

CITY COUNCIL MEETING AGENDA
Monday, July 3, 2023, 7:00 PM
Eldridge City Hall · 305 N 3rd Street · 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 June 19, 2023 & Special City Council Minutes from June 26, 2023
 - B. Consideration to Approve Bills Payable
 - C. Consideration to Approve a Liquor License for Double Barrel Drinkery, LLC
 - D. Consideration to Approve a 5-day Liquor License for Cabos for City of Eldridge Summerfest and Music in the Park, effective July 8, 2023 through July 12, 2023
6. Old Business
 - A. 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
 - B. Consideration of Second Reading of Ordinance 2023-14 Amending Title D, Chapter Two, Section 5 – Definitions, of the Eldridge City Code by amending the definition of “Sign”
 - C. Consideration of First Reading of Ordinance 2023-15 Amending Title D, Chapter One, Section 19.12 – Sidewalks, of the Eldridge City Code to include public and municipal districts and to address sidewalk assessment waivers for existing industrial parks
 - D. Consideration of Resolution 2023-19 Approving the Final Plat for Grunwald Grove 2nd Addition
 - E. Consideration of Approving Hiring a Police Officer to fill current vacancy
 - F. Consideration of Approving a \$3,000 Sign-On Bonus for Certified Officers as a permanent hiring incentive for the Police Department
7. New Business
 - A. Consideration of Approving Sidewalk Assessment Waiver for Wapsi River Properties II, LLC DBA Eldridge Storage
 - B. Consideration of Approving Sidewalk Assessment Waiver for Focus Storage
8. Activity Reports
 - A. Inspections
 - B. Chief of Police
 - C. City Administrator
9. Adjournment

Next City Council Meeting: Monday, July 17, 7:00pm at Eldridge City Hall – Council Chambers

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Bernie Peeters

Councilman Brian Dockery
Councilman Daniel Collins

City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open session at Eldridge City Hall at 7:00 pm on June 19, 2023.

Council Members Present: Dan Collins, Adrian Blackwell and Bruce Cheek. Brian Dockery and Bernie Peeters were absent. Presiding: Mayor Frank King
Also present: Jeff Martens, Joe Sisler, Jody Coffman, Marty O'Boyle, Greg Schaapveld, Kristal Schaefer, Trevor Gimm and Mark Ridolfi.

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

Kristal Schaefer was present at the meeting on behalf of the Scott County Library Board of Trustees. Schaefer handed out the 2022 Report showing highlights of the library's facts and figures.

Mayor's Agenda

Motion by Blackwell to approve City Council Minutes from June 5, 2023. Second by Collins. Motion approved unanimously by voice vote.

Motion by Collins to approve the bills payable in the amount of \$174,157.70. Second by Cheek. Motion approved unanimously by voice vote.

Motion by Blackwell to approve a liquor license for Eldridge Community Center. Second by Cheek. Motion approved unanimously by voice vote.

Motion by Collins to approve a 5-day liquor license for the City of Eldridge-Summerfest, effective July 7-July 12, 2023. Second by Blackwell. Motion approved unanimously by voice vote.

Motion by Cheek to approve City Council Minutes from October 11, 2022 and February 18, April 1, April 8, April 13, May 9, May 12, May 17, May 23, & May 30 of 2023. Second by Blackwell Motion approved unanimously by voice vote.

Old Business

Motion by Cheek to approve the Second Reading of Ordinance 2023-13 Rezoning of Parcels 932703006 and 932701003 from Suburban Agricultural District to I-2 General Industrial District.

Second by Collins. Roll call vote indicated Collins (Aye), Blackwell (Aye), Cheek (Aye), Dockery and Peeters absent.

Motion by Blackwell to approve the Street Closures for the Eldridge-North Scott Chamber of Commerce on September 16th, 2023, for OctoberFest and on December 1st, 2023 for Hometown Holiday. Second by Collins. Motion approved unanimously by voice vote.

Motion by Cheek to approve purchase and implementation of ADP Time & Attendance Software. Second by Blackwell. Motion approved unanimously by voice vote.

Motion by Blackwell to approve the City of Eldridge Y@Work Partnership as a benefit to full-time eligible City Employees. Second by Collins. Motion approved unanimously by voice vote.

Motion by Collins to approve a First & LeClaire Intersection Project Change Order #6 pending approval from IowaDOT. Second by Cheek. Roll call vote indicated Cheek (Aye), Blackwell (Aye), Collins (Aye), Dockery and Peeters absent.

New Business

Motion by Cheek to approve Resolution 2023-16 Setting FY24 Salaries & Wages of City Employees. Second by Blackwell. Roll call indicated Blackwell (Aye), Collins (Aye), Cheek (Aye), Dockery and Peeters Absent.

Motion by Collins to approve the First Reading of Ordinance 2023-14 Amending Title D, Chapter Two, Section 5 – Definitions, of the Eldridge City Code by amending the definition of “Sign”. Second by Cheek. Roll call vote indicated Cheek (Aye), Collins (Aye), Blackwell (Aye), Dockery and Peeters absent.

Motion by Blackwell to approve a cost sharing arrangement with the Community Center Board for the annual maintenance fee for the Community Center generator. Second by Cheek. Motion approved unanimously by voice vote.

Discussion and Consideration of Title D, Chapter One, Section 19.12 – Sidewalks, of the Eldridge City Code regarding enforcement of code and process for assessment waivers. No action was taken. Jeff will work on an amendment to the current ordinance and bring back to the Council.

Motion by Blackwell to transfer property of a .199 acre parcel from the City of Eldridge to Focus Storage at the cost of \$1 plus fees associated with the preparation and filing of a legal description and plat for the parcel. Second by Cheek. Motion approved unanimously by voice vote.

Motion by Blackwell to approve funding up to \$162,231.30 from Axon and for the funds to come from ARPA Funds for replacement of the current Police Department squad and body camera system & software which will no longer be supported after July 2023. Second by Cheek. Roll Call indicated Collins (Aye), Blackwell (Aye), Cheek (Aye), Dockery and Peeters were absent.

Activity Reports

Public Works-Streets and the Sewer Department have been working together to catch up on park maintenance, the tee ball field. The Utility department also has helped out. Brian is assessing the need for another employee. Once the 1st and LeClaire intersection is completed, Brian and Greg Schaapveld will evaluate street patching.

Police- The department has more than enough donations for a new squad car and Joe will be looking at purchasing this in the near future. Officer Costas will begin training with the K-9 on July 31st. The department is taking applications to replace Officer Beherens.

Sewer-A BFD controller needs to be replaced, a 3 valve basin from 1994 has failed and Regan Mechanical will be repairing it. One generator needs to be replaced, Tony is working with Shive on sizing, this has been budgeted.

City Administrator – Wilford Construction will begin the City Hall construction project June 24th, it should take about a week. Nevada spoke to the Council about an email scam the happened at the Community Center.

Blackwell made a motion to adjourn. Second by Collins. Motion passed by unanimous voice vote. The meeting adjourned at 9:46 pm.

Frank King
Mayor

Jody Coffman
Billing Clerk

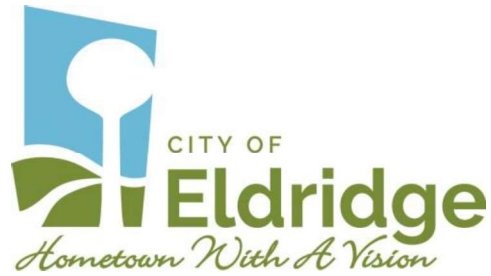
Bills for 6-19-23

A & A AIR COND & REFRIGERATION INC	ICE MACHINE	\$62.50
ALLIANT ENERGY CO.	ELD STREET LIGHTS	\$324.46
ALLIANT ENERGY CO.	350 S 16TH AVE	\$26.32
ALLIANT ENERGY CO.	1300 E LECLAIRE RD	\$68.13
ALLIANT ENERGY CO.	HWY 61 STOPLIGHT	\$21.62
ALLIANT ENERGY CO.	STREET LIGHTS	\$26.03
ALWAYS CLEAN LLC	OFFICE & COMMONS CLEANING SERV	\$236.25

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ALWAYS CLEAN LLC	OFFICE & COMMONS CLEANING SERV	\$236.25
AMAZON CAPITAL SERVICES	PENS RECORDABLE DISCS	\$81.38
AMAZON CAPITAL SERVICES	BLOD & URINE SAMPLE LABELS	\$24.65
AMAZON CAPITAL SERVICES	EMPLIYESS FILE FOLDERS	\$27.05
AMAZON CAPITAL SERVICES	MONEY RECEIPT BOOK	\$6.44
AMAZON CAPITAL SERVICES	CASTER WHEELS	\$31.98
AMAZON CAPITAL SERVICES	MAP TRUCK BOOK COVERS	\$69.97
AQUA-TECH CAR WASH	PD FLEET CARWASH	\$140.00
ASHCRAFT JEFF	PARK BOARD	\$60.00
BOB IHRIG CONSTRUCTION	514 N 5TH ST - REPLACE CURB	\$1,400.00
BOUSSELOT TISHA	P&A BOARD	\$30.00
BRAD MERRICK	P&A BOARD	\$45.00
CENTRAL SCOTT TELEPHONE	WIFI TELEPHONE	\$867.44
CENTRAL SCOTT TELEPHONE	WIFI TELEPHONE	\$303.20
DE WULF JILL	PARK BOARD	\$75.00
DUANE R. MILLER	P&A BOARD	\$45.00
ELDRIDGE ELECT. UTILITY	STREET LIGHTS	\$3,570.84
FERGUSON DEAN	BOA	\$75.00
GRUENHAGEN ERIC	BOA	\$45.00
HARBOUR TERRY	P&A ZONING	\$30.00
HIDDEN HILLS	PAYMENT FOR FUNDRAISER GOLFERS	\$2,880.00
IA DEPT TRANSPORTATION	W LECLAIRE RD	\$1,568.17
KARL DONAUBAUER	P&A BOARD	\$30.00
KARL DONAUBAUER	BOA	\$75.00
MANATTS INC	HMA MIX	\$144.00
MENARDS	HOSE FITTINGS HAND TRUCK TIRES	\$77.94
MICHAEL MARTIN	P&A BOARD	\$45.00
MID-AMERICAN RESEARCH CHEMICAL	WEED KILLER	\$250.15
MIDWEST WHEEL	REFRIGERANT BOLTCLAMP	\$371.26
MR & MRS CURT HULSEN	SQR REIMBURSEMENT	\$950.00
MUNICIPAL PIPE TOOL CO. LLC	TELEVISING CAMERA REPAIR	\$265.05
NANCY GRUBER	P&A BOARD	\$15.00
NAPA AUTO PARTS	UINT 511 AIR & OIL FILTER	\$35.89
NAPA AUTO PARTS	UNIT 110 WIPERS	\$30.72
NAPA AUTO PARTS	UNIT 19 FLEET PADS	\$88.44
NAPA AUTO PARTS	FUEL BARREL	\$33.02
NAPA AUTO PARTS	SHOP SUPPLIES	\$12.60
NORTH SCOTT OPTIMIST CLUB	BIKE PATH FLAGS	\$240.00
NORTH SCOTT PRESS	CITY COUNCIL MINUTES	\$312.58
PANTHER UNIFORMS INC.	JOHNSON BODY ARMOUR	\$899.90
PATE BRANDON	ACTIVE SHOOTER TRAINING	\$16.00
PATRIOT LINCOLN OF DAVENPORT	PLASTIC SKID PLATE UNIT 110	\$98.61

