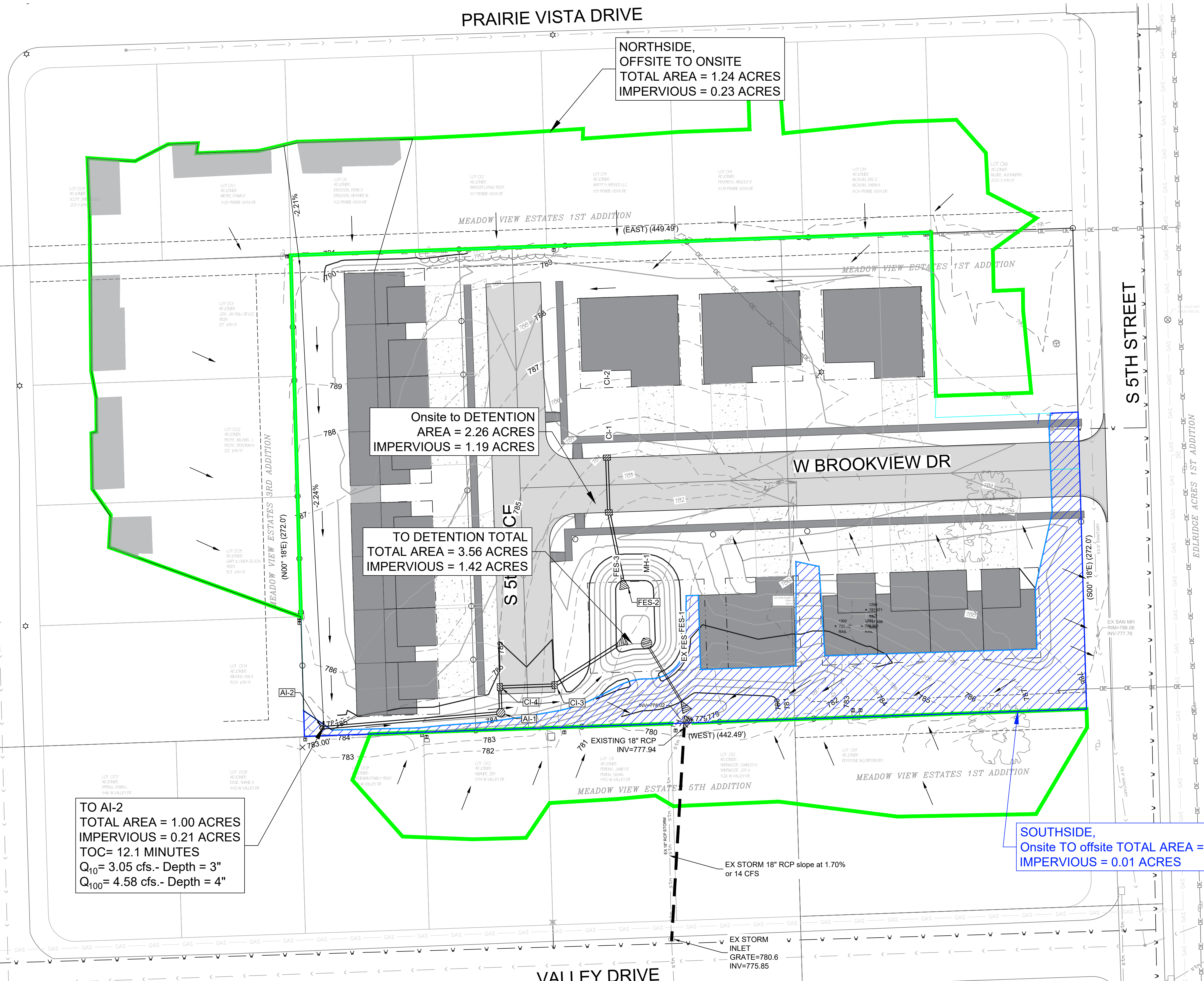
GRADING LEGEND	
000.00'EX	- EXISTING SURFACE
000.00'TS	- TOP SLAB
000.00'TW	- TOP WALK
000.00'TC	- TOP CURB
000.00'FG	- FINISHED GRADE



