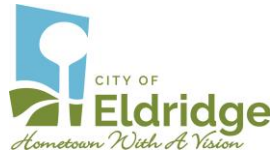


CITY COUNCIL MEETING AGENDA
Tuesday, September 5, 2023, 7:00 PM
Eldridge City Hall · 305 N 3rd St· Eldridge, IA

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment
5. Mayor's Agenda
 - A. **Consideration to Approve City Council Minutes from August 21, 2023**
 - B. **Consideration to Approve Bills Payable**
 - C. **Consideration to Reappoint Steve Puls to a 6-year term on the Stormwater Advisory Board, and to appoint new members Ryan Iossi and Jeff Martens to 6-year terms and Jennifer Vittorio to 2-year term on the Stormwater Advisory Board**
6. Old Business
 - A. **Consideration of Third and Final Reading of Ordinance 2023-19 amending Title D, Chapter Two, Section 28 I-1 Light Industrial District to Update Principal Permitted Uses**
 - B. **Consideration of Third and Final Reading of Ordinance 2023-20 Amending Title D, Chapter Two, Section 29 I-2 General Industrial District updating Principal Permitted Uses**
 - C. **Consideration of Third and Final Reading of Ordinance 2023-21 for Rezoning of Lots 23,24,25 and 26 of Grunwald Grove 2nd Addition from the R-3 Multiple Family Residential District to Planned Residential Overlay District**
 - D. **Consideration of Third and Final Reading of Ordinance 2023-13 Rezoning of Parcels 932703006 and 932701003 from SA-Suburban Agricultural District to I-2 General Industrial District**
 - E. **Consideration of Resolution 2023-31 determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 5 to the Eldridge Unified Urban Renewal Plan**
 - F. **Consideration of First Reading of Ordinance 2023-22 for the division of revenues under Section 403.19, Code of Iowa, for Amendment No. 5 to the Eldridge Unified Urban Renewal Plan**
 - G. **Consideration of Resolution 2023-32 determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Lincoln-LeClaire Urban Renewal Plan**
 - H. **Consideration of First Reading of Ordinance 2023-23 for the division of revenues under Section 403.19, Code of Iowa, for Lincoln-LeClaire Urban Renewal Plan**
 - I. **Consideration of Resolution 2023-33 approving and authorizing execution of a Development Agreement by and among the City of Eldridge, RILCO, Inc., and GRT Eldridge Property, LLC.**
 - J. **Discussion and Consideration of Employee Handbook**
7. New Business



- A. Consideration of Setting the Date and Time for Trick or Treating
 - B. Consideration to approve painting at City Hall to include main entrance, back entrance, offices, break room, and Council Chambers at a cost of \$3100.
 - C. Consideration to approve proposal to add Seal Coat of the 4-Plex lot at Sheridan Meadows to the previously approved Sealcoat project proposal, for an additional cost of \$55,901.20 to be paid out of Sales Tax Fund
 - D. Consideration of Approving a Street Closure for the Eldridge Fire Department on Saturday, September 16th, 2023 from 1:30 – 3:30pm for the North Scott First Responders Ride. The requested closure would include 2nd Street from Wade Street to Franklin Street.
 - E. Consideration of Resolution 2023-34 Vacating a Drainage Easement on Lot 8 of Rustic Green 3rd Addition
 - F. Consideration of Resolution 2023-35 Approving the Final Plat of Grunwald Grove 2nd Planned Residential Overlay Addition
8. Activity Reports
- A. Police Department
 - B. City Administrator
 - C. City Clerk
9. Closed Session per Iowa Code 21.5(1) "To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session."
10. Potential Action as a Result of Closed Session
11. Adjournment

Next City Council Meeting: Monday, September 18th, 7:00pm at Eldridge City Hall Council Chambers

City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open session at Eldridge City Hall at 7:00 pm on August 21, 2023.

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

Presiding: Mayor Frank King

Also Present: Steve Mohr, Sue Cheek, Ryan Iossi, Cindy Cowlin, Dan & Sally Belk, Ron Iossi, Marisa & Camden Huettman, Steve & Sherri Huettman, April Rus, Bryan Tallyn, Cindy & Joe Sisler, Drew Lawrence, Bill & Linda Tubbs, Tisha Boussetot, Marty O'Boyle, Randy Schwanz, Dale Grunwald, Sean Eckhardt, Garret Jahns, Andrew Lellig, Tony Cavanaugh, Martha Nieto, Nevada Lemke, Jeff Martens, and Mark Ridolfi.

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

Public Comment

April Rus, Sue Cheek, Ryan Iossi, Randy Schwanz, Sean Eckhardt, Tisha Boussetot, and Cindy Cowlin (read letter written by Dave Cowlin) all spoke about their support and confidence in Chief Sisler's ability to utilize monies donated by them towards the K-9 and other equipment for the Police Dept.

Ron Iossi asked if State Municipal Law says that Council has oversight to approve all bills.

Bill Tubbs commented that 23 years ago people from all over Scott County donated over \$1.5M and that the building should continue in perpetuity as the library.

Mayor's Agenda

Motion by Dockery to approve City Council Minutes from August 7, 2023. Second by Cheek. Motion was approved unanimously by voice vote.

Motion by Peeters to approve the bills payable in the amount of \$222,621.48. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Cheek to approve a Temporary 5-Day Liquor License effective 09/16/2023 – 09/20/2023 for Eldridge/North Scott Chamber of Commerce for Octoberfest event. Second by Collins. Motion was approved unanimously by voice vote.

Old Business

Motion by Dockery to approve the Third and final Reading of Ordinance 2023-16 Adding Title A, Chapter Twenty – Civil Service Employee Residency Requirements to the Eldridge City Code. Second by Collins. Roll call vote indicated Blackwell (Aye), Cheek (Aye), Collins (Aye), Dockery (Aye), and Peeters (Aye).

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

Motion by Dockery to approve the Second Reading of Ordinance 2023-19 amending Title D, Chapter Two, Section 28 I-1 Light Industrial District to Update Principal Permitted Uses. Second by Blackwell. Roll call vote indicated Blackwell (Aye), Cheek (Aye), Collins (Aye), Dockery (Aye), and Peeters (Aye).

Motion by Peeters to approve the Second Reading of Ordinance 2023-20 Amending Title D, Chapter Two, Section 29 I-2 General Industrial District updating Principal Permitted Uses. Second by Dockery. Roll call vote indicated Blackwell (Aye), Cheek (Aye), Collins (Aye), Dockery (Aye), and Peeters (Aye).

Motion by Cheek to approve the Second Reading of Ordinance 2023-21 for Rezoning of Lots 23,24,25 and 26 of Grunwald Grove 2nd Addition from the R-3 Multiple Family Residential District to Planned Residential Overlay District. Second by Collins. Roll call vote indicated Blackwell (Aye), Cheek (Aye), Collins (Aye), Dockery (Aye), and Peeters (Aye).

Motion by Cheek to Authorize the Eldridge Police Department to Purchase and Upfit a New Squad to replace the K-9 Squad out of Community Policing Funds at a Cost of \$61,664.12. Second by Collins. Voice vote indicated Blackwell (Aye), Cheek (Aye), Collins (Aye), Dockery (Nay), and Peeters (Aye).

Mayor stated that no one had ever discussed that the library needed to be gone and that the lease just needed to be re-evaluated.

New Business

Motion by Dockery subject to Park Board approval to approve a proposal from LL Pelling Co. for 2023 Sealcoat Work in the amount of \$87,744.60, with \$56,243.70 funded out of Road Use for N. 12th Street and Lincoln Road, and \$31,500.90 funded out of Sales Tax for the lot at Sheridan Meadows second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Dockery to Open Public Hearing on the proposed Amendment No. 5 to the Eldridge Unified Urban Renewal Plan at 8:25 p.m. Second by Blackwell. Motion was approved unanimously by voice vote. There was no public comments.

Motion by Dockery to Close Public Hearing on the proposed Amendment No. 5 to the Eldridge Unified Urban Renewal Plan at 8:25 p.m. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Dockery to table Resolution 2023-31 determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 5 to the Eldridge Unified Urban Renewal Plan. Second by Cheek. Motion was approved unanimously by voice vote.

Motion by Dockery to table the First Reading of Ordinance 2023-22 for the division of revenues under Section 403.19, Code of Iowa, for Amendment No. 5 to the Eldridge Unified Urban Renewal Plan, second by Cheek. Motion was approved unanimously by voice vote.

Motion by Blackwell to Open Public Hearing on the Lincoln-LeClaire Urban Renewal Plan at 8:27 p.m. Second by Collins. Motion was approved unanimously by voice vote. There was no public comments.

Motion by Blackwell to Close Public Hearing on the Lincoln-LeClaire Urban Renewal Plan at 8:27 p.m. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Dockery to table Resolution 2023-32 determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area, is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Lincoln-LeClaire Urban Renewal Plan. Second by Cheek. Motion was approved unanimously by voice vote. Motion was approved unanimously by voice vote.

Motion by Dockery to table First Reading of Ordinance 2023-23 for the division of revenues under Section 403.19, Code of Iowa, for Lincoln-LeClaire Urban Renewal Plan. Second by Cheek. Motion was approved unanimously by voice vote.

Motion by Cheek to Open the Public Hearing on the proposal to enter into a Development Agreement with RILCO, Inc. and GRT Eldridge Property, LLC at 8:28 p.m. Second by Peeters. Motion was approved unanimously by voice vote. There was no public comments.

Motion by Blackwell to Close Public Hearing on the proposal to enter into a Development Agreement with RILCO, Inc. and GRT Eldridge Property, LLC at 8:29 p.m. Second by Cheek. Motion was approved unanimously by voice vote.

Motion by Dockery to table Resolution 2023-33 approving and authorizing execution of a Development Agreement by and among the City of Eldridge, RILCO, Inc., and GRT Eldridge Property, LLC. Second by Cheek. Motion was approved unanimously by voice vote.

The meeting adjourned to go into closed session at 8:30 p.m.

For the open session of the meeting, Dockery motioned to adjourn, stating no action was taken as a result of either closed session item 21.5(1)c or 21.5(1) j. Peeters seconded the motion. Voice vote indicated motion passes at 5 (aye) and 0 (nay). The meeting adjourned at 9:09 pm.

Frank King
Mayor

Martha Nieto
City Clerk

Bills for 8/21/23

ACCESS SYSTEMS LEASING	SERVICES	\$342.85
ADP INC	SERVICES	\$142.17
ALLIANT ENERGY CO	SERVICES	\$456.90
AMAZON CAPITAL SERVICES	SUPPLIES	\$417.86
ANTHONY RUPE	SUPPLIES	\$85.85
AQUA-TECH CAR WASH	SERVICES	\$115.00
AUXIANT	BENEFITS	\$11,466.17
AXON ENTERPRISE INC	SUPPLIES	\$14,621.00
BI-STATE REGIONAL COMM	SERVICES	\$17.88
CALIBRE PRESS	SERVICES	\$495.00
CENTRAL SCOTT TELEPHONE	SERVICES	\$1,124.56
CINTAS CORPORATION	SERVICES	\$45.48
COSTAS, JACOB	SUPPLIES	\$160.00
DAVENPORT ELECTRIC CONTRACT CO	SERVICES	\$2,085.00
DELTA DENTAL	BENEFITS	\$1,614.77
ELDRIDGE ELECT. UTILITY	UTILITIES	\$3,570.84
ELDRIDGE WELDING	SUPPLIES	\$73.90
FRANCOTYP-POSTALIA INC.	SUPPLIES	\$145.99
GENESIS OCCUPATIONAL HEALTH	SERVICES	\$187.00
GRAINGER	SUPPLIES	\$27.95
HY-VEE NORTH SCOTT	SUPPLIES	\$193.80
IOWA DEPARTMENT OF NATURAL RESOURCES	SERVICES	\$1,600.00
IOWA DEPT. OF JUSTICE	SERVICES	\$139.60
IOWA PRISON INDUSTRIES	SUPPLIES	\$775.28
KINGS MATERIAL INC	SUPPLIES	\$360.00
LAWSON PRODUCTS INC.	SUPPLIES	\$40.67
MENARDS	SUPPLIES	\$82.98

MIDWEST WHEEL	SUPPLIES	\$336.97
MOLO PETROLEUM LLC	SERVICE	\$786.60
NAPA AUTO PARTS	SUPPLIES	\$274.18
NORTH SCOTT PRESS	SERVICES	\$449.95
OFFICE SPECIALISTS	SUPPLIES	\$67.75
PAYROLL	PAYROLL	\$94,434.16
PLEASANT VALLEY REDI-MIX INC	SUPPLIES	\$860.00
PRECISION AIR	SERVICE	\$153.00
PREMIER PEST MANAGEMENT	SERVICE	\$12.50
QC ANALYTICAL SERVICES LLC	SERVICE	\$867.00
QUAD CITIES WINWATER CO	SUPPLIES	\$1,060.00
REPUBLIC SERVICES #400	SERVICE	\$32,161.85
RIVER VALLEY COOPERATIVE	SUPPLIES	\$1,307.65
RIVERSTONE GROUP INC	SUPPLIES	\$920.14
RNJS DISTRIBUTION INC.	SUPPLIES	\$25.60
ROOF TOP SEDUMS LLC	SUPPLIES	\$400.00
SCOTT COUNTY ATTORNEY'S OFFICE	SERVICES	\$349.00
SCOTT COUNTY TREASURER	SERVICES	\$1,300.00
SHARED IT INC	SERVICES	\$1,257.45
STATE HYGIENIC LABORATORY	SERVICES	\$100.00
TSS	SERVICES	\$437.50
TWIN-STATE ENG. & CHEM.	SUPPLIES	\$54.25
U.S. POST OFFICE	SUPPLIES	\$500.00
UNIFORM DEN INC.	SUPPLIES	\$373.90
UNUM LIFE INSURANCE COMPANY OF AMERICA	BENEFITS	\$780.87
VERIZON WIRELESS	SERVICES	\$442.45
WELLMARK BLUE CROSS	BENEFITS	\$22,531.15
WEX BANK	SUPPLIES	\$6,781.84
WILFORD CONSTRUCTION	SERVICE/SUPPLIES	\$8,716.09
CREDIT CARDS		\$4,491.13

\$222,621.48

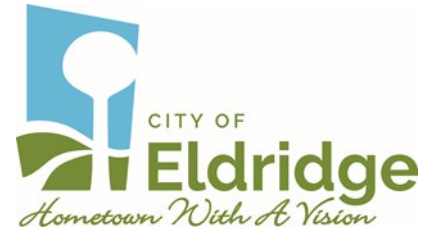
BILLS PAYABLE

STREET	001 5-210-6310	ACCESS SYSTEMS LEASING	CITY SHOP COPIER LEASE	\$88.73
FINANCE	001 5-620-6340	ACCESS SYSTEMS LEASING	CITY HALL COPIER LEASE	\$349.11
LEGAL	001 5-640-6411	AHLERS & COONEY P.C.	GENERAL REPRESENTATION	\$517.00
LEGAL	001 5-640-6411	AHLERS & COONEY P.C.	ELDRIDGE GENERAL URP	\$231.00
LEGAL	001 5-640-6411	AHLERS & COONEY P.C.	GRT ELDRIDGE PROPERTY	\$306.00
LEGAL	001 5-640-6411	AHLERS & COONEY P.C.	LECLAIRE ROAD URP	\$319.50
LEGAL	001 5-640-6411	AHLERS & COONEY P.C.	AMEND NO 5 UNIFIED URP	\$517.50
LEGAL	001 5-640-6411	AHLERS & COONEY P.C.	GENERAL	\$710.50
POLICE	001 5-110-6599	ALWAYS CLEAN LLC	CLEANING SERVICES	\$236.25
STREET	001 5-210-6310	ALWAYS CLEAN LLC	CLEANING SERVICES	\$236.25
ADMINISTRATION	001 5-611-6310	ALWAYS CLEAN LLC	CLEANING SERVICES	\$236.25
INSURANCE SELF FUNDING	820 5-001-6183	AUXIANT	CLAIM FUNDING	\$2,069.84
STREET	001 5-210-6310	CINTAS	MATS	\$42.69
LEGAL	001 5-640-6411	BROOKS LAW FIRM P.C.	GEN REPRESENTATION	\$1,710.00
INSURANCE SELF FUNDING	820 5-820-6151	COBRA HELP	ACTIVE INSURED EMPLOYEES	\$17.50
VEHICLE MAINTENANCE	001 5-299-63322	ELDRIDGE WELDING	ROLLER DTROBE LIGHT MOUNT	\$54.00
SEWER	610 5-815-6230	GREG O'BRIEN	WW1 EXAM	\$124.45
POLICE	001 5-110-6470	HUMANE SOCIETY OF	TRIP FEES BOARDING FEES	\$100.00
VEHICLE MAINTENANCE	001 5-299-63323	IA DEPT TRANSPORTATION	BLADE GRADER HARDENED	\$1,705.60
POLICE	001 5-110-6480	IOWA LAW ENFORCEMENT ACADEMY	EVAUL - HUETTMAN	\$150.00
FINANCE	001 5-620-6211	IOWA LEAGUE OF CITIES	MEMBER DUES	\$3,552.00
COMMUNITY POLICING	008 5-110-6602	KARL CHEVROLET	NEW SQUAD - TAHOE	\$40,757.00
POLICE	001 5-110-6506	MERSCHMAN HARDWARE	CARTON SEAL TAPE	\$13.98
STREET	001 5-210-6310	MERSCHMAN HARDWARE	BATTERY	\$18.99
STREET	001 5-210-6310	MERSCHMAN HARDWARE	PACKAGE TAPE	\$9.98
STREET	001 5-210-6310	MERSCHMAN HARDWARE	BLADE SHARPIE	\$8.58
STREET	001 5-210-6310	MERSCHMAN HARDWARE	DRILL BIT MISC FASTENERS	\$17.25
STREET	001 5-210-6310	MERSCHMAN HARDWARE	LEADER HOSE	\$9.99
STREET	001 5-210-6331	MERSCHMAN HARDWARE	PROPANE FILL	-\$2.00
STREET	001 5-210-6331	MERSCHMAN HARDWARE	PROPANE FILL	\$31.99
STREET	001 5-210-6510	MERSCHMAN HARDWARE	HRG PROTECT	\$74.99
STREET	001 5-210-6512	MERSCHMAN HARDWARE	GARDEN SPRAYER	\$19.99
TRAFFIC	001 5-240-6515	MERSCHMAN HARDWARE	EMITTER	\$19.99
VEHICLE MAINTENANCE	001 5-299-6504	MERSCHMAN HARDWARE	WELDING BATTERY	\$6.59
VEHICLE MAINTENANCE	001 5-299-6504	MERSCHMAN HARDWARE	MISC FASTENERS	\$9.03
VEHICLE MAINTENANCE	001 5-299-6504	MERSCHMAN HARDWARE	SPRAY PAINT	\$46.54
SEWER	610 5-815-6310	MERSCHMAN HARDWARE	LIGHT BALLAST	\$37.40
SEWER	610 5-815-6320	MERSCHMAN HARDWARE	PVC BUSHING	\$4.59
STREET	001 5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE SIGN SHOP	\$11.44
STREET	001 5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE	\$11.44
STREET	001 5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE OFFICE	\$13.10
STREET LIGHTING	001 5-230-6371	MIDAMERICAN ENERGY COMPANY	305 N 3RD LIGHT	\$529.24
STREET LIGHTING	001 5-230-6371	MIDAMERICAN ENERGY COMPANY	2951 S 9TH AVE SIREN	\$11.02
FINANCE	001 5-620-6371	MIDAMERICAN ENERGY COMPANY	313 N 3RD	\$13.52
FINANCE	001 5-620-6371	MIDAMERICAN ENERGY COMPANY	301 N 3RS	\$11.44
FINANCE	001 5-620-6371	MIDAMERICAN ENERGY COMPANY	309 N 3RD	\$11.44
SEWER	610 5-815-6371	MIDAMERICAN ENERGY COMPANY	601 TRAILS RD	\$8,980.64
SEWER	610 5-815-6371	MIDAMERICAN ENERGY COMPANY	601 TRAILS RD	\$18.49
VEHICLE MAINTENANCE	001 5-299-63322	MUTUAL WHEEL CO.	ROLLER STROBE LIGHT	\$239.94
POLICE	001 5-110-6506	OFFICE SPECIALISTS	PAPER BAG	\$67.75
SEWER	610 5-815-6310	PRECISION AIR	AIR FILTER RACK PRESS ROOM	\$375.00
STREET	001 5-210-6310	PRISM COATING INC	LOT POWDER COATING	\$100.00
STREET	001 5-210-6250	PROFESSIONAL RESUCE INNOVATIONS	TRENCH RESUCE	\$600.00
SEWER	610 5-815-6230	PROFESSIONAL RESUCE INNOVATIONS	TRENCH RESUCE	\$600.00
ADMINISTRATION	001 5-611-6213	QUAD CITIES CHAMBER OF COMMERCE	GENERATION NEXT LACEY	\$149.00
STREET	001 5-210-6310	QUAD CITIES TAS	ANSWERING SERVICE	\$34.42
SEWER	610 5-815-6373	QUAD CITIES TAS	ANSWERING SERVICE	\$32.41
STREET	001 5-210-6440	RIVER CITIES MANAGEMENT	WAREHOUSE SPACE	\$1,849.75
STREET	001 5-210-6331	RIVER VALLEY COOPERATIVE	DIESEL	\$1,077.00
POLICE	001 5-110-6599	RNJS DISTRIBUTION INC.	WATER	\$26.03
FINANCE	001 5-620-6506	RNJS DISTRIBUTION INC.	WATER	\$26.02
SEWER	610 5-815-6230	SCOTT COUNTY EXTENSION OFFICE	PESTICIDE LICENSE RENEWAL	\$180.00
POLICE	001 5-110-6413	SCOTT COUNTY SHERIFFS DEPT.	BOOKING FEES	\$275.00
POLICE	001 5-110-6506	SECRETARY OF STATE	HUETTMAN NOTARY	\$30.00
FINANCE	001 5-620-6373	SHARED IT INC	PROJECT	\$1,236.25
SALES TAX	121 5-750-6407	SHIVE-HATTERY ENGINEERS	ELD 2022 PROJECTS	\$630.80
SALES TAX	121 5-750-6407	SHIVE-HATTERY ENGINEERS	2023 PROJECTS	\$2,548.74
SALES TAX	121 5-750-6407	SHIVE-HATTERY ENGINEERS	2021 PROJECTS	\$523.98
SALES TAX	121 5-750-6727	SHIVE-HATTERY ENGINEERS	E LECLAIRE RD & 1ST ST	\$927.53
STREET	001 5-210-6499	TWIN-STATE ENG. & CHEM.	LIBERTY 280	\$192.00

POLICE	001 5-110-6181	UNIFORM DEN INC.	SCHWERTMAN	\$55.00
ROAD USE	110 5-210-6765	UTILITY EQUIPMENT CO.	PIPE TIE	\$360.00
POLICE	001 5-110-6373	VERIZON WIRELESS	PD CELLULAR	\$650.56
HOTEL TAX	122 5-499-6491	VISIT QUAD CITIES	QUARTERLY FUNDING	\$750.00
SANITATION	001 5-290-6601	WASTE COMMISSION OF SCOTT COUNTY	STREET SWEEPING	\$235.68
SANITATION	001 5-290-6601	WASTE COMMISSION OF SCOTT COUNTY	STREET SWEEPING	\$226.56
SEWER	610 5-815-6332	ZARNOTH BRUSH WORKS INC.	SKID LOADER BROOM BRISTLES	\$1,197.20
SPLIT	SPLIT	PAYROLL	PAYROLL	\$98,049.42
			BILLS PAYABLE TOTAL	\$177,216.86

City of Eldridge

MEMORANDIUM



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

Plan and Zone Commission:

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

28.00 I-1 LIGHT INDUSTRIAL DISTRICT.

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

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

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

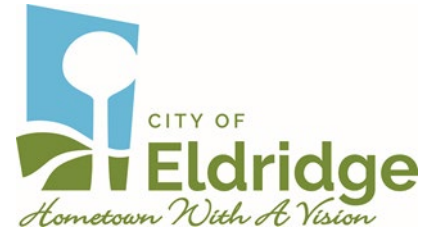
Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery

City of Eldridge

MEMORANDIUM



K. Trucking or motor freight terminals;

L. Printing, publishing and lithography establishments;

M. Wholesale and warehouse uses;

~~N. Self storage facilities;~~

O. Laboratory and research firm involved in the research, experimentation or testing of materials, goods, or products.

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

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

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

S. Any uses not listed above would be considered a use on review unless prohibited in section 28.03.

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

A. Sewage lagoon or treatment plant;

B. Above and below ground storage of Class I, II and III materials not to exceed one-hundred thousand (100,000) gallons that shall comply with all applicable codes; and

C. Waste handling or disposal such as a transfer station, **or recycling center, ~~or landfill.~~**

D. Transmission Towers

E. Outdoor storage when associated with a principal use on the lot

F. Professional offices which have characteristics similar to, or are associated with, industrial uses allowed in this district

G. **Self storage facilities;**

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

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

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

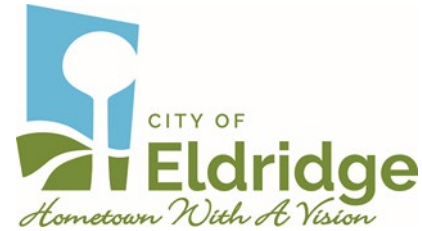
B. Churches or temples, schools, hospitals, clinics, and the institutions for human care, except when incidental to a permitted use; and

C. Auto salvage and wrecking operations, industrial metal waste salvage operations, and junk yards.

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

City of Eldridge

MEMORANDIUM



28.05 LOT AREA, LOT WIDTH AND YARD REQUIREMENTS.

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

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

Lot Width: None

Front Yard Depth: 25 ft.

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

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

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

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

29.00 I-2 GENERAL INDUSTRIAL DISTRICT.

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

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

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

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

B. Cement block manufacture;

C. Concrete and asphalt mixing plants;

D. Drop forge;

E. Foundry;

D. Meat packing, but not stockyard and slaughterhouse;

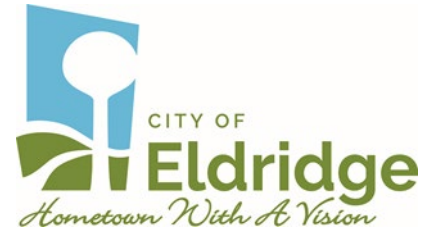
F. Planning mill and saw mill;

G. Stamping mill and other metal working processes;

H. Grain storage and processing;

City of Eldridge

MEMORANDIUM



I. Wood products manufacturing;

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

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

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

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

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

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

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

C. Cement, lime, or gypsum manufacture;

D. Chemical and petroleum refining;

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

F. Transmission towers

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

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

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

~~J. Landfill~~

~~K. Recycle yards~~

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

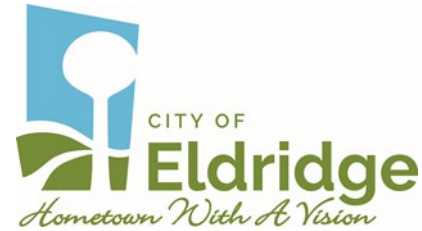
~~M. Outdoor storage facilities: All such storage areas shall be screened from view of roadways by at least 7' solid decorative fencing. Storage area must be on a dust free durable surface. Areas used for the storage of wheeled equipment such as semi-trailers, campers, boats, hauling trailers, etc. shall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

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

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

City of Eldridge

MEMORANDIUM



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

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

29.05 LOT AREA, LOT WIDTH AND YARD REQUIREMENTS.

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

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

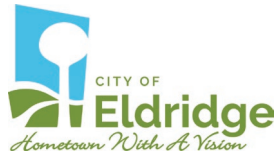
Lot Width: None

Front Yard Depth: 25 ft.

