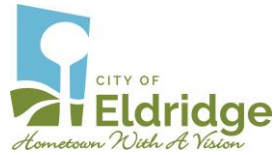


**CITY COUNCIL MEETING AGENDA**  
**Monday, June 5, 2023, 7:00 PM**  
**Eldridge City Hall · 305 N 3<sup>rd</sup> Street · Eldridge, IA**

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 May 15, 2023
  - B. Consideration to Approve Bills Payable
  - C. Consideration to Approve a Liquor License for Al & Gerry's Tap
  - D. Consideration to Approve Cigarette Permit Renewals for Big 10 Mart #27, Big 10 Mart #25, Casey's General Store #2531, Dollar General, Eldridge Mart, & Hy-Vee
  
6. Old Business
  - A. Consideration of Approving a Proposed TIF Development Agreement to RILCO for an annual property tax rebate based on a \$3.2 million assessed valuation for 10 years at 100% for years 1-6, 90% year 7, 80% year 8, 70% year 9, and 60% year 10. The 10-year rebate would commence once new improvements are complete and property is fully assessed. Fees associated with establishing a new TIF to be paid by RILCO.
  - B. Consideration of approval to hire Ahlers & Cooney, P.C. to represent the City of Eldridge in establishing a development agreement with RILCO Inc in the Eldridge Unified Urban Renewal Area in accordance with Iowa Code Chapter 403
  - C. Discussion of Potential Future Uses of ARPA Funding
  
7. New Business
  - A. Open Public Hearing – Rezoning of Parcels 932703006 and 932701003 from SA-Suburban Agricultural District to I-2 General Industrial District
  - B. Close Public Hearing – Rezoning of Parcels 932703006 and 932701003 from SA-Suburban Agricultural District to I-2 General Industrial District
  - C. Consideration of First Reading of Ordinance 2023-13 Rezoning of Parcels 932703006 and 932701003 from SA-Suburban Agricultural District to I-2 General Industrial District
  - D. Consideration of Resolution 2023-15 approving the Final Plat of American Acres
  - E. Discussion to Approve City Participation in the YMCA Company Membership Program as a health benefit to full time employees. The Company Membership Program is a cost sharing contribution to an employee's YMCA membership in which the City contributes \$20/month per enrolled employee which is matched by a \$10/month contribution from the YMCA per enrolled employee.
  - F. Discussion and Consideration to approve cost proposal for ADP Time & Attendance Software
  
8. Activity Reports
  - A. Public Works
  - B. Wastewater



- C. Chief of Police
- D. City Administrator
- E. Committee Reports

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. Adjournment

Next City Council Meeting: Monday, June 19, 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 May 15, 2023.

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

Council Members Absent: Adrian Blackwell.

Presiding: Mayor Frank King

Also present: Nevada Lemke, Jeff Martens, Ashley Lacey, Marty O'Boyle, Greg Schaapveld, Tisha Bousselot, Kalob James-Kroeger, Drew Lawrence, Steven Geifman, Jennifer Gehrls, Conrad Wagner, Sara Nissen, Ella Jewell, Nathan Lange, Ava & Shawna Duncan, Tony Cavanaugh, and Mark Ridolfi.

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

## Mayor's Agenda

Motion by Cheek to approve City Council Minutes from May 1st, 2023. Second by Collins. Motion approved unanimously by voice vote.

Motion by Dockery to approve the bills payable in the amount of \$432,893.46. Second by Peeters. Motion approved unanimously by voice vote.

## Old Business

Mayor King verified with city staff that no comments or concerns had been received after the second reading of Ordinance 2023-12 Rezoning 230 S 9<sup>th</sup> Ave from C-1 Neighborhood Commercial District to C-3 General Commercial District. Motion by Dockery, second by Collins, to approve the third and final reading of Ordinance 2023-12. Roll Call indicated Peeters (Aye), Dockery (Aye), Collins (Aye), and Cheek (Aye).

First St & LeClaire Intersection Update – As of 5/12/23 Valley has used 157.5 working days, within the next day they will be opening N 2<sup>nd</sup> St to be able to enter Porter Insurance and the other business' through the front entrance. They are still on track to have the job completed within the allotted 204 working days in the contract.

## New Business

Motion by Dockery, second by Collins to table the approval of a TIF Development Agreement to ILCO for an annual property tax rebate based on a \$4.3 million assessment valuation for the remainder of the current term of the Tif district. RILCO's attorney Lane and Waterman are going to share their opinion of TIF with the City's Attorney's to look to make sure everyone is on the same page. Motion approved unanimously by voice vote.

The monthly building permit was shown, this gives the number of permits given in a month and the fees associated with them.

The budget report was presented, the last time was presented was August. There are some values that we need to reevaluate, and we will get clarification and have it in the next report. Dockery asked if it could be broken down by departments within the general.

Motion by Dockery at 7:39 p.m. to go into closed session, second by Cheek. Roll Call indicated Dockery (Aye), Collins (Aye), Cheek (Aye), and Peeters (Aye).

Mayor King called the Closed Session to order at 7:40 pm. Roll Call showed Council Members Present: Cheek, Collins, Dockery, Peeters. Council Members Absent: Blackwell.

Presiding: Mayor King.

Also Present: Administrator Lemke.

Councilman Cheek made a motion to exit the closed session and reconvene in the open session at 8:07 pm. Motion Seconded by Dockery. Roll call vote indicated Cheek (aye), Collins (aye), Dockery (aye), and Peeters (aye). Motion passed 4-0.

Councilman Dockery made a motion to adjourn the open meeting, noting no action was taken in the closed session, at 8:08 pm. Motion seconded by Collins. Motion approved unanimously by voice vote.

The meeting adjourned at 8:08 pm.

Frank King  
Mayor

Ashley Lacey  
Billing Clerk

Bills for 5/15/23

A & A AIR COND & REFRIGERATION INC	ICE MACHINE	\$62.50
ACCESS SYSTEMS LEASING	COPIER LEASE	\$630.63
AHLERS & COONEY P.C.	LABOR EMPLOYMENT	\$28.50
ALLEN CODY	SQR REIMBURSEMENT	\$730.00
ALLIANT ENERGY CO.	STREETLIGHTS	\$443.17
ALWAYS CLEAN LLC	CLEANING SERVICES	\$708.75
AMAZON	WINDOWS 11, UNRINAL SCREENS, OFFICE SUPPLIES	\$210.78
AMERICAN LEGAL	SUPPLEMENT PAGES	\$432.00
ANTHONY RUPE	GPS GRADE STICK	\$201.92
AQUA-TECH CAR WASH	FLEET CARWASH	\$120.00
ARCMATE	TRASH GRAPPERS	\$201.96
AUXIANT	INSURANCE	\$2,782.25
BI-STATE REGIONAL COMM	MANAGERS/ADMIN MEETING	\$15.62
BUSINESS RADIO SALES AND SERVICE INC.	COAX KIT CONNECTOR	\$118.05

DARLAND JACK	SQR REIMBURSEMENT	\$615.00
DELTA DENTAL	INSURANCE	\$349.72
DULTMEIER SALES	SS WAND EXT	\$36.90
ELDRIDGE ELECT. UTILITY	STREETLIGHTS	\$3,570.84
ENSLow KAREN	SQR REIMBURSEMENT	\$325.00
FARM & FLEET	BATTERY FOR SEWER MOWER & BOOTS	\$441.98
GRAINGER	SAFETY GLASSES & MAV BEALING	\$348.24
HALVERSON PATRICIA	SQR REIMBURSEMENT	\$300.00
HENDERSON PRODUCTS INC	CHAIN	\$812.93
HYATT PLACE	TRAINING IN DES MOINES	\$248.64
IA DEPT TRANSPORTATION	TRAFFIC PAINT & MATERIAL TESTING	\$6,625.87
IOWA CITY/COUNTY MANAGEMENT ASSOC	22-23 DUES RENEWAL	\$150.00
IOWA LAW ENFORCEMENT ACADEMY	COSTAS FIREARMS INSTRUCTOR	\$175.00
IOWA LEAGUE OF CITIES	TRAINING & NUISANCE ABATEMENT	\$75.00
IOWA STATE FIRE MARSHAL DIVISION	ARCH PLAN REVIEW	\$4,579.68
IOWA STORMWATER EDUC PARTNERSHIP	STORMWATER CERTS	\$122.50
JOE SISLER	TOP QUALITY PAW PATROL	\$486.00
LIGHTING MAINTENANCE	SIREN RADIO UPGRADW	\$1,468.65
NAPA AUTO PARTS	FILTERS AND TOOLS	\$751.10
NORTH SCOTT PRESS	CITY COUNCIL MINUTES	\$518.18
OFFICE SPECIALISTS	NAMEPLATES NEVADA	\$30.57
PAYROLL	PAYROLL	\$90,972.51
QC ANALYTICAL SERVICES LLC	ECOLI TESTING	\$156.00
REPUBLIC SERVICES #400	GARBAGE SERVICES	\$31,981.25
RIVERSTONE GROUP INC	UPMMIX	\$940.80
RUSSELL CONSTRUCTION	NS YMCA	\$267,523.29
SEILER	TRIMBLE R2 SINGLE RECIEVER	\$6,443.24
SHARED IT INC	IT SERVICES OFFICE 365	\$1,229.77
SHOUP	DISC PARTS	\$495.00
SHRED-IT C/O STERICYCLE INC	SHREDDING SERVICES	\$44.60
SHRED-IT C/O STERICYCLE INC	SHREDDING SERVICES	\$44.59
STATE HYGENIC LABORATORY	AMMONIA TESTING	\$20.00
THEISENS	CLOTHING ALLOWANCE - BOOTS	\$181.91
TRI-CITY ELECTRIC COMPANY OF IOWA	CALL FORWARD TO CELL SCAM	\$196.00
TRI-CITY ELECTRIC COMPANY OF IOWA	LABOR - TROUBLE SHOOT PHONE	\$180.00
TSS	NEVADA LEMKE	\$87.50
TWIN-STATE ENG. & CHEM.	SEWER	\$237.89
UNUM	INSURANCE	\$136.17
USA BLUE BOOK	LAB TESTING SUPPLIES, SEWER TRACING DYE	\$502.40
VERMEER SALES & SERVICE	KNIFE SHARPENING, YELLOW ARESOL	\$99.43
WASTE COMMISSION OF SCOTT COUNTY	INDUSTRIAL LOOSE	\$353.88
WELLMARK	INSURANCE	\$2,349.30