PROPOSED DRAINAGE PLAN
NORTH SCOTT SCHOOL DISTRICT
LANCERS RUN
 TO THE CITY OF ELDRIDGE, IA

IOWA ONE CALL
 800.292.6869
 CALL BEFORE YOU DIG

GRAPHIC SCALE
 30 0 15 30
 (IN FEET)
 1" = 30' (24x36)



NORTHSIDE,
 OFFSITE TO ONSITE
 TOTAL AREA = 1.24 ACRES
 IMPERVIOUS = 0.23 ACRES

Onsite to DETENTION
 AREA = 2.26 ACRES
 IMPERVIOUS = 1.19 ACRES

TO DETENTION TOTAL
 TOTAL AREA = 3.56 ACRES
 IMPERVIOUS = 1.42 ACRES

TO AI-2
 TOTAL AREA = 1.00 ACRES
 IMPERVIOUS = 0.21 ACRES
 TOC= 12.1 MINUTES
 $Q_{10} = 3.05 \text{ cfs.} - \text{Depth} = 3"$
 $Q_{100} = 4.58 \text{ cfs.} - \text{Depth} = 4"$

SOUTHSIDE,
 Onsite TO offsite TOTAL AREA = 0.31 ACRES
 IMPERVIOUS = 0.01 ACRES

NO.	REVISIONS: DESCRIPTION	DATE

The regular meeting of the Board of Trustees of the Eldridge Electric and Water Utility Board was called to order at 5:00 p.m. on January 14, 2025, at Eldridge City Hall.

The board members present were Michael Bristley, Abby Petersen, Jeff Hamilton, and Mark Gooding. Racheal Padavich was present via telephone. Also present were Julie Daniels, Cegan Long, Collin Willson, Ryan Iossi, Nevada Lemke, and Sadie Wagner.

Public Comment – none.

Motion by Petersen to approve Agenda. Second by Hamilton. All Ayes. Motion Carries.

Motion by Hamilton to approve Utility Board Minutes from December 17, 2024. Second by Gooding. All Ayes. Motion Carries.

Financial & Administrative-

- A. Motion by Petersen to Approve Bills Payable in the amount of \$284,857.16. Second by Hamilton. All Ayes. Motion Carries.
- B. Motion by Gooding to approve Resolution 2025-01 E&W Naming Authorized Depositories amending the First Central limit to 13 million. Second by Petersen. All Ayes. Motion Carries.
- C. Motion by Petersen to approve Utility Billing Procedures Manual. Second by Hamilton. All Ayes. Motion Carries.
- D. Motion by Gooding to approve Service Agreement with MCOA to manage debt collections. Second by Petersen. All Ayes. Motion Carries.
- E. Department Update— Given by City Administrator Nevada Lemke - The website proposal was approved with a price decrease, and the kick-off will start next week on the 23rd. The website team will be down visiting the city staff and conducting surveys. At the Utility Board's February meetings, the budget discussion for Electric and Water will be brought for approval to get it to the City Council before March so it can be sent to the state for approval.

Electric Department

- A. Outages – none.
- B. Motion by Petersen to authorize the sale of surplus equipment to include a 2010 Chevy Silverado 1500HD truck and a 2014 Ford 250 truck. Second by Hamilton. All Ayes. Motion Carries.

- C. Department update – Given by Line Foreman Collin Wilson - Right after Christmas, the crew completed the school cutover at Alan Shepard in Long Grove. The first initial budget discussion was had with administration. The crew has been completing new service installations and taking inventory of what they have in stock. Wilson stated he would be gone the rest of the week to complete a Superintendent/Line Foreman’s meeting through IAMU in Ankeny.