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

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

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



ORDINANCE 2023-19

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

Section One.

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

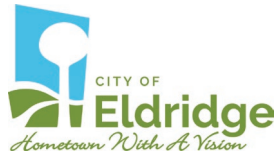
- A. Automobile and motor vehicle repair garage doing major repair;
- B. Bottling works;
- C. Contractor's shop and enclosed storage yards;
- D. Environmental agency approved fertilizer blending plants, liquid and dry, and sale of feed or fuel;
- E. Grain elevator and associated enclosed warehouses;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

Section Two.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



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

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

Section Three.

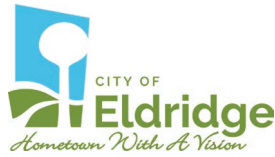
Title D, Chapter Two, Section 28.02 PERMITTED USES ON REVIEW is amended by removing the following language:

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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



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

Section Four.

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

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

Section Five.

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

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

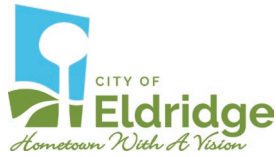
Section Six.

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

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

Section Seven.

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



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

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

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

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

Attest:

Mayor, Frank King

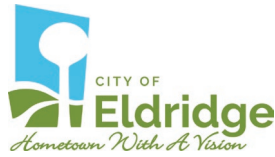
Martha Nieto, City Clerk

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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



ORDINANCE 2023-20

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

Section One.

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

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

Section Two.

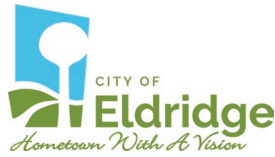
Title D, Chapter Two, Section 29.01 PRINCIPAL PERMITTED USES is amended by adding the following language:

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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



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

Section Three.

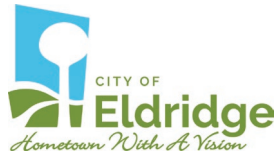
Title D, Chapter Two, Section 29.02 PERMITTED USES ON REVIEW is amended by removing the following language:

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

Section Four.

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

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



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

C. Cement, lime, or gypsum manufacture;

D. Chemical and petroleum refining;

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

F. Transmission towers

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

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

I. Parking lots, public and private;

J. Landfill

K. Recycle yards

L. Rail storage yards and transfer stations

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

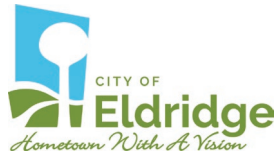
Section Five.

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

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

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

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



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

Attest:

Mayor, Frank King

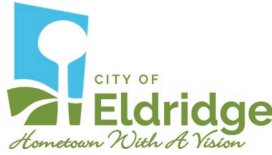
Martha Nieto, City Clerk

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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



ORDINANCE 2023-21

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

Section one. That the zoning map referred to in Chapter Two, Title D of the Eldridge City Code, and being a part of the ordinance of the City of Eldridge, in so far as said map pertains to the land that is part of Grunwald Grove 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 **R-3 Multiple Family Residential District** and is being rezoned to **Planned Residential Overlay District**.

Maximum density shall not exceed that of the underlying district.

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

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

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

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



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

Attest:

Mayor, Frank King

Martha Nieto, City Administrator

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



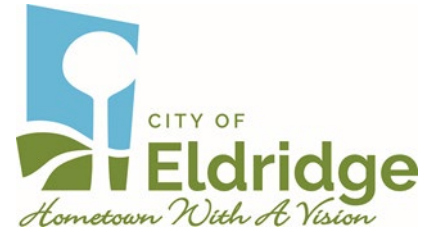
Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery

City of Eldridge

MEMORANDIUM



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

Mayor and City Council:

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

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

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

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

Below are 4 exhibits:

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



REZONING APPLICATION Plan and Zone Commission

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

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

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

Signature of Applicants (s) Dale Grunwald

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

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

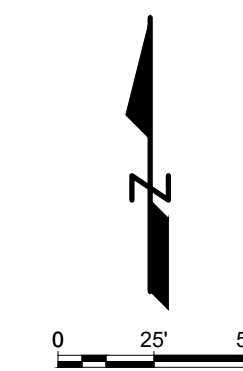
For office use only			
Filing Fee Paid	\$	<u>150</u>	Date Filed <u>7/25/2023</u>
Payment Method		<u>Check # 1570</u>	Meeting Date <u>8/3/2023</u>
Courtesy Letters Sent		<u>✓</u>	

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

SET BACKS: R-3

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

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



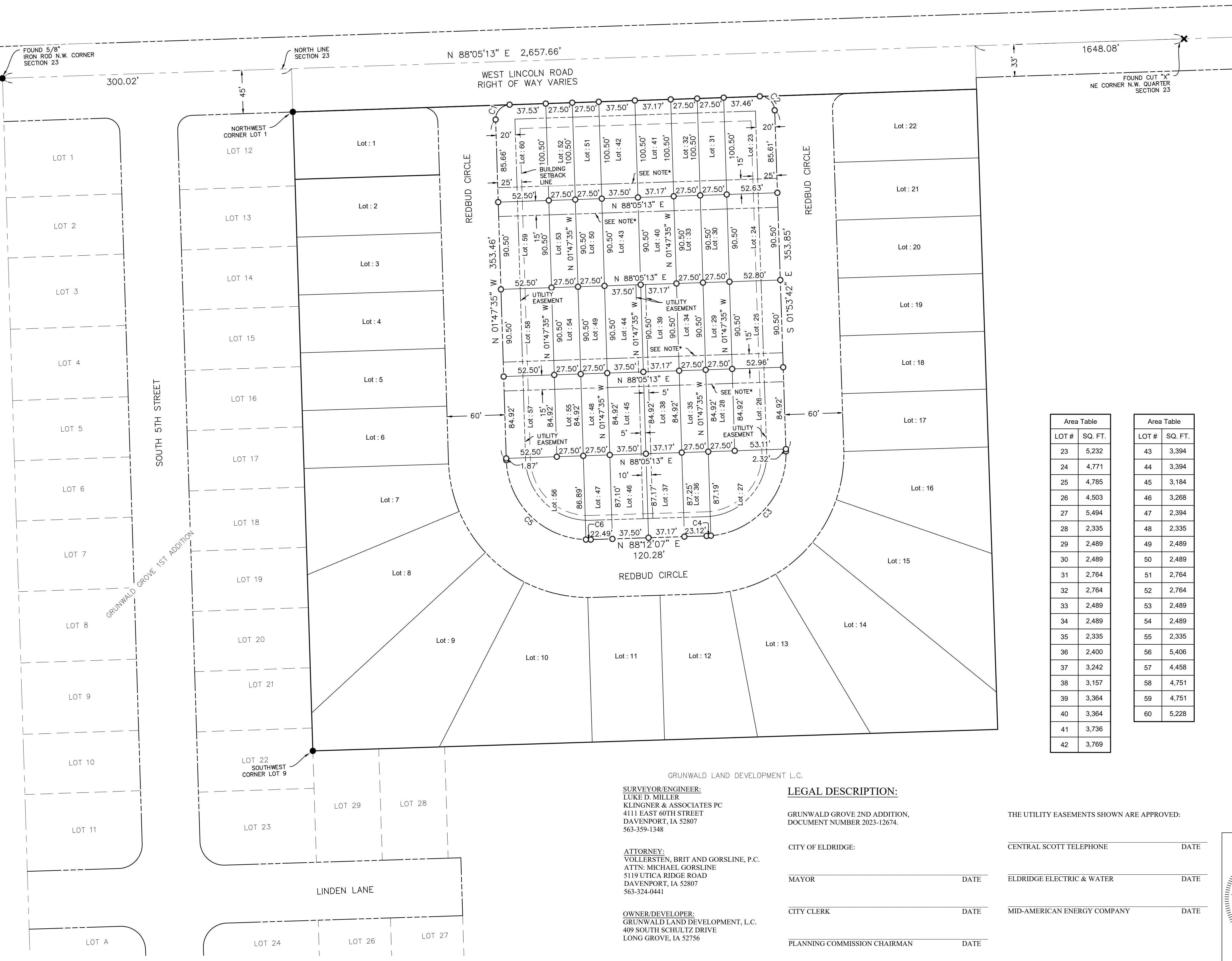
**PRELIMINARY
NOT FOR
RECORDING**

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

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

AREA TABLE

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



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

Curve Table

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

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

GENERAL NOTES

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

GRUNWALD LAND DEVELOPMENT L.C.

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

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

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

LEGAL DESCRIPTION:

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

CITY OF ELDRIDGE:

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

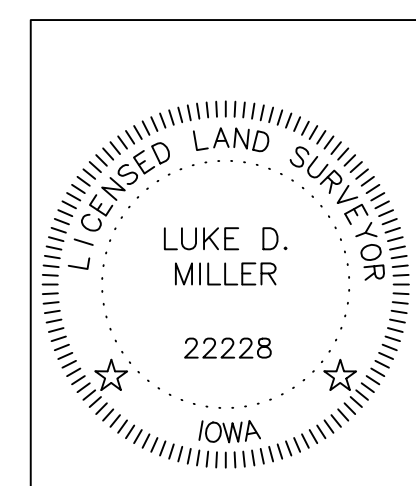
PLANNING COMMISSION CHAIRMAN _____ DATE _____

THE UTILITY EASEMENTS SHOWN ARE APPROVED:

CENTRAL SCOTT TELEPHONE _____ DATE _____

ELDRIDGE ELECTRIC & WATER _____ DATE _____

MID-AMERICAN ENERGY COMPANY _____ DATE _____



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

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

DRAFT

Signature: _____
Date: _____ Reg. No. 22228

My license renewal date is December 31, 2023
Pages or sheets covered by this seal:
THIS SHEET ONLY.

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors

Davenport, Iowa
4111 East 60th St
563.359.1348

www.klingner.com
Quincy, IL, Galveston, TX, Burlington, IA
Pella, IA, Hannibal, MO, Columbia, MO

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REVISION HISTORY

NO.	DESCRIPTION	DATE	APP.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**PLANNED RESIDENTIAL
OVERLAY DISTRICT**

GRUNWALD LAND DEVELOPMENT, L.C.

409 SOUTH SCHULTZ DRIVE

LONG GROVE, IOWA 52756

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

DESIGNED	DRAWN
JLR	JLR
FIELD	FIELD BOOK
CHECKED	CHECK DATE
LDM	

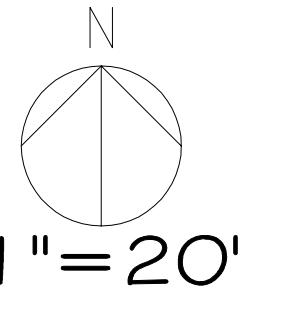
PLANNED RESIDENTIAL OVERLAY DISTRICT

PROJECT NO.
21-6118-OVERLAY-7-26-23

7-25-2023

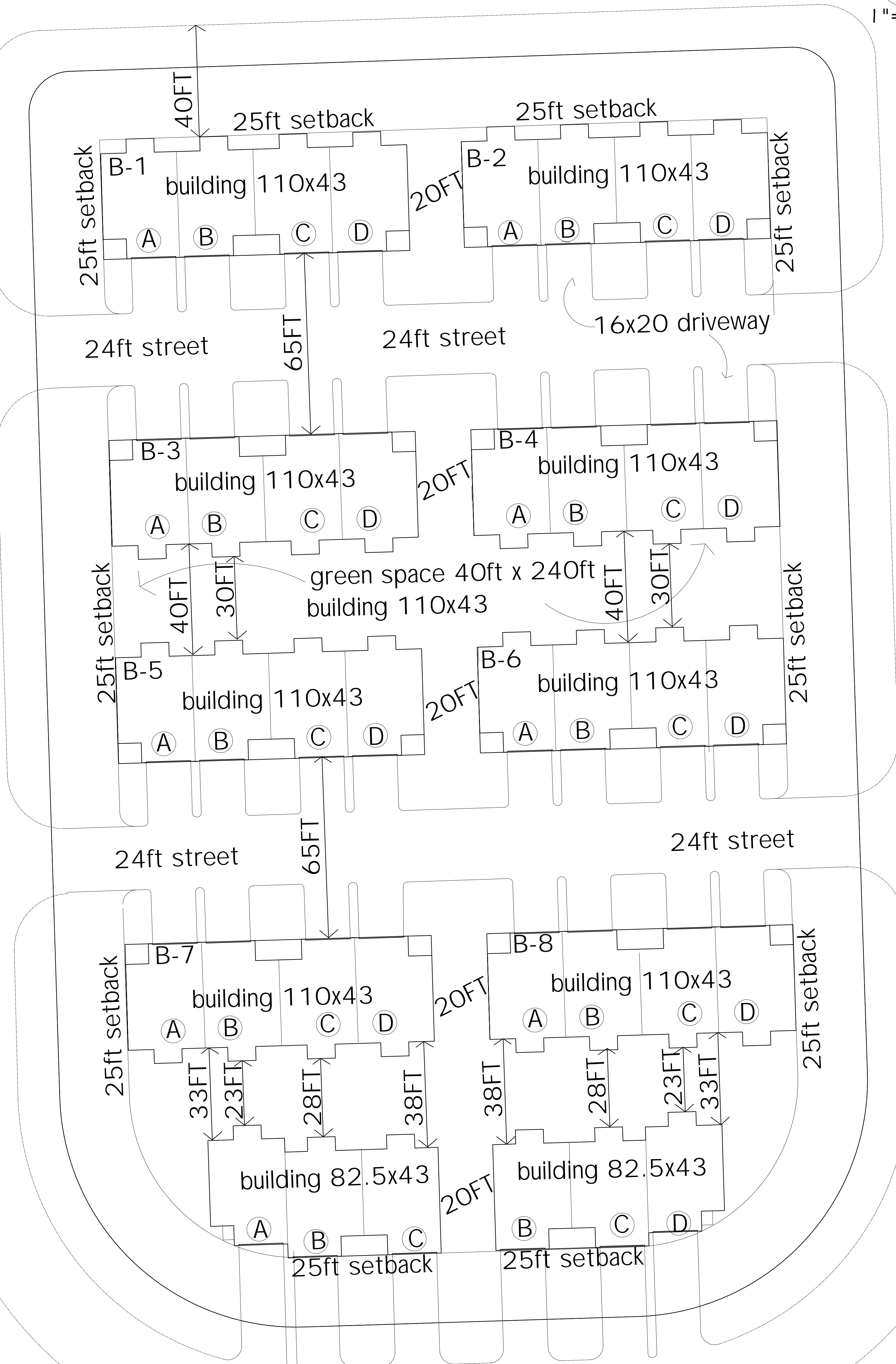
**SHEET
1 OF 1**

WEST LINCOLN ROAD



REDBUD CIRCLE

REDBUD CIRCLE



23.00 PLANNED RESIDENTIAL OVERLAY DISTRICTS.

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

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

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

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

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

23.04 MINIMUM LOT AREA. None required.

23.05 MINIMUM LOT WIDTH. None required.

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

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

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

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

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

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

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

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

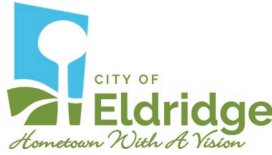
23.14 SCHEDULE. In addition to the information in Section 30, the development plan shall include a development schedule indicating the stages and dates of actual development. If the development becomes more than two hundred seventy (270) days behind the approved schedule, the city council may, by resolution,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

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

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

23.16 COMPLETED PROJECT.

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



ORDINANCE 2023-13

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 known parcels 932703006 and 932701003 and described as follows:

Sec 27 Twp 79 Range 03NE NW Except 5.89 acres TR to Davenport 85-11443 & Exc TR for RR Row per deed 11-1925 Exc pt S of RR Row per survey 11-25905

and

Sec 27 Twp 79 Rng 03NW N of RR Row per deed 11-1925

Containing 58.45 acres, more or less.

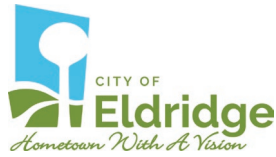
The parcel is currently **SA-Suburban Agriculture District** and is being rezoned to **I-2 General Industrial District**.

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

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

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



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

Attest:

Mayor, Frank King

Nevada Lemke, City Administrator

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



Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery

RESOLUTION NO. 2023-31

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 5 TO THE ELDRIDGE UNIFIED URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 93-35, adopted October 25, 1993, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Eldridge Urban Renewal Plan for the Eldridge Urban Renewal Area described therein, which Plan is on file in the office of the Recorder of Scott County; and

WHEREAS, this Council subsequently amended the Eldridge Urban Renewal Plan by the adoption of an amendment approved by Resolution No. 94-39, adopted December 5, 1994, which renamed the Eldridge Urban Renewal Area as the LeClaire Road Urban Renewal Area and designated the Blackhawk Trail Urban Renewal Plan for the Blackhawk Trail Urban Renewal Area described therein, and by the adoption of an amendment approved by Resolution No. 2000-12, adopted March 27, 2000, which described new urban renewal activities to be undertaken; and

WHEREAS, by Resolution No. 2012-17, adopted May 21, 2012, this City Council approved and adopted an Amendment No. 1 to the Eldridge Unified Urban Renewal Plan (“Plan” or “Urban Renewal Plan”), which, among other things, unified the LeClaire Road Urban Renewal Area and the Blackhawk Trail Urban Renewal Area, added property to the combined area, and renamed the combined area the Eldridge Unified Urban Renewal Area (“Area” or “Urban Renewal Area”), which Plan has subsequently been amended three additional times, most recently in 2019; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

**Eldridge Urban Renewal Subarea (1993)
Renamed LeClaire Road Urban Renewal Subarea (1994)**

Beginning at the NW corner of Lot 2, Lancer Park 7th Addition to the City of Eldridge, Iowa; thence southerly along the easterly line of North First Street and South First Street as now established; to a point on the south line of the SE1/4 of the NW ¼ of Section 14-79-3; thence easterly along the centerline of said Section 14, to the NW corner of the NE ¼ of the SE ¼ of said Section 14; thence south along the west line of said NE ¼ of the SE ¼ of said Section 14 137.10 feet; thence easterly parallel to the north line of said NE ¼ of SE ¼ of Said Section 14 723.60 feet to a point which is on the east line of Rustic Ridge Estates 1st Addition as

extended southerly; thence northerly along said line extended and said easterly line of Rustic Ridge Estates 1st Addition to the SW Corner of Lot 1, Anderson First Addition; thence easterly 425.00 feet to the SE corner of said Lot 1; thence northerly along the east line of said Anderson First Addition to the NE corner of Said Anderson First Addition and the north right-of-way line of East Iowa Street as now established; thence southeasterly along said westerly right-of-way line to a point on the section line between Sections 13 and 14, Township 79, Range 3 East; thence southerly along said right-of-way and section line to the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 13-79-3; thence easterly along the north line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13 to a point on the easterly right-of-way line of Scott Park Road; thence southerly along said easterly right-of-way line to a point on the south line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 13; thence easterly along the center line of said Section 13 to the westerly right-of-way line of South Scott Park Road; thence northerly along the west right-of-way of South Scott Park Road and North Scott Park Road to a point on the north line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12-79-3; thence west along the center lines of Section 12-79-3 and 11-79-3 to the point of beginning.

Blackhawk Trail Urban Renewal Subarea (1994)

Beginning at the NW corner of NE $\frac{1}{4}$ of Section 27, then, north to the SW corner of NE $\frac{1}{4}$ of Section 22, then, south along the center line of South Scott Park Road to the south corporate limit to the SW corner of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 27, then, north to the NW corner of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 27, then west to the point of beginning.

Amendment No. 1 Area to Unified Urban Renewal Subarea

The east half of the right-of-way of First Street beginning at the north corporate limits to the north east corner of Northland Addition and then the entire width of the right-of-way of First Street beginning at the north boundary of Northland Addition south to the centerline of Section 23-79-3, including the right-of-way of all roads adjacent to the unified area.

And

Beginning at the southwest corner of Sheridan Meadows Park, then, west 50 feet to the centerline of First Street then north 1,300 feet to the north corporate limit, then east along the north corporate limit to the northeast corner of Sheridan Meadows park, then south to the southeast corner of Sheridan Meadows Park, then, west to the point of beginning.

And

Part of the NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 14, T 79 E of the 5th PM, City of Eldridge Scott County, Iowa more particularly described as follows:

Commencing as a point of reference at the NE corner of the SW $\frac{1}{4}$ of Said Section 14, thence northwest 649.52 feet along the northerly line of said SW $\frac{1}{4}$ of Section 14 to the easterly right-of-way line of the Canadian Pacific Railroad and the point of beginning. Thence south east 1,259.09 feet along the said easterly right-of-way line of the Canadian Pacific Railroad, thence 339.62 feet along the arc of a 5,692.50 foot radius curve, concave northeasterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence south east 1,136.58 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the southerly right-of-way line of Lincoln Road, thence northwest 122.22 feet along the said southerly right-of-way line of Lincoln Road to the westerly right-of-way line of the Canadian Pacific Railroad, thence 275.30 feet along the arc of a 1,943 feet radius curve, concave southwesterly along said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 501.21 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 54.22 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 186.05 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence 259.32 feet along the arc of a 5,297.00 foot radius curve, concave northeasterly along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 247.60 feet along the said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 201.28 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 1,141.57 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 310.02 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 1,469.55 feet along the said westerly right-of-way of the Canadian Pacific Railroad to the southerly right-of-way of East Iowa Street, thence south east 110.04 feet along the southerly right-of-way line of East Iowa Street to the easterly right-of-way line of the Canadian Pacific Railroad, thence southeast 460.95 feet along the said southerly right-of-way line of the Canadian Pacific Railroad, thence 203.45 feet along the arc of a 4,780.00 foot radius curve, concave southwesterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence southeast 1,259.08 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the point of beginning.

Including the right-of-way of all roads adjacent to the property above and the Eldridge Unified Urban Renewal Area.

Amendment No. 2 Area to Unified Urban Renewal Subarea

Beginning at the NW corner of the NE $\frac{1}{4}$ of Section 27, then west to the west of right-of-way line of Buttermilk Road, then north to the $\frac{1}{2}$ section line of Section 22, then east to the SW corner of the NE of Section 22, then south to the point of beginning. All land being added is the west $\frac{1}{2}$ of the right-of-way of South Buttermilk Road.

and

That part of the Canadian Pacific Railway right of way, being 100 feet in width, lying in the Northeast One Quarter of Section 23, the Southeast One Quarter of Section 23, and the Northeast One Quarter of Section 26 all in Township 79 North, Range 3 East of the 5th PM in City of Eldridge, Scott County, Iowa. The Northerly end of said land to terminate at the Southerly right of way line of Lincoln Road and the Southerly end to terminate at the South line of the North Half of Section 23.

Amendment No. 3

Did not add or remove land from the Area.

Amendment No. 4

Did not add or remove land from the Area.

WHEREAS, a proposed Amendment No. 5 to the Plan ("Amendment No. 5" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to remove land from the Urban Renewal Area, which in turn will be included in a new Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 5 removes the following land from the Urban Renewal Area:

Commencing as a point of beginning at the southwest corner of Lot 1, Meinhardt's 2nd Addition, along the East line of the US Highway 61 right-of-way;

Thence, North 00°24'58" West 1227.79 feet along the East line of the US Highway 61 right-of-way;

Thence, North 05°45'37" East 10.15 feet along the East line of the US Highway 61 right-of-way;

Thence, North 05°45'36" East 441.02 feet along the East line of the US Highway 61 right-of-way;

Thence, North 09°20'03" East 239.27 feet along the East line of the US Highway 61 right-of-way;

Thence, South 89°56'18" East 210.79 feet to a point on the West line of the South 14th Avenue right-of-way;

Thence, South 00°02'52" East 397.44 feet along the West line of the South 14th Avenue right-of-way;

Thence, Southeasterly 100.95 feet along the arc of a 65.00 foot radius curve concave northeasterly (chord bearing South 44°32'27" East 91.11 feet) along the West and South line of South 14th Avenue right-of-way;

Thence, South 89°02'02" East 375.34 feet along the South line of the South 14th Avenue right-of-way to a point on the East line of the South 16th Avenue right-of-way;

Thence, North 00°01'17" East 51.58 feet along the East line of the South 16th Avenue right-of-way;

Thence, South 89°56'30" East 293.18 feet;

Thence, North 00°03'42" East 460.55 feet;

Thence, North 89°30'08" East 329.76 feet;

Thence, North 89°36'58" East 330.00 feet;

Thence, North 00°04'58" East 661.73 feet to a point on the South line of the East LeClaire Road right-of-way;

Thence, North 89°30'08" East 625.69 feet along the South line of the East LeClaire Road right-of-way;

Thence, North 89°22'30" East 1184.56 feet along the South line of the East LeClaire Road right-of-way to a point on the West line of the South Scott Park Road right-of-way;

Thence, South 14°31'51" East 61.38 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 09°54'59" West 182.29 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 09°55'01" West 12.82 feet along the West line of the South Scott Park Road right-of-way;

Thence, North 78°36'52" West 10.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 11°23'08" West 641.33 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 08°15'51" West 93.65 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 10°57'04" West 313.24 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 14°00'16" West 3.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 16°56'36" West 96.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 89°26'27" West 924.96 feet;

Thence, South 89°25'31" West 1290.11 feet;

Thence, South 89°35'42" West 343.02 feet to a point on the West line of the South 16th Avenue right-of-way;

Thence, South 00°01'18" West 500.00 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 89°35'40" West 3.23 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 00°03'42" West 735.14 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 89°21'28" West 671.24 feet to the point of beginning.

All bearings are based on the NAD83 Iowa State Planes South coordinate system. For purposes of this description the West line of Lot 1 of Meinhardt's 2nd Addition is assumed to bear North 00°24'58" West.

The land described in this description contains 91.154 acres, more or less.

WHEREAS, by resolution adopted on July 17, 2023, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 5 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 5 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the City Administrator, or her delegate,

filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 5 for the August 21, 2023 meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the North Scott Press, which notice set forth the time and place for the hearing and the nature and purpose thereof; and

WHEREAS, pursuant to notice published as required by law, this Council held the public meeting and hearing upon the proposal to approve and authorize execution of the Amendment at the August 21, 2023 Council meeting, at which meeting Council deferred action on the Amendment to this date/time; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 5, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 5 concerning the area of the City of Eldridge, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 5 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 5 to the Eldridge Unified Urban Renewal Plan of the City of Eldridge, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 5 to the Eldridge Unified Urban Renewal Plan for the City of Eldridge, State of Iowa"; Amendment No. 5, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 5 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 5 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 5 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Scott County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 5, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 5th day of September, 2023.