PAUL HAYUNGS	BOA	\$75.00
QUAD CITY SAFETY INC.	KRUSE CLOTHING ALLOWANCE	\$185.93
REPUBLIC SERVICES #400	GARBAGE SERVICES	\$32,161.85
RIVER VALLEY COOPERATIVE	DIESEL	\$1,396.22
RIVER VALLEY TURF	RIVER VALLEY TURF	\$81.05
RIVERSTONE GROUP INC	UPM COLD MIX/PATCH	\$674.80
RNJS DISTRIBUTION INC.	WATER	\$15.63
RNJS DISTRIBUTION INC.	WATER	\$15.62
ROBERT KUEHL	BOA	\$75.00
SCOTT CAMPBELL	PARK BOARD	\$75.00
SHANNON DEBBIE	SQR REIMBURSEMENT	\$695.00
SHARED IT INC	IT SERVICES	\$642.75
SHARED IT INC	IT SERVICES	\$150.00
SHARED IT INC	IT SERVICES	\$200.57
SHARED IT INC	IT SERVICES	\$265.75
SHARED IT INC	IT SERVICES	\$135.40
SHIVE-HATTERY ENGINEERS	2023 PROJECTS	\$2,255.03
SHRED-IT C/O STERICYCLE INC	SHREDDING SERVICES	\$44.25
SHRED-IT C/O STERICYCLE INC	SHREDDING SERVICES	\$44.25
THEISEN SUPPLY INC	BAETKE CLOTHING ALLOWANCE	\$303.00
THEISEN SUPPLY INC	NAGLE CLOTHING ALLOWANCE	\$92.57
THOMPSON TRUCK & TRAILER	HEAT EXCHANGER AIR DUCT HOSE	\$230.64
TRICIA CAMPBELL	PARK BOARD	\$60.00
TRIPLE E SALES	POLARIS RANGER CLUTCH SPRING	\$149.99
TSS	WHITE BAETKE- BS DOT	\$175.00
UNUM LIFE INSURANCE COMPANY OF AMERICA	LIFE INSURANCE	\$284.97
UNUM LIFE INSURANCE COMPANY OF AMERICA	LIFE INSURANCE	\$34.93
UNUM LIFE INSURANCE COMPANY OF AMERICA	LIFE INSURANCE	\$121.64
UNUM LIFE INSURANCE COMPANY OF AMERICA	LIFE INSURANCE	\$14.79
UNUM LIFE INSURANCE COMPANY OF AMERICA	LIFE INSURANCE	\$29.38
UNUM LIFE INSURANCE COMPANY OF AMERICA	LIFE INSURANCE	\$130.14
UNUM LIFE INSURANCE COMPANY OF AMERICA	LIFE INSURANCE	\$11.62
UNUM LIFE INSURANCE COMPANY OF AMERICA	LIFE INSURANCE	\$126.32
WASTE COMMISSION OF SCOTT COUNTY	MEMBER GOVERNMENT	\$114.48
WELLMARK BLUE CROSS	PREMIUMS	\$7,630.82
WELLMARK BLUE CROSS	PREMIUMS	\$462.18
WELLMARK BLUE CROSS	PREMIUMS	\$4,631.18
WELLMARK BLUE CROSS	PREMIUMS	\$520.36
WELLMARK BLUE CROSS	PREMIUMS	\$1,040.71
WELLMARK BLUE CROSS	PREMIUMS	\$920.86
WELLMARK BLUE CROSS	PREMIUMS	\$0.00
WELLMARK BLUE CROSS	PREMIUMS	\$3,486.39
WESTENDORF EUGENE	PARK BOARD	\$45.00

WHITE CAP LP	READY MIX WASHOUT BAG	\$68.28
AUXIANT	CLAIM FUNDING	\$3,891.39
PAYROLL	PAYROLL	\$89,672.67
VISTA PRINT	BUSINESS CARDS	\$25.03
IA SECRETARY OF STATE	RENEWAL OF NOTARY PUBLIC	\$30.00
HY-VEE	CUPS FOR GOLF OUTING	\$5.86
HY-VEE	ALCOHOL FOR GOLF OUTING	\$54.36
ELDRIDGE MART	ALCOHOL MIXER FOR GOLF OUTING	\$6.09
USPS	POSTAGE FOR EVIDENCE TO DCI LAB	\$5.55
ELITE K-9 INC 2	K9 SUPPLIES	\$609.90
SP RTS TACTICAL	TACTICAL GEAR - REIMB BY CHAMBER GRANT	\$1,349.97
ILLINOIS TACTICAL OFFICE	MEMBERSHIP RENEWAL	\$40.00
ICMA ONLINE	ANNUAL DUES	\$545.60
CITY SERVICE FEE EGOV.COM	IMFOA ANNUAL FEE - SERVICE FEE	\$2.68
IMFOA	IMFOA ANNUAL DUES	\$50.00
AMAZON	SCOTCH TAPE, POST-IT NOTES	\$20.27
AMAZON	FILE FOLDERS, LEGAL PADS, PENS	\$81.24
ISWEP - PAYPAL	CONSTRUCTION SITE POLLUTION PREVENTION TRAINING - IOWA CERTIFICATION	\$77.50
IOWA DNR FEES & PAYMENT	WATER & WASTEWATER LICENSE RENEWALS	\$216.02
FARM & FLEET	WIRE HARNESS FOR NEW PUMP ON TANK	\$15.99
FARM & FLEET	PUMP FOR WATER TANK	\$145.99
SP FIREHOSEDIRECT.COM	ADAPTER FOR STREETSWEEPER WATER FILL	\$116.24
SP FIREHOSEDIRECT.COM	STREETSWEEPER FILL CUP	\$7.07
ARMOR EXPRESS INC	VEST CARRIER	\$443.54
FARM & FLEET	WEED AND BRUSH KILLER	\$152.98
FARM & FLEET	CLOTHING ALLOWANCE - WESSEL	\$112.32
	BILLS PAYABLE	\$170,043.50
	CREDIT CARD	\$4,114.20
	TOTAL	\$174,157.70



305 N. Third Street, P. O. Box 375
Eldridge, Iowa 52748

Special City Council Meeting Minutes

The City of Eldridge, Iowa City Council met in an open session at Eldridge City Hall at 5:04pm on June 26, 2023.

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

Presiding: Mayor Frank King

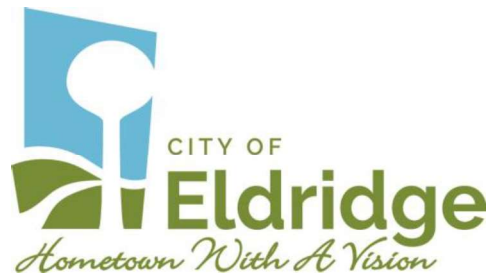
Others in Attendance: Administrator Nevada Lemke, Chief Joe Sisler, Assistant Fire Chief Dave Engler

Public: Marty O'Boyle, Erin Gentz

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

The Council discussed proposed Resolution 2023-18 to ban aerial fireworks during the County wide burn ban for the July 3-4 dates in the City of Eldridge. Councilman Blackwell recommended that due to the extremely dry conditions, for the safety of residents and property, that all fireworks be banned for the upcoming July 4th holiday. Councilman Peeters stated that this is a huge time for family celebrations and get togethers, and our residents have been responsible with fireworks in previous years. He recommended we push out extra safety precautions in the newspaper and social media. Councilman Dockery stated that burn bans are meant for open burns, and other cities and planning to still do their firework displays. He asked how this resolution was first brought up; Councilman Blackwell informed him it was brought up at the City Council meeting that earlier that week. Chief Sisler stated that either way, the police would still do enforcement, and that there would still be people violating the ordinance. Assistant Fire Chief Dave Engler stated that they have been battling more ditch fires than usual, many likely started by items such as cigarettes being discarded. He further stated we are at a higher risk this year with the prolonged dry conditions, and echoed Chief Sisler's concern that violators will still be an issue as in any year. Councilman Dockery stated that the County has not banned aerial fireworks, and he doesn't want to punish law abiding citizens. Chief Sisler stated that they would enforce a zero tolerance, with no warnings, and would encourage residents to take a photo or video if they see someone illegally shooting off fireworks. Councilman Blackwell suggested a delay in the days allowed to use fireworks, and to allow them on another date when the burn ban is lifted, to err on the side of caution.

Councilman Collins stated that this neighborhood has a firework display every year for the past 16 years, and the neighbors come together and do this responsibly. As a fire captain, he also considers that there is no control over where remnants of aerial fireworks land and we are at a particularly high risk this year. He further noted that



305 N. Third Street, P. O. Box 375
Eldridge, Iowa 52748

Parkview plans to cancel their fireworks show to avoid liability. Councilman Cheek stated he is torn, as he understands the issue on both sides.

Administrator Lemke shared the guidance of the Scott County Emergency Management Agency related to the burn ban and the use of fireworks, and further shared the Fire Chief's concern, in determining the origin of a fire if a neighboring property gets damaged or destroyed due to fireworks being used by residents.

Councilman Blackwell stated that we are not taking away freedoms and we can still be patriotic without using fireworks.

Assistant Chief Engler stated the importance of enforcement by the police department, as the risk is much higher this year.

Councilman Cheek asked about updating our ordinance for fireworks to include a burn ban clause, so we do not revisit this issue in coming years. He stated people already made plans and purchased their fireworks this year and we are only a week out from the holiday. Councilman Dockery reiterated that the County should be responsible for issuing a countywide ban on aerial fireworks. Councilman Peeters stated many residents won't support a ban, especially on such short notice.

Mayor King confirmed that cities can change the dates/times that fireworks are allowed under the State Code and suggested that the newspaper publish EMA's guidance and further offers additional safety measures and precautions for residents to take to ensure responsible use of fireworks this holiday season.