Water Department

- A. Water Main Breaks - none
- B. Water Test Results- Bac-T passed, and fluoride is at a standard.
- C. Motion by Petersen to approve Superintendent Job Description and Base Wage. Second by Hamilton. All Ayes. Motion Carries.
- D. Consideration to approve the use of PVC for watermains, subject to the passage of an Ordinance amendment by the City Council, was tabled.
- E. Department Update – Given by Water Operator Cegan Long - The new water operator started on January 2nd and is doing well. HVAC is still giving them trouble, and Baker Group is coming tomorrow to provide more interface to the program they implemented. The flap for the intake is open too far and takes so much outside air that the return air, after mixing, isn’t heating the building. They are currently maintaining 60° and using the industrial heater until they figure out the set points. The tier two volatile annual report has been submitted. The annual water use report has also been submitted with a result of 218 million gallons used in 2024, which is 7 million gallons less than in 2023. The EPA released a new report for high-risk chemicals, one of which is vinyl chloride, which is heavily used in plastic production. Most of the substances listed are already being tested in the city’s water, and they will keep an eye on that to ensure none of these things are in the drinking water. The water operators are going to a trenching and shoring training in March. KLM Engineering inspected the old tower for the US Cellular tower update and will send the full report by Friday.

Motion by Petersen to adjourn the meeting at 5:51 p.m. Second by Hamilton. All Ayes. Motion Carries.

Sadie Wagner

Utility Administrative Manager



**Eldridge Planning and Zoning Commission
January 16, 2025, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Plan and Zone Commission met in open session in Eldridge City Hall at 6:00 p.m. on December 19, 2024. The meeting was called to order at 6:01 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Dean Ferguson, Brad Merrick and Scott LaPlante. Jennifer Vittorio and Mike Martin were absent. Also present were Jeff Martens, Brian Dockery, Joe Stutting and Chris Townsend.

The minutes from the December 19, 2024, meeting was presented for approval. Donaubaauer corrected the spelling of a name. Motion by Merrick to approve the minutes as amended. Seconded by LaPlante. Motion carried 4-0 by voice vote.

Donaubaauer asked Martens to present the Final Plat for the Lancers Run Subdivision. Martens presented the request and confirmed that it was substantially in accordance with City Code. He stated that they were recommending approval. Merrick asked the owner and engineer a few clarifying questions. LaPlante made a motion to approve the Final Plat as presented. Ferguson seconded the motion. The motion was carried 4-0 by voice vote.

Martens presented the Development Plan for Lancers Run Subdivision for review by the Commission. Martens confirmed that the city staff and City Engineer had done a review. The staff and engineer had a list of few recommended changes they would ask the developer to change. Donaubaauer also had found a copy/paste error and misspelling. Merrick made a motion to approve the Development Plan with the recommended changes. Ferguson seconded. Motion carried 4-0 by voice vote.

Merrick made a motion to adjourn the meeting at 6:32 p.m. Seconded by Ferguson. Motion carried 4-0 by voice vote.

Eldridge Community Center Minutes
January 8th, 2025

The Eldridge Community Center Board meeting was called to order at 11:31 a.m. by Chairman Paul Petersen at the Eldridge Community Center.

Board Members present: Paul Petersen, Tom Bauer (left at 12:20pm) , Mark Goodding, and Gig Seibel. Also, present Alexis Diedrich, Gage Lane, and Jeff Martens.

Seibel made a motion to approve the agenda. Second by Bauer. All Ayes. Motion Carries.

Gooding made a motion to approve the minutes from November 13th, 2024. Bauer seconded. All Ayes. Motion Carried.

Gooding made a motion to approve the Bills Payable as presented in the report in the amount of \$28,745.82. Second by Seibel. All Ayes. Motion carried.