Mayor

ATTEST:

City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

AMENDMENT NO. 5
to the
**ELDRIDGE UNIFIED URBAN
RENEWAL PLAN**
for the
**ELDRIDGE UNIFIED URBAN
RENEWAL AREA**

CITY OF ELDRIDGE, IOWA

Amendment No. 1 to Unified Plan – 2012
Amendment No. 2 to Unified Plan – 2016
Amendment No. 3 to Unified Plan – 2017
Amendment No. 4 to Unified Plan – 2019
Amendment No. 5 to Unified Plan – 2023

AMENDMENT NO. 5
to the
ELDRIDGE UNIFIED URBAN RENEWAL PLAN
for the
ELDRIDGE UNIFIED URBAN RENEWAL AREA
CITY OF ELDRIDGE, IOWA

INTRODUCTION

The Eldridge Unified Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Eldridge Unified Urban Renewal Area (“Area” or “Urban Renewal Area”) was unified and amended in 2012, amended in 2016, 2017, and 2019, and is now being further amended with the adoption of this Amendment No. 5 to the Plan (“Amendment No. 5” or “Amendment”) in order to remove land from the Urban Renewal Area, which in turn will be included in a new Urban Renewal Area. This Amendment adds no new land or new projects.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan.

BASE VALUE

The Urban Renewal Area has previously established base values. This Amendment removes land from the Area. The base value(s) of the Area will be reduced due to the land being removed by this Amendment, but this Amendment makes no other changes to the previously established base values in the subareas of the Area.

DESCRIPTION OF AREA

The land included in the Urban Renewal Area by the original Plan, and the land added or removed by subsequent amendments are referred to as the different subareas of the Urban Renewal Area.

The land being removed from the Urban Renewal Area by this Amendment may be referred to as the “Amendment No. 5 Subarea.” The legal description of the land being removed from the Area by this Amendment is attached hereto as Exhibit A. A map of Amendment No. 5 Subarea is attached hereto as Exhibit B. A map of the entire Urban Renewal Area, as amended, is attached as Exhibit C.

DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole outlined in the Eldridge Comprehensive Plan, adopted in 2011. The Plan, as amended by this Amendment,

continues to be in conformity with the goals and land use policies established in the Eldridge Comprehensive Plan.

This Urban Renewal Plan, as amended, does not in any way replace the City’s current land use planning or zoning regulation process.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, is set forth in the Plan, as amended. As the Area continues to develop, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects were authorized prior to the date of this Amendment; and are continuing. Such projects are not listed in this Amendment but consist of a variety of urban renewal projects.

No additional urban renewal projects are proposed by this Amendment.

FINANCIAL DATA

1.	July 1, 2022 constitutional debt limit:	\$35,771,851
2.	Current outstanding general obligation debt:	\$13,709,898
3.	Proposed amount of new indebtedness to be incurred: No urban renewal projects are proposed by this Amendment No. 5, and accordingly, no new indebtedness is proposed to be incurred.	\$0

EFFECTIVE PERIOD

This Amendment No. 5 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan, as amended, shall remain in effect until terminated by the City Council.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the Plan or any previous amendments in conflict with this Amendment are hereby repealed.

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of this Amendment or the Plan, as previously amended, not determined to be invalid or unconstitutional.

EXHIBIT A
LEGAL DESCRIPTION OF
AMENDMENT NO. 5 SUBAREA
TO BE REMOVED FROM THE URBAN RENEWAL AREA

Commencing as a point of beginning at the southwest corner of Lot 1, Meinhardt's 2nd Addition, along the East line of the US Highway 61 right-of-way;

Thence, North 00°24'58" West 1227.79 feet along the East line of the US Highway 61 right-of-way;

Thence, North 05°45'37" East 10.15 feet along the East line of the US Highway 61 right-of-way;

Thence, North 05°45'36" East 441.02 feet along the East line of the US Highway 61 right-of-way;

Thence, North 09°20'03" East 239.27 feet along the East line of the US Highway 61 right-of-way;

Thence, South 89°56'18" East 210.79 feet to a point on the West line of the South 14th Avenue right-of-way;

Thence, South 00°02'52" East 397.44 feet along the West line of the South 14th Avenue right-of-way;

Thence, Southeasterly 100.95 feet along the arc of a 65.00 foot radius curve concave northeasterly (chord bearing South 44°32'27" East 91.11 feet) along the West and South line of South 14th Avenue right-of-way;

Thence, South 89°02'02" East 375.34 feet along the South line of the South 14th Avenue right-of-way to a point on the East line of the South 16th Avenue right-of-way;

Thence, North 00°01'17" East 51.58 feet along the East line of the South 16th Avenue right-of-way;

Thence, South 89°56'30" East 293.18 feet;

Thence, North 00°03'42" East 460.55 feet;

Thence, North 89°30'08" East 329.76 feet;

Thence, North 89°36'58" East 330.00 feet;

Thence, North 00°04'58" East 661.73 feet to a point on the South line of the East LeClaire Road right-of-way;

Thence, North 89°30'08" East 625.69 feet along the South line of the East LeClaire Road right-of-way;

Thence, North 89°22'30" East 1184.56 feet along the South line of the East LeClaire Road right-of-way to a point on the West line of the South Scott Park Road right-of-way;

Thence, South 14°31'51" East 61.38 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 09°54'59" West 182.29 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 09°55'01" West 12.82 feet along the West line of the South Scott Park Road right-of-way;

Thence, North 78°36'52" West 10.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 11°23'08" West 641.33 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 08°15'51" West 93.65 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 10°57'04" West 313.24 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 14°00'16" West 3.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 16°56'36" West 96.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 89°26'27" West 924.96 feet;

Thence, South 89°25'31" West 1290.11 feet;

Thence, South 89°35'42" West 343.02 feet to a point on the West line of the South 16th Avenue right-of-way;

Thence, South 00°01'18" West 500.00 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 89°35'40" West 3.23 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 00°03'42" West 735.14 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 89°21'28" West 671.24 feet to the point of beginning.

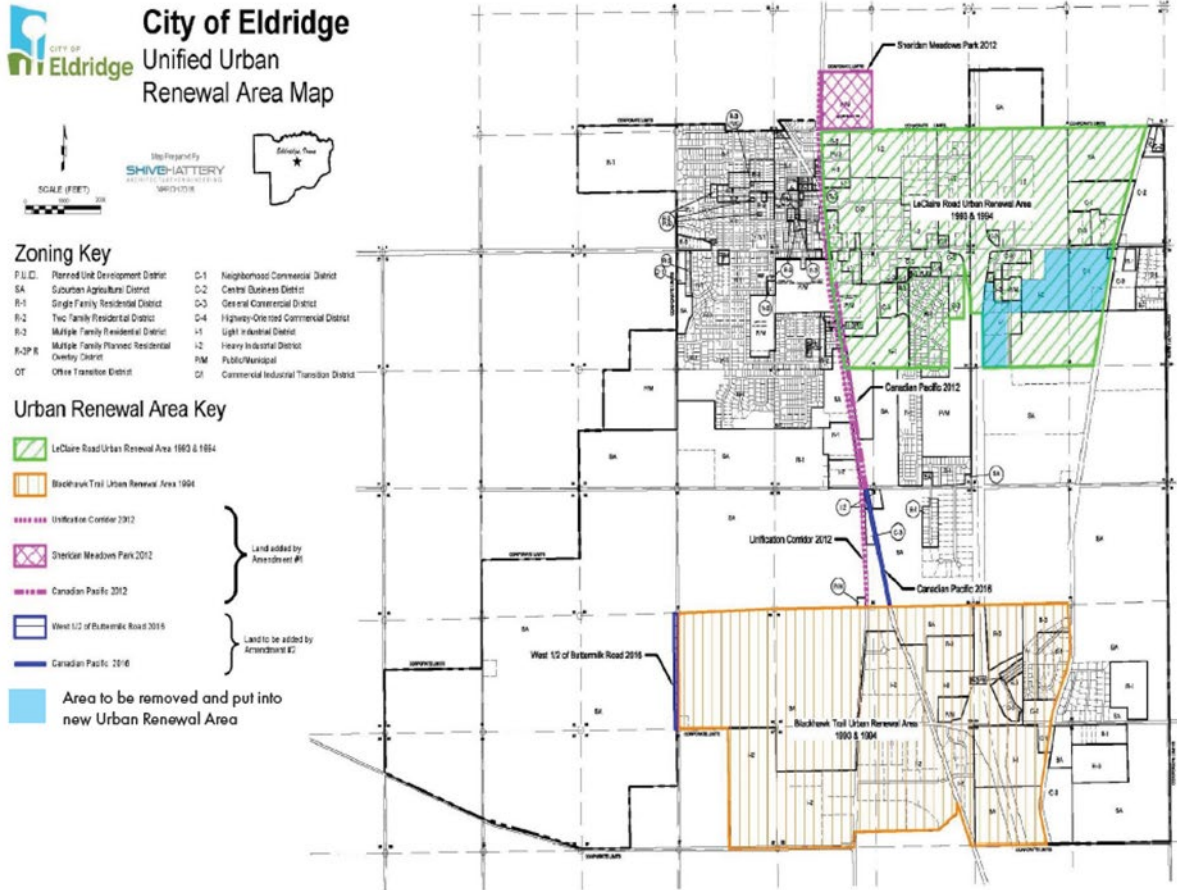
All bearings are based on the NAD83 Iowa State Planes South coordinate system. For purposes of this description the West line of Lot 1 of Meinhardt's 2nd Addition is assumed to bear North 00°24'58" West.

The land described in this description contains 91.154 acres, more or less.

EXHIBIT B
MAP OF PROPERTY REMOVED BY AMENDMENT NO. 5



EXHIBIT C MAP OF ELDRIDGE UNIFIED URBAN RENEWAL AREA, AS AMENDED



02220695-1\10436-064

ORDINANCE NO. 2023-22

AN ORDINANCE AMENDING ORDINANCE NOS. 93-05, 94-10, AND 2012-04, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL TAXABLE PROPERTY LOCATED WITHIN THE AMENDED ELDRIDGE UNIFIED URBAN RENEWAL AREA, IN CITY OF ELDRIDGE, COUNTY OF SCOTT STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF ELDRIDGE, COUNTY OF SCOTT, NORTH SCOTT COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE AMENDED ELDRIDGE UNIFIED URBAN RENEWAL AREA (**AMENDMENT NO. 5 TO THE ELDRIDGE UNIFIED URBAN RENEWAL PLAN**)

WHEREAS, by Resolution No. 93-35, adopted October 25, 1993, this City Council approved and adopted the Eldridge Urban Renewal Plan for the Eldridge Urban Renewal Area described therein; and

WHEREAS, this City Council subsequently amended the Eldridge Urban Renewal Plan by the adoption of an amendment approved by Resolution No. 94-39, adopted December 5, 1994, which renamed the Eldridge Urban Renewal Area as the LeClaire Road Urban Renewal Area and designated the Blackhawk Trail Urban Renewal Plan for the Blackhawk Trail Urban Renewal Area described therein; and

WHEREAS, by Resolution No. 2012-17, adopted May 21, 2012, this City Council approved and adopted an Amendment No. 1 to the Eldridge Unified Urban Renewal Plan (“Plan” or “Urban Renewal Plan”), which, among other things, unified the LeClaire Road Urban Renewal Area and the Blackhawk Trail Urban Renewal Area, added property to the combined area, and renamed the combined area the Eldridge Unified Urban Renewal Area (“Area” or “Urban Renewal Area”); and

WHEREAS, the City Council of the City of Eldridge, State of Iowa, has heretofore, in Ordinance Nos. 93-05, 94-10, and 2012-04, provided for the division of taxes within the Eldridge Unified Urban Renewal Area pursuant to Section 403.19, Code of Iowa; and

WHEREAS, territory now has been removed from the Eldridge Unified Urban Renewal Area through the adoption of Amendment No. 5 to the Eldridge Unified Urban Renewal Plan by resolution on September 5, 2023; and

WHEREAS, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the amended Urban Renewal Area, and the continuing needs of redevelopment within the amended

Urban Renewal Area are such as to require the continued application of the incremental tax resources of the amended Urban Renewal Area; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELDRIDGE, STATE OF IOWA, THAT:

Ordinance Numbers 93-05, 94-10, and 2012-04 are hereby amended to read as follows:

Section 1. For purposes of this Ordinance, the following terms shall have the following meanings:

a) LeClaire Road Urban Renewal Area means that portion of the City of Eldridge, State of Iowa, described in the urban renewal plan for the urban renewal area approved by Resolution No. 93-25 on the 25th day of October, 1993, which LeClaire Road Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

Beginning at the NW corner of Lot 2, Lancer Park 7th Addition to the City of Eldridge, Iowa; thence southerly along the easterly line of North First Street and South First Street as now established; to a point on the south line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14-79-3; thence easterly along the centerline of said Section 14, to the NW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 14; thence south along the west line of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 14 137.10 feet; thence easterly parallel to the north line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Said Section 14 723.60 feet to a point which is on the east line of Rustic Ridge Estates 1st Addition as extended southerly; thence northerly along said line extended and said easterly line of Rustic Ridge Estates 1st Addition to the SW Corner of Lot 1, Anderson First Addition; thence easterly 425.00 feet to the SE corner of said Lot 1; thence northerly along the east line of said Anderson First Addition to the NE corner of Said Anderson First Addition and the north right-of-way line of East Iowa Street as now established; thence southeasterly along said westerly right-of-way line to a point on the section line between Sections 13 and 14, Township 79, Range 3 East; thence southerly along said right-of-way and section line to the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 13-79-3; thence easterly along the north line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13 to a point on the easterly right-of-way line of Scott Park Road; thence southerly along said easterly right-of-way line to a point on the south line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 13; thence easterly along the center line of said Section 13 to the westerly right-of-way line of South Scott Park Road; thence northerly along the west right-of-way of South Scott Park Road and North Scott Park Road to a point on the north line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12-79-3; thence west along the center lines of Section 12-79-3 and 11-79-3 to the point of beginning.

BUT EXPRESSLY EXCLUDING THE AMENDMENT NO. 5 AREA DESCRIBED BELOW AND REMOVED FROM THE LECLAIRE ROAD

URBAN RENEWAL AREA BY AMENDMENT NO. 5 TO THE ELDRIDGE UNIFIED URBAN RENEWAL PLAN.

b) Blackhawk Trail Urban Renewal Area means that portion of the City of Eldridge, State of Iowa, described in the urban renewal plan for the urban renewal area approved by Resolution No. 94-39 on the 5th day of December, 1994, which Blackhawk Trail Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

Beginning at the NW corner of NE $\frac{1}{4}$ of Section 27, then, north to the SW corner of NE $\frac{1}{4}$ of Section 22, then, south along the center line of South Scott Park Road to the south corporate limit to the SW corner of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 27, then, north to the NW corner of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 27, then west to the point of beginning.

c) Amendment No. 1 Area means that portion of the City of Eldridge, State of Iowa, described in Amendment No. 1 to the Eldridge Unified Urban Renewal Plan for the Eldridge Unified Urban Renewal Area approved by Resolution No. 2012-17 on the 21st day of May, 2012, which Amendment No. 1 Area includes the lots and parcels located within the area legally described as follows:

The east half of the right-of-way of First Street beginning at the north corporate limits to the north east corner of Northland Addition and then the entire width of the right-of-way of First Street beginning at the north boundary of Northland Addition south to the centerline of Section 23-79-3, including the right-of-way of all roads adjacent to the unified area.

And

Beginning at the southwest corner of Sheridan Meadows Park, then, west 50 feet to the centerline of First Street then north 1,300 feet to the north corporate limit, then east along the north corporate limit to the northeast corner of Sheridan Meadows park, then south to the southeast corner of Sheridan Meadows Park, then, west to the point of beginning.

And

Part of the NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 14, T 79 E of the 5th PM, City of Eldridge Scott County, Iowa more particularly described as follows:

Commencing as a point of reference at the NE corner of the SW $\frac{1}{4}$ of Said Section 14, thence northwest 649.52 feet along the northerly line of said SW $\frac{1}{4}$ of Section 14 to the easterly right-of-way line of the Canadian Pacific Railroad and the point of beginning. Thence south east 1,259.09 feet along the said easterly right-of-way line of the Canadian Pacific Railroad, thence 339.62 feet along the arc of a 5,692.50 foot radius curve, concave northeasterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence south east 1,136.58 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the southerly right-

of-way line of Lincoln Road, thence northwest 122.22 feet along the said southerly right-of-way line of Lincoln Road to the westerly right-of-way line of the Canadian Pacific Railroad, thence 275.30 feet along the arc of a 1,943 feet radius curve, concave southwesterly along said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 501.21 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 54.22 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 186.05 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence 259.32 feet along the arc of a 5,297.00 foot radius curve, concave northeasterly along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 247.60 feet along the said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 201.28 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 1,141.57 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 310.02 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 1,469.55 feet along the said westerly right-of-way of the Canadian Pacific Railroad to the southerly right-of-way of East Iowa Street, thence south east 110.04 feet along the southerly right-of-way line of East Iowa Street to the easterly right-of-way line of the Canadian Pacific Railroad, thence southeast 460.95 feet along the said southerly right-of-way line of the Canadian Pacific Railroad, thence 203.45 feet along the arc of a 4,780.00 foot radius curve, concave southwesterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence southeast 1,259.08 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the point of beginning.

Including the right-of-way of all roads adjacent to the property above and the Eldridge Unified Urban Renewal Area.

d) Amendment No. 5 Area means that portion of the City of Eldridge, State of Iowa, described in Amendment No. 5 to the Eldridge Unified Urban Renewal Plan for the Eldridge Unified Urban Renewal Area approved by resolution on the 5th day of September, 2023, which Amendment No. 5 **removes** from the Eldridge Unified Urban Renewal Area the lots and parcels located within the area legally described as follows:

Commencing as a point of beginning at the southwest corner of Lot 1, Meinhardt's 2nd Addition, along the East line of the US Highway 61 right-of-way;

Thence, North 00°24'58" West 1227.79 feet along the East line of the US Highway 61 right-of-way;

Thence, North 05°45'37" East 10.15 feet along the East line of the US Highway 61 right-of-way;

Thence, North 05°45'36" East 441.02 feet along the East line of the US Highway 61 right-of-way;

Thence, North 09°20'03" East 239.27 feet along the East line of the US Highway 61 right-of-way;

Thence, South 89°56'18" East 210.79 feet to a point on the West line of the South 14th Avenue right-of-way;

Thence, South 00°02'52" East 397.44 feet along the West line of the South 14th Avenue right-of-way;

Thence, Southeasterly 100.95 feet along the arc of a 65.00 foot radius curve concave northeasterly (chord bearing South 44°32'27" East 91.11 feet) along the West and South line of South 14th Avenue right-of-way;

Thence, South 89°02'02" East 375.34 feet along the South line of the South 14th Avenue right-of-way to a point on the East line of the South 16th Avenue right-of-way;

Thence, North 00°01'17" East 51.58 feet along the East line of the South 16th Avenue right-of-way;

Thence, South 89°56'30" East 293.18 feet;

Thence, North 00°03'42" East 460.55 feet;

Thence, North 89°30'08" East 329.76 feet;

Thence, North 89°36'58" East 330.00 feet;

Thence, North 00°04'58" East 661.73 feet to a point on the South line of the East LeClaire Road right-of-way;

Thence, North 89°30'08" East 625.69 feet along the South line of the East LeClaire Road right-of-way;

Thence, North 89°22'30" East 1184.56 feet along the South line of the East LeClaire Road right-of-way to a point on the West line of the South Scott Park Road right-of-way;

Thence, South 14°31'51" East 61.38 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 09°54'59" West 182.29 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 09°55'01" West 12.82 feet along the West line of the South Scott Park Road right-of-way;

Thence, North 78°36'52" West 10.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 11°23'08" West 641.33 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 08°15'51" West 93.65 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 10°57'04" West 313.24 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 14°00'16" West 3.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 16°56'36" West 96.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 89°26'27" West 924.96 feet;

Thence, South 89°25'31" West 1290.11 feet;

Thence, South 89°35'42" West 343.02 feet to a point on the West line of the South 16th Avenue right-of-way;

Thence, South 00°01'18" West 500.00 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 89°35'40" West 3.23 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 00°03'42" West 735.14 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 89°21'28" West 671.24 feet to the point of beginning.

All bearings are based on the NAD83 Iowa State Planes South coordinate system. For purposes of this description the West line of Lot 1 of Meinhardt's 2nd Addition is assumed to bear North 00°24'58" West.

The land described in this description contains 91.154 acres, more or less.

e) Amended Area means that portion of the City of Eldridge, State of Iowa, included within the LeClaire Road Urban Renewal Area, Blackhawk Trail Urban Renewal Area, and Amendment No. 1 Area, less the Amendment No. 5 Area, which Amended Area includes the lots and parcels

located within the area legally described in subsections (a)-(c) less the lots and parcels located within the area legally described in subsection (d).

Section 2. The taxes levied on the taxable property in the Amended Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, County of Scott, Iowa, North Scott Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3. As to the LeClaire Road Urban Renewal Area, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the LeClaire Road Urban Renewal Area upon the total sum of the assessed value of the taxable property in the LeClaire Road Urban Renewal Area less the assessed value of the taxable property in the Amendment No. 5 Area, as shown on the assessment roll as of January 1, 1992, being the first day of the calendar year preceding the effective date of Ordinance No. 93-05, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such area.

As to the Blackhawk Trail Urban Renewal Area, base period taxes shall be computed in the same manner using the total assessed value of the taxable property in the Blackhawk Trail Urban Renewal Area as shown on the assessment roll as of January 1, 1993, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 94-10.

As to Amendment No. 1 Area, base period taxes shall be computed in the same manner using the total assessed value of the taxable property in the Amendment No. 1 Area as shown on the assessment roll as of January 1, 2011, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of this Ordinance No. 2012-04.

As to Amendment No. 5 Area, base period taxes shall be reduced due to the removal of property from the LeClaire Road Urban Renewal Area.

Section 4. That portion of the taxes each year in excess of the base period taxes for the Amended Area, determined for each sub-area thereof as provided in Section 3 of this Ordinance, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Eldridge, State of Iowa, to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12, Code of Iowa, incurred by the City of Eldridge, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, as amended, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; and (iv) any other exceptions

under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Amended Area without any limitation as hereinabove provided.

Section 5. Unless or until the total assessed valuation of the taxable property in the areas of the Amended Area exceeds the total assessed value of the taxable property in the areas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6. At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Eldridge, State of Iowa, referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Amended Area under the provisions of Section 403.19, Code of Iowa, as authorized in Ordinance Nos. 93-05, 94-10, and 2012-04, and to remove the Amendment No. 5 Area from the division of taxes under Section 403.19, Code of Iowa. Notwithstanding any provisions in any prior Ordinances or other documents, the provisions of this Ordinance and all prior Ordinances relating to the Urban Renewal Area, as amended, shall be construed to continue the division of taxes from property within the Amended Area to the maximum period of time allowed by Section 403.19, Code of Iowa. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Amended Area and the territory contained therein.

Section 8. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this 2 day of October, 2023.

Mayor

ATTEST:

City Clerk

Read First Time: _____, 2023

Read Second Time: _____, 2023

Read Third Time: _____, 2023

PASSED AND APPROVED: _____, 2023.

I, _____, City Clerk of the City of Eldridge, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2023, signed by the Mayor on _____, 2023, and published in the North Scott Press on _____, 2023.

City Clerk, City of Eldridge, State of Iowa

(SEAL)

02228580-1\10436-064

RESOLUTION NO. 2023-32

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE LINCOLN-LECLAIRE URBAN RENEWAL PLAN

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the City; and

WHEREAS, this Council has caused there to be prepared a proposed Lincoln-LeClaire Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Lincoln-LeClaire Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

WHEREAS, the purpose of the Plan is to form the Lincoln-LeClaire Urban Renewal Area as an area suitable for economic development and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the City Clerk; and

WHEREAS, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Council has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan; and

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and consequently written permission of the current owners has been obtained; and

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Urban Renewal Plan to be known hereafter as the "Lincoln-LeClaire Urban Renewal Plan"; and

WHEREAS, the Iowa statutes require the City Council to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole, prior to City Council approval thereof; and

WHEREAS, creation of the Urban Renewal Area and adoption of the Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its written report and recommendation filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted on July 17, 2023, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the City Administrator, or her delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Urban Renewal Plan for the August 21, 2023 meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the North Scott Press, which notice set forth the time and place for the hearing and the nature and purpose thereof; and

WHEREAS, pursuant to notice published as required by law, this Council held the public meeting and hearing upon the proposal to approve and authorize execution of the Plan at the August 21, 2023 Council meeting, at which meeting Council deferred action on the Plan to this date/time; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the proposed "Lincoln-LeClaire Urban Renewal Plan" for the area of the City of Eldridge, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Lincoln-LeClaire Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and

sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area is an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That the Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Lincoln-LeClaire

Urban Renewal Plan for the Lincoln-LeClaire Urban Renewal Area"; the Urban Renewal Plan for such area is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. Said Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Scott County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 5th day of September, 2023.

Mayor

ATTEST:

City Clerk

Label the Plan as Exhibit 1 (with all exhibits) and attach it to this Resolution.

**LINCOLN-LECLAIRE
URBAN RENEWAL PLAN**

for the

**LINCOLN-LECLAIRE
URBAN RENEWAL AREA**

CITY OF ELDRIDGE, IOWA

2023

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**LINCOLN-LECLAIRE URBAN RENEWAL PLAN
for the
LINCOLN-LECLAIRE URBAN RENEWAL AREA**

CITY OF ELDRIDGE, IOWA

A. INTRODUCTION

The Lincoln-LeClaire Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Lincoln-LeClaire Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote commercial and industrial economic development in the City of Eldridge, Iowa (the “City”). In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 of the *Code of Iowa*, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit A and illustrated in Exhibit B. The City reserves the right to modify the boundaries of the Area at some future date.

C. AREA DESIGNATION

With the adoption of this Plan, the City designates this Urban Renewal Area as an area appropriate for the promotion of economic development (commercial and industrial development).

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) Ordinance is adopted, and debt is certified prior to December 1, 2023, the taxable valuation as of January 1, 2022, will be considered the frozen “base valuation” of the taxable property within that area covered by the TIF ordinance. If a TIF Ordinance is not adopted until a later date, or debt is not first certified prior to December 1, 2023, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF Ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area.

E. DEVELOPMENT PLAN

The City has a general plan for the physical development of the City as a whole, outlined in the City’s Eldridge Comprehensive Plan, adopted in 2011. The goals and objectives proposed in this Plan, and the urban renewal projects described herein, are in conformity with the land use policies and plans for the development of the City as a whole established in the Eldridge Comprehensive Plan.

This Urban Renewal Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

F. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial and industrial development). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer, roadways, and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.
4. To encourage commercial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
6. To stimulate, through public action and commitment, private investment in new and expanded commercial and industrial development.
7. To improve the conditions and opportunities for commercial and industrial economic development.
8. To help develop a sound economic base that will serve as the foundation for future growth and development.
9. To enhance the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.
10. To enhance the health, safety, living environment, general character, and general welfare of Eldridge, Iowa.
11. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

G. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

H. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. Development Agreements:

A. *RILCO, Inc. Development Agreement:* The City expects to consider a development agreement with RILCO, Inc. (or a related entity) (the “Developer”), pursuant to which the Developer would cause the construction of a 58,000 square foot addition to the Existing Facility,

to be used as office and warehouse space. The Developer would agree to create and retain jobs in the expanded facility. The development agreement would provide detailed terms and conditions under which the City may make annual tax increment grant payments to the Developer in the amount of a declining percentage of the Tax Increment generated by construction of the hotel for up to ten (10) fiscal years, not to exceed a total of \$2,100,000.