The Council discussed the forecast for the next week and the opportunity to revisit the discussion if necessary, over the coming days leading up to the 4th of July holiday.

Councilman Dockery made a motion to table the resolution, and instead publish a notice to take extra safety precautions if using fireworks this year. Second by Peeters. Roll call vote indicated Cheek (aye), Peeters (aye), Dockery (aye), Collins (aye), Blackwell (nay). Motion passes 4-1.

Dockery made a motion to adjourn at 5:55pm. Second by Blackwell. Motion approved unanimously by voice vote.

Submitted by Nevada Lemke

BILLS PAYABLE

STREETS	001 5-210-6310	ACCESS SYSTEMS LEASING	CITY SHOP COPIER LEASE	\$88.73
SEWER	610 5-815-6310	AIRGAS NORTH CENTRAL	TORCH GAS REFILL	\$82.28
STREETS	001 5-210-6310	AMAZON CAPITAL SERVICES	ICE BAGS	\$70.99
SEWER	610 5-815-6320	AMAZON CAPITAL SERVICES	SIX BATTERY BACKUPS 4 CONT PAN	\$1,301.80
SEWER	610 5-815-6332	AMAZON CAPITAL SERVICES	ROCKER SWITCH -POLARIS	\$23.45
POLICE	001 5-110-6240	ANDREW LELLIG	GTSB	\$118.00
POLICE	001 5-110-6240	CAVANAUGH TONY	GTSB CONFERENCE	\$118.00
STREETS	001 5-210-6310	CINTAS CORPORATION	MATS	\$45.48
ADMINISTRATION	001 5-611-6310	CINTAS CORPORATION	MATS	\$42.69
VEHICLE MAINT	001 5-299-63322	CNH CAPITAL	SWITCH SCREW	\$56.05
VEHICLE MAINT	001 5-299-63322	CNH CAPITAL	SAFETY SHIELD	\$297.90
VEHICLE MAINT	001 5-299-63322	CNH CAPITAL	DUST LIP RED W KEY SCREEN BL	\$77.79
VEHICLE MAINT	001 5-299-63322	CNH CAPITAL	SAFETY CHAI BLADE SERVICE KI	\$899.29
VEHICLE MAINT	001 5-299-63322	CNH CAPITAL	MOWER BLADE	\$535.00
SEWER	610 5-815-6350	CNH CAPITAL	SLUDE WAGON TIRES	\$4,065.60
SPLIT	820 5-820-6151	COBRA HELP	ACTIVE INSURED EMPLOYEES	\$7.00
POLICE	001-5-110-6599	COMMERCIAL PRINTERS	GOLF CART STICKERS	\$85.00
COMM POLICING	008 5-110-6602	COMMERCIAL PRINTERS	FUN STATION BANNER	\$52.50
POLICE	001 5-110-6150	DELTA DENTAL	PREMIUMS	\$549.10
INSPECTIONS	001 5-170-6150	DELTA DENTAL	PREMIUMS	\$51.03
STREETS	001 5-210-6150	DELTA DENTAL	PREMIUMS	\$345.05
VEHICLE MAINT	001 5-299-6150	DELTA DENTAL	PREMIUMS	\$25.52
COMM DEVELOPMENT	001 5-599-6150	DELTA DENTAL	PREMIUMS	\$85.22
ADMINISTRATION	001 5-611-6150	DELTA DENTAL	PREMIUMS	\$85.22
FINANCE	001 5-620-6150	DELTA DENTAL	PREMIUMS	\$42.61
SEWER	610 5-815-6150	DELTA DENTAL	PREMIUMS	\$242.88
SPLIT	820 5-820-6151	DELTA DENTAL	PREMIUMS	\$36.37
SEWER	610 5-815-6320	DMB SALES	SBR1 VALVES	\$11,340.00
VEHICLE MAINT	001 5-299-63322	FASTENAL COMPANY	CHIPPER UNIT 51	\$15.94
SEWER	610 5-815-6181	G T SPORTS UNLIMITED	GREG CLOTHING ALLOWANCE	\$67.00
POLICE	001 5-110-6240	GALE RYAN	TRAINING DT RE-CERT	\$45.00
SEWER	610 5-815-6310	GRAINGER	WATER LINE REPAIR	\$97.64
ADMINISTRATION	001 5-611-6240	JEFF MARTENS	IA STORM WATER CERT TRAINING	\$236.60
POLICE	001 5-110-6181	JOE SISLER	CLOTHING ALLOWANCE	\$204.88
POLICE	001 5-110-6599	LEXIPOL	ANUAL LAW POLICY MAN & TRAININ	\$5,901.31
STREET EQUIPMENT	002 5-210-6713	LOGAN CONTR SUPPLY INC.	ROLLER	\$42,751.00
STREETS	001 5-210-6499	MENARDS	HOSE CLAMP	\$44.75
STREETS	001 5-210-6499	MENARDS	WEATER TANK FOR FLOWERS	\$43.36
ADMINISTRATION	001 5-611-6310	MENARDS	PD BATHROOM REPAIRS	\$174.23
STREETS	001 5-210-6310	MERSCHMAN HARDWARE	MOUNTING TAPE	\$8.59
STREETS	001 5-210-6331	MERSCHMAN HARDWARE	PROPANE FILL	\$31.99
STREETS	001 5-210-6499	MERSCHMAN HARDWARE	CLAMP FOR BANNERS	\$29.90
STREETS	001 5-210-6512	MERSCHMAN HARDWARE	SAND DISC	\$11.99
VEHICLE MAINT	001 5-299-63322	MERSCHMAN HARDWARE	CLAMP HOSE	\$5.58
ADMINISTRATION	001 5-611-6310	MERSCHMAN HARDWARE	BATHROOM REPAIRS	(\$0.21)
ADMINISTRATION	001 5-611-6310	MERSCHMAN HARDWARE	PD BATHROOM REPAIRS	\$25.07
ADMINISTRATION	001 5-611-6310	MERSCHMAN HARDWARE	PD BATHRRROM REPAIRS	\$1.60
ROAD USE	110 5-210-6752	MERSCHMAN HARDWARE	4 CORNERS - CONCRETE MIX	\$49.90
ROAD USE	110 5-210-6752	MERSCHMAN HARDWARE	4 CORNERS QUIK MIX	\$19.99
ROAD USE	110 5-210-6752	MERSCHMAN HARDWARE	4 CORNERS - CONCRETE MIX	\$89.82
ROAD USE	110 5-210-6752	MERSCHMAN HARDWARE	SNAP CAP	\$23.96
SEWER	610 5-815-6310	MERSCHMAN HARDWARE	PVC ELBOWS POLYMER PUMP	\$5.56
SEWER	610 5-815-6320	MERSCHMAN HARDWARE	EXHAUST FAN BELTS	\$13.98
STREETS	001 5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE SIGN SHOP	\$12.39
STREETS	001 5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE	\$12.39
STREETS	001 5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE OFFICE	\$17.85
STREET LIGHT	001 5-230-6371	MIDAMERICAN ENERGY COMPANY	305 N 3RD LIGHT	\$533.17
STREET LIGHT	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	\$16.36
FINANCE	001 5-620-6371	MIDAMERICAN ENERGY COMPANY	301 N 3RS	\$12.39
FINANCE	001 5-620-6371	MIDAMERICAN ENERGY COMPANY	309 N 3RD	\$12.39

SEWER	610 5-815-6371	MIDAMERICAN ENERGY COMPANY	601 TRAILS RD	\$8,802.39
SEWER	610 5-815-6371	MIDAMERICAN ENERGY COMPANY	601 TRAILS RD	\$73.04
VEHICLE MAINT	001 5-299-63322	MILLS CHEVROLET	UNIT 32 HOSE	\$215.86
SEWER	610 5-815-63201	MISSISSIPPI VALLEY PUMP INC	GOLF COURSE PUMP REBUILD	\$11,295.00
POLICE	001 5-110-6250	MOBILE TEAM TRAINING UNIT IV	MEMBERSHIP DUES	\$935.00
POLICE	001 5-110-6506	OFFICE SPECIALISTS	PAPER	\$49.99
STREETS	001 5-210-6310	QUAD CITIES TAS	ANSWERING SERVICES	\$69.96
SEWER	610 5-815-6373	QUAD CITIES TAS	ANSWERING SERVICES	\$69.97
SEWER	610 5-815-6550	QUAD CITIES WINWATER CO	MASTIC JOINT COMPOUND	\$99.00
SEWER	610 5-815-6181	QUAD CITY SAFETY INC.	KEVIN CLOTHING ALLOWANCE	\$124.95
SEWER	610 5-815-63201	RAGAN MECHANICAL	BM EQ REURN VALVE	\$3,142.40
SANITATION	001 5-290-6601	REPUBLIC SERVICES #400	INV 2264555	\$49.56
STREETS	001 5-210-6440	RIVER CITIES MANAGEMENT	MONTHLY RENT	\$1,813.00
STREETS	001 5-210-6331	RIVER VALLEY COOPERATIVE	DIESEL	\$799.81
ROAD USE	110 5-210-6534	RIVERSTONE GROUP INC	1 CLEAN COM FILL SAND	\$2,130.11
POLICE	001 5-110-6599	RNJS DISTRIBUTION INC.	WATER	\$28.85
FINANCE	001 5-620-6506	RNJS DISTRIBUTION INC.	WATER	\$28.85
FINANCE	001 5-620-6401	ROB SAND AUDITOR OF STATE	STATE AUDIT	\$31,886.20
POLICE	001 5-110-6413	SCOTT COUNTY SHERIFFS DEPT.	BOOKING FEES	\$225.00
STREETS	001 5-210-6512	THEISEN SUPPLY INC	TOOL KIT	\$319.00
VEHICLE MAINT	001 5-299-6504	TIFCO INDUSTRIES	INFERNO FLAP DISC	\$86.04
SEWER	610 5-815-6320	TRI-CITY ELECTRIC COMPANY OF IOWA	VFD DRIVE REWPUMP 4 TEMP SENSO	\$18,517.02
FINANCE	001 5-620-6508	US POSTAL SERVICE (CMRS-FP)	POSTAGE	\$500.00
SEWER	610 5-815-6320	USA BLUE BOOK	DIGESTOR 3 VALVE	\$1,393.96
SALES TAX	121 5-750-6727	VALLEY CONSTRUCTION CO.	1ST & LECLAIRE PAY APP	\$481,737.19
SEWER	610 5-815-6320	VEOLIA WATER TECHNOLOGIES	UV BULBS REPAIR PART	\$2,210.68
POLICE	001 5-110-6373	VERIZON WIRELESS	PD CELLULAR	\$650.48
INSPECTIONS	001 5-170-6373	VERIZON WIRELESS	WIRELESS	\$41.30
STREETS	001 5-210-6373	VERIZON WIRELESS	WIRELESS	\$190.85
FINANCE	001 5-620-6373	VERIZON WIRELESS	WIRELESS	\$91.29
SEWER	610 5-815-6373	VERIZON WIRELESS	WIRELESS	\$168.91
VEHICLE MAINT	001 5-299-63322	VERMEER SALES & SERVICE	UNIT 51 BEARINGS SNAP RINGS	\$118.62
TRAFFIC	001 5-240-6515	VOGEL TRAFFIC SERVICES	PAVEMENT MARKING PAINT	\$13,519.80
VEHICLE MAINT	001 5-299-6504	WASTE COMMISSION OF SCOTT COUNTY	WASTE DUMP	\$114.48
POLICE	001 5-110-6331	WEX BANK	GAS SERVICE	\$3,350.52
POLICE	001 5-110-6331	WEX BANK	GAS SERVICE	\$3,634.65
INSPECTIONS	001 5-170-6331	WEX BANK	GAS SERVICE	\$116.63
INSPECTIONS	001 5-170-6331	WEX BANK	GAS SERVICE	\$111.19
STREETS	001 5-210-6331	WEX BANK	GAS SERVICE	\$1,121.37
STREETS	001 5-210-6331	WEX BANK	GAS SERVICE	\$1,580.37
SEWER	610 5-815-6331	WEX BANK	GAS SERVICE	\$625.44
SEWER	610 5-815-6331	WEX BANK	GAS SERVICE	\$562.16
ROAD USE	110 5-210-6752	WHITE CAP LP	REPAIR MORTAR	\$79.40
SPLIT	820-5-001-6183	AUXIANT	CLAIM FUNDING	\$3,379.97
SPLIT	SPLIT	DELUXE	DEPOSIT SLIPS	\$328.96
SPLIT	SPLIT	PAYROLL	PAYROLL	<u>\$96,833.57</u>
			TOTAL BILLS PAYABLE	\$764,520.73