End of Month/Manager's Report –

Presented by Diedrich and Lane. They had a decent December compared to last year. Diedrich informed us that they no longer do the “Dancing with the stars” event and “ Shine On” will no longer be an event at the community center due to the host moving away. The total sales for December was \$2,225.00. The toy drive was held on December 13th, 2024, and all toys were donated to a woman's shelter in Davenport, Iowa. New Years skate was held and had about 117 skaters with a \$10.00 Admission. Some Parents were upset that they did not have their “Lock- in” Skate this year. Going forward they will be looking into doing one this coming year. Seibel recommended looking into hosting a “ Daddy/ Daughter Dance” Winter break hours were posted and updated pricing has been added into all upcoming events. January's Monthly calendar has been posted on all social platforms. Going into January they will be hosting an “MLK Skate” and an “Adult skate”

Customer Evaluations –

14 good evaluations have been received.

Old Business –

- A. Event Pricing vs. Cost update: Diedrich informed us of all the new open skating event pricing. Friday and Sunday's new cost has been upped to one price for admission and skate rental, adult skate updated price has increased by \$2.00 and rental is no longer included. Homeschool skating increased by \$2.00. Diedrich informed us on the new pricing for birthdays and what is included in them. You can find the party information on their Facebook page as well as the City Hall website.
- B. Discussion of rental fees: Hall rental pricing increased to \$2,000.00 for 6 hours of event time. Nonprofit rates have been increased as well

New Business:

- A. Discussion on nonprofit events and costs. Diedrich informed us that an event for Pancreatic cancer are interested in renting the space for their event and asked about pricing. All nonprofit organizations can book at half price.
- B. Mile stones: Diedrich / Lane gave updated on the last day of meal site for the seniors will be on January 31st 2025 due to the sit not having enough residence attending.

Personnel: Nothing
to report.

Seibel made a motion at 12:28 pm to adjourn the meeting, seconded by Gooding. All Ayes. Motion Carried.

The next meeting will be Wednesday, February 12th, 2025, at 11:30am

Respectfully submitted,

Gage Lane

Assistant Community Center Manager

City of Eldridge Park Board



The regular meeting of the Eldridge Park Board was called to order at 6:30 P.M. on January 14, 2025, at City Hall.

Board members present were Jeff Ashcraft, Jill DeWulf, Tricia Campbell, Dean Halverson, and Scott LaPlante. Also present were Scott Campbell, Tony Rupe and Ashley Lacey.

Motion by DeWulf, second by Halverson to approve the agenda. Motion was approved unanimously by voice vote.

Motion by T. Campbell, second by DeWulf to approve the minutes from the December 11, 2024, meeting. Motion approved unanimously by voice vote.

Motion by LaPlante, second by Halverson to approve bills payable in the amount of \$10,675.91. Motion approved unanimously by voice vote.

Old Business-

Motion by DeWulf, second by LaPlante to approve the purchase of a sign for Sanctuary Gardens for \$2,037. Motion approved unanimously by voice vote.

Lacey provided a RecDesk update, she is currently in training and the site is set to go live on February 3, 2025.

Motion by LaPlante, second by DeWulf to approve the RFI for the concession stands. Motion approved unanimously by voice vote.

Motion by DeWulf, second by T. Campbell to approve the changes to the fees at the Park, this includes the shelters at Sheridan and Centennial being \$100 and Elmegreen & Crandall being \$50. For field rental, the tournaments will be \$150/field per day and for single use of the field, it will be \$25. Motion approved unanimously by voice vote.

The park board has decided they will only host the 2 local tournaments that have been hosted in the past.

New Business-

S. Campbell spoke with the board about the Engineering report that was presented to the council about a pond at Hickory Creek Park. The board discussed the cost and maintenance and knew that this would not be feasible. They discussed different options for the land and decided to get costs on a walking path. Lacey will reach out to Shive and start the process to get an estimate.

Motion by DeWulf, second by T.Campbell to adjourn the meeting at 7:50 pm. Motion approved unanimously by voice vote.

Respectfully submitted,
Ashley Lacey, Billing Clerk