B. Future Development Agreements: The City expects to consider requests for development agreements for projects that are consistent with this Plan, as amended, in the City’s sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, as amended, including, but not limited to, land, loans, grants, tax increment rebates, public infrastructure assistance, and other incentives. The costs of such development agreements will not exceed \$1,000,000.

2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds
Fees and Costs	Undetermined	Not to Exceed \$50,000

I. FINANCIAL INFORMATION

1.	July 1, 2022 constitutional debt limit:	\$35,771,851
2.	Current Outstanding General Obligation Debt	\$13,709,898
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City’s constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$3,150,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

J. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

K. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

L. RELOCATION

The City does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal project; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

M. PROPERTY WITHIN AN URBAN REVITALIZATION AREA

The Urban Renewal Area may (now or in the future) also be located within an established Urban Revitalization Area. Properties within the Urban Renewal Area shall not be eligible for tax abatement under an Urban Revitalization Plan without the City Council's specific approval. The City Council, at its sole discretion, shall determine which incentives, if any, are available through either: (a) this Plan for urban renewal incentives, if any urban renewal incentives are offered by the City, at the City Council's sole discretion; or (b) tax abatement incentives through the City's Urban Revitalization Plan; or (c) a combination of urban renewal incentives and tax abatement incentives.

N. STATE AND LOCAL REQUIREMENTS

The City will comply with all State and local laws related to implementing this Urban Renewal Plan and its supporting documents.

O. AGRICULTURAL LAND

Because some of the area included in the Urban Renewal Area contains land that is defined as "agricultural land" by Iowa Code Section 403.17(3), the property owner has entered into an agreement in which the property owner agrees to allow the City to include real property defined as "Agricultural Land" in the Urban Renewal Area. A copy of the agreement is attached as Exhibit "C". The original signed agreement will be on file at the City Clerk's office.

P. SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

Q. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying goals or types of renewal activities. The City Council may amend this Plan in accordance with applicable State law.

R. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and shall remain in effect until terminated by the City Council.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance which designates that property as a tax increment area and is designated based on an economic development finding, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within a TIF Ordinance of the Urban Renewal Area. The division of revenues shall continue on the Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

EXHIBIT A
LEGAL DESCRIPTION OF URBAN RENEWAL AREA

Commencing as a point of beginning at the southwest corner of Lot 1, Meinhardt's 2nd Addition, along the East line of the US Highway 61 right-of-way;

Thence, North 00°24'58" West 1227.79 feet along the East line of the US Highway 61 right-of-way;

Thence, North 05°45'37" East 10.15 feet along the East line of the US Highway 61 right-of-way;

Thence, North 05°45'36" East 441.02 feet along the East line of the US Highway 61 right-of-way;

Thence, North 09°20'03" East 239.27 feet along the East line of the US Highway 61 right-of-way;

Thence, South 89°56'18" East 210.79 feet to a point on the West line of the South 14th Avenue right-of-way;

Thence, South 00°02'52" East 397.44 feet along the West line of the South 14th Avenue right-of-way;

Thence, Southeasterly 100.95 feet along the arc of a 65.00 foot radius curve concave northeasterly (chord bearing South 44°32'27" East 91.11 feet) along the West and South line of South 14th Avenue right-of-way;

Thence, South 89°02'02" East 375.34 feet along the South line of the South 14th Avenue right-of-way to a point on the East line of the South 16th Avenue right-of-way;

Thence, North 00°01'17" East 51.58 feet along the East line of the South 16th Avenue right-of-way;

Thence, South 89°56'30" East 293.18 feet;

Thence, North 00°03'42" East 460.55 feet;

Thence, North 89°30'08" East 329.76 feet;

Thence, North 89°36'58" East 330.00 feet;

Thence, North 00°04'58" East 661.73 feet to a point on the South line of the East LeClaire Road right-of-way;

Thence, North 89°30'08" East 625.69 feet along the South line of the East LeClaire Road right-of-way;

Thence, North 89°22'30" East 1184.56 feet along the South line of the East LeClaire Road right-of-way to a point on the West line of the South Scott Park Road right-of-way;

Thence, South 14°31'51" East 61.38 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 09°54'59" West 182.29 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 09°55'01" West 12.82 feet along the West line of the South Scott Park Road right-of-way;

Thence, North 78°36'52" West 10.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 11°23'08" West 641.33 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 08°15'51" West 93.65 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 10°57'04" West 313.24 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 14°00'16" West 3.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 16°56'36" West 96.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 89°26'27" West 924.96 feet;

Thence, South 89°25'31" West 1290.11 feet;

Thence, South 89°35'42" West 343.02 feet to a point on the West line of the South 16th Avenue right-of-way;

Thence, South 00°01'18" West 500.00 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 89°35'40" West 3.23 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 00°03'42" West 735.14 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 89°21'28" West 671.24 feet to the point of beginning.

All bearings are based on the NAD83 Iowa State Planes South coordinate system. For purposes of this description the West line of Lot 1 of Meinhardt's 2nd Addition is assumed to bear North 00°24'58" West.

The land described in this description contains 91.154 acres, more or less.

EXHIBIT B
MAP OF URBAN RENEWAL AREA



EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE LINCOLN-LECLAIRE URBAN RENEWAL AREA

WHEREAS, the City of Eldridge, Iowa, (the “City”) has proposed to adopt the Lincoln-LeClaire Urban Renewal Plan (the “Plan”) for the Lincoln-LeClaire Urban Renewal Area (the “Urban Renewal Area”), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Urban Renewal Area will include certain property which is owned by the Agricultural Land Owner listed below (the “Property”); and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition of “agricultural land” in Section 403.17(3) until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that the portion of the Property owned by the Agricultural Land Owner below meets the definition of “agricultural land” in Section 403.17(3) of the Code of Iowa.

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property within the proposed Urban Renewal Area and agrees that the City of Eldridge, Iowa, may include such Property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City of Eldridge, Iowa, to pass any resolution or ordinance necessary to designate said Property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this ____ day of _____, 2023.

Agricultural Land Owner’s Name:

Signature: _____

Date: _____

Witness: _____

Agricultural Land Owner’s Name:

Signature: _____

Date: _____

Witness: _____

02220716-1\10436-063

ORDINANCE NO. 2023-23

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE LINCOLN-LECLAIRE URBAN RENEWAL AREA, IN CITY OF ELDRIDGE, COUNTY OF SCOTT STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF ELDRIDGE, COUNTY OF SCOTT, NORTH SCOTT COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE LINCOLN-LECLAIRE URBAN RENEWAL AREA (**THE LINCOLN-LECLAIRE URBAN RENEWAL PLAN**)

WHEREAS, the City Council of the City of Eldridge, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 2023-32 passed and approved on the 5th day of September, 2023, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Lincoln-LeClaire Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

Commencing as a point of beginning at the southwest corner of Lot 1, Meinhardt's 2nd Addition, along the East line of the US Highway 61 right-of-way;

Thence, North 00°24'58" West 1227.79 feet along the East line of the US Highway 61 right-of-way;

Thence, North 05°45'37" East 10.15 feet along the East line of the US Highway 61 right-of-way;

Thence, North 05°45'36" East 441.02 feet along the East line of the US Highway 61 right-of-way;

Thence, North 09°20'03" East 239.27 feet along the East line of the US Highway 61 right-of-way;

Thence, South 89°56'18" East 210.79 feet to a point on the West line of the South 14th Avenue right-of-way;

Thence, South 00°02'52" East 397.44 feet along the West line of the South 14th Avenue right-of-way;

Thence, Southeasterly 100.95 feet along the arc of a 65.00 foot radius curve concave northeasterly (chord bearing South 44°32'27" East 91.11 feet) along the West and South line of South 14th Avenue right-of-way;

Thence, South 89°02'02" East 375.34 feet along the South line of the South 14th Avenue right-of-way to a point on the East line of the South 16th Avenue right-of-way;

Thence, North 00°01'17" East 51.58 feet along the East line of the South 16th Avenue right-of-way;

Thence, South 89°56'30" East 293.18 feet;

Thence, North 00°03'42" East 460.55 feet;

Thence, North 89°30'08" East 329.76 feet;

Thence, North 89°36'58" East 330.00 feet;

Thence, North 00°04'58" East 661.73 feet to a point on the South line of the East LeClaire Road right-of-way;

Thence, North 89°30'08" East 625.69 feet along the South line of the East LeClaire Road right-of-way;

Thence, North 89°22'30" East 1184.56 feet along the South line of the East LeClaire Road right-of-way to a point on the West line of the South Scott Park Road right-of-way;

Thence, South 14°31'51" East 61.38 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 09°54'59" West 182.29 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 09°55'01" West 12.82 feet along the West line of the South Scott Park Road right-of-way;

Thence, North 78°36'52" West 10.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 11°23'08" West 641.33 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 08°15'51" West 93.65 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 10°57'04" West 313.24 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 14°00'16" West 3.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 16°56'36" West 96.25 feet along the West line of the South Scott Park Road right-of-way;

Thence, South 89°26'27" West 924.96 feet;

Thence, South 89°25'31" West 1290.11 feet;

Thence, South 89°35'42" West 343.02 feet to a point on the West line of the South 16th Avenue right-of-way;

Thence, South 00°01'18" West 500.00 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 89°35'40" West 3.23 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 00°03'42" West 735.14 feet along the West line of the South 16th Avenue right-of-way;

Thence, South 89°21'28" West 671.24 feet to the point of beginning.

All bearings are based on the NAD83 Iowa State Planes South coordinate system. For purposes of this description the West line of Lot 1 of Meinhardt's 2nd Addition is assumed to bear North 00°24'58" West.

The land described in this description contains 91.154 acres, more or less.

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Eldridge, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Eldridge, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19, Code of Iowa, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELDRIDGE, STATE OF IOWA:

Section 1. That the taxes levied on the taxable property in the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Eldridge, County of Scott, North Scott Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. The City intends to certify debt in the Urban Renewal Area before December 1, 2023. Therefore, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Urban Renewal Area upon the total sum of the assessed value of the taxable property in the Urban Renewal Area as shown on the assessment roll as of January 1, 2022, being January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such Area.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Eldridge, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by the City of Eldridge, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; and (iv) any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Eldridge, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Urban Renewal Area and the territory contained therein.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2023.

Mayor

ATTEST:

City Clerk

Read First Time: _____, 2023

Read Second Time: _____, 2023

Read Third Time: _____, 2023

PASSED AND APPROVED: _____, 2023.

I, _____, City Clerk of the City of Eldridge, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2023, signed by the Mayor on _____, 2023, and published in the North Scott Press on _____, 2023.

City Clerk, City of Eldridge, State of Iowa

(SEAL)

02228341-1\10436-063

RESOLUTION NO. 2023-33

RESOLUTION APPROVING AND AUTHORIZING
EXECUTION OF A DEVELOPMENT AGREEMENT BY AND
AMONG THE CITY OF ELDRIDGE, RILCO, INC., AND GRT
ELDRIDGE PROPERTY, LLC

WHEREAS, by Resolution adopted August 21, 2023, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Lincoln-LeClaire Urban Renewal Plan (the "Urban Renewal Plan" or "Plan") for the Lincoln-LeClaire Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan is on file in the office of the Recorder of Scott County; and

WHEREAS, it is desirable that properties within the Area be redeveloped as part of the overall redevelopment area covered by said Plan; and

WHEREAS, the City has received a proposal from RILCO, Inc. (the "Employer") and GRT Eldridge Property, LLC (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the City, the Developer, and the Employer, pursuant to which, among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Urban Renewal Area as defined and legally described in the Agreement (the "Development Property") and consisting of the construction of a 58,000 square foot addition to the Existing Buildings, including exterior improvements, together with all related site improvements, as outlined in the proposed Agreement; and

WHEREAS, the Agreement further proposes that the City will make up to ten (10) consecutive annual payments of Economic Development Grants to Developer consisting of a declining percentage of the Tax Increments pursuant to Section 403.19, Code of Iowa, and generated by the construction of the Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$3,500,000, or the amount accrued under the formula outlined in the proposed Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement; and

WHEREAS, the Agreement also proposes that Developer, Employer, and the City will enter into a Minimum Assessment Agreement with the County setting the minimum actual value of the Minimum Improvements for tax purposes at not less than \$13,900,000; and

WHEREAS, the Agreement further requires the Employer to occupy the Minimum Improvements and employ employees therein; and

WHEREAS, Chapters 15A and 403, Code of Iowa, authorize cities to make grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapters, and to levy taxes and assessments for such purposes; and

WHEREAS, the Council has determined that the Agreement is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403, Code of Iowa, taking into account any or all of the factors set forth in Chapter 15A, Code of Iowa, to wit:

- a. Businesses that add diversity to or generate new opportunities for the Iowa economy should be favored over those that do not.
- b. Development policies in the dispensing of the funds should attract, retain, or expand businesses that produce exports or import substitutes, or which generate tourism-related activities.
- c. Development policies in the dispensing or use of the funds should be targeted toward businesses that generate public gains and benefits, which gains and benefits are warranted in comparison to the amount of the funds dispensed.
- d. Development policies in dispensing the funds should not be used to attract a business presently located within the state to relocate to another portion of the state unless the business is considering in good faith to relocate outside the state or unless the relocation is related to an expansion which will generate significant new job creation. Jobs created as a result of other jobs in similar Iowa businesses being displaced shall not be considered direct jobs for the purpose of dispensing funds; and

WHEREAS, pursuant to notice published as required by law, this Council held a public meeting and hearing upon the proposal to approve and authorize execution of the Agreement at the August 21, 2023 Council meeting, at which meeting Council deferred action on the Agreement to this date/time; and

WHEREAS, pursuant to notice published as required by law, this Council has held a public meeting and hearing upon the proposal to approve and authorize execution of the Agreement and has considered the extent of objections received from residents or property owners as to said proposed Agreement; and, accordingly the following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That the performance by the City of its obligations under the Agreement, including but not limited to making of grants to the Developer in connection with the development of the Development Property under the terms set forth in the Agreement, be and is hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403, Code of Iowa, taking into account the factors set forth therein.

Section 2. That the form and content of the Agreement, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Agreement for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Agreement, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement as executed.

PASSED AND APPROVED this 5th day of September, 2023.

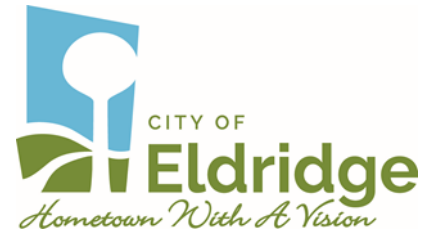
Mayor

ATTEST:

City Clerk

City of Eldridge

MEMORANDIUM



To: Mayor and Council
From: Nevada Lemke, City Administrator
Re: Trick or Treating
Date: 8/30/23

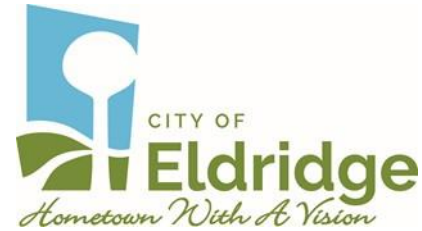
Mayor and City Council

The City of Davenport has set their 2023 Trick or Treating hours from 5:30 pm – 7:30 pm on Tuesday, October 31, 2023. City Hall staff expects that they will start receiving requests from residents and media for our 2023 Trick or Treat day and hours in the near future.

In 2022, Davenport set the Trick or Treat hours from 5:30 pm – 7:30 pm on Monday, October 31.
In 2022, Eldridge set the Trick or Treat hours from 5:30 pm – 7:30 pm on Monday, October 31.

City of Eldridge

MEMORANDIUM



To: Mayor and Council
From: Nevada Lemke, City Administrator
Re: City Hall Painting
Date: 9/1/23

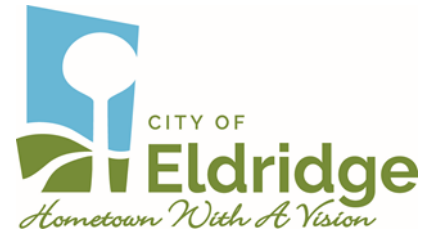
Mayor and City Council

City Hall has received three proposals for a painting project at City Hall. This would include painting the front office area, the break room, the back entryway, both bathrooms, 5 offices, and Council Chambers.

The proposals were received from Jim Hill for a total of \$3,100, Quad City Construction Services for a total of \$4,000, and J's Painting for a total of \$4,375.

I would like to ask the City Council to consider approving the quote from Jim Hill for a total of \$3,100, to be paid out of the City Hall Building & Grounds Material fund.

City of Eldridge MEMORANDIUM



To: Mayor & City Council
From: Brian Wessel and Tony Rupe
Re: Seat Coat at Sheridan Meadows
Date: 8/30/23

Mayor and Council

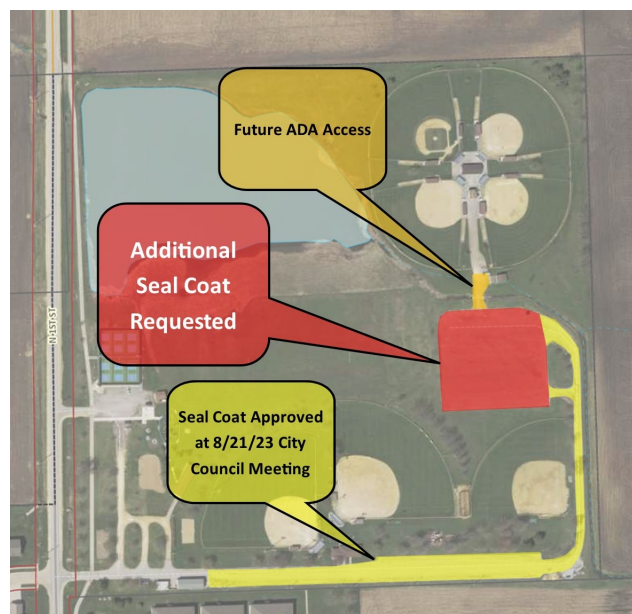
At the 8/21/23 City Council meeting, the City Council approved a proposal from LL Pelling to seal coat the main driveways at Sheridan Meadows park (shown below in yellow).

In FY21, the City Council approved a budgeted amount of \$50,000 out of Sales Tax funds to seal coat the parking lot at the 4-plex (shown below in red). At the time, city staff was concerned that Covid regulations might negatively impact Sales Tax funds, so the project was not completed out of caution. Sales Tax revenue that year ended up being higher than anticipated, so the budgeted funds that were not spent essentially went into Sales Tax reserves.

LL Pelling Co, who will be doing the approved seal coat work at Sheridan Meadows this month, recently gave us an updated proposal to seal coat the 4-plex parking lot for \$55,000. Around \$44,000 is available in this year's budget, so completion of the project would require an additional \$11,000 out of Sales Tax reserves.

The current parking lot is gravel, which is a heavy maintenance item. Additionally, it is difficult for those needing wheelchairs or walkers to traverse the loose gravel. Vandalism is also a common occurrence on the gravel parking lot.

Once the parking lot is complete, city staff will begin working on a plan to make the final gravel portions across the creek and to the restrooms ADA accessible (shown below in orange).



Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery

PROPOSAL

City of Eldridge
 Attn. Brian
 P.O. Box 375
 Eldridge, Iowa 52748

Phone: Brian 563-210-7376

Email: bwessel@cityofeldridgeia.org



WWW.LLPELLING.COM

1425 W. Penn Street P.O. Box 230 North Liberty, Iowa 52317 (319) 626-4600 FAX (319) 626-4605

WE PROPOSE TO DO THE FOLLOWING WORK AND/OR FURNISH THE MATERIALS AT THE UNIT PRICE QUOTED BELOW:

Street	Page 2		L (ft)	W (ft)	TYPE OF WORK (SY)		Total
	From	To			Type A	Type B	
Sheridan Parking Lot			A			-	\$ -
			B	271	248		7,468
Sheridan Parking Lot			A			-	\$ -
			B	271	248		7,468
North Drive	Parking Lot	Fence	A			-	\$ -
			B	225	26		650
North Drive	Parking Lot	Fence	A			-	\$ -
			B	225	26		650
South Drive	Parking Lot	Park Rd.	A			-	\$ -
			B	60	24		160
South Drive	Parking Lot	Park Rd.	A			-	\$ -
			B	60	24		160
			A			-	\$ -
			B				-
			A			-	\$ -
			B				-
			A			-	\$ -
			B				-

Summary of Work	Unit of Measure	Quantity	Unit Cost	Total
Type B Work	Square Yd	16,556	\$ 2.70	\$ 44,701.20
3/4" Road Stone Base Material	per ton	350.00	\$ 32.00	\$ 11,200.00
NOTES: Billing on final units completed.				\$ 55,901.20

Date: 8/28/2023

Authorized Signature [Signature]

Note: This proposal may be withdrawn if not accepted within 30 days.

All work & materials will be according to specifications submitted or per standard practices. Any alteration or deviation from the above specifications involving extra cost will become an extra charge over and above the estimate. Items bid per Unit of Measure are based on estimated quantities, and payment will be based on actual quantities placed. Payment is due upon receipt of invoice. 1 3/4% Service Fee will be charged on all past due accounts (21% per annum). Any expense incurred to collect past due accounts, including attorney fees, will be reimbursed by owner.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be due upon receipt of invoice. I will retain the white copy for my records and return the yellow copy for authorization to schedule work.

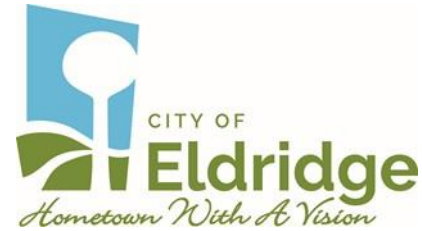
Signature _____ Date _____

Signature _____ Date _____

“Committed to Excellence since 1948”

City of Eldridge

MEMORANDIUM



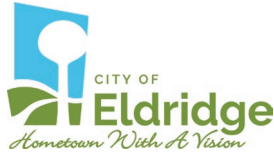
To: Mayor and Council
From: Fire Chief Keith Schneckloth
Re: Request for Street Closure
Date: 9/1/23

Mayor and City Council

A group of individuals has put together a North Scott First Responders ride to be held on Saturday, September 16th, 2023. All participants will be coming from Donahue to Eldridge with an expected arrival time of 2:00 pm.

I would like to request that the City Council consider approval of my request to close 2nd Street from Wade Street to Franklin Street, from 1:30pm - 3:30pm. This is also the same day that the North Scott Chamber has requested to close the street during the evening for the Oktoberfest event.

Thank you for your consideration of my request.



RESOLUTION 2023-34

A RESOLUTION VACATING DRAINAGE EASEMENT ON LOT 8 OF RUSTIC GREEN 3RD ADDITION

WHEREAS, Jerry Downs, owner of Lot 8 of Rustic Green 3rd Addition, has submitted to the City of Eldridge, Iowa, an application requesting that the portion of the easement described as the drainage easement and depicted on Lot 8 of Rustic Green 3rd Addition, per document number 2014-23706, within the City of Eldridge, Scott County, Iowa, be vacated for the use and benefit of the owners, and

WHEREAS the vacation of the requested portion of the drainage easement area is deemed by the City Council of the City of Eldridge, Iowa as appropriate, and is not needed for current or future use,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Eldridge, Iowa, that the drainage easement vacation referenced herein is hereby accepted by the City of Eldridge, Iowa.

PASSED AND APPROVED THIS 5TH DAY OF SEPTEMBER 2023.

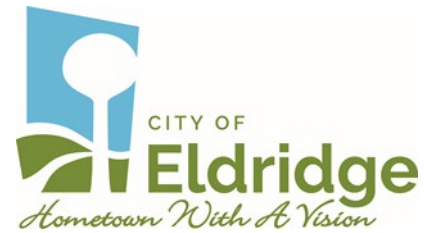
Attest:

Mayor, Frank King

City Clerk, Martha Nieto

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

City of Eldridge MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Vacation of Drainage Easement at 717 St. Andrew Circle
Date: 9/5/23

Mayor and City Council:

City Engineer Greg Schaapveld, City Building Official Ray Nees and I had the opportunity to inspect this property on two different occasions. We agree that the final grading on lots 6, 7 and 8 is different than what was shown on the final plans as Mr. Downs contends. Lot 8, 717 St. Andrews Circle, does drain into the bioswale located on this property while lots 6 and 7 substantially do not. This was also confirmed in a letter below from the original project engineering firm, Townsend Engineering. City staff is not aware of any drainage issues on these lots in their 8-year history. It is our opinion that the drainage easement is no longer needed on Lot 8. We recommend vacation of the drainage easement on Lot 8 leaving the utility easement in place to serve the city's future needs. At the Planning and Zoning Commission meeting on August 31 the commission also voted to recommend vacation of this easement by unanimous voice vote.

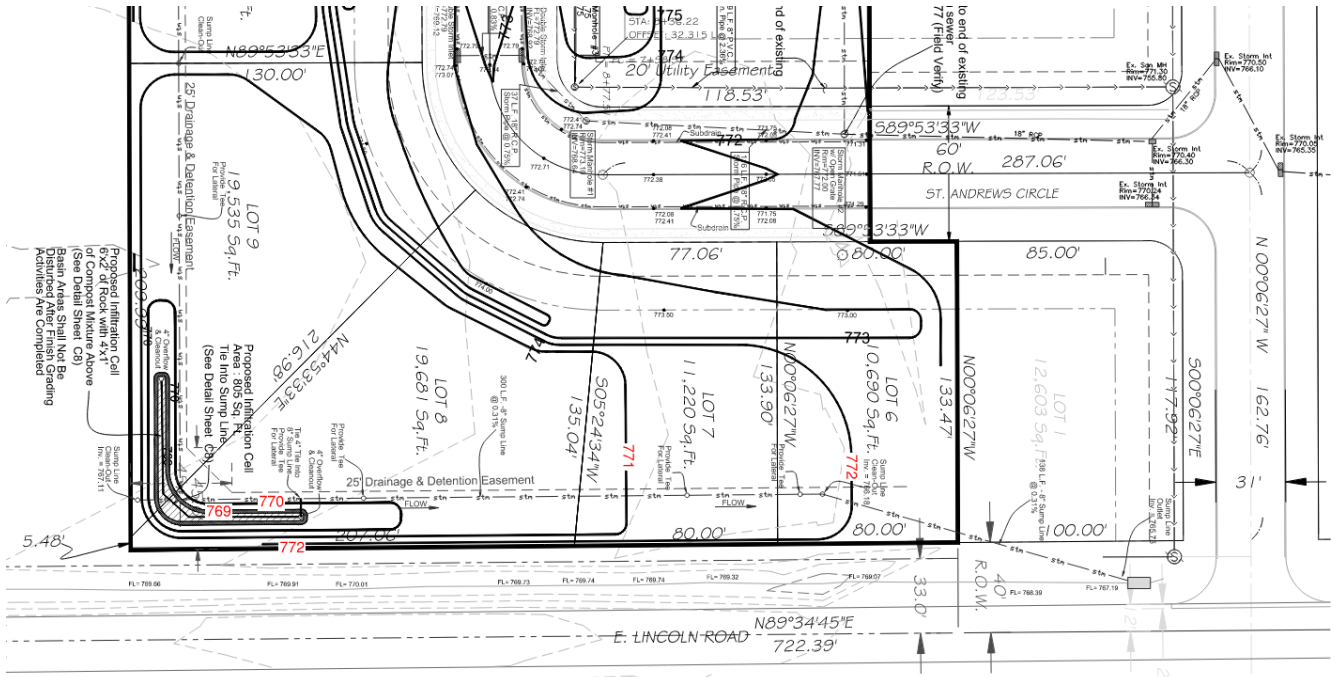
A location map is below for your reference. This property is zoned R-1 Single Family Residential District. The original grading and bioswale plan is shown on the next page followed by the Vacation Application, explanation letters from the Downs and Townsend Engineering and plat.



Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



Karl Donaubaauer
Tisha Bousselet
Terry Harbour

Mike Martin
Nancy Gruber

Brad Merrick
Duane Miller



Vacation Application Plan and Zone Commission

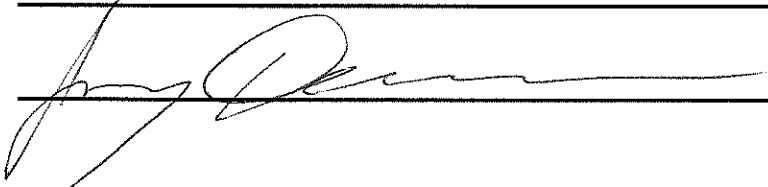
Property Address 717 Saint Andrews Circle

Legal Description of Property Lot 8 of Rustic Green 3rd Addition to the City of Eldridge,
Scott County, Iowa

Applicant Name Jerry Downs
 Address 717 Saint Andrews Circle, Eldridge, IA 52748
 Phone Number 563-424-0614
 Email Address jerrydowns283@gmail.com
 Main Contact Person Jerry Downs

Vacation Request Drainage easement along the south and west edges of the
property.

Reason for Request We feel that the final grading is such that the easement is
unnecessary.

Signature 

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

For office use only			
Fee	\$ 100	Date Filed	<u>8/15/2023</u>
Filing Fee Paid	\$ <u>100</u>	Meeting Date	<u>8/31/2023</u>
Payment Method	<u>Check # 60019</u>		
Courtesy Letters Sent	<u>N/A</u>		

Dawn and Jerry Downs
717 Saint Andrews Circle, Eldridge, IA 52748 Phone: 563-424-0614

August 14, 2023

Board of Adjustments
City of Eldridge, Iowa

Dear Board Members,

I hope you are doing well. My wife Dawn and I have lived at 717 Saint Andrews Circle since October of 2016. Prior to the construction of our house being completed, during construction of a fence on our property, we were made aware of the 25' drainage easement on the south and west edges of our property. Over the next few years we explored the possibility of moving our fence to our property line. Through this effort we've learned more details about the situation, including the presence of a portion of a bioswale on the southwest corner of our property.

My conversations with city officials, including Jeff Martens, Ray Nees and Greg Schaapveld; and my own observations have given me the following information:

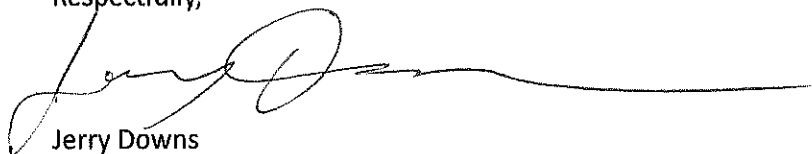
- Our property is Lot 8 of the Rustic Green 3rd Addition, and contains approximately half of a bioswale in the southwest corner.
- The original grading plan was designed to allow Lots 6 and 7 to drain to the bioswale on our lot.
- The actual grading results in most of the water from lots 6 and 7 flowing to the ditch alongside East Lincoln Road.
- A fence along our property lines in the existing 25' drainage easement would in no way impede the flow of water to the bioswale on our property.

During our 8 years living here, we have not seen instances of flooding or pooling of water within the easement area. The grading of the land is such that water will not predominately flow from Lots 6 and 7 to the bioswale on our property. I have attached a letter from Christopher Townsend, PE in support of this.

I am writing for your consideration of removing the 25' drainage easement from our property. Our contention is that, given the final grading of the land in this area, drainage from Lots 6 and 7 would not be affected by this action. Water retention on our property would be handled by the existing bioswale.

My wife and I greatly enjoy living in Eldridge. We like the community and the peacefulness of the city. Removal of the easement would allow us to fence our entire back property and would allow us to more fully utilize the area for our grandkids and ourselves.

Respectfully,



Jerry Downs

TOWNSEND ENGINEERING

June 5, 2023

Jeff Martens
Assistant City Administrator
City of Eldridge
305 N. 3rd St.
Eldridge, IA 52748

Mr. Martens,

I am requesting the City of Eldridge allow for the abandonment of a portion of the drainage easement for Rustic Green 3rd Addition. The section being referenced would run along E. Lincoln Road, and include Lots 6, 7, and 8 of the Rustic Green 1st Addition. This exception will allow the property owners to fence in a portion, if not all, of their lots, if desired.

It is my professional opinion that the abandonment of this section of the drainage easement should have no effect on the existing Infiltration Cell located along the south-east side of Lot 8 and will not impact the drainage pattern.

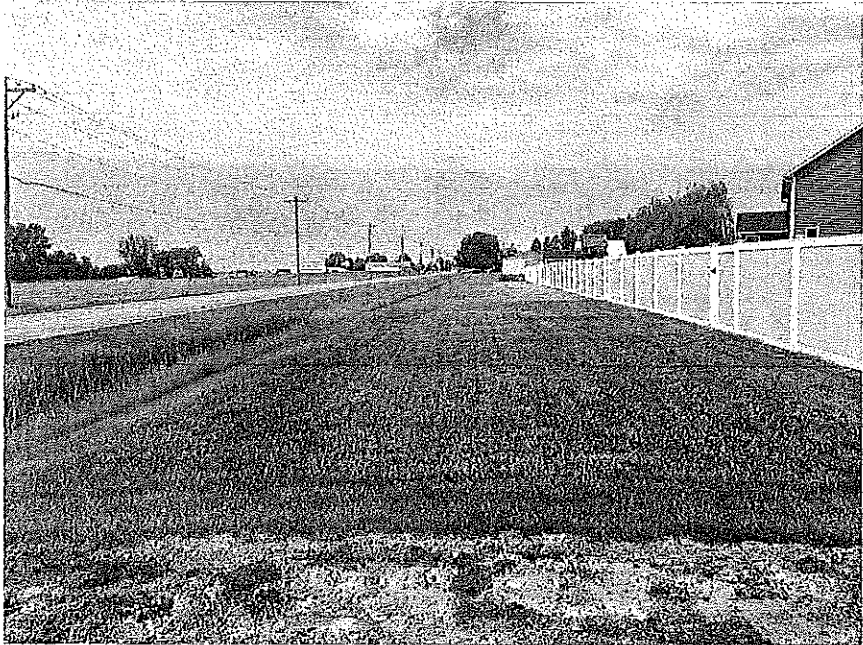
Feel free to contact me with any questions or concerns regarding this matter.

Sincerely,

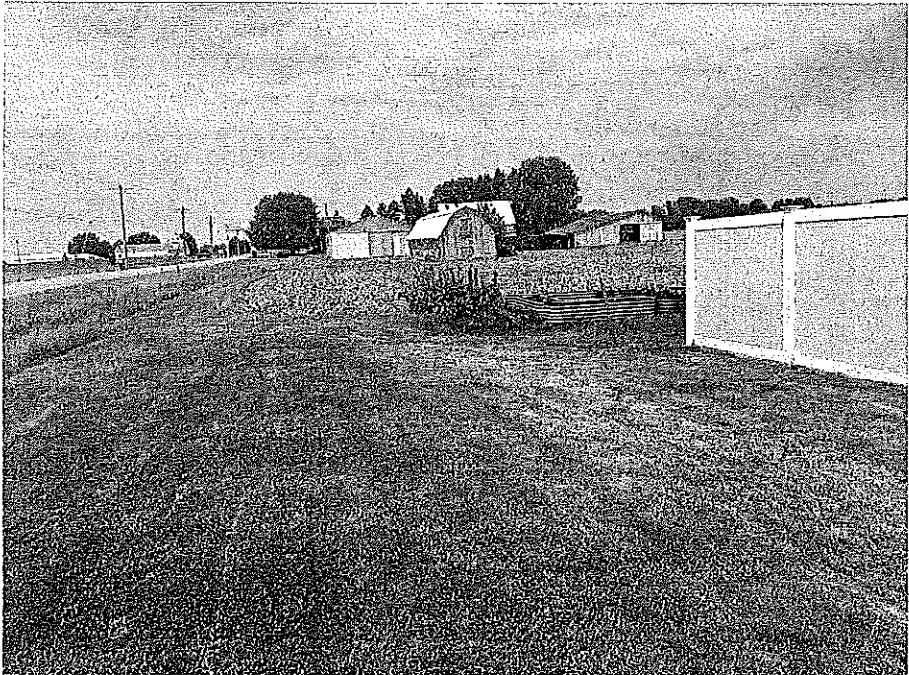
Chris Townsend

Christopher Townsend, PE
Townsend Engineering
(563)386-4236
chris@townsendengineering.net

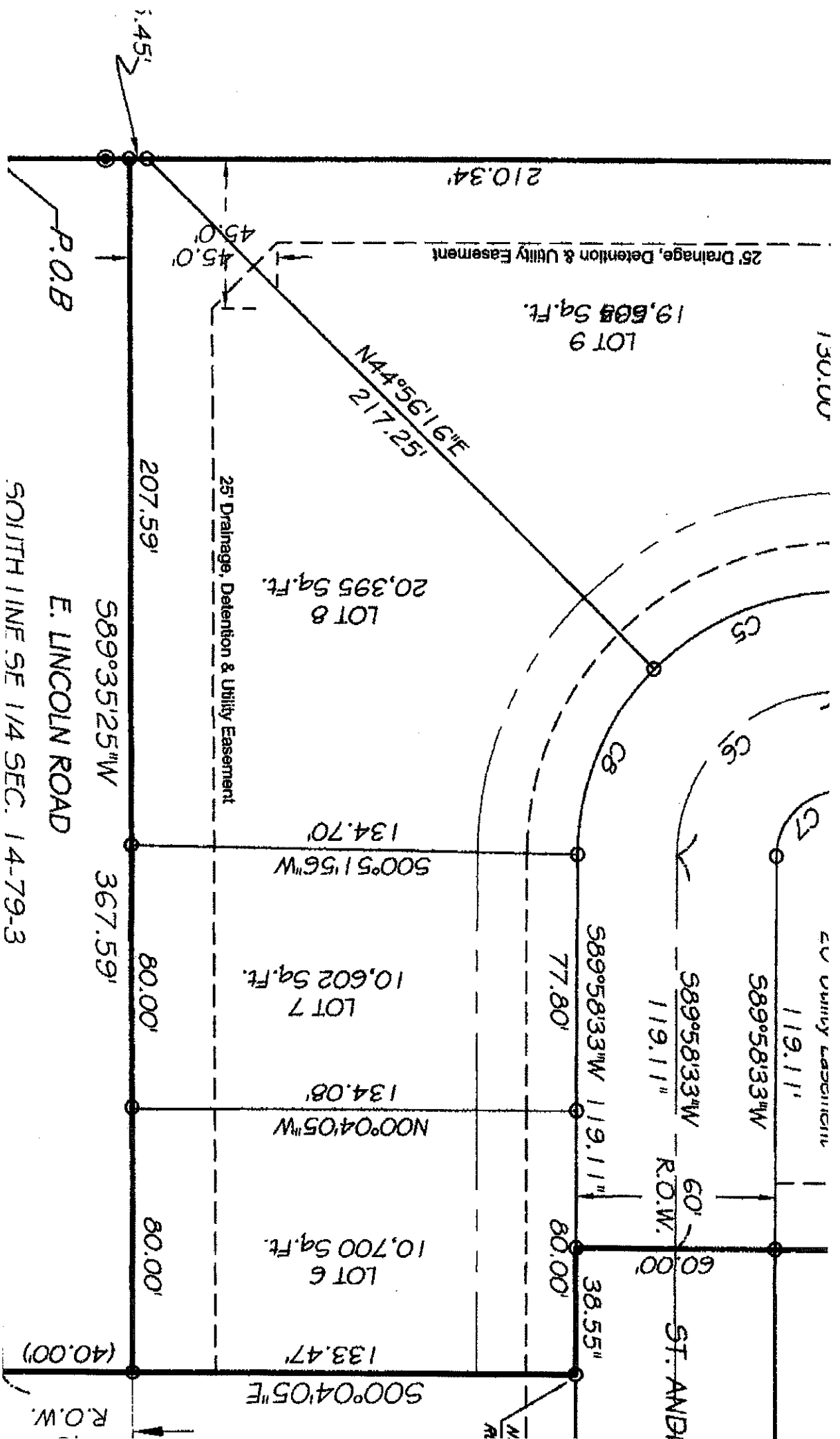
May 25, 2023 – Rustic Green 3rd
Eldridge, Iowa



Looking west along lots 6,7 and 8.



Looking west at the SW corner of Rustic Green 3rd.



130.00'

LOT 9
19,608 Sq. Ft.

N44°56'16"E
217.25'

25' Drainage, Detention & Utility Easement

210.34'

5.45'

P.O.B

LOT 8
20,395 Sq. Ft.

25' Drainage, Detention & Utility Easement

207.59'

SOUTH LINE SE 1/4 SEC. 14-79-3

E. LINCOLN ROAD

S89°35'25"W

367.59'

80.00'

80.00'

80.00'

R.O.W.
(40.00')

500°51'56"W
134.70'

LOT 7
10,602 Sq. Ft.

N00°04'05"W
134.08'

LOT 6
10,700 Sq. Ft.

500°04'05"E
133.47'

S89°58'33"W

77.80'

38.55"

S89°58'33"W
119.11'

R.O.W.
60'

ST. ANDREW

EV UTILITY EASEMENT

119.11'

S89°58'33"W

60'

C5

C6

C7

C8

C9

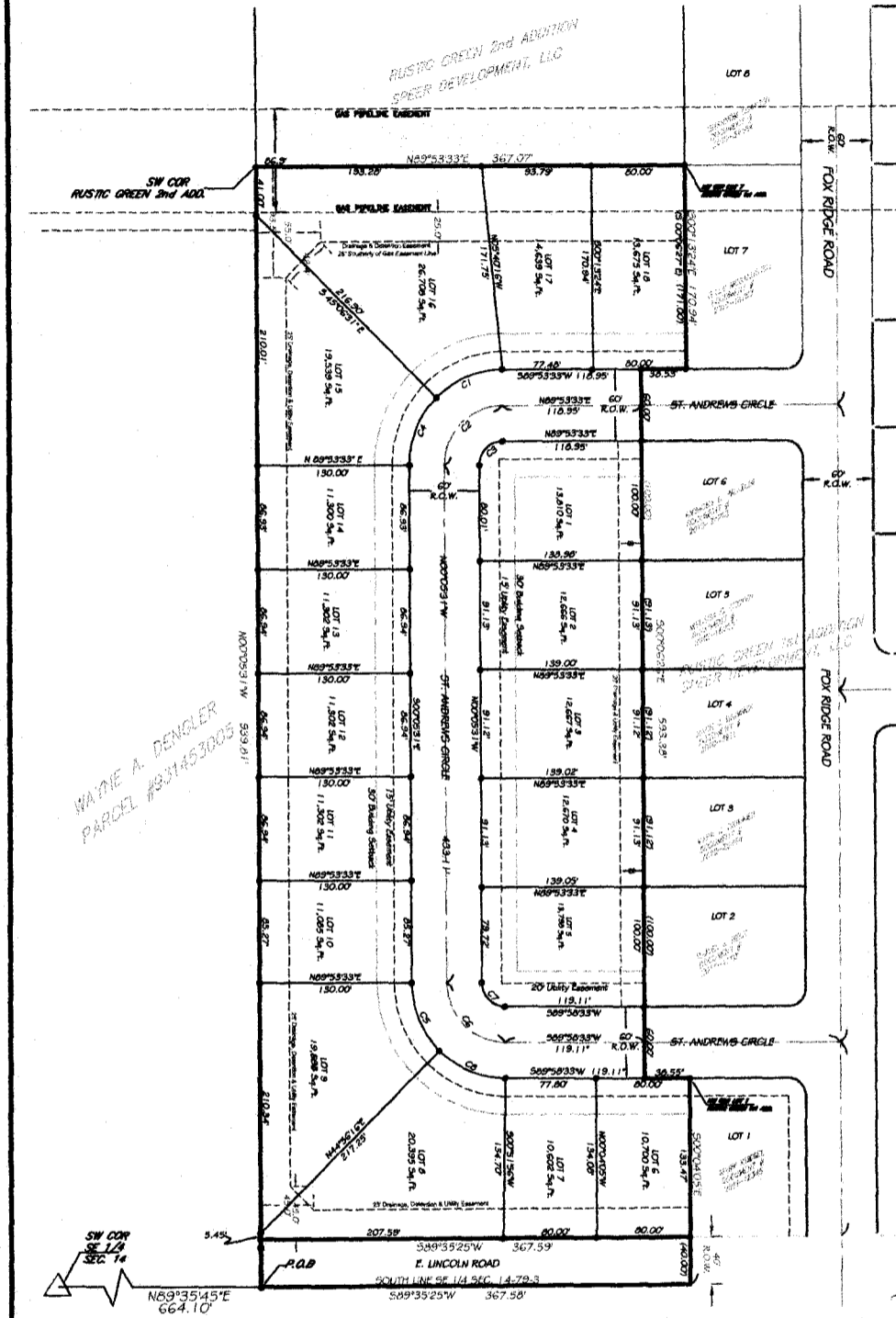
PREPARED BY/RETURN TO: TOWNSEND ENGINEERING, 2224 E. 12TH ST., DAVENPORT, IA 52803 (563) 386-4236

FINAL PLAT
RUSTIC GREEN 3rd ADDITION
 PART OF THE SE QUARTER OF SECTION 14,
 TOWNSHIP 79 NORTH RANGE 3 EAST OF THE 5th PM
 TO THE CITY OF ELDRIDGE, COUNTY OF SCOTT,
 STATE OF IOWA



Doc ID: 020101330016 Type: PLA
 Recorded: 09/22/2014 at 03:59:37 PM
 Fee Amt: \$87.00 Page 1 of 16
 Scott County Iowa
 Rita A. Vargas Recorder

File **2014-00023706**



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD LENGTH	DELTA
C1	82.82'	80.00'	S 67°23'38" W	61.22'	45°55'42"
C2	78.53'	50.00'	S 44°54'01" W	70.70'	90°55'76"
C3	31.41'	20.00'	S 44°54'01" W	28.28'	90°54'17"
C4	82.82'	80.00'	S 22°24'15" W	61.22'	45°55'42"
C5	62.75'	80.00'	S 22°43'39" E	61.58'	45°57'05"
C6	78.44'	50.00'	S 45°02'02" E	70.64'	90°48'23"
C7	31.38'	20.00'	S 45°02'02" E	28.28'	90°12'19"
C8	82.75'	80.00'	S 67°40'10" E	61.58'	45°57'05"

- Area of Subdivision- Total: 7.396 Acres +/-
 Lots 1-18: 6.255 Acres +/-
 R.O.W.: 1.141 Acres +/-
- Owner: Speer Development, LLC
 1228 Middle Road
 Bettendorf, IA 52722
 Ph: (563) 740-8545
- Engineer: Townsend Engineering
 2224 East 12th Street
 Davenport, Iowa 52803
 Ph: (563) 386-4236
- Surveyor: Larry Lindemann
 1011 South Elsie
 Davenport, Iowa 52802
 Ph: (563) 340-5880
- Attorney: Marc Gelleman
 1987 Spruce Hills Drive
 Bettendorf, Iowa 52722
 Ph: (563) 359-3646

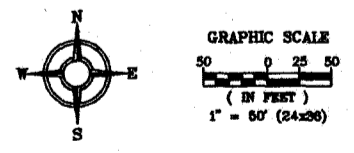
WATNE A. DEMOLER
 PARCEL #031453005

APPROVED BY:
 CITY OF ELDRIDGE, IOWA
 BY: *[Signature]*
 DATE: 9-16-14 ATTEST: *[Signature]*
 CITY PLAN & ZONE COMMISSION
 BY: *[Signature]* 9/12/14

[Signature] DATE: 9/9/14
 MIDAMERICAN ENERGY
 APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

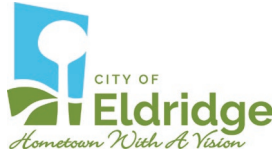
- NOTES
- ALL STREET RIGHT OF WAY IS TO BE DEDICATED TO THE CITY OF ELDRIDGE.
 - SIDEWALKS WILL BE INSTALLED ON THE FRONT OF ALL LOTS AT THE TIME A HOME IS PLACED ON THE LOT.
 - ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF ELDRIDGE, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF ELDRIDGE.
 - 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 COMPANIES 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.
 - EACH LOT IS DESIGNATED FOR SINGLE FAMILY USE.
 - ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 - THE MAXIMUM ALLOWED OPERATING PRESSURE OF THE 36" NORTHERN BORDER PIPE = 1,050 psi. AND THE MAXIMUM ALLOWED OPERATING PRESSURE OF THE 10" KINDER MORGAN PIPE = 1,740 psi. THE MATERIALS BEING TRANSPORTED ARE AS FOLLOWS; LIQUID PROPANE, MULTIPLE GRADES OF BUTANE AND SIMILAR LIQUID PETROLEUM PRODUCTS, NATURAL GAS IS ALSO TRANSPORTED.
 - IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN THE STORM WATER DETENTION BASINS WITHIN AND OUTSIDE OF THE SUBDIVISION BOUNDARIES THROUGH EASEMENTS GRANTED TO THE HOMEOWNER'S ASSOCIATION.
 - NO HOME ON THESE LOTS SHALL DISCHARGE SUMP PUMP WATER ONTO CITY STREETS.
 - IT WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OF LOTS 15, 16, 17 AND 18 TO MAINTAIN THE PIPELINE EASEMENT AND KEEPING THIS PORTION OF THE LOT FREE OF WEEDS AND DEBRIS THAT MAY RESTRICT ACCESS.
 - NO STRUCTURES WILL BE ALLOWED TO BE BUILT IN THE PIPELINE EASEMENT AREA. NO GRADING OR TREE PLANTING IS ALLOWED IN THE PIPELINE EASEMENT.
 - NO PART OF THE PIPELINE EASEMENT AREA SHALL BE INCLUDED AS PART OF ANY REQUIRED YARD (FRONT, REAR OR SIDE).
 - ANY LOT HAVING A BASEMENT MUST HAVE SEWER LINE CHECK VALVES INSTALLED ON ALL BASEMENT LINES.
 - NO STRUCTURES WILL BE ALLOWED TO BE BUILT IN THE DRAINAGE AND DETENTION EASEMENT AREA.

- LEGEND:
- FIELD DIMENSION = 0.00'
 - DEED DIMENSION = (0.00')
 - MONUMENTS FOUND AS NOTED = *
 - MONUMENTS SET: #4 REBAR W/ RED CAP #10897 = o
 - BOUNDARY LINE = ————
 - ROAD CENTER LINE = ————
 - EASEMENT LINE = - - - - -
 - SETBACK LINE = - - - - -
 - SECTION LINE = - - - - -



SEARCHED INDEXED
 SERIALIZED FILED
 OCT 1 2014
 IOWA

TOWNSEND ENGINEERING 2224 East 12th Street, Davenport, IA 52803 563-386-4236	DATE: 07/16/14 PROJECT NO: RUSTIC GREEN 3rd 386-4236 386-4231	DRAWN BY: MDR CHECKED BY: CCL DRAWING LOCATION:	REVISIONS: NO. DESCRIPTION DATE	PROJECT: FINAL PLAT RUSTIC GREEN 3RD ADDITION ELDRIDGE, IA	DEVELOPER: SPEER DEVELOPMENT, LLC 1228 MIDDLE ROAD BETTENDORF, IA 52722	SHEET NO. 1 OF 1
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RESOLUTION 2023-35

A Resolution Approving the Final Plat of Grunwald Grove 2nd Planned Residential Overlay Addition

WHEREAS, the final plat for Grunwald Grove 2nd Planned Residential Overlay Addition has been submitted by Grunwald Land Development, L.C., owner and developer of the property;

WHEREAS, the final plat has been found to be substantially in accord with the platting requirements of the City of Eldridge and has been approved by the Eldridge Planning and Zoning Commission on August 31, 2023, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the final plat for Grunwald Grove 2nd Planned Residential Overlay Addition.

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

Attest:

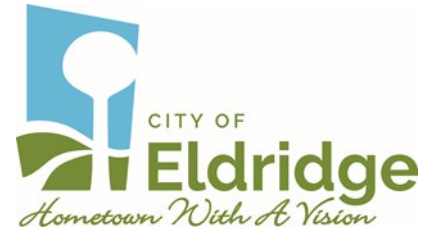
Mayor, Frank King

City Clerk, Martha Nieto

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

City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Grunwald Grove 2nd Addition PRO Final Plat and Development Plan
Date: 9/5/23

Mayor and City Council:

The City has received the attached Final Plat Application and Final Plat for Grunwald Grove 2nd Addition Planned Residential Overlay. To help visualize this concept City Engineer Greg Schaapveld created an overlay illustration that shows how the townhouses will sit on these lots which is also included. You will see underlying easements that were previously approved as well a new ingress/egress easement that is 30' in width allowing access to the interior lots included on the final plat.

As part of the Planned Residential Overlay process, the city code also requires that the Planning and Zoning Commission and City Council approve a development plan. You will find a "Development Plan" sheet which illustrates how each building sits on the property in relation to the set back lines and easements. Also included are a set of building plans which are currently under review by city staff and are not approved at this point.

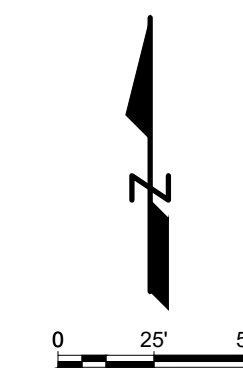
City staff recommends the approval of the final plat and development plan as presented. At the Planning and Zoning Commission meeting on August 31 the Commission approved this final plat and development plan by unanimous voice vote.