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
DOUBLE BARREL DRINKERY, LLC	Double Barrel Drinkery	(563) 570-1807

ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
350 East Le Claire Road	Suite 1	Eldridge	Scott	52748

MAILING ADDRESS	CITY	STATE	ZIP
350 East Le Claire Road	Eldridge	Iowa	52748

Contact Person

NAME	PHONE	EMAIL
Jason McCoy	(309) 558-8224	alissa@mccoyhomesqc.com

Handwritten signature and date:
 [Signature] 6/29/23
 [Signature] 6/29/23

License Information

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

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
----------------	-----------------	----------------------

SUB-PERMITS

Class C Retail Alcohol License

PRIVILEGES

Outdoor Service



State of Iowa

Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Jason McCoy	Davenport	Iowa	52806	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

July 1, 2023

POLICY EXPIRATION DATE

June 30, 2024

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
CABOS CANTINA & GRILL INC.	CABOS CANTINA AND GRILL	(563) 285-9051

ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
130 North 2nd Street		Eldridge	Scott	52748

MAILING ADDRESS	CITY	STATE	ZIP
1500 East Le Claire Road	Eldridge	Iowa	52748

Handwritten signature and date:
 Luis Martinez
 6/26/2023

Contact Person

NAME	PHONE	EMAIL
LUIS MARTINEZ	(563) 528-5420	whiskymartinez902@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class C Retail Alcohol License	5 Day	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS

SUB-PERMITS

Class C Retail Alcohol License

PRIVILEGES

Status of Business



State of Iowa

Alcoholic Beverages Division

BUSINESS TYPE

Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Luis Martinez	DAVENPORT	Iowa	52806	OWNER	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

West Bend Mutual Insurance Company

POLICY EFFECTIVE DATE

May 1, 2023

POLICY EXPIRATION DATE

May 1, 2024

DRAM CANCEL DATE

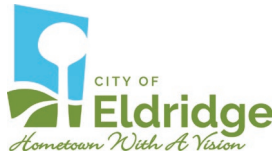
OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



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 3RD DAY OF JULY, 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

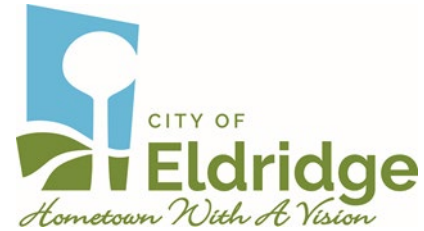


Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery

City of Eldridge MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Rezoning Ila Taylor parcels 932703006 and 932701003
Date: 06/05/2023

Mayor and City Council,

Ila Taylor is seeking the rezoning of the Ila Jean Taylor Property Management Trust Parcels 932703006 and 932701003 exhibited on the map below. The property is currently zoned SA-Suburban Agricultural District and is requested to be rezoned to I-2 General Industrial District. This change follows the future land use plan for this area. The Planning and Zoning Commission approved this request at their meeting on May 18, 2023.

Following the location map below are the Planning and Zoning minutes from May 18, 2023, a zoning map, the future land use map, the application and the permitted uses in I-2 General Industrial District.



Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



**Eldridge Planning and Zoning Commission
May 18, 2023, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Plan and Zone Commission met in open session at Eldridge City Hall at 6:00 p.m. on May 18, 2023. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubaauer. Present were Duane Miller, Tisha Boussetot, Mike Martin, Brad Merrick, and Nancy Gruber. Terry Harbour was absent. Also present were Nevada Lemke, Jeff Martens, Karl Lewis, Dan Taylor and Ila Taylor.

The minutes from the March 30, 2023, meeting were presented for approval. Motion by Miller to approve the minutes. Seconded by Merrick. Motion carried 5-0 by voice vote. Donaubaauer abstained from the vote since he was absent at the March 30 meeting.

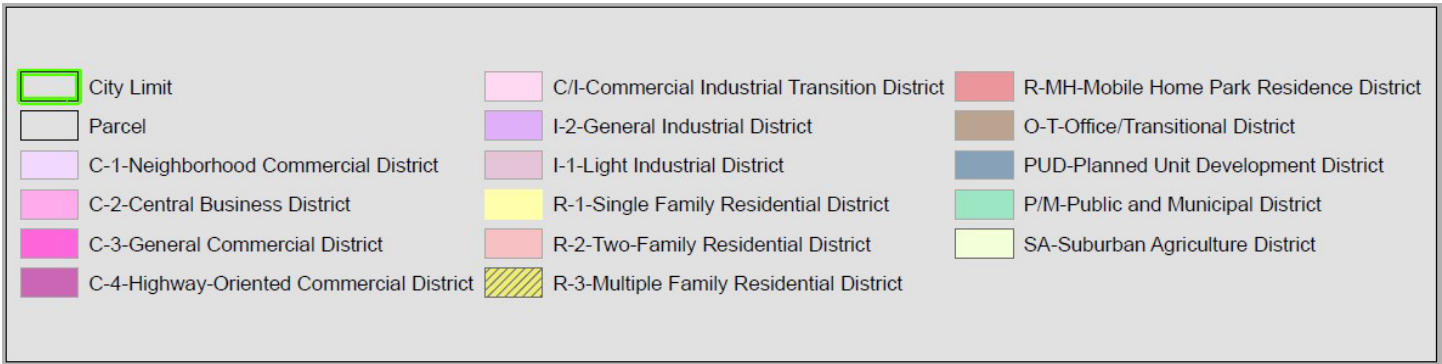
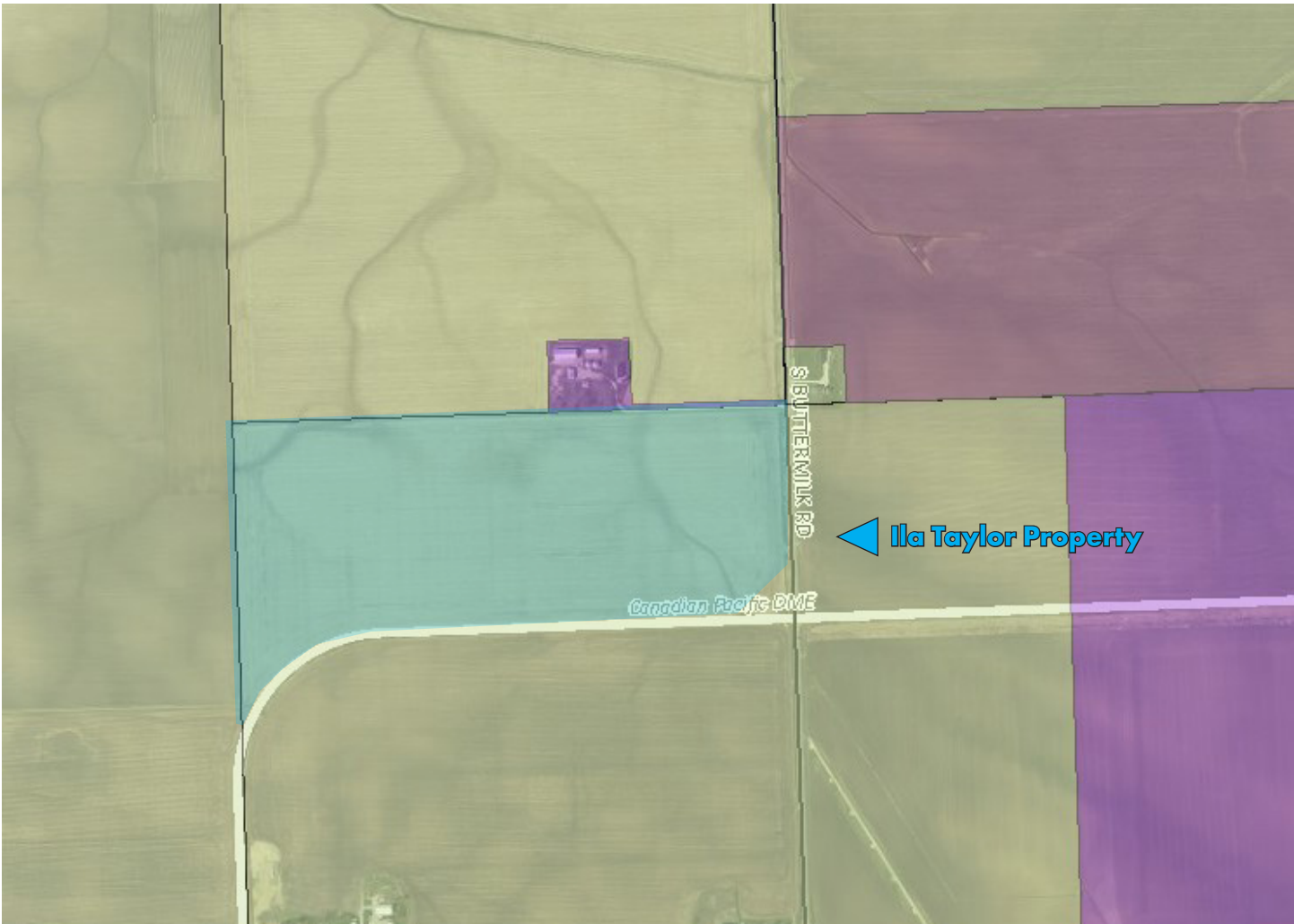
Consideration of the Final Plat for American Acres subdivision. Martens gave a review of the request and presented location map, final plat application and the final plat to the board. Martens explained that the city was involved in helping to locate the watermain that is centered in a utility easement that will become the dividing lot line of the two-lot subdivision. There is also a 10' utility easement around the perimeter of the property. The plan had previously been approved by city staff. Donaubaauer questioned the absence of a location map on the plat. Martens stated that he did normally see a location map provided but didn't know if it was required. Gruber asked if a motion for approval could be made pending adding a location map on the final plat. Martens said that the board could make that motion and he would check to see if it was a code requirement. Gruber made a motion to approve the final plat pending a location map being added if required. Miller seconded the motion. Motion carried 6-0 by vote. (Martens later checked the final plat requirements listed in city code and a location map is not one of the listed requirements so the request for adding such map is being waived.)