**\$432,893.46**

## BILLS PAYABLE

COMM POLICING	008-5-110-6602	424 WARNING SYSTEMS LLC	TAHOE - K9 WORK	\$26,824.15
POLICE	001-5-110-6725	ACCESS SYSTEMS LEASING	PD COPIER LEASE	\$374.31
STREETS	001-5-210-6310	ACCESS SYSTEMS LEASING	SHOP COPIER LEASE	\$92.61
FINANCE	001-5-620-6340	ACCESS SYSTEMS LEASING	CITY HALL COPIER LEASE	\$369.78
LEGAL	001-5-640-6411	AHLERS & COONEY P.C.	LEGAL SERVICES	\$114.00
LEGAL	001-5-640-6411	AHLERS & COONEY P.C.	RILCO INC DA	\$264.00
SEWER	610-5-815-63201	ALTORFER INC	GOLF COURSE GEN BLOCK HEATER	\$399.70
SEWER	610-5-815-63201	ALTORFER INC	BUTTERMILK LIFT STATION THERMO	\$411.29
SEWER	610-5-815-63311	ALTORFER INC	INDUSTRIAL PARK GEN SERVICE	\$642.00
SEWER	610-5-815-63311	ALTORFER INC	SHERIDAN MEADOWS GEN SERVICE	\$838.00
SEWER	610-5-815-63311	ALTORFER INC	BUTTERMILK GEN SERVICE	\$797.00
SEWER	610-5-815-63311	ALTORFER INC	GOLF COURSE GEN SERVICE	\$838.00
ADMINISTRATION	001-5-611-6601	AMERICAN LEGAL	23 FOLIO/INTERNET SUPP PAGES	\$46.80
SEWER	610-5-815-6310	ANTHONY RUPE	CELL CASE BOLTS COVERALLS	\$148.95
VEHICLE MAINT	001-5-299-63322	BILL'S RADIATOR AND AUTOMOTIVE SERVICE	UNIT 18 A/C CONDENSOR	\$155.00
LEGAL	001-5-640-6411	BROOKS LAW FIRM P.C.	GENERAL REPRESENTATION	\$3,496.00
COMM POLICING	008-5-110-6602	CEDAR CREEK KENNELS	DUAL PURPOSE CANINE & HANDLER	\$16,000.00
FINANCE	001-5-620-6373	CENTRAL SCOTT TELEPHONE	WIFI TELEPHONE	\$867.44
SEWER	610-5-815-6373	CENTRAL SCOTT TELEPHONE	WIFI TELEPHONE	\$191.00
STREETS	001-5-210-6310	CINTAS CORPORATION	MATS	\$45.48
FINANCE	001-5-620-6409	CINTAS CORPORATION	MATS	\$42.68
STREETS	001-5-210-6510	CINTAS FIRST AID & SAFETY D89	FIRST AID	\$60.82
VEHICLE MAINT	001-5-299-63322	CNH CAPITAL	FARMALL 120 C	\$370.00
VEHICLE MAINT	001-5-299-63322	CNH CAPITAL	TREES	\$30.00
VEHICLE MAINT	001-5-299-63323	CNH CAPITAL	JIC TO ORD FITTING	\$6.32
SPLIT	820-5-820-6151	COBRA HELP	ACTIVE INSURED EMPLOYEES	\$22.40
COMM POLICING	008-5-110-6599	CODE 4	HUDSON FOUNDATION PATCHES	\$750.00
ADMINISTRATION	001-5-611-6601	COMMERCIAL PRINTERS	BUS CARDS NEVADA	\$65.00
SALES TAX	121-5-750-64071	DANNY FLINK	SQR REIMBURSEMENT	\$825.00
VEHICLE MAINT	001-5-299-63322	DIAMOND VOGEL PAINTS	FLEX GUN REPAIR KIT	\$316.00
VEHICLE MAINT	001-5-299-63322	DULTMEIER SALES	TREE WATER TANK	\$60.90
STREETS	001-5-210-6310	EASTERN IOWA OVERHEAD DOOR	TWO MAN LIFT-REMOVAL & INSTAL	\$2,030.00
VEHICLE MAINT	001-5-299-63322	EASTERN IOWA TIRE	ALL FLEX MOWER	\$220.00
SEWER	610-5-815-6332	EASTERN IOWA TIRE	SEWER DEPT TRAILER	\$344.00
SALES TAX	121-5-750-6727	ENGELBRECHT BROTHERS	HOOKUP VALLEY CONST ON ST PROJ	\$8,181.00
VEHICLE MAINT	001-5-299-63322	FASTENAL COMPANY	BATWING MOWER	\$21.04
SALES TAX	121-5-750-64071	FRANK WOOD	SQR REIMBURSEMENT	\$615.00
SEWER	610-5-815-6181	G T SPORTS UNLIMITED	CLOTHING ALLOWANCE TONY	\$91.92
SEWER	610-5-815-6181	G T SPORTS UNLIMITED	CLOTHING ALLOWANCE GREG	\$64.00
POLICE	001-5-110-6470	HUMANE SOCIETY OF	BOARDING FEES	\$200.00
POLICE	001-5-110-6470	HUMANE SOCIETY OF	BOARDING FEES	\$150.00
VEHICLE MAINT	001-5-299-63322	INTERSTATE POWER SYSTEMS	POWERCORD FOR SUBMERSIBLE PUMP	\$286.07
SEWER	610-5-815-6230	ISU EXTENSION DISTRIBUTION CENTER	PESTICIDES TRAINING MANUALS	\$106.84
ADMINISTRATION	001-5-611-6240	JEFF MARTENS	IA LEAGUE OF CITIES CONFERENCE	\$179.40
STREETS	001-5-210-6181	JEFFREY WHITE	CLOTHING ALLOWANCE	\$234.01
STREETS	001-5-210-6310	JP GASWAY	TOILET PAPER PAPER TOWELS	\$191.10
STREETS	001-5-210-6499	KINGS MATERIAL INC	MULCH	\$115.47
STREETS	001-5-210-6499	KINGS MATERIAL INC	MULCH	\$144.34
STREETS	001-5-210-6499	KINGS MATERIAL INC	MULCH	\$288.68
STREETS	001-5-210-6499	KINGS MATERIAL INC	MULCH	\$144.34
VEHICLE MAINT	001-5-299-6504	LAWSON PRODUCTS INC.	SCREWS AND WASHERS	\$277.82
STREETS	001-5-210-6310	MENARDS	BLINDS FOR SHOP OFFICE	\$13.49
SEWER	610-5-815-6310	MENARDS	SHELVES/ PIPE GALLERY	\$83.58
SEWER	610-5-815-6320	MENARDS	PULLYS ROPE GARBAGE BAGS	\$107.90
STREETS	001-5-210-6310	MERSCHMAN HARDWARE	NAIL PEGS UTILITY KNIFE	\$36.90
STREETS	001-5-210-6310	MERSCHMAN HARDWARE	WEED EATER STRING	\$23.99
STREETS	001-5-210-6310	MERSCHMAN HARDWARE	NEW WEDEATER HEAD FOR ST DEPT	\$36.99
STREETS	001-5-210-6331	MERSCHMAN HARDWARE	PROPANE TANK REFIL	\$61.98
STREETS	001-5-210-6499	MERSCHMAN HARDWARE	HOOKS FOR HANGING BASKETS	\$74.24
STREETS	001-5-210-6499	MERSCHMAN HARDWARE	SOIL	\$107.91
STREETS	001-5-210-6499	MERSCHMAN HARDWARE	SOIL	\$59.95
STREETS	001-5-210-6512	MERSCHMAN HARDWARE	TOOL SET FOR SHOP	\$29.99
VEHICLE MAINT	001-5-299-6504	MERSCHMAN HARDWARE	PIPE JOINT THREAD SEAL	\$9.96
SEWER	610-5-815-6310	MERSCHMAN HARDWARE	INSECT KILLER RETURNED	(\$11.99)
SEWER	610-5-815-6310	MERSCHMAN HARDWARE	TRASH BAGS	\$37.98
SEWER	610-5-815-6310	MERSCHMAN HARDWARE	INSECT KILLER	\$8.00
SEWER	610-5-815-6310	MERSCHMAN HARDWARE	FORK LIFT PROPANE TRASH BAGS	\$50.98