FINAL PLAT 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

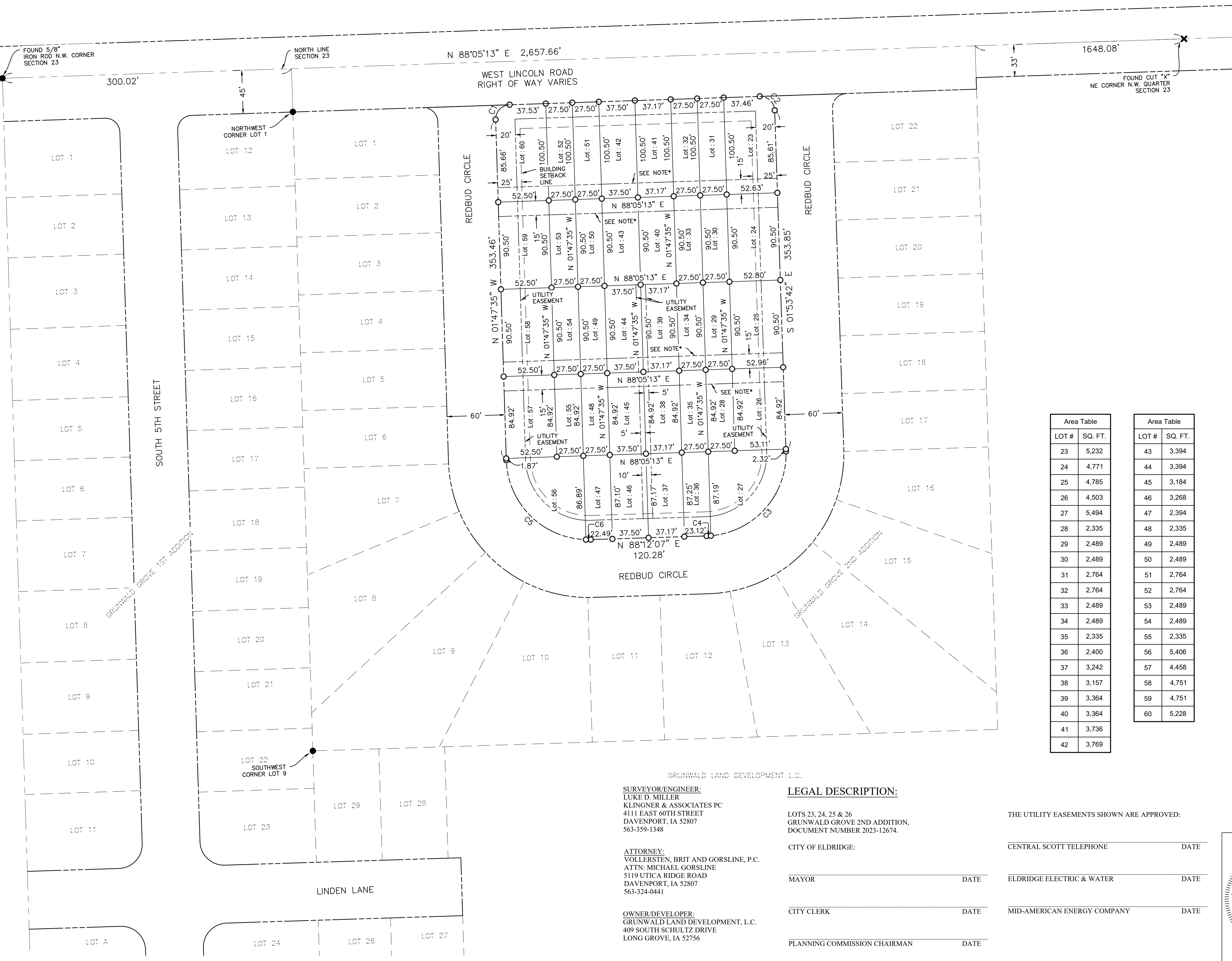
LEGEND

	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
	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: 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.



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

Curve Table

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

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

GENERAL NOTES

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

GRUNWALD LAND DEVELOPMENT L.C.

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

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

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

LEGAL DESCRIPTION:

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

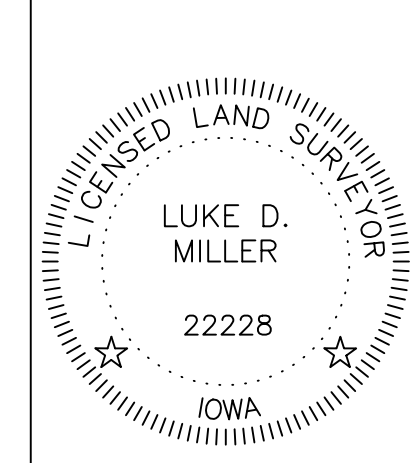
CITY OF ELDRIDGE:

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: _____
Date: _____ Reg. No. 22228
My license renewal date is December 31, 2023
Pages or sheets covered by this seal:
THIS SHEET ONLY.

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Davenport, Iowa
4111 East 60th St
563-359-1348
www.klingner.com
Quincy, IL, Galveston, TX, Burlington, IA
Pella, IA, Hamamb, MO, Columbia, MO

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.

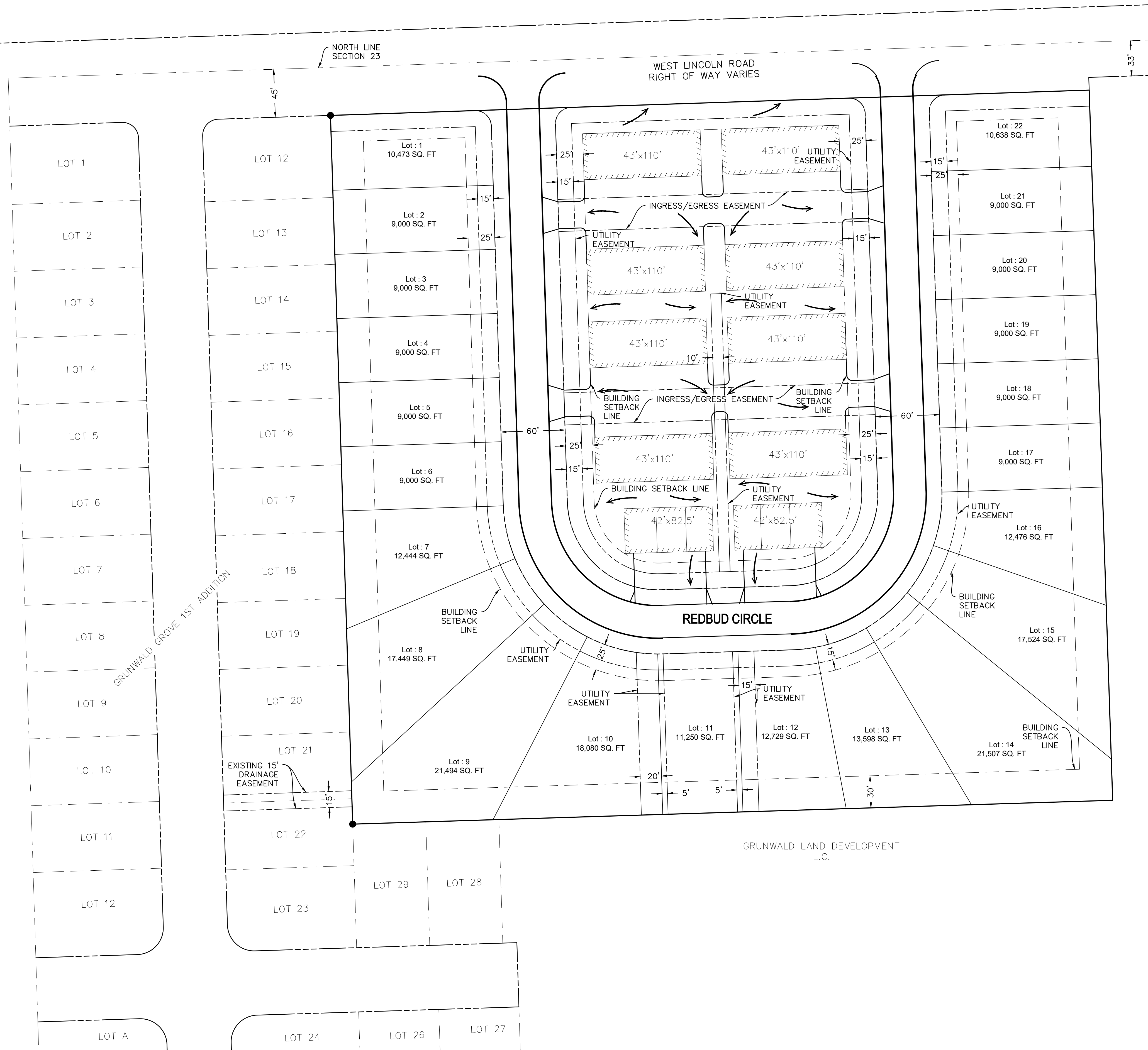
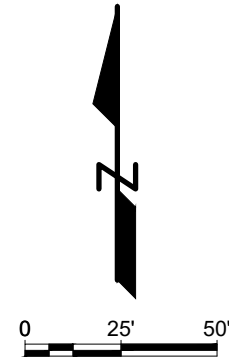
DESIGNED	DRAWN
JLR	JLR
FIELD	FIELD BOOK
CHECKED	CHECK DATE
LDM	

FINAL PLAT

PROJECT NO.
21-6118-OVERLAY-7-26-23
08-25-2023

SHEET
1 OF 1

DEVELOPMENT PLAN GRUNWALD GROVE 2ND PLANNED RESIDENTIAL OVERLAY ADDITION



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'

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REVISION HISTORY

NO.	DESCRIPTION	DATE	APP.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**DEVELOPMENT PLAN
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	

**DEVELOPMENT
PLAN**

21-6118-DEVELOPMENT
PLAN OVERLAY

5-16-22

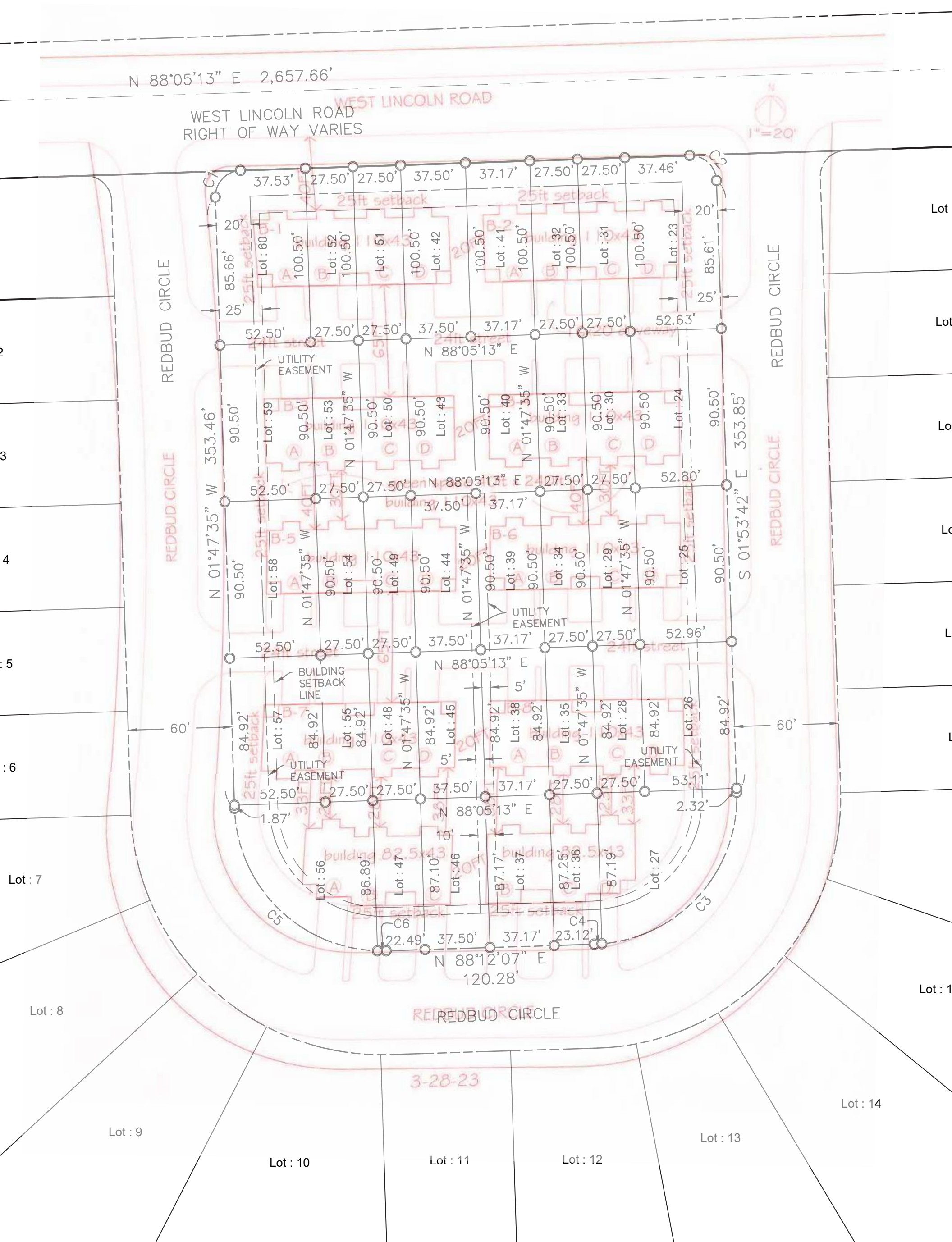
**SHEET
1 OF 1**

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

AREA TABLE

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

GRUNWALD GROVE 2ND ADDITION PLANNED RESIDENTIAL OVERLAY DISTRICT PART OF THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH CITY OF ELDRIDGE, SCOTT COUNTY, IOWA





Final Plat Application - City of Eldridge

Name of Subdivision: Grunwald Grove 2nd Addition - Townhome lots

Number of lots in subdivision: 60

Current Zoning: R-3 change to PRO

Who should be contacted regarding this plat: Dale Grunwald

Phone Number: 563-343-1006

Email Address: ranch5r@netins.net and dgrunwald@mail.com

Name of Developer: Grunwald Land Development

Developer's contact: Dale Grunwald

Address: 409 S Schultz Drive, Long Grove, IA 52756

Phone Number: 563-343-1006

Email Address: ranch5r@netins.net and dgrunwald@mail.com

Name of Engineer preparing construction drawings: Klingner & Associates, P.C.

Address: 4111 E 60th St, Davenport, IA

Phone Number: 563-359-1348

Email Address: lmiller@klingner.com

Name of land surveyor preparing plat: Klingner & Associates, P.C.

Address: 4111 E 60th St, Davenport, IA

Phone Number: 563-359-1348

Email Address: lmiller@klingner.com

Name of person preparing legal documents: Monique Gorsline

Address: 5119Ulrica Ridge Road, Davenport, IA 52807

Phone Number: 563-342-0441

Email Address: monique@vb-law.com

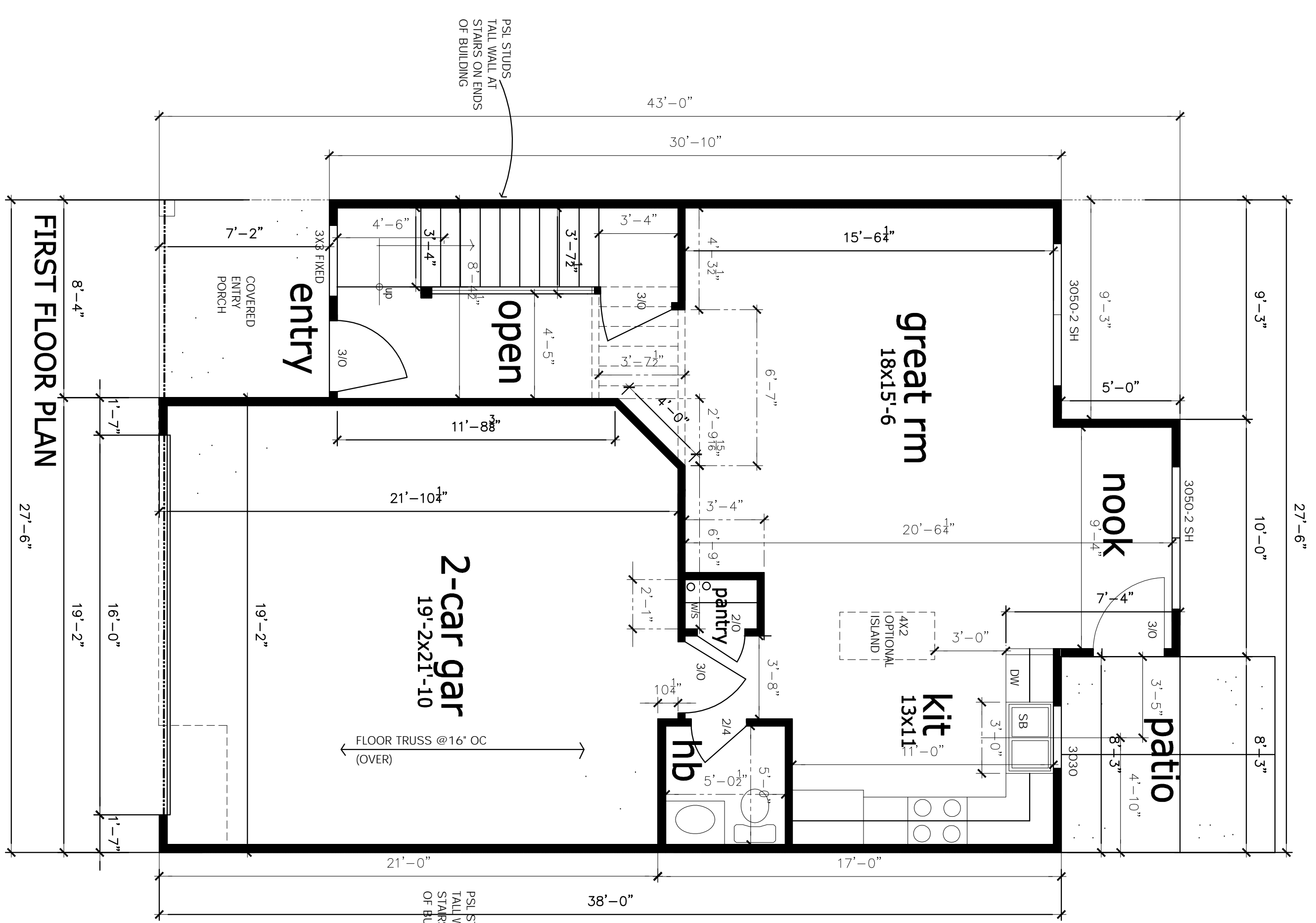
Filing fee included with this application: \$ 100⁰⁰

The following shall be filed with this application:

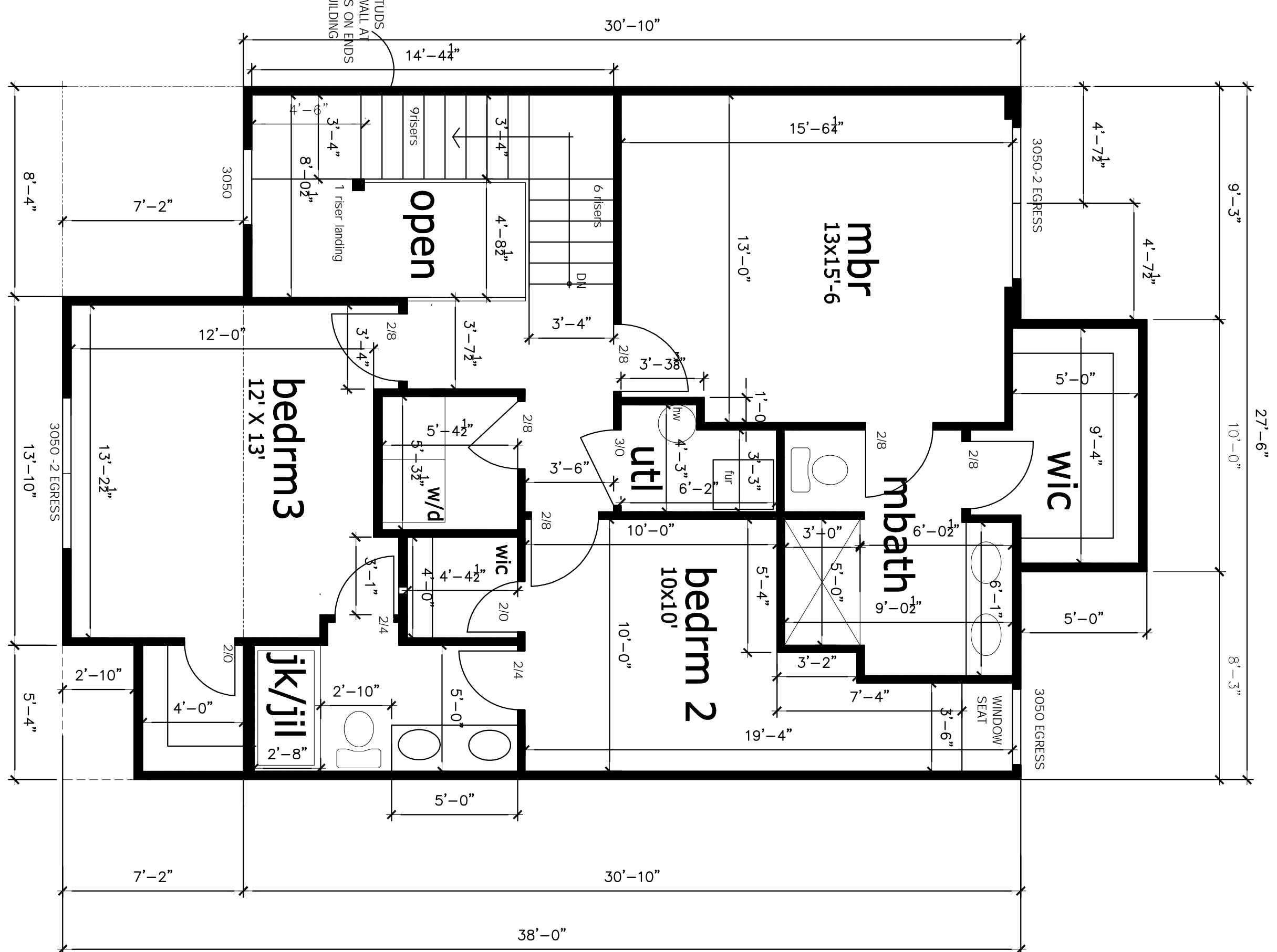
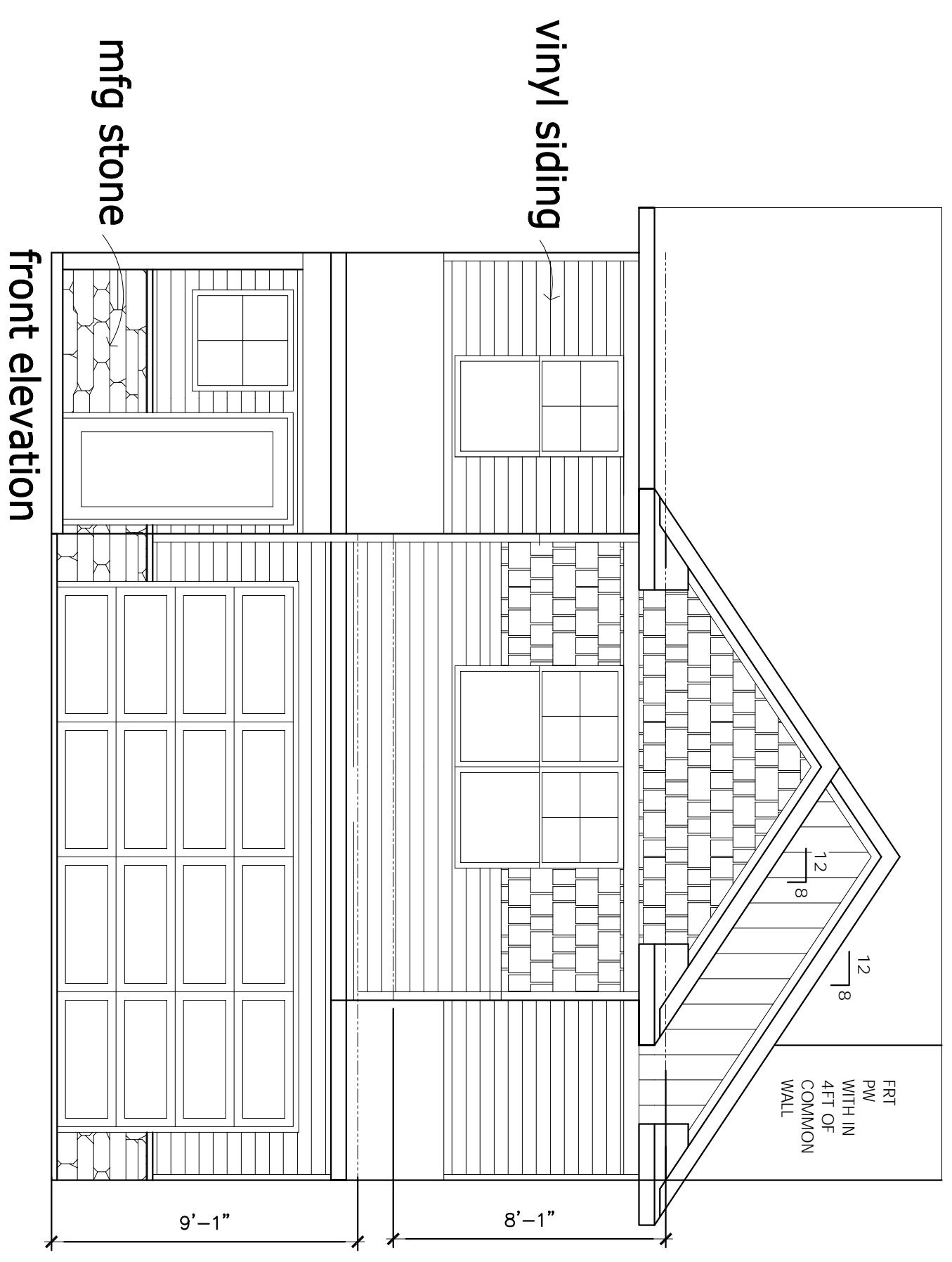
- A. Ten (10) copies of the final plat
- B. One (1) copy reduced to 11x17
- C. Four (4) copies of the construction drawings
- D. Two (2) copies of the legal documents
- E. Filing Fee
- F. One (1) PDF copy of the final plat and construction drawings