Consideration of approval of rezoning of Ila Taylor parcels 932703006 and 932701003 from SA-Suburban Agriculture District to I-2 General Industrial District. Donaubaauer went over the ground rules of the public hearing and opened the public hearing at 6:13 p.m. Martens presented information on the request including a location map, a zoning map, the future land use map and permitted uses in I-1 and I-2 districts. Martens said the comprehensive plan for the city lists the future use of this area as heavy industrial, so the city staff does not oppose this request. Dan and Ila Taylor arrived at 6:16 p.m. Martens updated them on the discussion so far. Some of the Davenport airport building requirements in relation to this parcel were discussed. The

public hearing was closed at 6:21 p.m. Miller made a motion to approve the rezoning request and Merrick seconded. Motion carried by roll call vote 6-0.

Bousselot made a motion to adjourn at 6:23 p.m. Gruber seconded. Motion carried 6-0 by voice vote.

Karl Donaubaueu Mike Martin Brad Merrick
Tisha Bousselot Nancy Gruber Terry Harbour Duane Miller



The Ila Taylor property is currently zoned SA-Suburban Agriculture District and is requesting a zoning change to I-2 General Industrial District.


















Map 4.2

Eldridge, Iowa Proposed Land Use

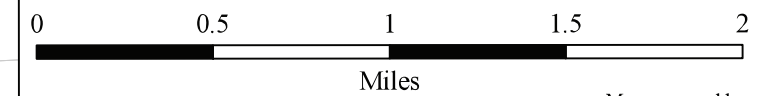


Legend

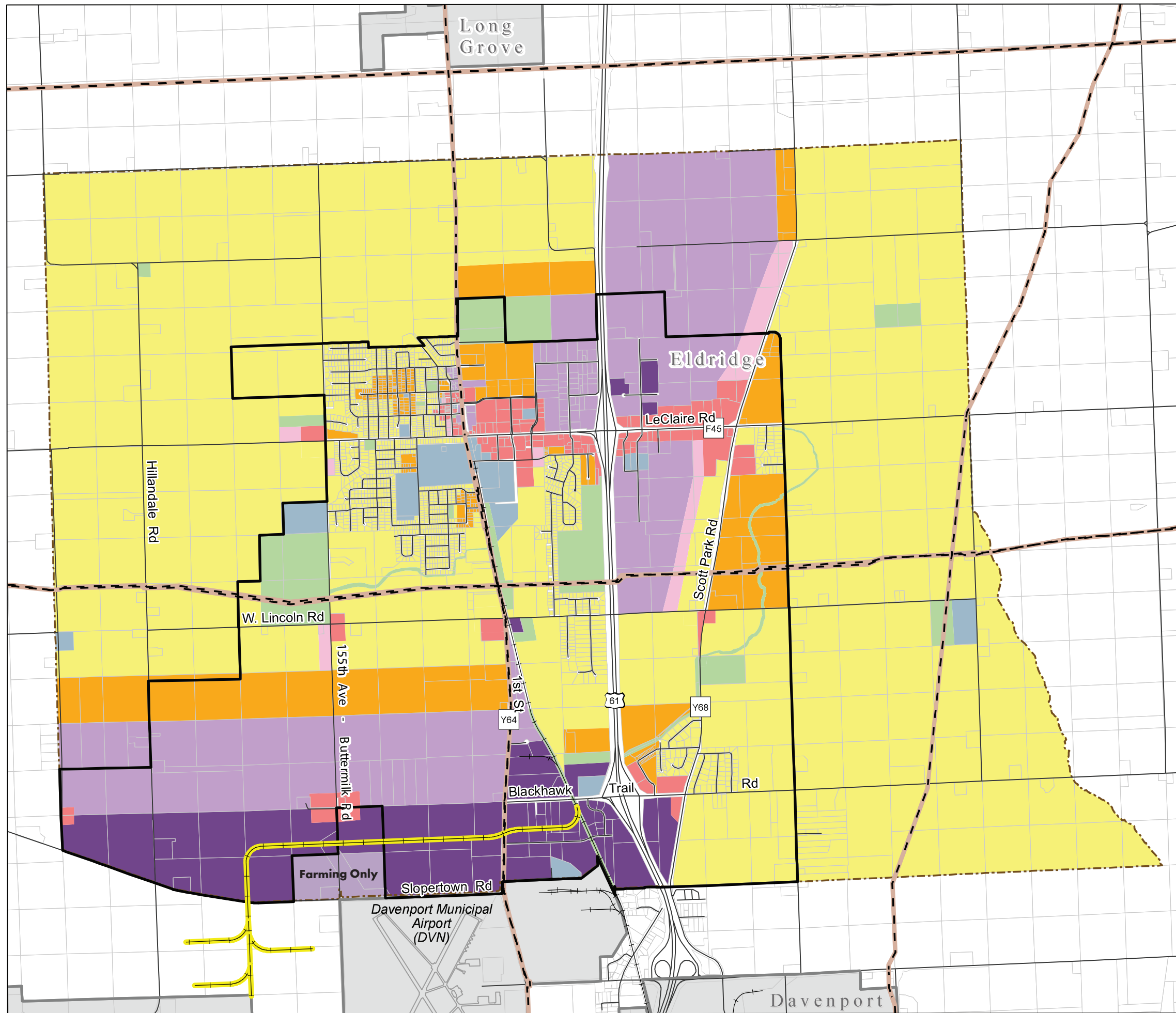
Proposed Land Use

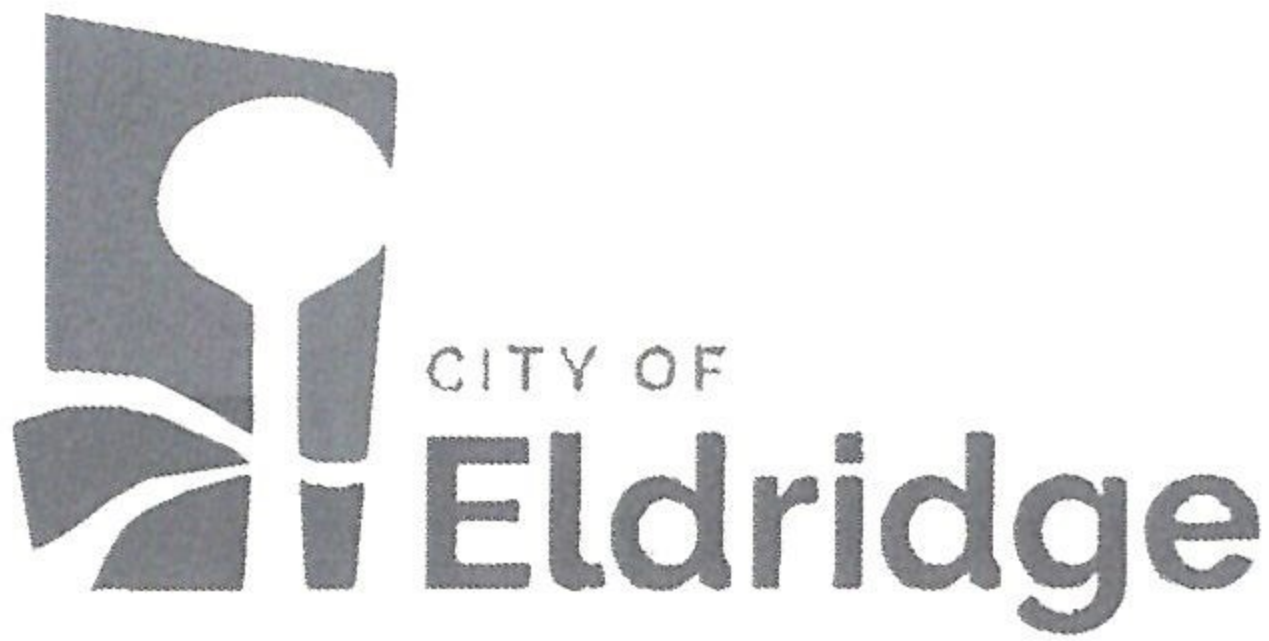
-  Low Density Residential
-  High Density Residential
-  Institutional
-  Heavy Industrial
-  Light Industrial
-  Commercial
-  Office
-  Recreation
-  Planning Area Boundary
-  Eldridge Corporate Limits
-  Other Corporate Limits
-  Parcels
-  Pipelines
-  50' Buffer of Pipelines
-  Roads
- Railroads**
-  Existing
-  Proposed

Data Sources:
Pipeline Data - National Pipeline Mapping System (NPMS)
Parcels & Corporate Limits - Scott County GIS
Other Data - Bi-State Regional Commission



Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Bi-State Regional Commission disclaims all responsibility for the accuracy or completeness of the data shown hereon.