SEWER	610-5-815-6310	MERSCHMAN HARDWARE	SPRAYER COUPLERS	\$27.36
STREETS	001-5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE RD SIGN SHOP	\$15.18
STREETS	001-5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE RS	\$29.12
STREETS	001-5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE RD OFFICE	\$81.17
STREET LIGHT	001-5-230-6371	MIDAMERICAN ENERGY COMPANY	305 N 3RD ST STREET LIGHTS	\$533.77
STREET LIGHT	001-5-230-6371	MIDAMERICAN ENERGY COMPANY	2951 S 9TH AVE SIREN	\$10.70
FINANCE	001-5-620-6371	MIDAMERICAN ENERGY COMPANY	313 N 3RD ST UNIT 4	\$24.01
FINANCE	001-5-620-6371	MIDAMERICAN ENERGY COMPANY	301 N 3RD ST UNIT 1	\$12.39
FINANCE	001-5-620-6371	MIDAMERICAN ENERGY COMPANY	309 N 3RD ST UNIT 3	\$13.33
SEWER	610-5-815-6371	MIDAMERICAN ENERGY COMPANY	601 TRAILS RD SEWER	\$6,201.83
SEWER	610-5-815-6371	MIDAMERICAN ENERGY COMPANY	601 TRAILS RD	\$541.80
SALES TAX	121-5-750-64071	MILLER TRUCKING AND EXCAVATING	HICKORY CREEK STREAMBANK	\$9,224.50
SEWER	610-5-815-63201	MISSISSIPPI VALLEY PUMP INC	GOLF COURSE LIFT STATION PUMP	\$378.75
SEWER	610-5-815-63201	MISSISSIPPI VALLEY PUMP INC	LIFT STATION PUMP REBUILD	\$9,693.75
SALES TAX	121-5-750-64071	NEILSON JOHN	SQR REIMBURSEMENT	\$240.00
POLICE	001-5-110-6506	OFFICE SPECIALISTS	PAPER BINDER CLIPS	\$104.48
POLICE	001-5-110-6506	OFFICE SPECIALISTS	PAPER	\$25.10
POLICE	001-5-110-6240	PATE BRANDON	TRAINING	\$220.74
VEHICLE MAINT	001-5-299-6332	PATRIOT LINCOLN OF DAVENPORT	UNIT 110 NUT SCREW DEFLECTOR	\$98.61
SALES TAX	121-5-750-64071	POTTER KYLE	SQR REIMBURSEMENT	\$815.00
SEWER	610-5-815-6490	QC ANALYTICAL SERVICES LLC	SLUDGE TESTING	\$860.00
STREETS	001-5-210-6310	QUAD CITIES TAS	ANSWERING SERVICE	\$63.54
SEWER	610-5-815-6373	QUAD CITIES TAS	ANSWERING SERVICE	\$63.53
INSPECTIONS	001-5-170-6230	RAY NEES	ILLOWA CLASS & BOOK	\$53.00
STREETS	001-5-210-6440	RIVER CITIES MANAGEMENT	WAREHOUSE RENTAL	\$1,813.00
STREETS	001-5-210-6331	RIVER VALLEY COOPERATIVE	DIESEL	\$1,639.35
VEHICLE MAINT	001-5-299-63322	RIVER VALLEY TURF	FUEL FILTER BLOWER KIT SPARK	\$84.76
POLICE	001-5-110-6599	RNJS DISTRIBUTION INC.	WATER	\$34.50
FINANCE	001-5-620-6506	RNJS DISTRIBUTION INC.	WATER	\$34.50
SEWER	610-5-815-6455	SAM LLC	TRIMBLE GPS SETUP & SUPPORT	\$1,150.00
POLICE	001-5-110-6413	SCOTT COUNTY SHERIFFS DEPT.	BOOKING FEES	\$225.00
SALES TAX	121-5-750-64071	SHIVE-HATTERY ENGINEERS	SRF STORM WATER	\$987.35
SALES TAX	121-5-750-6727	SHIVE-HATTERY ENGINEERS	E LECLAIRE RD & 1ST ST	\$38,294.98
ADMINISTRATION	001-5-611-6407	SHIVE-HATTERY ENGINEERS	ELD 22 PROJECTS	\$1,827.20
ADMINISTRATION	001-5-611-6407	SHIVE-HATTERY ENGINEERS	21 PROJECTS	\$2,028.39
SALES TAX	121-5-750-64071	STEWART CALVIN	SQR REIMBURSEMENT	\$950.00
STREETS	001-5-210-6310	STORM WATER SUPPLY LLC	RAPID RYE BLEND TRIFECTA MIX	\$300.50
SEWER	610-5-815-6310	THEISEN SUPPLY INC	SPRAYER NOZZLE	\$72.99
SALES TAX	121-5-750-64071	THOMAS BRIAN & TINA	SQR REIMBURSEMENT	\$530.00
COMM POLICING	008-5-110-6602	TROPHY SHOPPE	GOLF AWARDS	\$263.50
STREETS	001-5-210-6310	TWIN-STATE ENG. & CHEM.	LIBERTY 280 SL PACKAGE	\$296.83
SEWER	610-5-815-6320	TWIN-STATE ENG. & CHEM.	WEED KILLER	\$135.80
SEWER	610-5-815-6320	TWIN-STATE ENG. & CHEM.	ROUND UP	\$80.00
POLICE	001-5-110-6181	UNIFORM DEN INC.	CAVANAUGH CLOTHING ALLOWANCE	(\$9.80)
POLICE	001-5-110-6181	UNIFORM DEN INC.	CAVANUAGH CLOTHING ALLOWANCE	\$124.95
SALES TAX	121-5-750-6727	VALLEY CONSTRUCTION	1ST STREET & LECLAIRE PROJECT	\$819,161.63
POLICE	001-5-110-6373	VERIZON WIRELESS	PD CELLULAR	\$650.48
INSPECTIONS	001-5-170-6373	VERIZON WIRELESS	CITY CELLULAR	\$41.30
STREETS	001-5-210-6373	VERIZON WIRELESS	CITY CELLULAR	\$190.85
FINANCE	001-5-620-6373	VERIZON WIRELESS	CITY CELLULAR	\$69.22
SEWER	610-5-815-6373	VERIZON WIRELESS	CITY CELLULAR	\$168.91
HOTEL TAX	122-5-499-6491	VISIT QUAD CITIES	QUARTERLY FUNDING	\$750.00
STREETS	001-5-210-6512	WHITE CAP LP	SHOVELS	\$198.45
SALES TAX	121-5-750-64071	WOLFE DAVID SCOTT	SQR REIMBURSEMENT	\$850.00
SPLIT	820-5-001-6183	AUXIANT	CLAIM FUNDING	\$11,628.19
SPLIT	SPLIT	PAYROLL	PAYROLL	\$91,076.54
			TOTAL BILLS PAYABLE	\$1,075,062.54



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Vens, David R. & Lori, a partnership	AI & Gerrys Tap	(319) 285-4425		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
206 N Second St		Eldridge		52748-0000
MAILING ADDRESS	CITY	STATE	ZIP	
206 N Second St	Eldridge	Iowa	52748-0000	

## Contact Person

NAME	PHONE	EMAIL
Lori Vens	(563) 285-4425	lorven@aol.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0021262	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

*Handwritten notes: "Ch" and "L" above License Number; "Permits" and a signature above Term.*

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
June 29, 2023	June 28, 2024	

### SUB-PERMITS

Class C Retail Alcohol License





# State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Living Quarters, Outdoor Service

## Status of Business

BUSINESS TYPE

General Partnership

## Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Lori Vens	Eldridge	Iowa	52748	Partner	50.00	Yes
David Vens	Eldridge	Iowa	52748	Partner	50.00	Yes

## Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

June 29, 2023

POLICY EXPIRATION DATE

June 28, 2024

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE

**Instructions on the reverse side**

For period (MM/DD/YYYY) 7 / 1 / 23 through June 30, 2024

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

**Business Information:**

Trade name/Doing business as: Big 10 Mart # 27  
Physical location address: 450 E LeClaire Rd City: Eldridge ZIP: 52748  
Mailing address: 123 Southern Ave City: Dubuque State: IA ZIP: 52003  
Business phone number: 563-285-7100

**Legal Ownership Information:**

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP   
Name of sole proprietor, partnership, corporation, LLC, or LLP Molo Oil Company  
Mailing address: 123 Southern Ave City: Dubuque State: IA ZIP: 52003  
Phone number: 563-557-7540 Fax number: — Email: weinsweiler@  
molo.companies.com

**Retail Information:**

Types of Sales: Over-the-counter  Vending machine   
Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes  No   
Types of Products Sold: (Check all that apply)  
Cigarettes  Tobacco  Alternative Nicotine Products  Vapor Products

**Type of Establishment: (Select the option that best describes the establishment)**

Alternative nicotine/vapor store  Bar  Convenience store/gas station  Drug store   
Grocery store  Hotel/motel  Liquor store  Restaurant  Tobacco store   
Has vending machine that assembles cigarettes  Other