Filing Fee Paid \$ 100 CK 16005

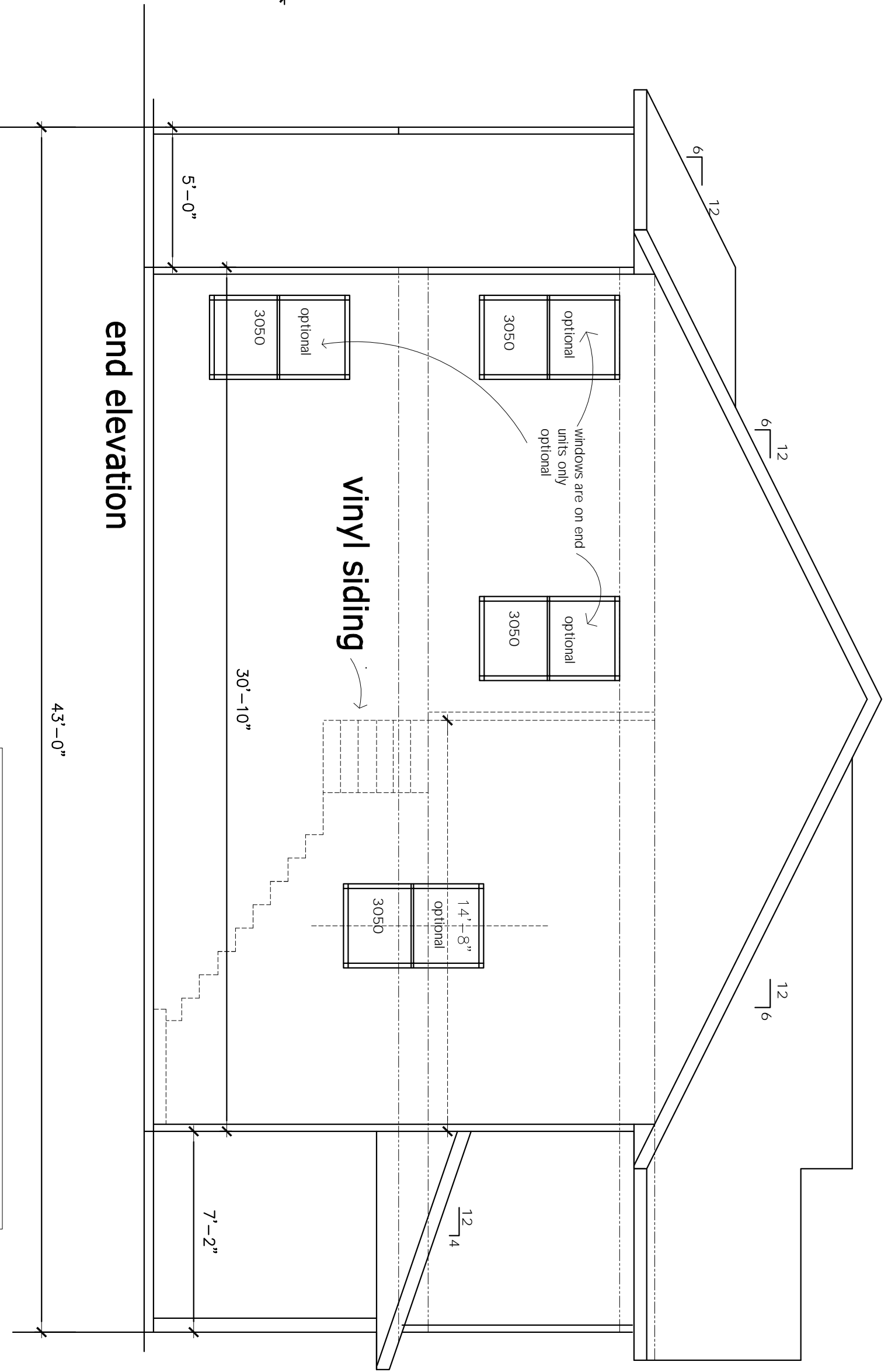
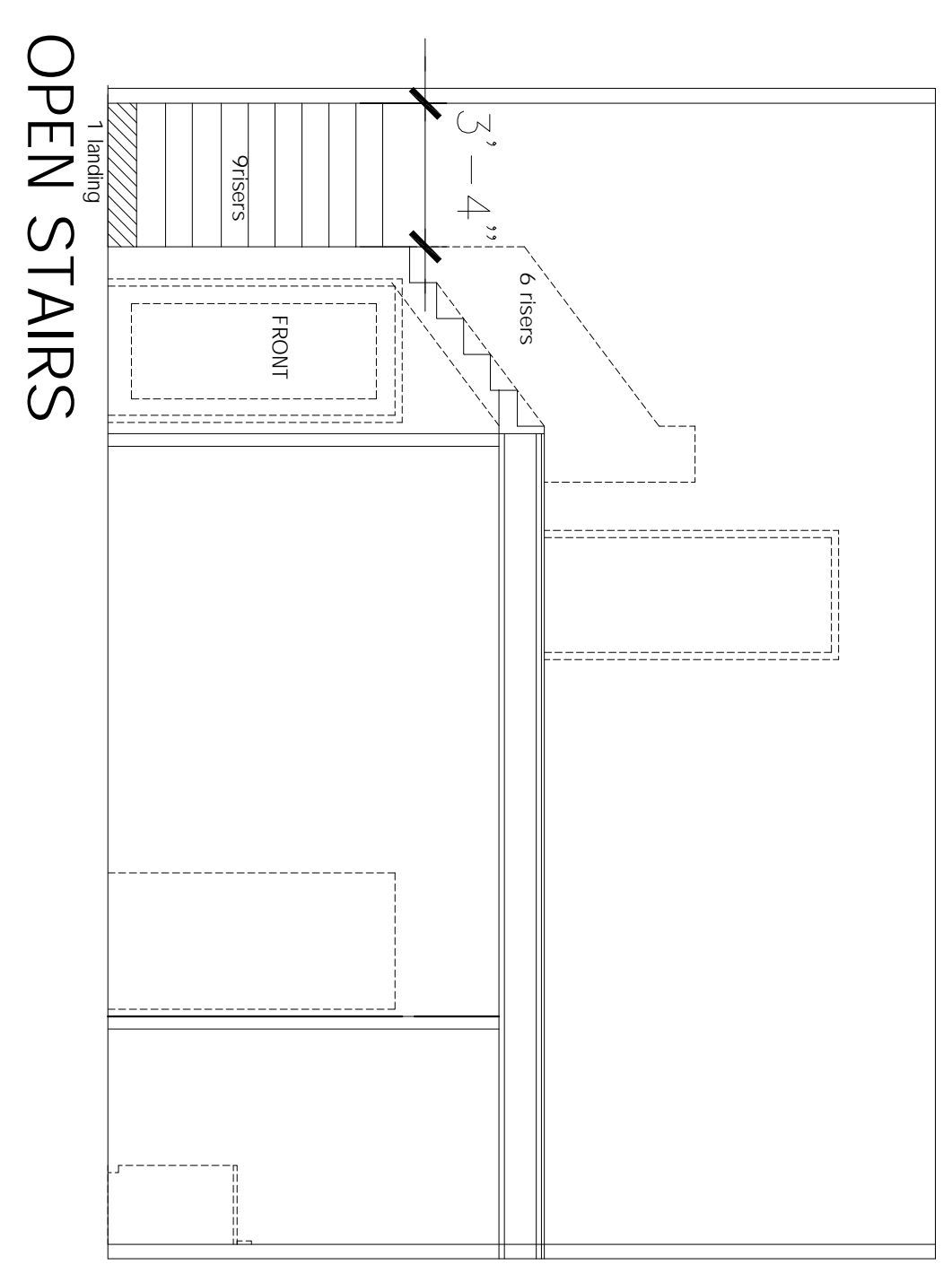
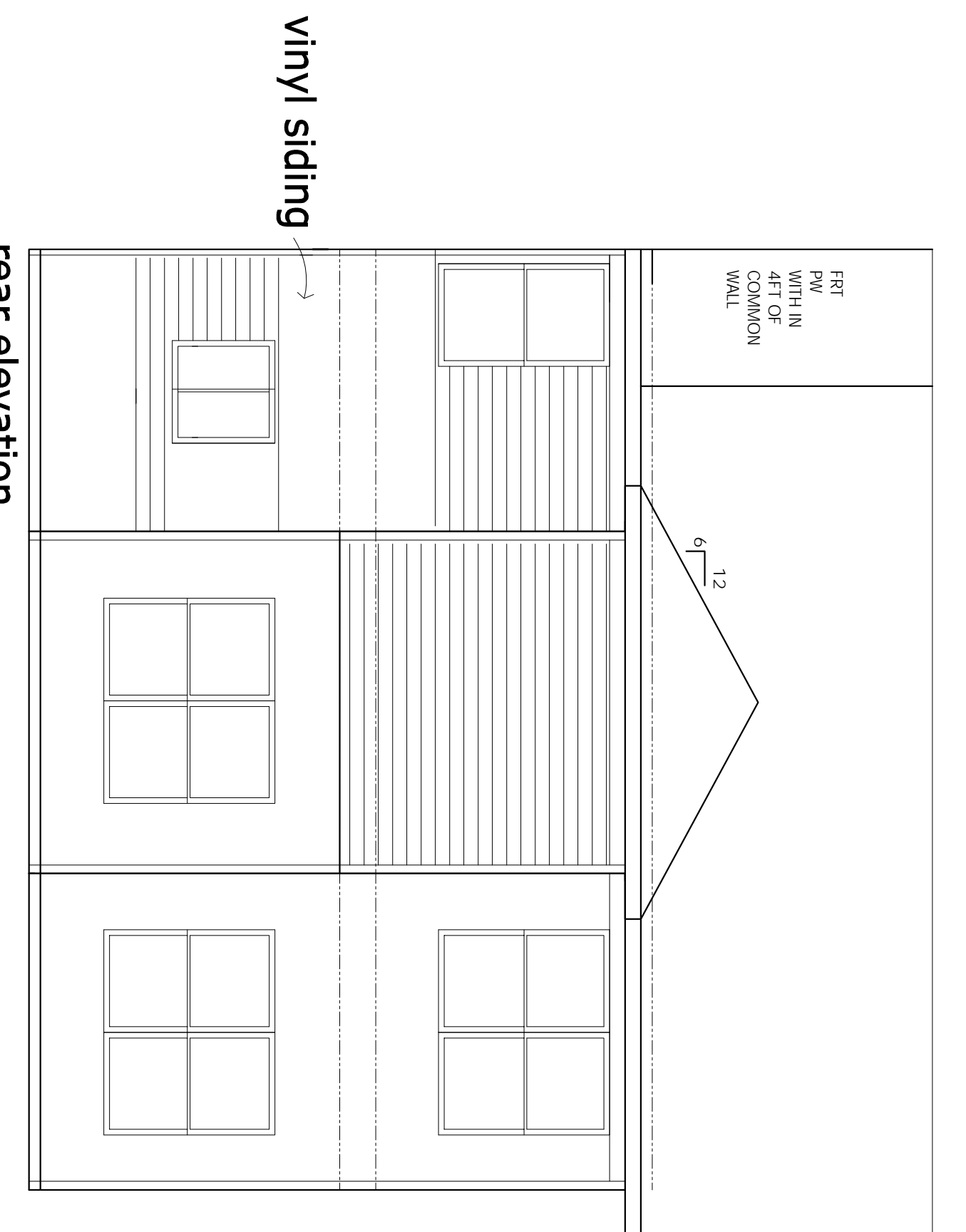
Date Filed: 8/25/23



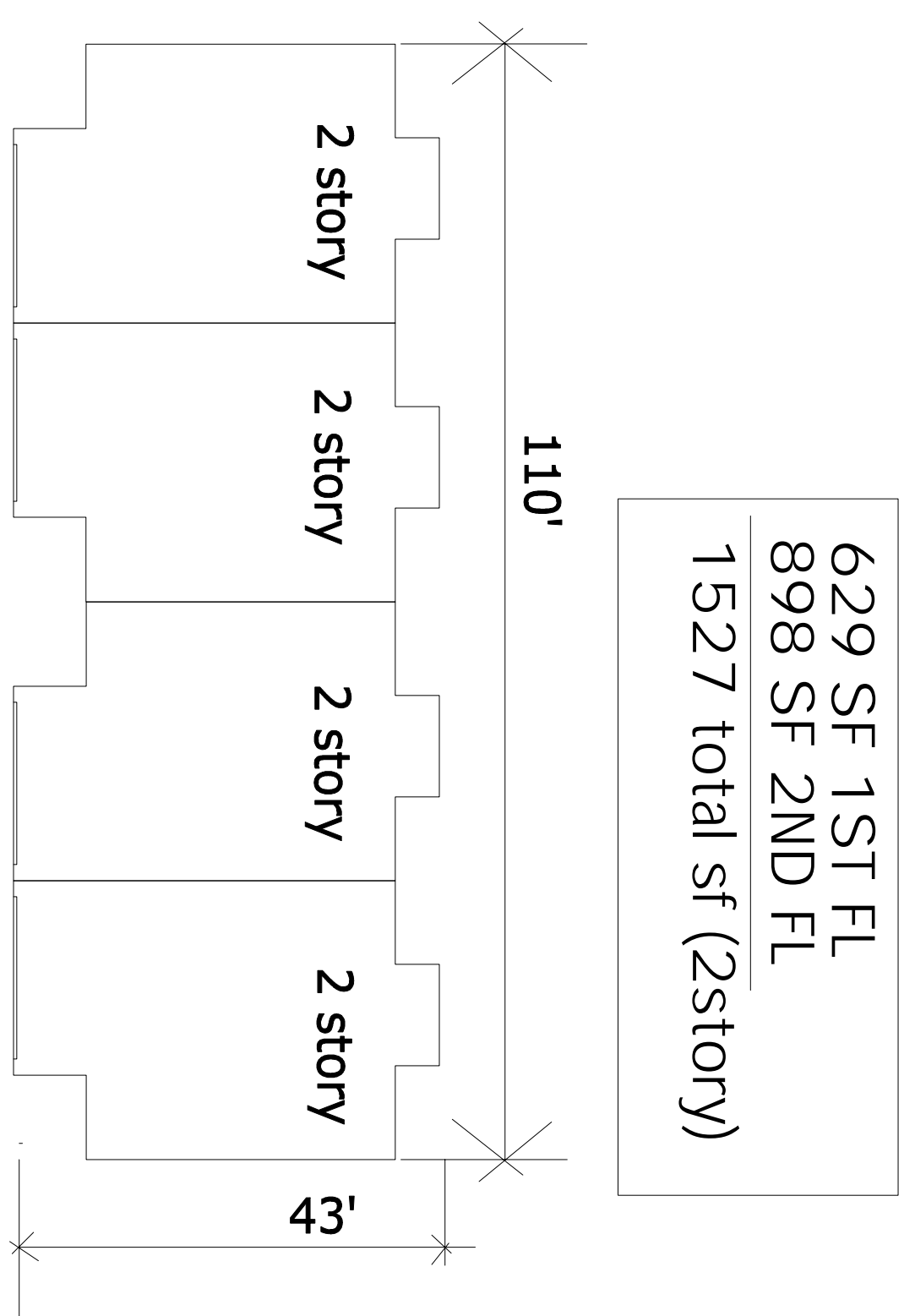
2 story



2 story



end elevation

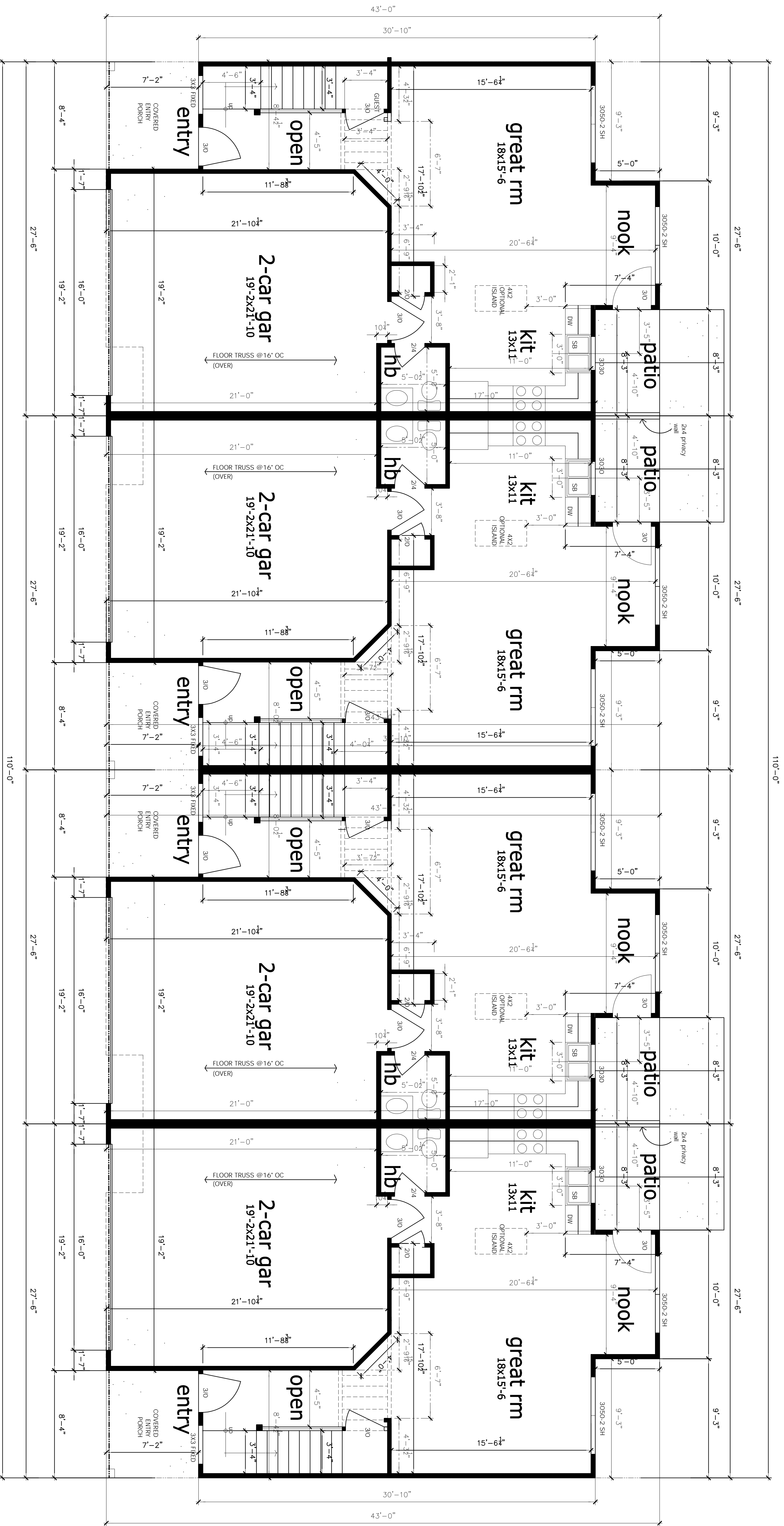


schematic layout

3-17-23
REVISIONS
3-18-23
3-20-23
3-28-23
7-10-23
7-27-23
8-14-23

ENCORE HOMES LLC
JIM RASCHE BUILDER
 563-343-1622
 BuildEncore@gmail.com

4-plex



first floor plan

4-plex

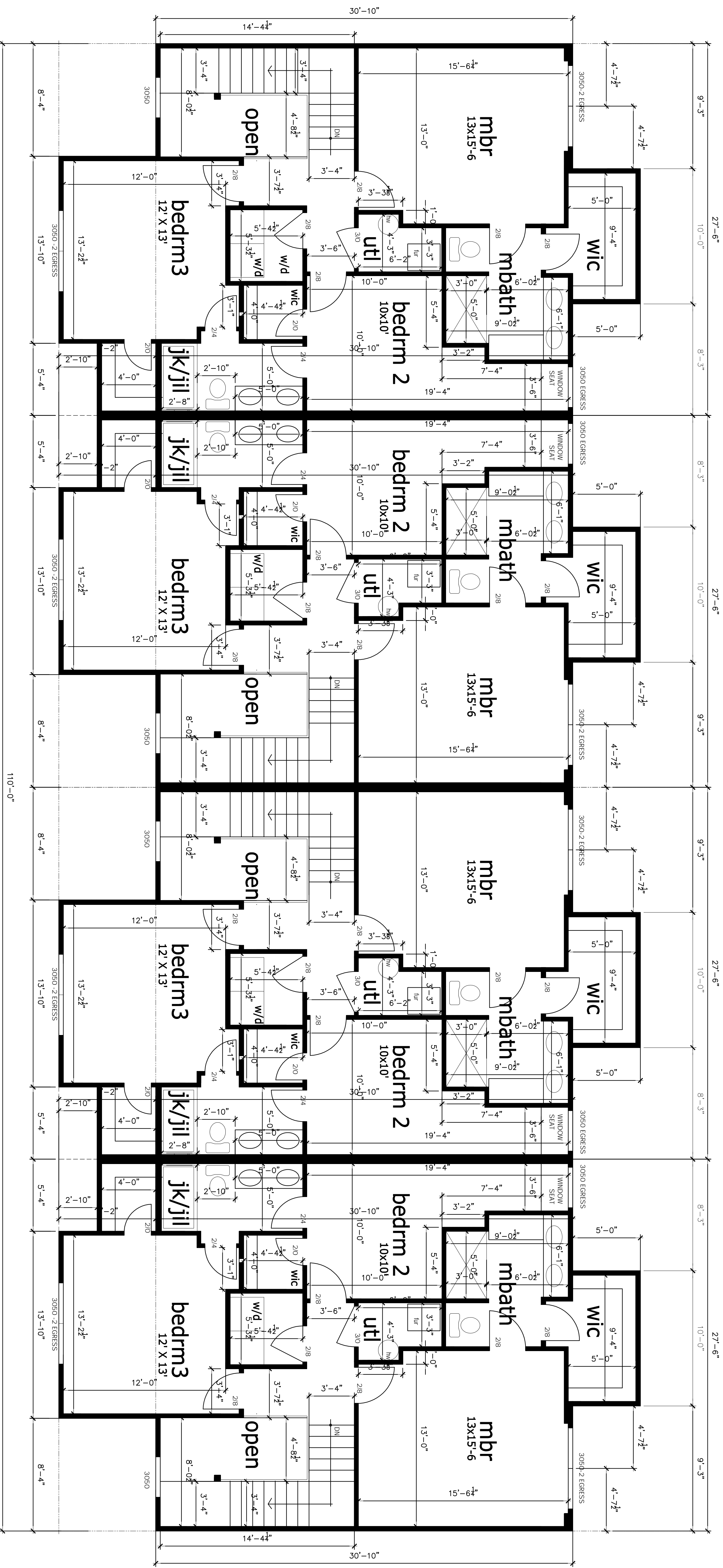
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3-17-23

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8-14-23

A2



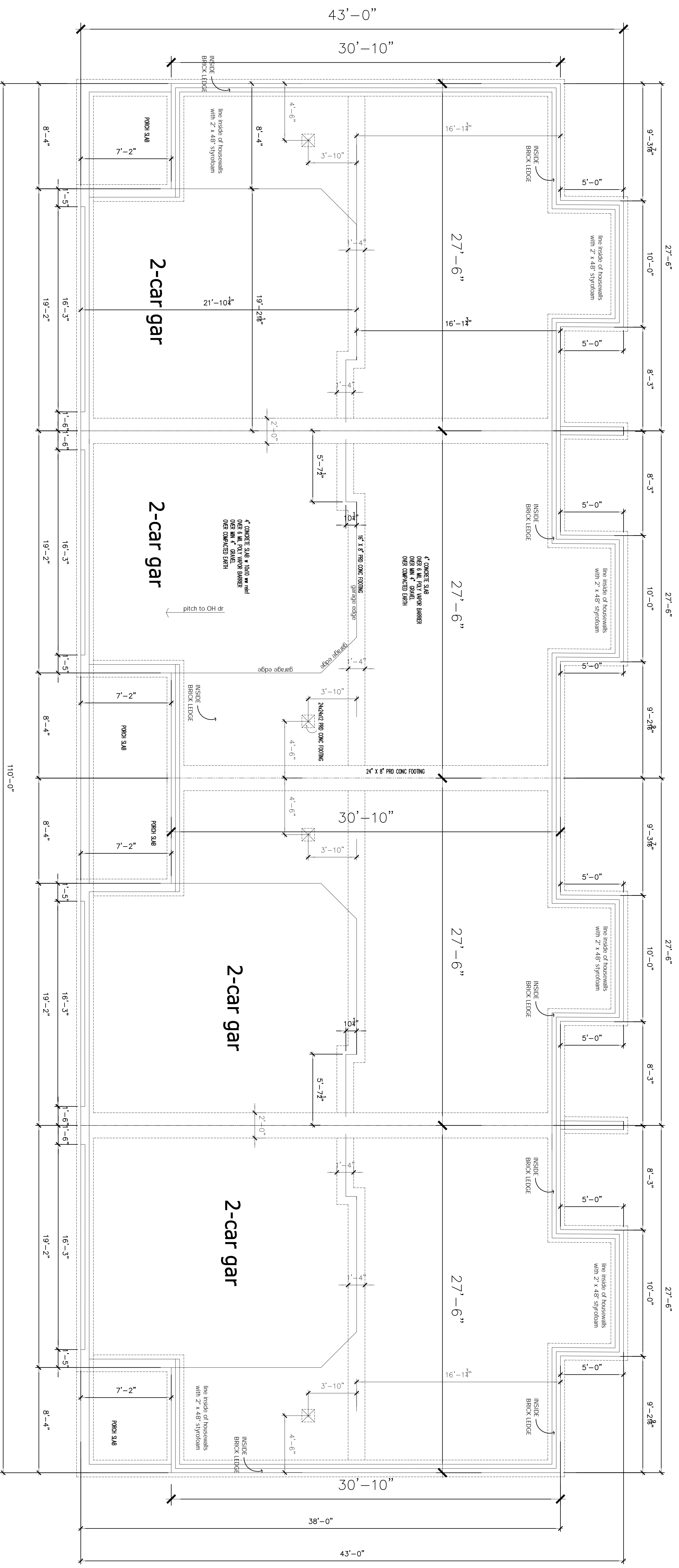
Second floor plan

4-plex

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A3



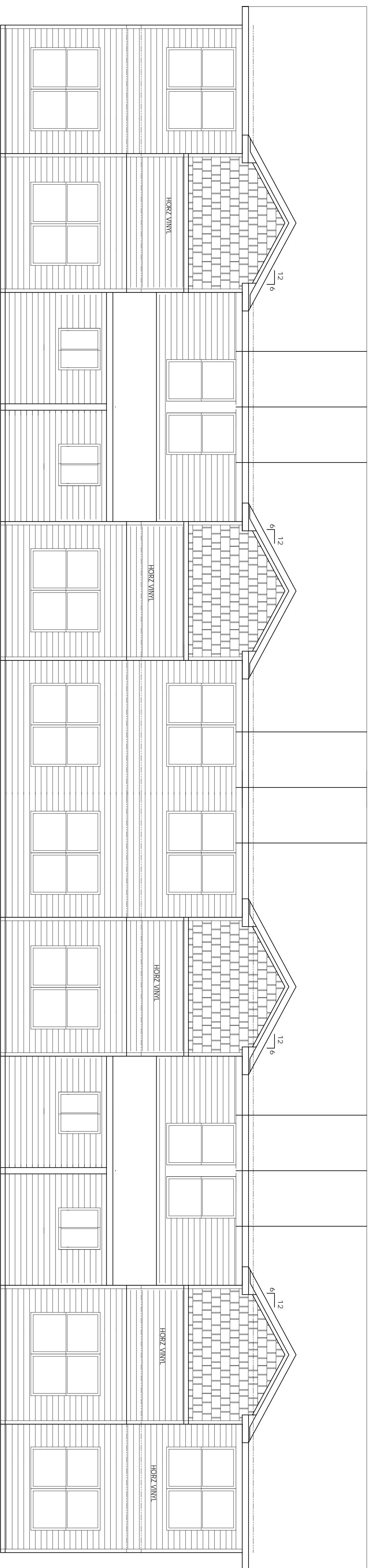
slab foundation plan

3-18-23a
REVISIONS
3-20-23
7-10-23
7-27-23
8-14-23

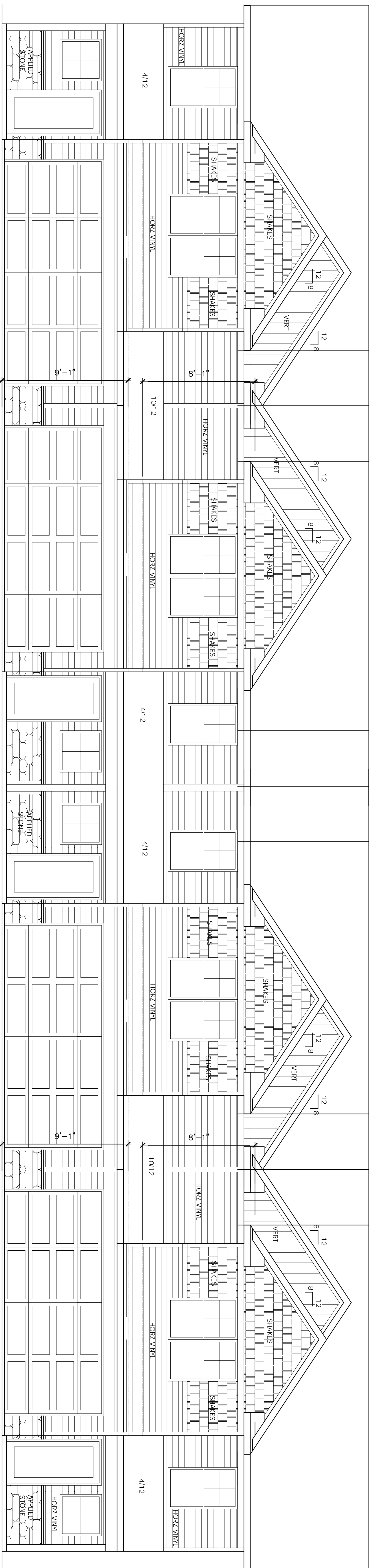
ENCORE HOMES LLC
 JIM RASCHE BUILDER
 563-343-1622
 BuildEncore@gmail.com