REZONING APPLICATION Plan and Zone Commission

Property Address S Buttermilk Rd & Railway

Rezoning Request From Ag To General Industrial

Legal Description of Property Parcel #93270.3006
on back # 9.32701003

Applicant Name Ila Taylor

Address 17024 N Ave. Bouton, La 50039

Phone Number 515-975-5683

Email Address dmt@minburn.com.net

Main Contact Person Ila Taylor

Title Holder's (If different than applicant)

Name Ila Jean Taylor Property Management Trust

Address same as above

Phone Number " " "

Signature of Applicants (s)

Ila Jean Taylor

Intended property use
(please be specific)

Industrial development with rail use

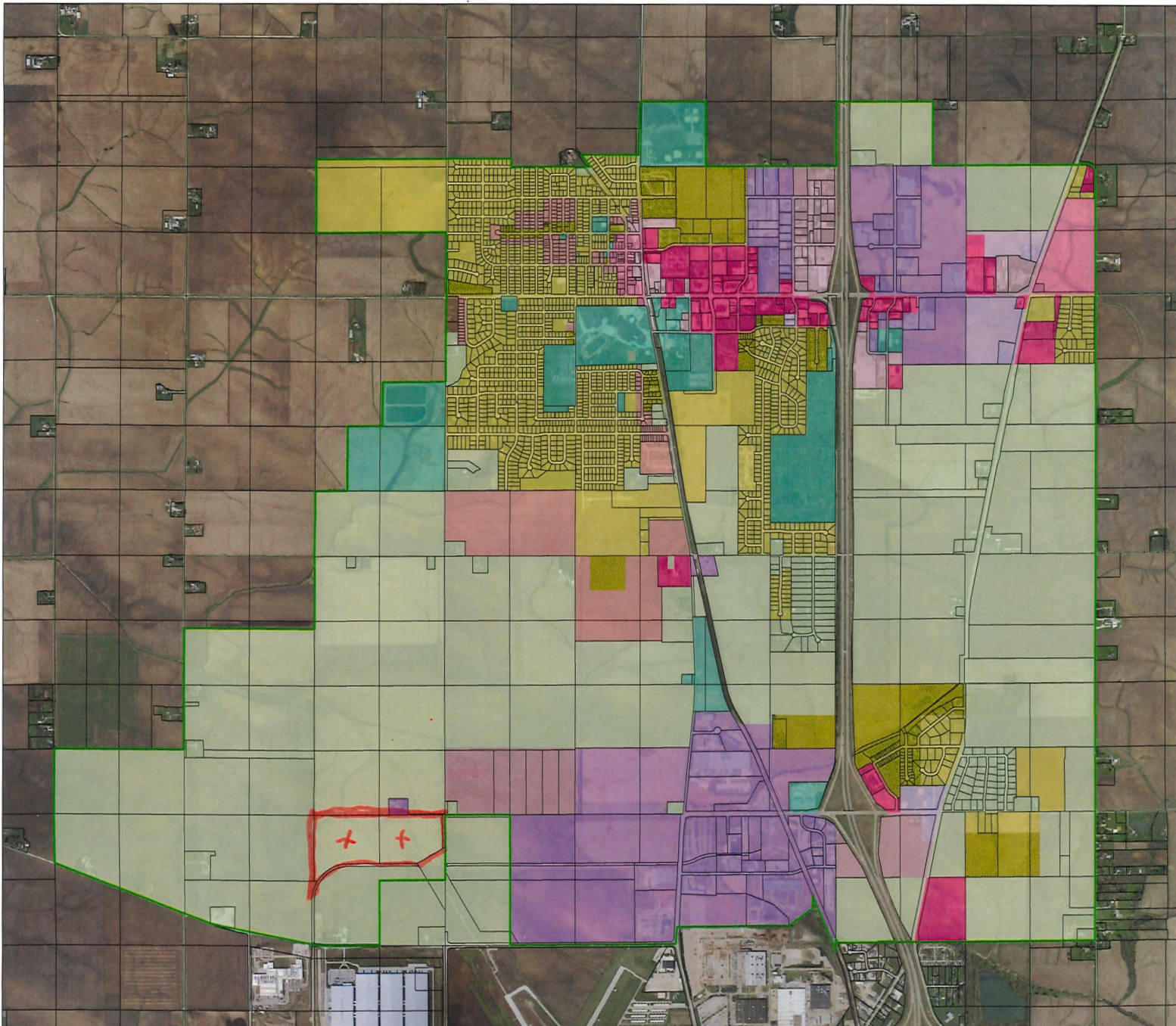
On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning


For office use only			
Filing Fee Paid	\$	<u>156</u>	Date Filed <u>5-1-2023</u>
Payment Method		<u>Check</u>	Meeting Date <u>5-18-23</u>
Courtesy Letters Sent		<u>5-9-2023</u>	

Sec 27 Twp 79 Range 03NE NW Except 5.89 acres
TR TODAVENPORT 85-11443 $\dot{\text{E}}$ Exc TR for RR
Row Per deed 11-1925 Exc pt S of RR Row
per survey 11-25905

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



ZONING MAP
CITY OF ELDRIDGE, IA
 January 31, 2023

GEOGRAPHIC INFORMATION SYSTEM BY

 501 N. MARKET, MARYVILLE, MO 64468
 VOICE: 660-662-0295
 WWW.SAM.BIZ

GIS METADATA OVERVIEW

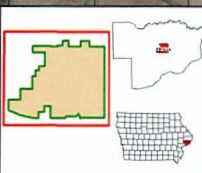
GRID COORDINATE SYSTEM: IOWA STATE PLANE
 SPICE ZONE IDENTIFIER: ZONAL SOUTH
 DATUM: NAD83
 UNITS: US SURVEY FEET
 PHOTO/AERIAL CURRENTCY: 2023

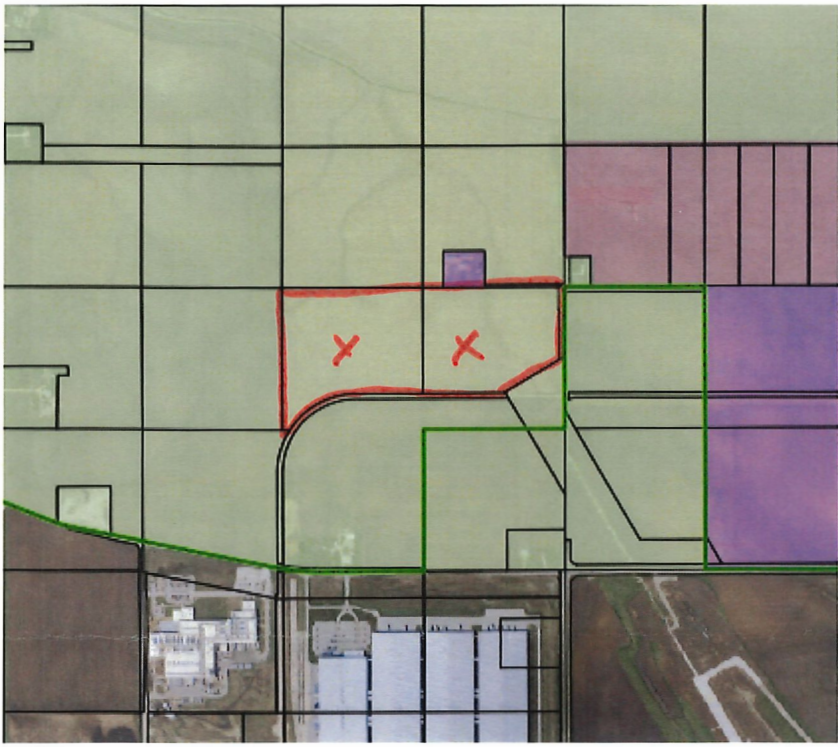

 1-800-292-8989
www.iowaonecall.com

LEGEND


 1 inch = 578 feet

City Limit	C1-Neighborhood Commercial District	C2-General Industrial District	R4M-Mobile Home Park Residence District
Parcel	C2-Central Business District	L1-Light Industrial District	O-T-Office/Transitional District
C-3-General Commercial District	C-4-Highway-Oriented Commercial District	R-1-Single Family Residential District	PUD-Planned Unit Development District
C-3-General Commercial District	C-4-Highway-Oriented Commercial District	R-2-Two-Family Residential District	PM-Public and Municipal District
C-4-Highway-Oriented Commercial District	R-3-Multiple Family Residential District	R-3-Multiple Family Residential District	SA-Suburban Agriculture District





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;
- 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;

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;

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;
- 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.

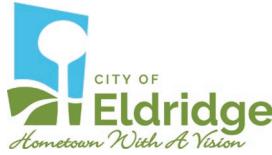
29.05 LOT AREA, LOT WIDTH AND YARD REQUIREMENTS.

- 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 2023-14

AN ORDINANCE AMENDING TITLE D, CHAPTER TWO, SECTION 5 DEFINITIONS OF THE ELDRIDGE CITY CODE BY AMENDING THE DEFINITION OF “SIGN”, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title D, Chapter Two, Section 5 DEFINITIONS is amended by removing the following language:

Sign: A structure or device designed or intended to convey information to the public in written or pictorial form. However, a "sign" shall not include any display of official court or public office notice nor shall it include the flag, emblem, or insignia of a nation, political unit, school, or religious group.

Section Two.

Title D, Chapter Two, Section 5 DEFINITIONS is amended by adding the following language:

Sign: A structure or device designed or intended to convey information to the public in written or pictorial form.

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

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

PASSED AND APPROVED THIS 17TH DAY OF JULY, 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

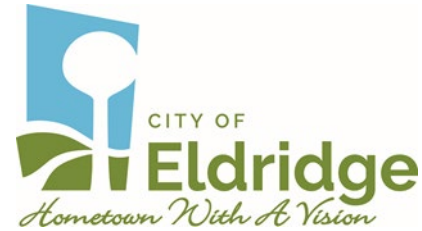
Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery

City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Sidewalk Ordinance & Assessment Waivers
Date: 7/3/23

Mayor and City Council,

At the June 20, 2023 City Council meeting I was asked to updated the Sidewalk ordinance to include Public and Municipal Districts and address sidewalk assessment waivers in existing industrial parks that currently have no sidewalks.

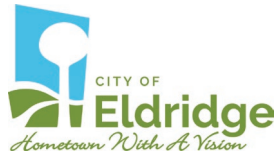
The amendments made to the ordinance are in red below and the actual ordinance follows this memo.

Title D Community Development

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

Section 19.2 Sidewalks

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



ORDINANCE 2023-15

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

Section One.

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

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

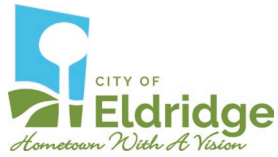
Section Two.