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

**Signature of Owner(s), Partner(s), or Corporate Official(s)**

Name (please print): Wendy Einsweiler Name (please print): \_\_\_\_\_  
Signature: Wendy Einsweiler Signature: \_\_\_\_\_  
Date: 5/3/23 Date: \_\_\_\_\_

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

**FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE**

- Fill in the amount paid for the permit: \_\_\_\_\_
- Fill in the date the permit was approved by the council or board: \_\_\_\_\_
- Fill in the permit number issued by the city/county: \_\_\_\_\_
- Fill in the name of the city or county issuing the permit: \_\_\_\_\_
- New  Renewal

- Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.
- Email: [iapledge@iowaabd.com](mailto:iapledge@iowaabd.com)
  - Fax: 515-281-7375

**Instructions on the reverse side**

For period (MM/DD/YYYY) 7 / 1 / 23 through June 30, 2024

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

**Business Information:**

Trade name/Doing business as: Big 10 Mart # 25  
Physical location address: 121 S 14<sup>th</sup> Ave City: Eldridge ZIP: 52748  
Mailing address: 123 Southern Ave City: Dubuque State: IA ZIP: 52003  
Business phone number: 563-285-5211

**Legal Ownership Information:**

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP   
Name of sole proprietor, partnership, corporation, LLC, or LLP Molo Oil Company  
Mailing address: 123 Southern Ave City: Dubuque State: IA ZIP: 52003  
Phone number: 563-557-7540 Fax number: — Email: waisweiler@molocompanies.com

**Retail Information:**

Types of Sales: Over-the-counter  Vending machine   
Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes  No   
Types of Products Sold: (Check all that apply)  
Cigarettes  Tobacco  Alternative Nicotine Products  Vapor Products

**Type of Establishment: (Select the option that best describes the establishment)**

Alternative nicotine/vapor store  Bar  Convenience store/gas station  Drug store   
Grocery store  Hotel/motel  Liquor store  Restaurant  Tobacco store   
Has vending machine that assembles cigarettes  Other

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

**Signature of Owner(s), Partner(s), or Corporate Official(s)**

Name (please print): Wendy Eisweiler Name (please print): \_\_\_\_\_  
Signature: Wendy Eisweiler Signature: \_\_\_\_\_  
Date: 5-3-23 Date: \_\_\_\_\_

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

**FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE**

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- Fill in the permit number issued by the city/county: \_\_\_\_\_
- Fill in the name of the city or county issuing the permit: \_\_\_\_\_
- New  Renewal

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: [iapledge@iowaabd.com](mailto:iapledge@iowaabd.com)
- Fax: 515-281-7375

**Instructions on the reverse side**

For period (MM/DD/YYYY) 07 / 01 / 2023 through June 30, 2024

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

**Business Information:**

Trade name/Doing business as: CASEY'S MARKETING COMPANY/DBA CASEY'S #2531

Physical location address: 840 E LE CLAIRE City: ELDRIDGE ZIP: 52748

Mailing address: 1 SE CONVENIENCE BLVD City: ANKENY State: IA ZIP: 50021

Business phone number: 5632857915

**Legal Ownership Information:**

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP

Name of sole proprietor, partnership, corporation, LLC, or LLP CASEY'S GENERAL STORES, INC.

Mailing address: 1 SE CONVENIENCE BLVD City: ANKENY State: IA ZIP: 50021

Phone number: 5153815974 Fax number: 515-446-6303 Email: licensingteam@caseys.com

**Retail Information:**

Types of Sales: Over-the-counter  Vending machine

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes  No

Types of Products Sold: (Check all that apply)

Cigarettes  Tobacco  Alternative Nicotine Products  Vapor Products

**Type of Establishment: (Select the option that best describes the establishment)**

Alternative nicotine/vapor store  Bar  Convenience store/gas station  Drug store   
Grocery store  Hotel/motel  Liquor store  Restaurant  Tobacco store   
Has vending machine that assembles cigarettes  Other

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

**Signature of Owner(s), Partner(s), or Corporate Official(s)**

Name (please print): DOUGLAS BEECH, AST. SECRETARY FOR CASEY'S MARKETING COMPANY

Name (please print): \_\_\_\_\_

Signature: *Douglas M. Beech*

Signature: \_\_\_\_\_

Date: 04/18/2023

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

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

**FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE**

- Fill in the amount paid for the permit: \_\_\_\_\_
- Fill in the date the permit was approved by the council or board: \_\_\_\_\_
- Fill in the permit number issued by the city/county: \_\_\_\_\_
- Fill in the name of the city or county issuing the permit: \_\_\_\_\_
- New  Renewal

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: [iapledge@iowaabd.com](mailto:iapledge@iowaabd.com)
- Fax: 515-281-7375

July-June 6/30/2024

tax.iowa.gov

10772

**Instructions on the reverse side**

For period (MM/DD/YYYY) 07 / 01 / 2023 through June 30, 2024

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

**Business Information:**

Trade name/Doing business as: Dollar General #

10772

\$75

Physical location address: 105 S 3RD AVE

City: ELDRIDGE ZIP: 52748-1923

Mailing address: 100 Mission Ridge

City: Goodlettsville

State: TN

ZIP: 37072

Business phone number: 5633622403

**Legal Ownership Information:**

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP

Name of sole proprietor, partnership, corporation, LLC, or LLP Dolgenercorp, LLC

Mailing address: 100 Mission Ridge

City: Goodlettsville

State: TN

ZIP: 37072

Phone number: 615-855-4000

Fax number: 877-364-4130

Email: tax-beerandwinelicense@dollargeneral.com

**Retail Information:**

Types of Sales: Over-the-counter  Vending machine

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes  No

Types of Products Sold: (Check all that apply)

Cigarettes

Tobacco

Alternative Nicotine Products

Vapor Products

**Type of Establishment: (Select the option that best describes the establishment)**

Alternative nicotine/vapor store

Bar

Convenience store/gas station

Drug store

Grocery store

Hotel/motel

Liquor store

Restaurant

Tobacco store

Has vending machine that assembles cigarettes

Other  Retail-General Merchandise

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

**Signature of Owner(s), Partner(s), or Corporate Official(s)**

Name (please print): Lily Grace Castle

Name (please print):

Vendor #218186

Signature: Lily Grace Castle

Signature: \_\_\_\_\_

Invoice #202410772TOBCITY45

Batch #24741

\$ 75

Date: 5/1/2023

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

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

**FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE**

- Fill in the amount paid for the permit: \_\_\_\_\_
- Fill in the date the permit was approved by the council or board: \_\_\_\_\_
- Fill in the permit number issued by the city/county: \_\_\_\_\_
- Fill in the name of the city or county issuing the permit: \_\_\_\_\_
- New  Renewal

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: [iapledge@iowaabd.com](mailto:iapledge@iowaabd.com)
- Fax: 515-281-7375

**Instructions on the reverse side**

For period (MM/DD/YYYY) 7 / 1 / 2023 through June 30, 24

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

**Business Information:**

Trade name/Doing business as: ELDRIDGE Mart

Physical location address: 209 E LE CLARE RD City: ELDRIDGE ZIP: 52748

Mailing address: 209 E LE CLARE RD City: ELDRIDGE State: IA ZIP: 52748

Business phone number: 563-223-9090

**Legal Ownership Information:**

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP

Name of sole proprietor, partnership, corporation, LLC, or LLP RAM N INC

Mailing address: 209 E LE CLARE RD City: ELDRIDGE State: IA ZIP: 52748

Phone number: 563-223-9090 Fax number: \_\_\_\_\_ Email: ELDRIDGE@RAMNINC.COM

**Retail Information:**

Types of Sales: Over-the-counter  Vending machine

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes  No

Types of Products Sold: (Check all that apply)

Cigarettes  Tobacco  Alternative Nicotine Products  Vapor Products

**Type of Establishment: (Select the option that best describes the establishment)**

Alternative nicotine/vapor store  Bar  Convenience store/gas station  Drug store   
Grocery store  Hotel/motel  Liquor store  Restaurant  Tobacco store

Has vending machine that assembles cigarettes  Other  \_\_\_\_\_

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

**Signature of Owner(s), Partner(s), or Corporate Official(s)**

Name (please print): JAVIER SAINI

Name (please print): \_\_\_\_\_

Signature: [Signature]

Signature: \_\_\_\_\_

Date: 05/04/23

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

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

**FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE**

- Fill in the amount paid for the permit: \_\_\_\_\_
- Fill in the date the permit was approved by the council or board: \_\_\_\_\_
- Fill in the permit number issued by the city/county: \_\_\_\_\_
- Fill in the name of the city or county issuing the permit: \_\_\_\_\_
- New  Renewal

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: [iapledge@iowaabd.com](mailto:iapledge@iowaabd.com)
- Fax: 515-281-7375

**Instructions on the reverse side**

For period (MM/DD/YYYY) 7/1/23 through June 30, 24

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

**Business Information:**

Trade name/Doing business as: Hy-Vee

Physical location address: 425 E. Le Claire Rd, City: Eldridge, IA ZIP: 52748

Mailing address: 5820 Westown Parkway City: West Des Moines State: IA ZIP: 50266

Business phone number: 515-267-2949

**Legal Ownership Information:**

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP

Name of sole proprietor, partnership, corporation, LLC, or LLP Hy-Vee, Inc.