4-plex

A4



rear elevation north building concept



Front elevation

4-plex

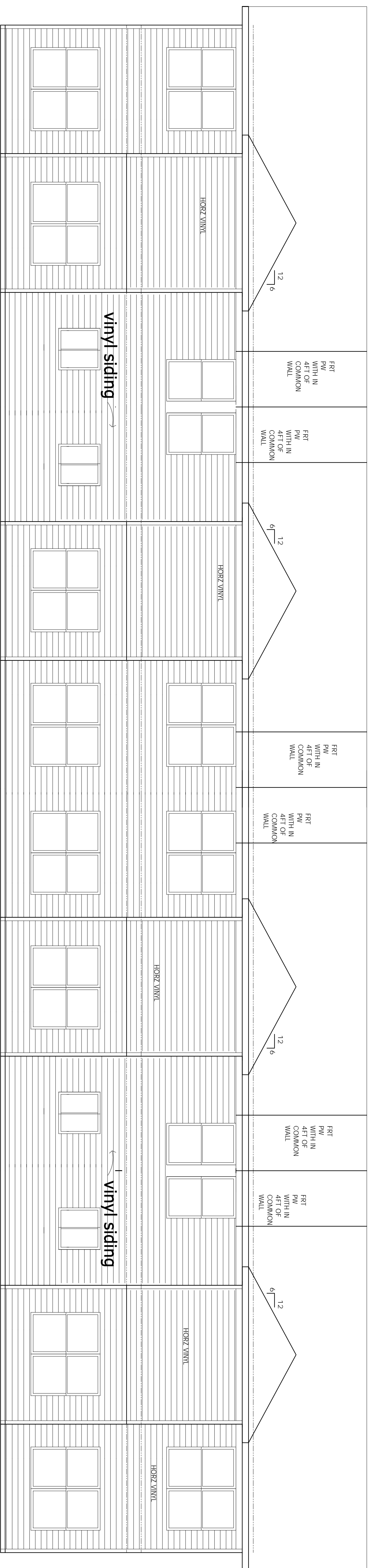
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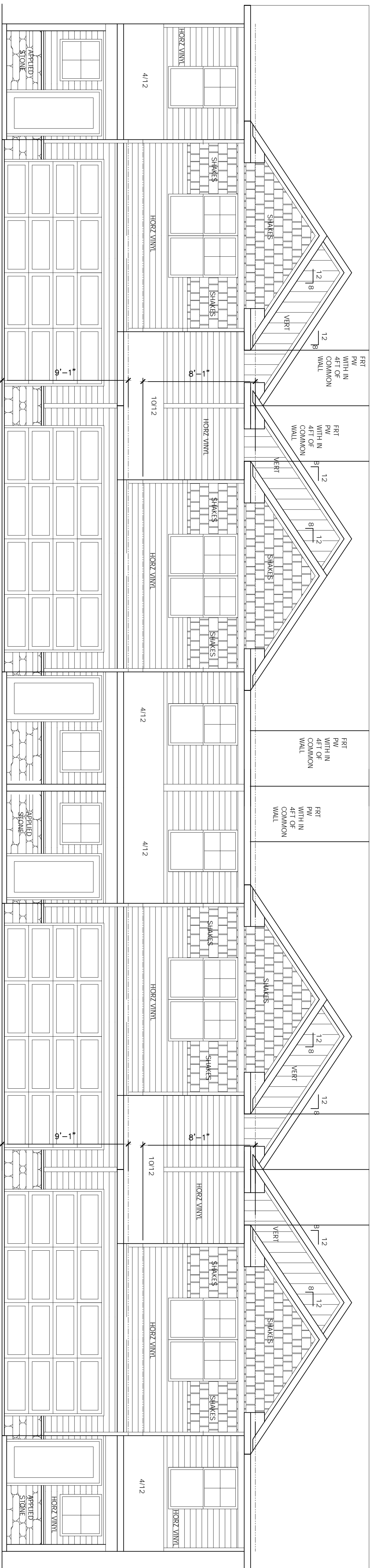
3-20-23

REVISIONS
 3-19-23
 7-10-23
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A5



rear elevation



front elevation

4-plex

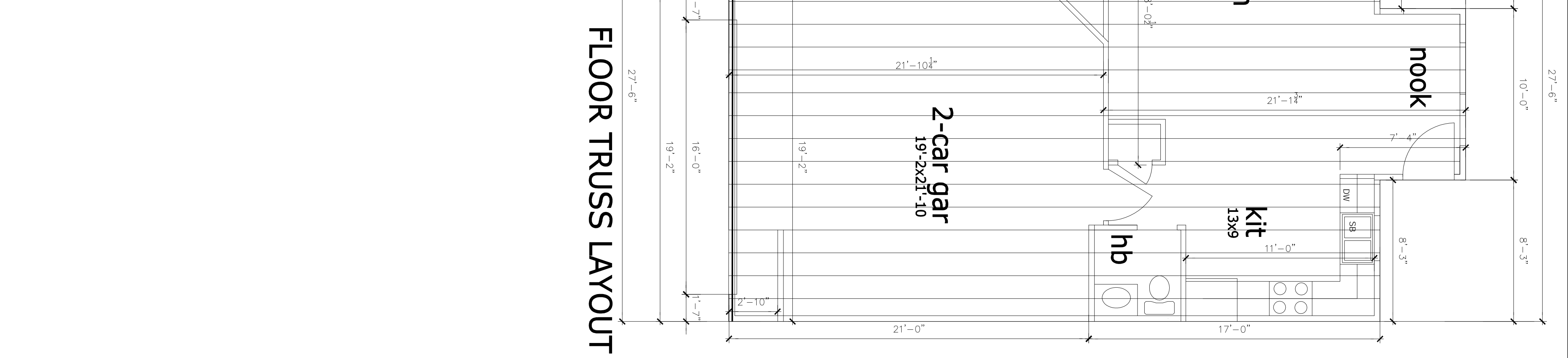
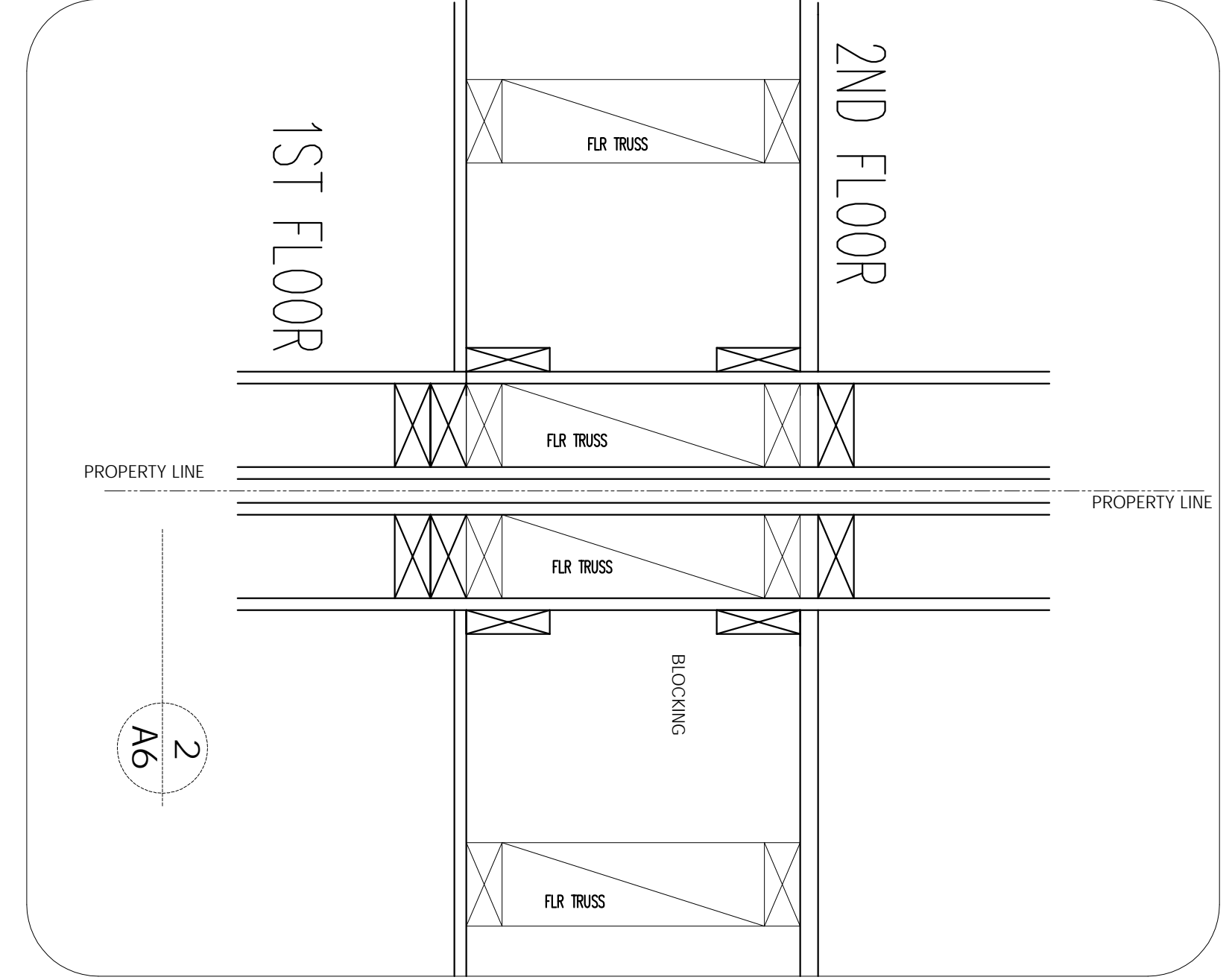
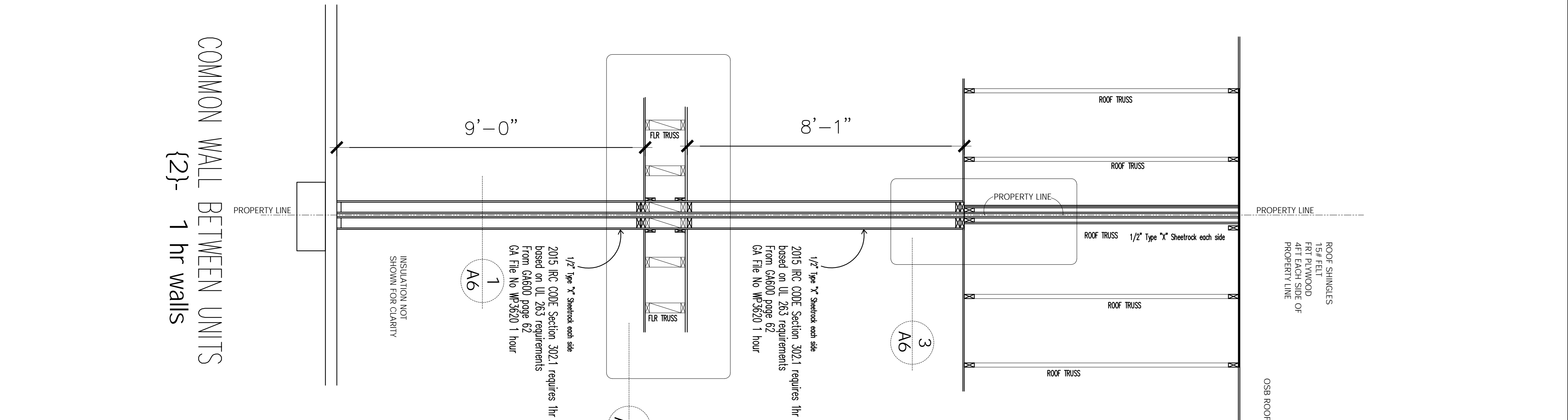
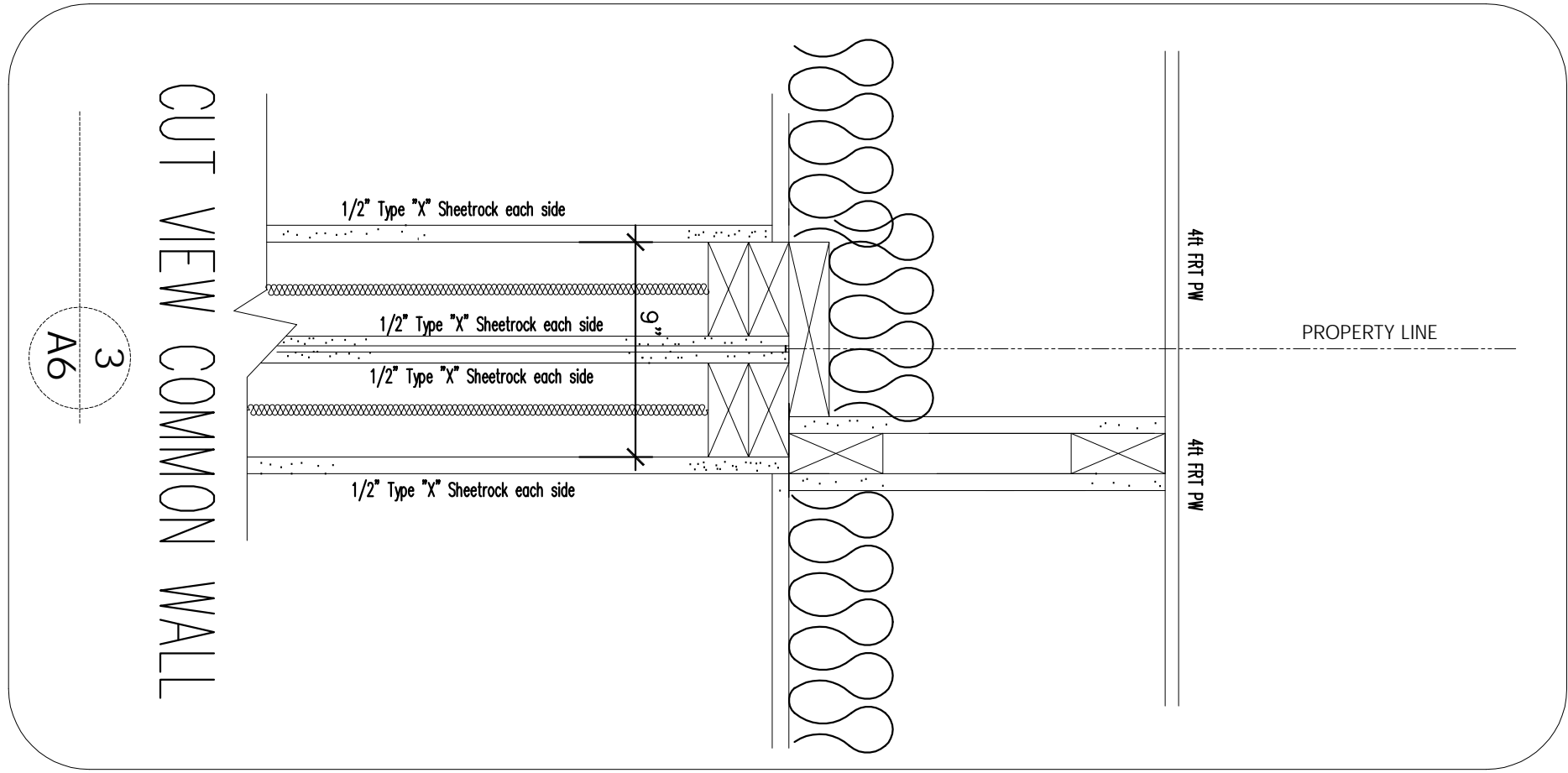
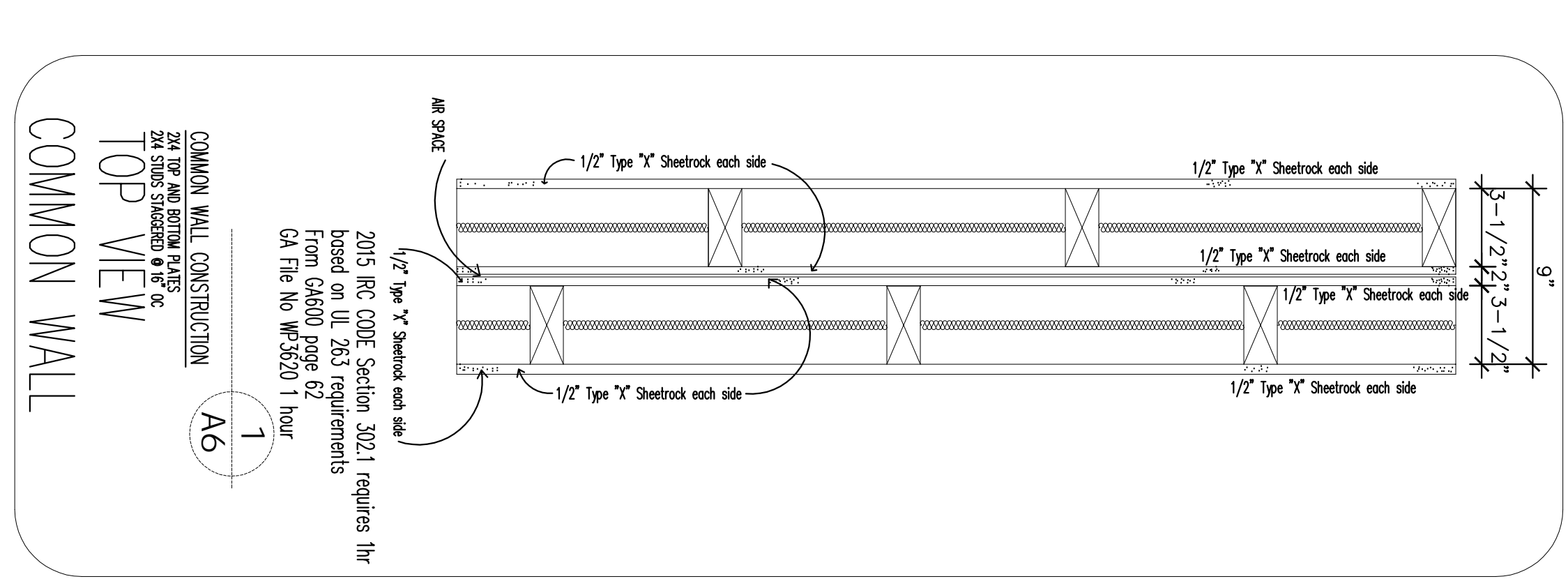
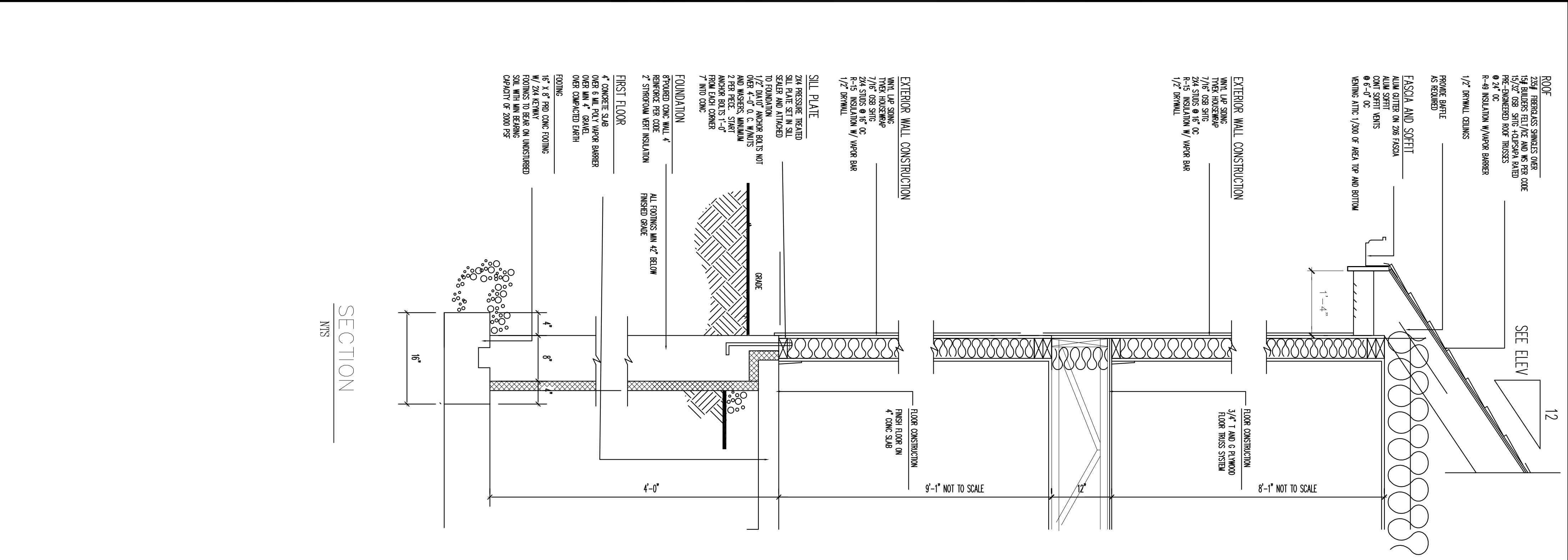
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3-20-23

REVISIONS
 3-19-23
 7-10-23
 7-27-23
 8-14-23

A5





MEMORANDUM

To: Mayor and City Council
From: Ray Nees, Building Official
Re: Project and Subdivision Updates
Date: 06/30/20233

Ivy Acres- The first 2 units have had the initial cover inspection, small corrections needed. They will be insulating tomorrow. Four 4-unit buildings have been permitted and are being framed. The 5th building has been submitted for permits. It has 3 units and will have basements. We will review the agreed to sump pump connections as we go through the review proves. This brings the number of homes in Ivy Acres being worked on to 19.

Grunwald 1st Addition - The NS Student home has had the foundation installed after corrections from the site plan. (Side yard setbacks needed to be adjusted) Silver Thorne home has had cover inspection approved.

Gunwald 2nd Addition - Roads are in, some changes to grading and sidewalk locations are being worked through with staff. Encore Homes (Jim Rasche) has been issued 3 permits for single family detached homes and has submitted 8 permit requests for two- 4 townhouse buildings. These are 2-story on-slab similar to the one on the corner of W Lincoln and S 5th, which Encore is using as a model home. Once the overlay district is approved these permits will be issued.

Townsend 13th, 14th - permits have picked up again and holes are being dug. 2 more spec homes have sold.

R and L Carriers – We are approving the Knox box location and expect to do a witness test for the fire alarm system within the next 2 weeks, and issue Occupancy for the Main terminal. The maintenance building is also close to occupancy. The fuel facility is still under review by the state.

RILCO- 2nd set of site plan review has been approved and dirt work may commence. The interior plan review for the office area and the initial review- pending additional submittals- for the warehouse area has been completed. Additional information for the bulk storage of class III hazardous combustible liquids is forthcoming.

Rolling Hills Wedding/Event Center - Is open and completed.

Callahan 33-Unit Building - The 33-unit building has Occupancy with the exception of 2 units on the firsts floor pending completion. The 21 units has power and the blacktop has been placed. There will be additional review for the detention pond, but people may be moving into the 33-unit building- welcome to Eldridge!!



The Rustic Green – Staff is getting requests from other persons who are the registered owners of the detention areas and asking why this was never turned over to the HOA's. City is not generally the ones who do this so we are working with carious people and attorneys to help them begin the needed change in ownership to the HOA's.

Eldridge Storage – Phase one has been approved and final occupancy has been issued.

Focus Storage - (S 11th and Blackhawk Trails Rd) 2nd review has been completed and they have been authorized to begin site work. The first building to be constructed has had the permit issued.

350 E LeClaire – “Double Barrel” bar has opened.

No further info on the Nail Salon has come in. The unit this was proposed for is now being remodeled into a cigar/vape shop. No on-site smoking lounge has been proposed.

American Concrete is beginning site work on N 16th Ave.

Stormwater- April of 2025 is the 5-year review for the Stormwater program in the City of Eldridge by the DNR. Quarterly inspections of all sites have been completed since City Hall has been back to full staff. Other favored actions have been or are being undertaken. We don't anticipate any major issues with the 5-year review.

The school district is installing the parking areas for the softball complex on East Iowa. The Innovation Center on South 1st has begun.

The regular meeting of the Eldridge Electric and Water Utility Board was called to order at 5:00 P.M. on August 22, 2023, at Eldridge City Hall.

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

Public Comment- None

Motion by O'Brien, second by Skadal to approve the agenda All ayes.

Motion by Anderson second by Skadal to approve the minutes from August 8, 2023. All ayes.

FINANCIAL – Motion by Kroeger to approve bills payable in the amount of \$75,637.15, second by Anderson. All ayes.

ELECTRIC – There was an outage on 8/18/23 at 312 W. Price St. from 8:20am to 8:50 am. The cause was animal contact and affected 5 customers.

The annual Cost of Power Analysis was discussed and will be discussed further at the next meeting.

There was a PCA update.

Department update: The lineman position was posted last Friday and will remain posted until filled. We have received three transformers over the past two weeks, but we still have over twenty on backorder. The crew continues to work at Grunwald's 2nd Addition.

WATER- The Water Tower Report from KLM was given to the Board; they would like to discuss it further at the next meeting.

Department update: The crew continues to flush east of Hwy 61 to maintain good disinfectant levels. They also installed a sampling station at Ivy Acres last week and started one at Grunwald's 2nd today.

ADMINISTRATION-

Department update: No update

Motion by Skadal to adjourn the meeting at 5:12 P.M., second by O'Brien. All ayes.

Jody Coffman
Billing Clerk