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

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

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

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



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

Attest:

Mayor, Frank King

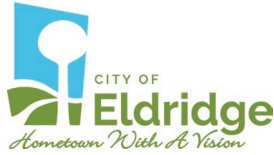
Nevada Lemke, City Administrator

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 2023-19

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

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

WHEREAS, the final plat has been found to be substantially in accord with the platting requirements of the City of Eldridge and has been approved by the Eldridge Planning and Zoning Commission on December 1, 2022, now therefore

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

PASSED AND APPROVED THIS 3RD DAY OF JULY, 2023.

Attest:

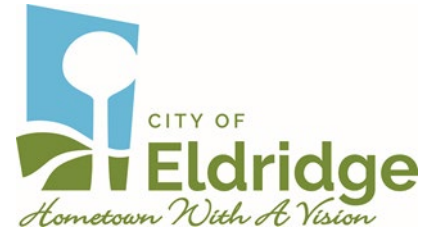
Mayor, Frank King

City Administrator, Nevada Lemke

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

City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Reapproval of Grunwald Grove 2nd Addition Final Plat
Date: 7/3/23

Mayor and City Council,

Please see the attached resubmission of Grunwald Grove 2nd Addition Final Plat for consideration of approval. It was last approved by you on December 5, 2022 but was not recorded within the four month limit.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery

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	1.68 AC.
LOT 1-26	9.14 AC.
TOTAL	10.82 AC.

FINAL PLAT

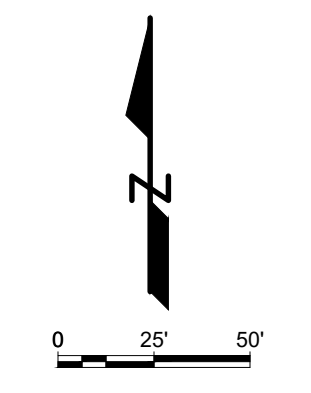
GRUNWALD GROVE 2ND ADDITION

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

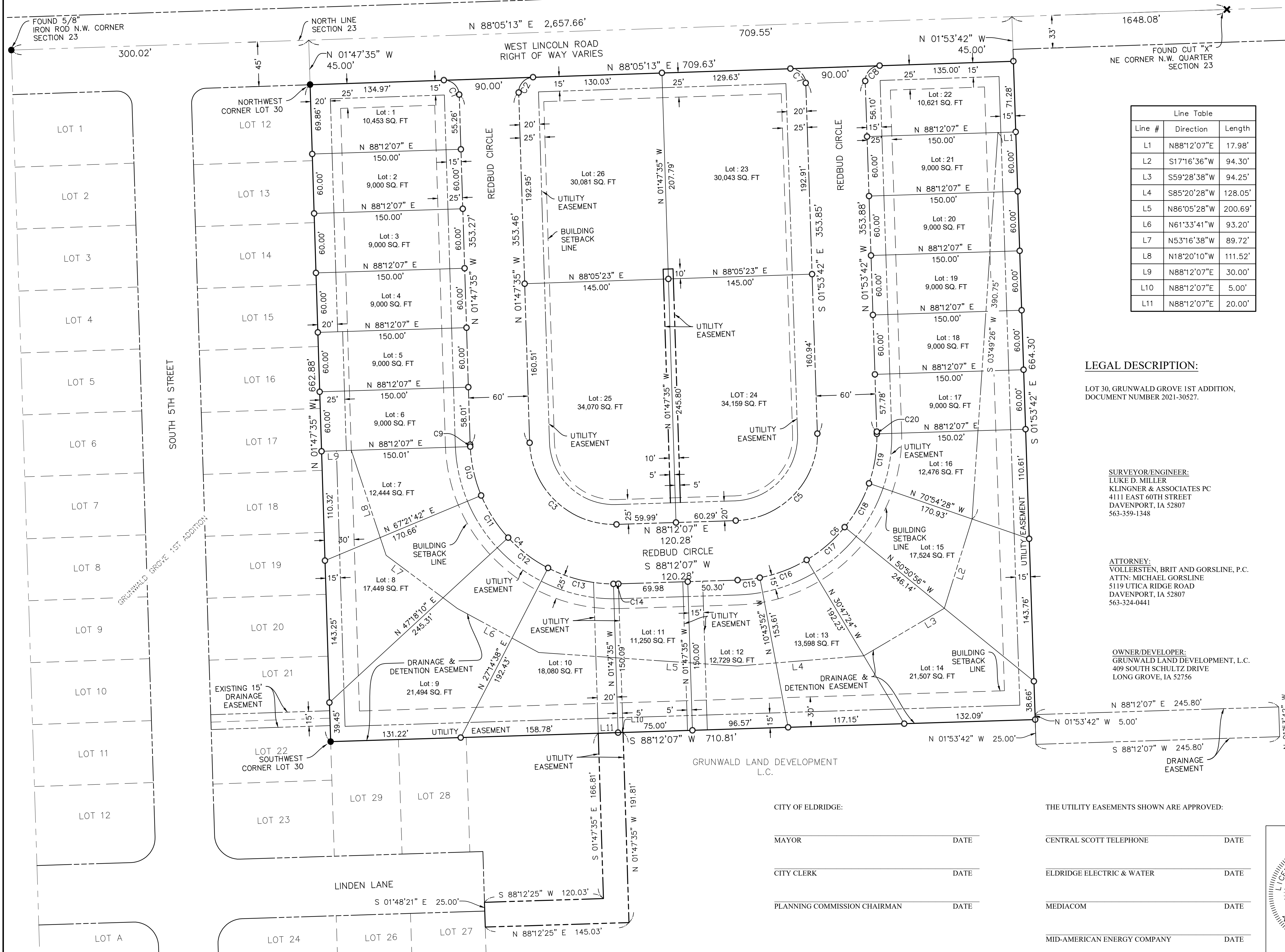
SET BACKS: R-3

	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**



Line Table

Line #	Direction	Length
L1	N88°12'07"E	17.98'
L2	S17°16'36"W	94.30'
L3	S59°28'38"W	94.25'
L4	S85°20'28"W	128.05'
L5	N86°05'28"W	200.69'
L6	N61°33'41"W	93.20'
L7	N53°16'38"W	89.72'
L8	N18°20'10"W	111.52'
L9	N88°12'07"E	30.00'
L10	N88°12'07"E	5.00'
L11	N88°12'07"E	20.00'

Curve Table

Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	23.46'	15.00'	89°36'04"	N47°06'36"W	21.14'
C2	23.39'	15.00'	89°22'32"	S43°22'58"W	21.09'
C3	133.53'	85.00'	90°00'18"	S46°47'44"E	120.21'
C4	227.78'	145.00'	90°00'18"	N46°47'44"W	205.07'
C5	133.66'	85.00'	90°05'49"	N43°09'12"E	120.31'
C6	228.01'	145.00'	90°05'49"	S43°09'12"W	205.23'
C7	23.45'	15.00'	89°33'52"	N47°07'16"W	21.13'
C8	23.44'	15.00'	89°31'42"	S43°18'10"W	21.13'
C9	1.99'	145.00'	0°47'11"	S02°11'11"E	1.99'
C10	50.76'	145.00'	20°03'32"	S12°36'32"E	50.50'
C11	50.76'	145.00'	20°03'32"	S32°40'04"E	50.50'
C12	50.76'	145.00'	20°03'32"	S52°43'36"E	50.50'
C13	68.49'	145.00'	27°03'42"	S76°17'13"E	67.85'
C14	5.01'	145.00'	1°58'49"	N89°11'31"E	5.01'
C15	22.50'	145.00'	8°53'26"	N83°45'24"E	22.48'
C16	50.82'	145.00'	20°04'53"	N69°16'15"E	50.56'
C17	50.83'	145.00'	20°05'02"	N49°11'17"E	50.57'
C18	50.83'	145.00'	20°05'00"	N29°06'16"E	50.57'
C19	50.82'	145.00'	20°04'47"	N09°01'23"E	50.56'

LEGAL DESCRIPTION:

LOT 30, GRUNWALD GROVE 1ST ADDITION,
 DOCUMENT NUMBER 2021-30527.

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

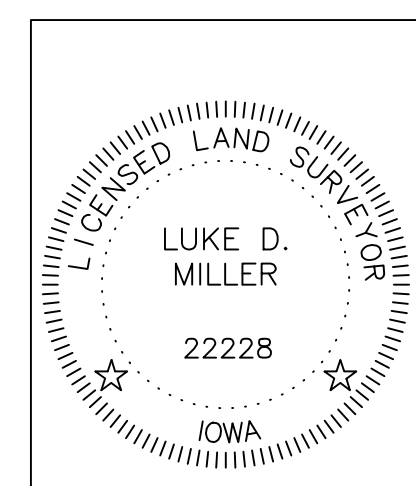
ATTORNEY:
 VOLLERSTEN, BRIT AND GORSLINE, P.C.
 ATTN: MICHAEL GORSLINE
 5119 UTICA RIDGE ROAD
 DAVENPORT, IA 52807
 563-324-0441

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

GENERAL NOTES

- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 10.00 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 IMPIDE 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.
- A SUMP PUMP COLLECTOR PIPE WILL BE INSTALLED WITHIN THE REAR YARDS FOR ALL LOTS. ALL LOTS WILL BE REQUIRED TO CONNECT ITS SUMP PUMP DIRECTLY INTO THE SUMP PUMP COLLECTOR PIPE WITH LATERALS THAT WILL BE INSTALLED FOR EACH LOT. EXCEPT LOTS 23-26 NO COLLECTOR WILL BE INSTALLED.
- THERE SHALL BE NO DIRECT ACCESS TO WEST LINCOLN ROAD FOR LOTS 1,22,23,26.

CITY OF ELDRIDGE:	THE UTILITY EASEMENTS SHOWN ARE APPROVED:
MAYOR _____ DATE _____	CENTRAL SCOTT TELEPHONE _____ DATE _____
CITY CLERK _____ DATE _____	ELDRIDGE ELECTRIC & WATER _____ DATE _____
PLANNING COMMISSION CHAIRMAN _____ DATE _____	MEDIACOM _____ DATE _____
	MID-AMERICAN ENERGY COMPANY _____ DATE _____



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

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

DRAFT

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

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

Davenport, Iowa
 4111 East 60th St
 563-359-1348

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

**PRELIMINARY
NOT FOR
CONSTRUCTION**

FINAL PLAT

GRUNWALD LAND DEVELOPMENT, L.C.