Mailing address: 5820 Westown Parkway City: West Des Moines State: IA ZIP: 50266

Phone number: 515-267-2949 Fax number: \_\_\_\_\_ Email: kpalmer@hy-vee.com

**Retail Information:**

Types of Sales: Over-the-counter  Vending machine

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes  No

Types of Products Sold: (Check all that apply)

Cigarettes  Tobacco  Alternative Nicotine Products  Vapor Products

**Type of Establishment: (Select the option that best describes the establishment)**

Alternative nicotine/vapor store  Bar  Convenience store/gas station  Drug store

Grocery store  Hotel/motel  Liquor store  Restaurant  Tobacco store

Has vending machine that assembles cigarettes  Other  \_\_\_\_\_

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

**Signature of Owner(s), Partner(s), or Corporate Official(s)**

Name (please print) Andrew Schroeder

Name (please print): \_\_\_\_\_

Signature: 

Signature: \_\_\_\_\_

Date: 2/14/23

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

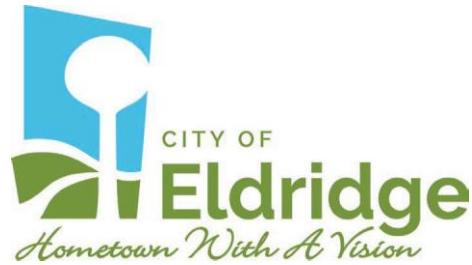
Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

**FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE**

- Fill in the amount paid for the permit: \_\_\_\_\_
- Fill in the date the permit was approved by the council or board: \_\_\_\_\_
- Fill in the permit number issued by the city/county: \_\_\_\_\_
- Fill in the name of the city or county issuing the permit: Eldridge
- New  Renewal

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: [iapledge@iowaabd.com](mailto:iapledge@iowaabd.com)
- Fax: 515-281-7375



To: Mayor and City Council  
From: Nevada Lemke, City Administrator RILCO  
Re: TIF application recommendation  
Date: 06/02/23

The city received the attached TIF application from RILCO who recently purchased the former Bawden Building. They are planning extensive remodeling offices and a 58,000 sq. ft. expansion of warehouse which is detailed in the application.

The Eldridge Economic Advisory Committee met on May 11 to discuss this issue. They recommended a rebate on a valuation of \$4.3 million dollars from the time improvements are made to the expiration of the Urban Renewal District in fiscal year 32/33. RILCO's response was that the offer was too far apart from RILCO's original request of a 10-year rebate at 100% based on a \$3.2 million dollar valuation, with an offer to pay the legal fees to establish a new TIF that would allow for the 10 year incentive.

The property was purchased in December of 2022 for \$12 million. The 1/1/2022 valuation was \$3.5 million and the 1/1/2023 valuation was \$7.5 million.

RILCO has proposed new terms for consideration for a development agreement. The terms are a 10-year TIF development agreement commencing once the new improvements are completed and the property is fully assessed. This is estimated to be the 1/1/25 valuation and the 2025 tax year. The base year assessed value is requested to be the 1/1/22 value of \$3.2 million. RILCO would pay the legal fees to have a new TIF established. The rebate would be tiered at 100% for the first 6 years, and then decline 10% per year for the remaining 4 years.





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

May 16, 2023

*Sent via email: Jeff Martens <jmartens@cityofeldridgeia.org>*

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

RE: Engagement Letter – RILCO Inc Development Agreement

Dear Jeff:

The purpose of this Engagement Agreement (“Agreement”) is to disclose and memorialize the terms and conditions under which Ahlers & Cooney, P.C. will represent the City of Eldridge, Iowa (the “City”) in connection with a development agreement with RILCO Inc in the Eldridge Unified Urban Renewal Area (the “Development Agreement”), in accordance with Iowa Code Chapter 403.

### **SCOPE OF ENGAGEMENT**

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

1. Prepare the Development Agreement, per the terms provided to us by the City;
2. Prepare proceedings to be used for setting the date of a public hearing on the Development Agreement, and proceedings for the date fixed for the public hearing and adoption of the Development Agreement;
3. Answer questions and advise City staff and the Council throughout the adoption process for the Development Agreement; and
4. Complete a transcript file record related to the adoption of the Development Agreement.

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

1. Preparing the legal descriptions to be used in the Development Agreement;

2. Defending any legal challenges to or arising out of the Development Agreement;
3. Confirming or calculating any potential tax increment anticipated within the Urban Renewal Area, or pursuant to a given project, or otherwise acting in a financial advisory role;
4. Administering the Development Agreement after the adoption of the Development Agreement (and after completion of the transcript file on the Development Agreement);  
or
5. Any bond (finance) related services.

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

#### **ATTORNEY-CLIENT RELATIONSHIP**

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

#### **FEES**

The attorneys working in the economic development practice area of the firm, including Nathan Overberg and Jenna Sabroske, will be the attorneys chiefly responsible for providing you with these legal services. However, if efficient and appropriate, we may call on other attorneys and legal assistants from time to time. The fees will be based on the hours worked by firm personnel at their hourly rates in effect at the time the work is performed. Mr. Overberg's current hourly rate is \$330 and Ms. Sabroske's rate is \$250. Work performed by other attorneys will be billed at their current hourly rate (currently ranging from \$200-\$425 per hour). Work by legal assistants is currently billed at \$135-\$150 per hour. Our rates are generally adjusted on an annual basis, as of January 1st of each year.

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

before the completion of the services described herein, we will bill the City for the services rendered as of the date of termination based on the hourly rates of those who provided services.

**RECORDS**

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

**APPROVAL**

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

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

Ahlers & Cooney, P.C.

Sincerely,

By:



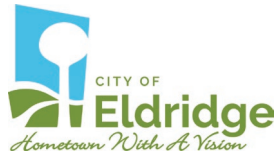
Nathan J. Overberg

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

By: \_\_\_\_\_ Dated: \_\_\_\_\_

Title: \_\_\_\_\_

\*Authorized by action of the governing body, approved on \_\_\_\_\_, 2023.



## 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.

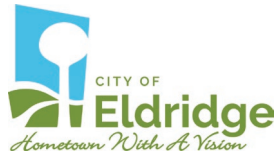
The parcel is currently **SA-Suburban Agriculture District** and is being rezoned to **I-2 General Industrial District**.

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.)

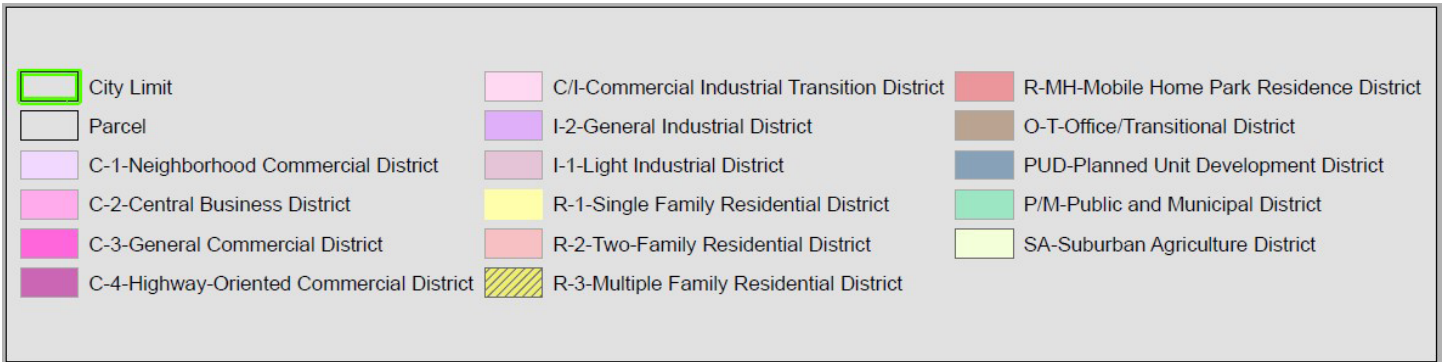
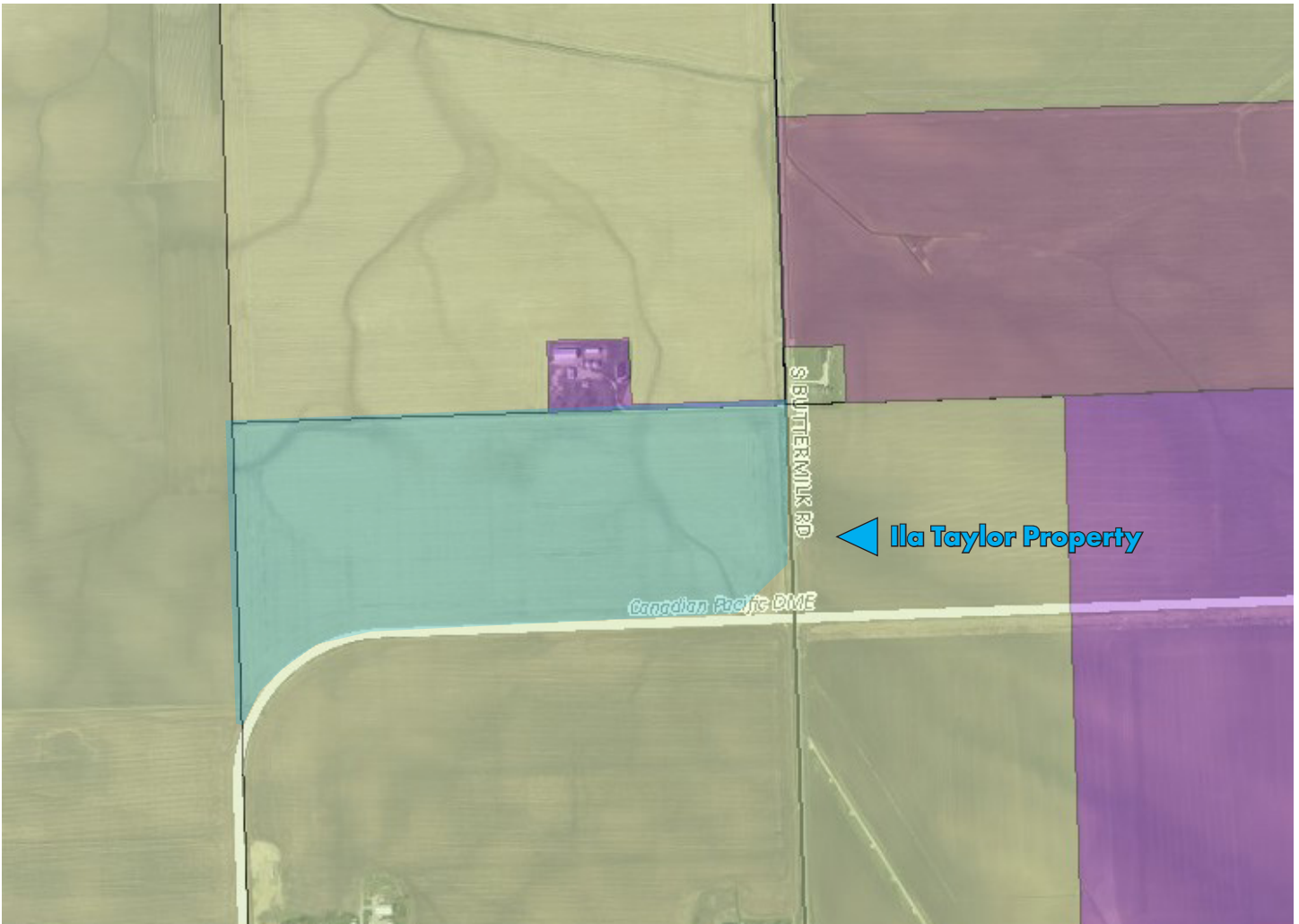
Consideration of approval of rezoning of Ila Taylor parcels 932703006 and 932701003 from SA-Suburban Agriculture District to I-2 General Industrial District. Donaubaauer went over the ground rules of the public hearing and opened the public hearing at 6:13 p.m. Martens presented information on the request 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 Donaubaue r      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

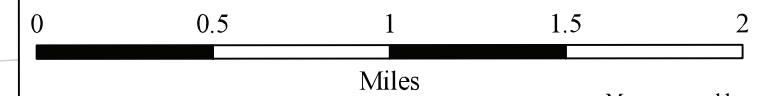


## Legend

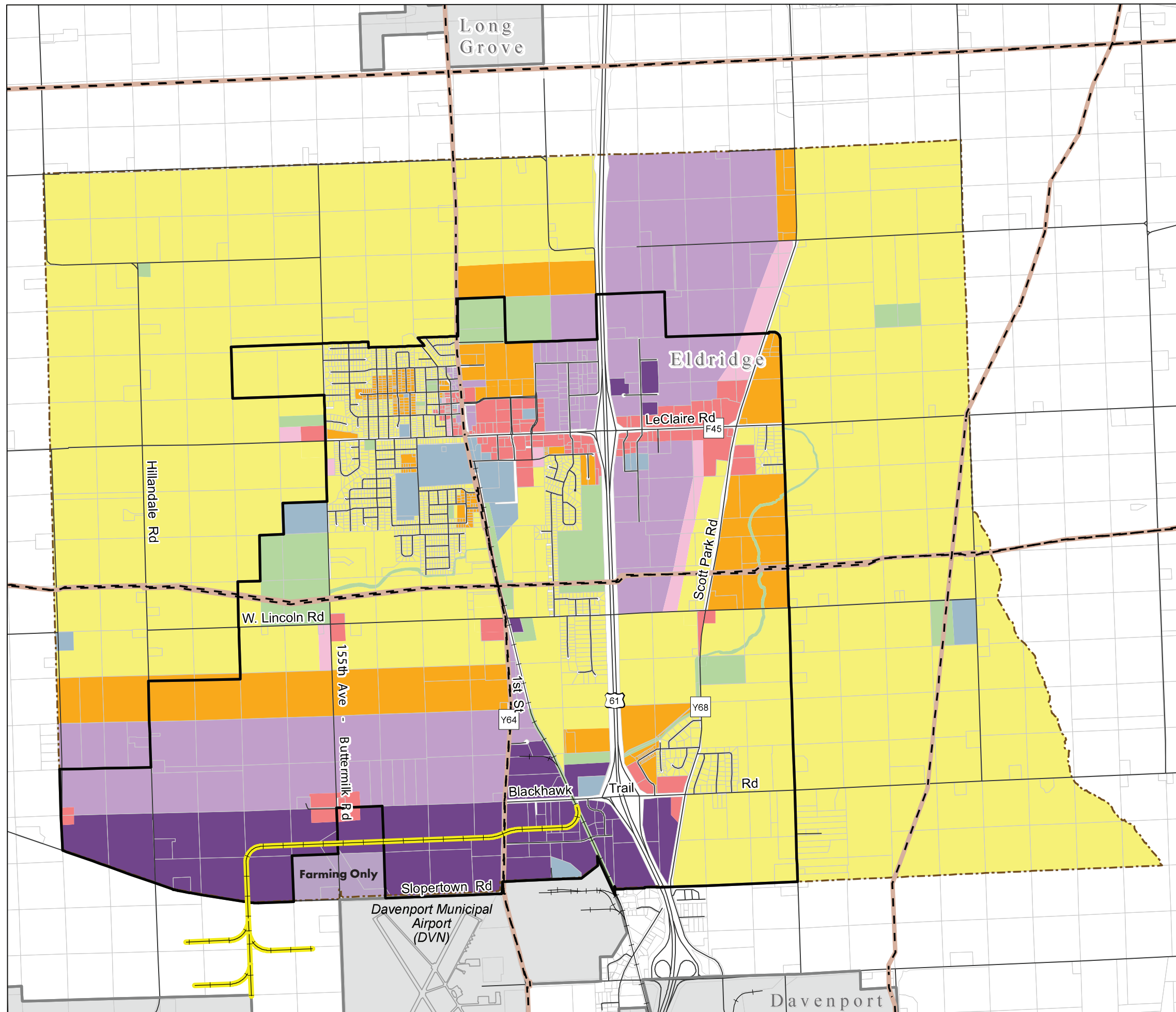
### Proposed Land Use

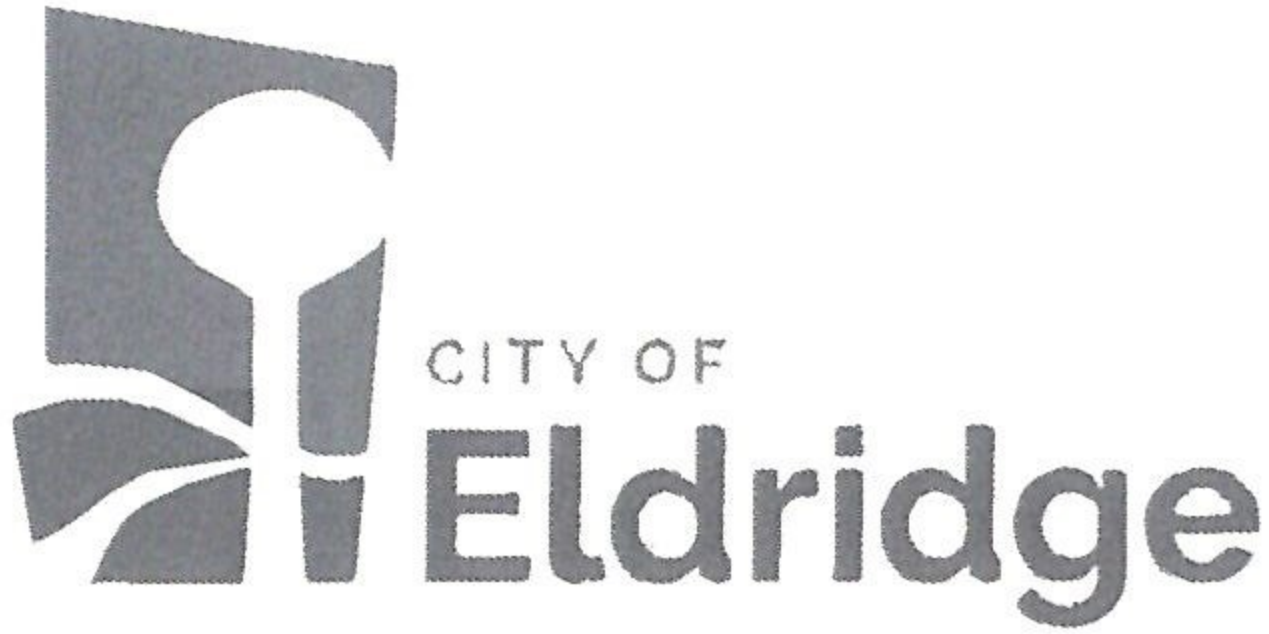
-  Low Density Residential
-  High Density Residential
-  Institutional
-  Heavy Industrial
-  Light Industrial
-  Commercial
-  Office
-  Recreation
-  Planning Area Boundary
-  Eldridge Corporate Limits
-  Other Corporate Limits
-  Parcels
-  Pipelines
-  50' Buffer of Pipelines
-  Roads
- Railroads**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