409 SOUTH SCHULTZ DRIVE

LONG GROVE, IOWA 52756

Non-Reduced Sheet Size: 24" x 36"

Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
FIELD	FIELD BOOK
CHECKED	CHECK DATE
LDM	

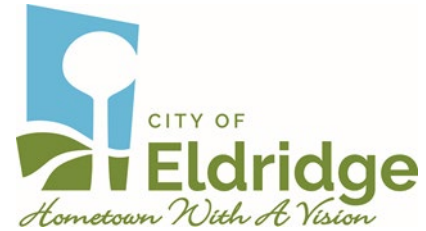
FINAL PLAT

PROJECT NO. 21-6118-FINAL-PLAT-11-21-22

11-21-22

SHEET 1 OF 1

City of Eldridge MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Eldridge Storage Sidewalk Assessment Waiver
Date: 7/3/23

Mayor and City Council,

The attached sidewalk assessment waiver has been submitted for your consideration by Wapsi River Properties II, LLC DBA Eldridge Storage, 300 N. 16th Ave., in the Eldridge Industrial Park. They are developing this area as mini storage. There are currently no other sidewalks in this industrial park.



Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery

Prepared by: Charlotte Courtney/2682 252nd Street, DeWitt, Iowa 52742
Return to: Charlotte Courtney/2682 252nd Street, DeWitt, Iowa 52742

ASSESSMENT WAIVER.

The undersigned, Wapsi River Properties II, LLC, holding property at Final Plat of ELDRIDGE IND PARK 4TH ADD Lot: 002 in the City of Eldridge, Iowa.

It is agreed by the undersigned, its successors and assigns, that at such time as sidewalks are needed, the City of Eldridge shall put in said sidewalks and assess the total cost of same in the prescribed manner against the subdivided property comprising said Final Plat of ELDRIDGE IND PARK 4TH ADD Lot: 002 in the City of Eldridge, Iowa, in accordance with the laws regarding special assessments. Said assessment shall be paid in one installment.

In accordance with the provisions of the Municipal ordinances of the City of Eldridge, Iowa, the undersigned owner of said lot located at ELDRIDGE IND PARK 4TH ADD Lot: 002 in the City of Eldridge, Iowa, for itself, its grantees, representative successors, assignees and all subsequent owners of any part of said property does hereby waive all formalities, rights of protest and rights of appeal to the ordering of said improvements and assessing the cost thereof against the

subdivided property even though the cost thereof may exceed the amount that can legally be assessed by the City of Eldridge against the subdivided property and agrees to be responsible for such differences and agrees to permit the assessment of the entire cost of all of said improvements against the subdivided property. This waiver shall become null and void at such time as the original required subdivision improvements herein referred to are completed by the undersigned at no cost to the City and accepted by the City of Eldridge, Iowa, and a release of waiver is signed by the City Engineer and duly recorded.

Dated this 23 day of June, 2023.

Wapsi River Properties II, LLC

By [Signature]
Charlotte G. Courtney, Owner

State of Iowa, Clinton County, SS:

On this 23rd day of June, 2023 before me, a Notary Public in Charlotte Courtney, personally appeared Charlotte G. Courtney to me personally known, who being by me duly sworn did say that she is the Owner of said Wapsi River Properties, LLC, a limited liability company and that said instrument was signed on behalf of said Wapsi River Properties, LLC, by authority its managers and the said Charlotte G. Courtney, Owner, acknowledged the execution of said instrument to be the voluntary act and deed of said Wapsi River Properties, LLC as a voluntarily executed.

[Signature]
Notary Public



City of Eldridge MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Focus Storage Sidewalk Assessment Waiver
Date: 7/3/23

Mayor and City Council,

The attached sidewalk assessment waiver has been submitted for your consideration by Focus Storage, 3420 S. 11th Ave., in the Blackhawk Trail Industrial Park. They are redeveloping this area as outdoor and mini storage. There are currently no other sidewalks in this industrial park.



Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery

Prepared by: Michael Janecek, Martin & Whitacre Surveyors & Engineers, Inc., 1508 Bidwell Road, Muscatine, Iowa 52761

Return to: Kevin Koellner, Focus Real Estate Development, 4374 State Street, Bettendorf, Iowa 52722

ASSESSMENT WAIVER

The undersigned, Focus Real Estate Development, has this date filed with the Clerk of City of Eldridge, Iowa, a Site Plan for Focus Storage, to be located on a parcel of land along the West side of 11th Avenue, South of Blackhawk Trail in the City of Eldridge, Iowa, more particularly described as follows:

Lots 4, 6, & 7 of the Replat of Blackhawk Industrial Park First Addition, an Addition to the City of Eldridge, Iowa.

It is agreed by the undersigned, their successors, and assigns, that as such time as sidewalks are needed, the City of Eldridge shall put in said improvements and assess the total cost of same in the prescribed manner against the property described above in accordance with the laws regarding special assessments. Said assessment shall be paid in one installment.

In accordance with the provisions of the Municipal Ordinances of the City of Eldridge, Iowa, the undersigned owner for themselves, their grantees, representative successors, assignees and all subsequent owners of any part of said addition do hereby waive all formalities, rights of protest and rights of appeal to the ordering of said improvements and assessing the cost thereof against the property even though the cost thereof may exceed the amount that can legally be assessed by the City of Eldridge against the property and agree to be responsible for such difference and agree to permit the assessment of the entire cost of all of said improvements against the subdivided property. This waiver shall become null and void at such time as the original required subdivision improvements herein referred to are completed by the undersigned at no cost to the City and accepted by the City of Eldridge, Iowa, and a release of waiver is signed by the City Engineer and duly recorded.

Dated this 21 day of JUNE, 2023.

Focus Real Estate Development

By [Signature]
Kevin Koellner, President

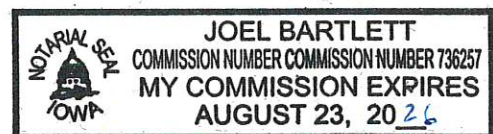
STATE OF IOWA
COUNTY OF Scott

On this 21st day of June, 2023, before me, a Notary Public, in and for said county, personally appeared, Kevin Koellner, President of Focus Real Estate Development.

[Signature]
Notary Public

Print Name: Joel Bartlett

My commission expires: 8/23/26



Notary Seal Above



MEMORANDUM

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

Ivy Acres- Two 4 unit buildings have been permitted and the foundation is in. The 3rd 4 unit building has been submitted. Aspen/Windmill has indicated that some of the buildings will now have basements after we waived the requirement for sump mains due to all buildings being slab homes. We are attempting to work through this issue.

Grunwald 1st Addition - Encore Homes (Jim Rasche) is working with Dale Grunwald to build new homes. I think Silverthorne homes has 1 house going and 6 more empty lots.

Grunwald 2nd Addition - Roads are in, Questions on the requirements for townhouses are being fielded but no submittals as of yet.

Townsend 13th, 14th - permits have slowed but not stopped, a couple expected in the next month. Several spec homes have not sold.

R and L Carriers - Transfer facility and offices have received cover inspection, truck repair facility has power, fuel facility going through State review of design. The turn lane is being installed. Rumer has it that upon moving to this location, doubling the size of this facility is already being designed and planned to begin after a few months.

Rolling Hills Wedding/Event Center - Is open and completed. They may be adding a pavilion outside

Callahan 33-Unit Building - Fire sprinkler witness test was last week and they are planning to begin moving people in as soon as they can get service equipment for the electrical. This equipment was ordered over a year ago and they have been told they are the very next customer to be shipped- for the last 3 weeks. The other building has been approved for cover and is being drywalled/finish trimmed.

RILCO - We have received a list of potentially hazardous materials and been informed that storage requirements for these materials will be designed and submitted for review. Other structural and architectural submittals have been received, review will begin on July 5th.

The Rustic Green - 1-4 area subdivisions are having some friction over who is and is not in the HOA. The City is providing information but is NOT involved in establishing or maintaining HOA organizations.

Eldridge Storage - On North 16th is now fully working towards meeting the City's requirements with many items completed and an Occupancy Permit should be issued soon.



Focus Storage - (S 11th and Blackhawk Trails Rd) Is through the 1st review, has submitted the requested changes and is going through 2nd review.

350 E LeClaire - Has been purchased by Jason McCoy who also owns McCoy Homes. It has been completely gutted and a tavern/bar similar to "The Quarry" in Bettendorf will be opening soon. (Jason McCoy owns The Quarry) The dance facility previously located over by the Hotel is moving in Unit 3. Unit 2 has not been rented yet. They would like to add a drive through, stand alone coffee shop but have concerns about access due to the single entrance to the building parking lot.

A nail salon has inquired about the last space in the Hardware Store strip mall. Staff has asked for a design for the mechanical requirements for salons (Which are extensive) and has not heard back.

Parcel on North 16th across from LMT has been rezoned. The North half is being proposed to be split into 3 lots for future development. The South half is proposed to be a concrete batch plant.

The school district is working on the softball complex on East Iowa and the Innovation Center on South 1st, but since the state inspects school projects we don't have any information on progress other than what can be inferred from driving past the sites.

The regular meeting of the Eldridge Electric and Water Utility Board was called to order at 5:00 P.M. on June 20, 2023, at Eldridge City Hall.

Board members present were Brock Kroeger, Mike Anderson, Paula Steward, Barb O'Brien and Jim Skadal. Also, present Jake Rowe and 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 June 6, 2023. All ayes.

FINANCIAL – Motion by Kroeger to approve bills payable in the amount of \$182,684.25, second by O'Brien. All ayes.

ELECTRIC – Rowe gave an update on the PCA. The PCA for the next quarter will be \$0.016.

Rowe presented a proposal from Frontier Energy to have them write a grant for the department. The Board would like more information at the next meeting.

Department update: The crew has started at Ivy Acres and installing new services. We have received transformers, 8 from Irby and 3 from Resco. We are still waiting to see if Resco will be allocating any transformers to us in 2024.

WATER- Water testing was done on June 13th at 8 locations. 2 locations did not pass. Samples were retaken on June 15th in the failed areas and they passed. We will be doing a Level one assessment on our system.

Rowe brought a proposal from ISG for a Water Plant evaluation and training. Steward made a motion to accept the proposal for \$17,000.00, second by O'Brien, all ayes.

Department update: Bryson Stymiest accepted the job offer as WTO and started 6/19/23. Cahoy installed Well # 5 and HS #2 on June 12th. NSHS innovation center tapped the water main on S 1st st. Ivy Acres Bac-t samples passed, and they are finishing up the taps. Consumption has come down, we will continue to monitor the situation. We received the water meters that had been on order since December.

ADMINISTRATION-

Skadal made a motion to approve the Wage Resolution 2023-05 E&W, second by Anderson, All ayes, Steward abstained from the vote.

Department update: Rowe will be discussing the Handbook and organization chart with the City Administrator later this week. Rowe will be on vacation next week, June 26-30.

Motion by Steward to adjourn the meeting at 5:45 P.M., second by O'Brien. All ayes.

Jody Coffman
Billing Clerk