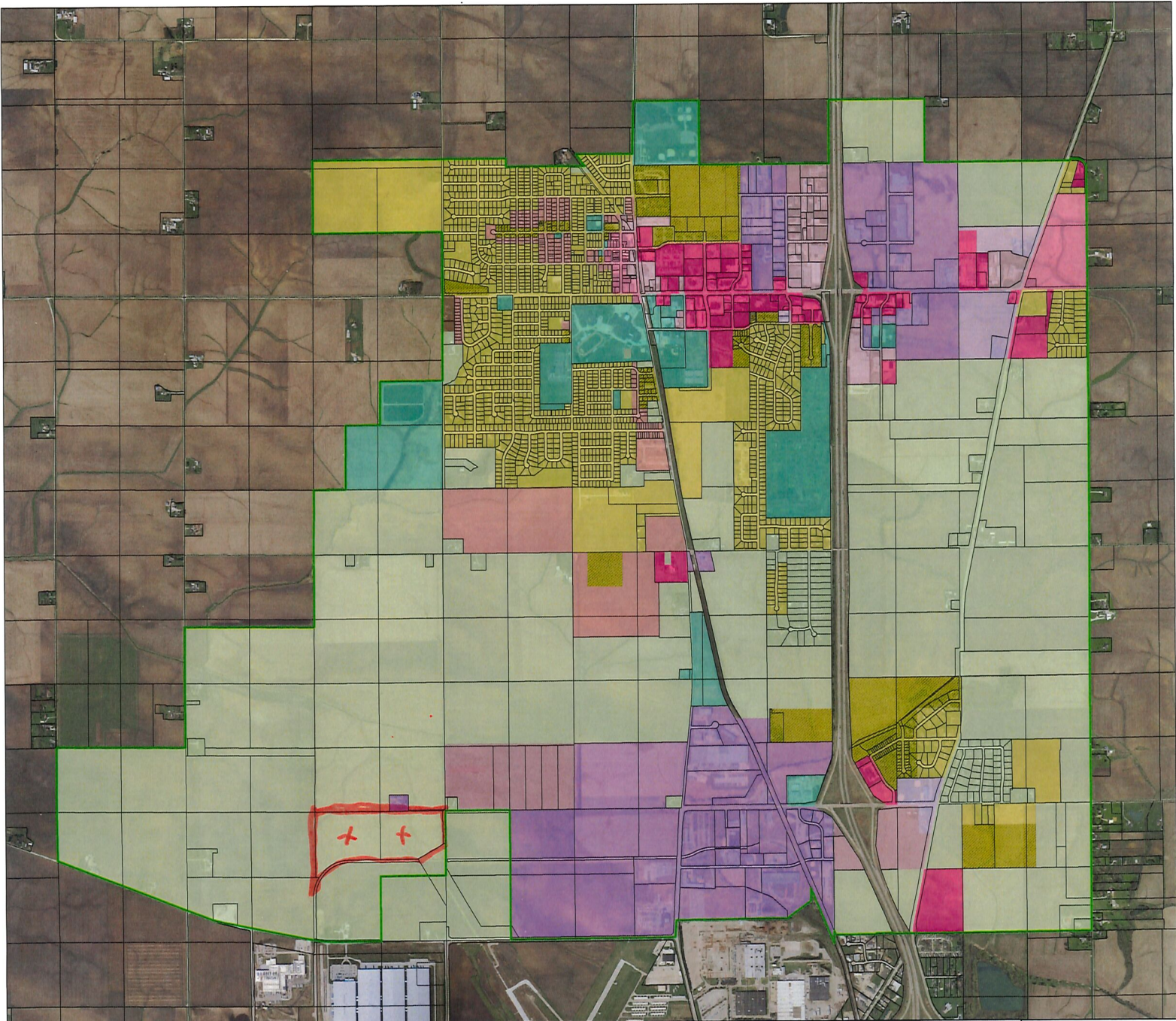
On 8 1/2" x 11" paper, please provide the following:

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  $\hat{=}$  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

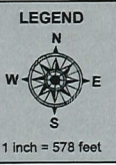


ZONING MAP  
**CITY OF ELDRIDGE, IA**  
 January 31, 2023

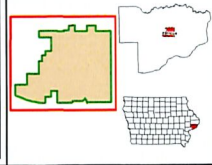
GEOGRAPHIC INFORMATION SYSTEM BY  
  
 501 N. MARKET MARYVILLE, MO 64468  
 VOICE: 660-463-0090  
 WWW.SAM.BZ

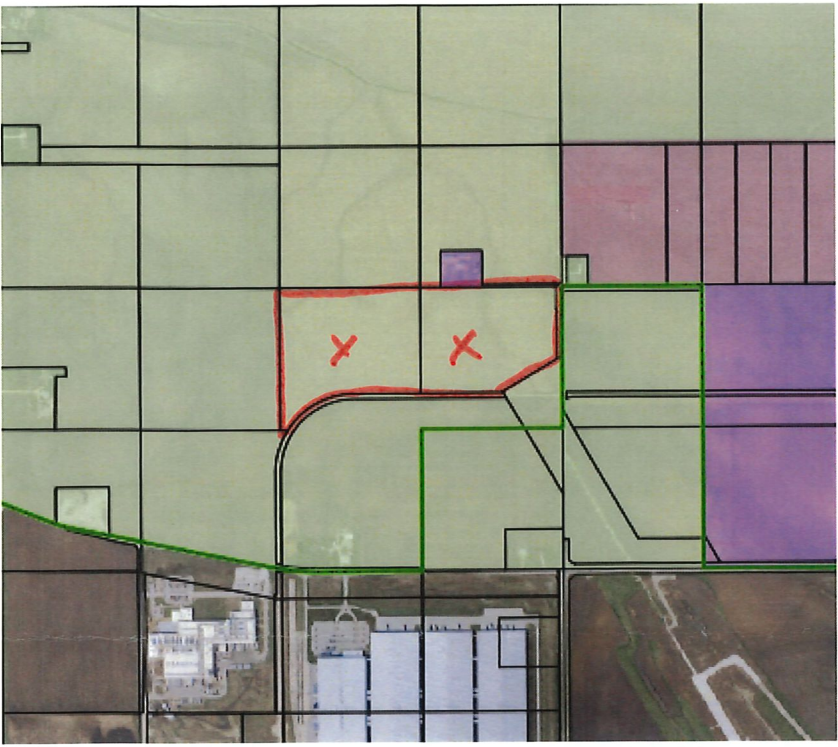
GIS METADATA OVERVIEW  
 GRID COORDINATE SYSTEM: NAD83 STATE PLANE  
 SPCS ZONE IDENTIFIER: IOWA, SOUTH  
 DATUM: NAD83  
 UNITS: US SURVEY FEET  
 PHOTO/MAP/XY COORDINATE: 2013

The location of underground utilities as shown herein are based upon recent drawings and general locations as identified by the local water utility. Locations of underground utilities may vary from the location shown. Additional buried utilities are shown in red. No warranty is made by SAM to locate or verify the buried utilities shown herein.



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





**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.

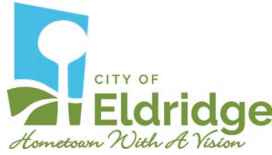
- A. LOT AREA. The minimum lot area requirement shall be ten thousand (10,000) square feet.
- B. LOT WIDTH AND YARD REQUIREMENTS. The following minimum requirements shall be observed:

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





# RESOLUTION 2023-15

## A Resolution Approving the Final Plat of American Acres

WHEREAS, the final plat for American Acres has been submitted by Eldridge Industrial Developers LLC, owner of the property, and

WHEREAS, the final plat has been found to be substantially in accord with the platting requirements of the City of Eldridge and has been approved by the Eldridge Planning and Zoning Commission on May 18, 2023, now therefore

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

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

Attest:

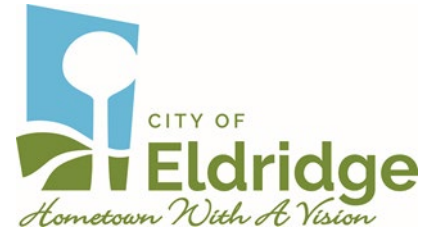
\_\_\_\_\_  
Mayor, Frank King

\_\_\_\_\_  
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: American Acres Final Plat  
Date: 06/05/2023

Mayor and City Council,

A final plat and application has been received for American Acres subdivision. The Planning and Zoning Commission approved this request at their meeting on May 18, 2023. The City staff and City Engineer have reviewed this plat and are also recommending approval.

Below are 4 exhibits:

1. Minutes from the May 18, 2023 Planning and Zoning Commission meeting
2. Location Map
3. Final Plat Application
4. Final Plat



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

**Minutes**

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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



61

US HIGHWAY 61

SheridanTwp

LEONARD CT

N 16TH AVE

LANCER CT

N 12TH AVE

E FRANKLIN ST

N 9TH AVE

S 9TH AVE

OWA ST

TH AVE

TH AVE

S 18TH AVE



# Final Plat Application - City of Eldridge

Name of Subdivision: American Acres

Number of lots in subdivision: 2 Current Zoning: 1-2

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

Phone Number: 563-386-4236

Email Address: kevin@townsendengineering.net

Name of Developer: Eldridge Industrial Developers LLC

Developer's contact: Justin Diercks

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

Phone Number: 563-386-2435

Email Address: kelly@diercksltd.com

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

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

Phone Number: 563-386-4236

Email Address: chris@townsendengineering.net

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

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

Phone Number: 563-386-4236

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

Name of person preparing legal documents: John Carroll

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

Phone Number: 563-326-1008

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

Filing fee included with this application: \$ 100.00

The following shall be filed with this application:

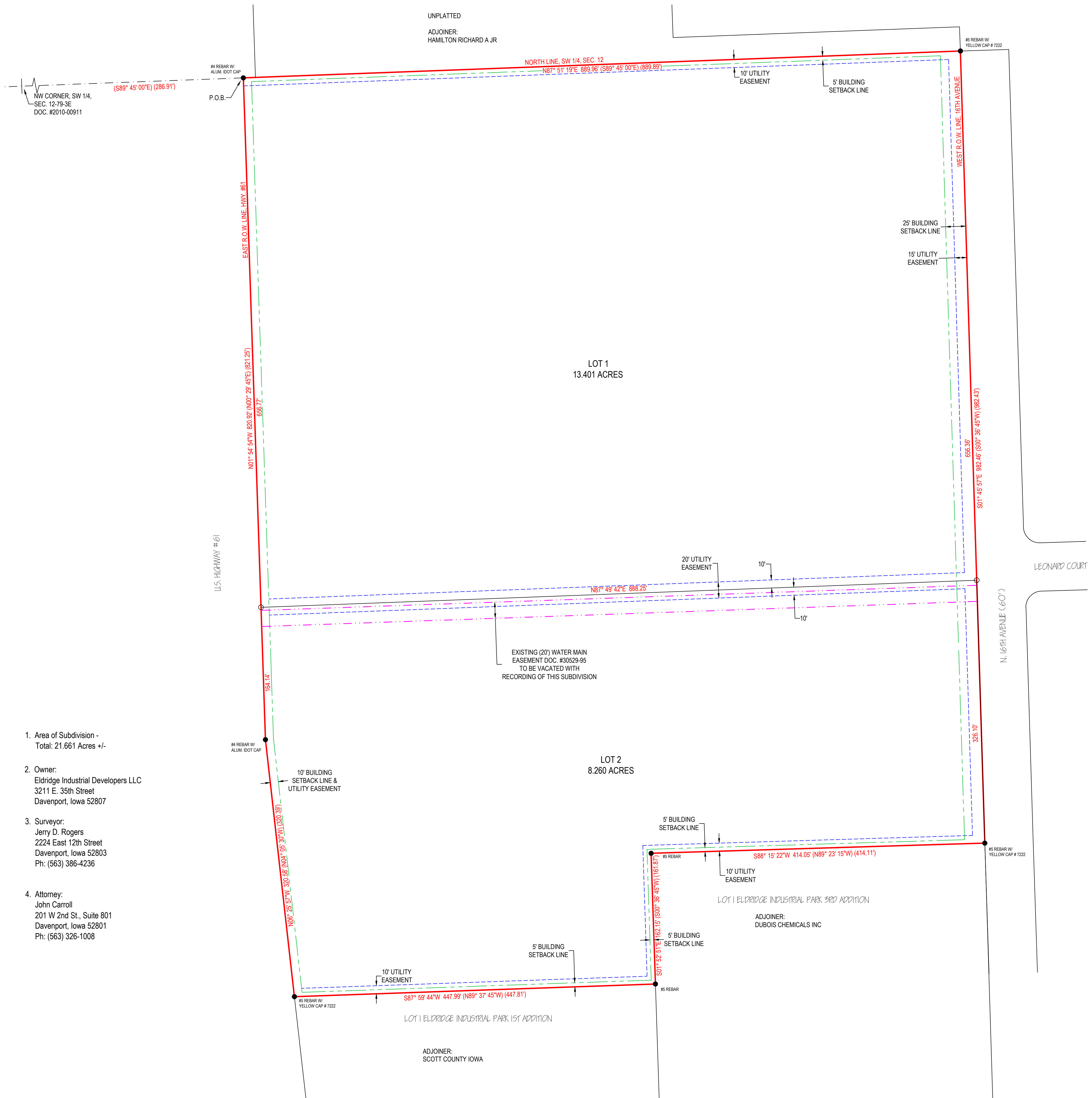
- A. Ten (10) copies of the final plat
- B. One (1) copy reduced to 11x17
- C. Four (4) copies of the construction drawings
- D. Two (2) copies of the legal documents
- E. Filing Fee
- F. One (1) PDF copy of the final plat and construction drawings

Filing Fee Paid \$ 100.00

Date Filed: 4/28/2023

# FINAL PLAT AMERICAN ACRES

AN ADDITION TO THE CITY OF ELDRIDGE, IOWA, LOCATED IN  
THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 79  
NORTH, RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.



1. Area of Subdivision -  
Total: 21.661 Acres +/-
2. Owner:  
Eldridge Industrial Developers LLC  
3211 E. 35th Street  
Davenport, Iowa 52807
3. Surveyor:  
Jerry D. Rogers  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
4. Attorney:  
John Carroll  
201 W 2nd St., Suite 801  
Davenport, Iowa 52801  
Ph: (563) 326-1008

**NOTES**

1. ALL STREET RIGHTS OF WAY TO BE DEDICATED TO THE CITY OF ELDRIDGE.
2. SIDEWALKS WILL BE INSTALLED ON THE FRONT OF ALL LOTS AT THE TIME THE LOT IS DEVELOPED.
3. ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF ELDRIDGE, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF ELDRIDGE.
4. AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF ELDRIDGE, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
5. BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
6. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ELDRIDGE STANDARD SPECIFICATIONS.
7. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
8. NO PART OF THE SUBDIVISION LIES WITHIN THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP #19163C0215G, EFFECTIVE DATE MARCH 23, 2021

APPROVED BY:  
CITY OF ELDRIDGE, IOWA

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_ ATTEST: \_\_\_\_\_

CITY PLAN & ZONE COMMISSION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

MIDAMERICAN ENERGY  
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

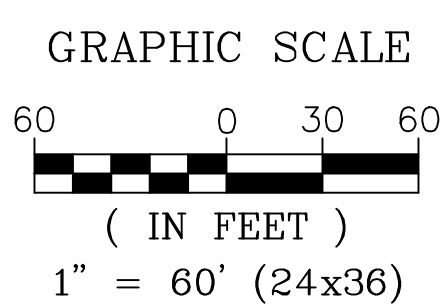
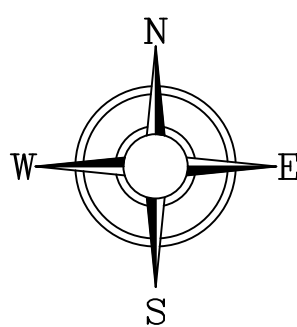
CITY OF ELDRIDGE  
ELECTRIC & WATER UTILITY  
DATE: \_\_\_\_\_

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

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

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

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



IOWA  
LICENSED LAND SURVEYOR  
JERRY D. ROGERS  
8860

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

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

	DATE: 4/24/2023	DRAWN BY: KLC	REVISIONS:	PROJECT	DEVELOPER	SHEET NO.
	563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803	CHECKED BY: JDR LOCATION: S: VIERCKS ELDRIDGE SUBDIVISION	NO.      DESCRIPTION      DATE	FINAL PLAT AMERICAN ACRES ELDRIDGE, IOWA	AMERICAN REDI MIX 1030 E. 54TH STREET DAVENPORT, IOWA 52807	1 OF 1

# Y@Work Guest Pass

## Valid for 1 day

You are invited to visit any Quad Cities YMCA location during regular business hours. This pass admits all household members. Children must be accompanied by an adult. Limited to one time use per eligible household. Photo ID required for guests 16 and older.

Employee Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Additional Member \_\_\_\_\_ Date of Birth \_\_\_\_\_

Additional Member \_\_\_\_\_ Date of Birth \_\_\_\_\_

Additional Member \_\_\_\_\_ Date of Birth \_\_\_\_\_

Additional Member \_\_\_\_\_ Date of Birth \_\_\_\_\_

### WAIVER

I understand that the Quad Cities YMCA assumes no responsibility for injuries or illnesses which I may sustain as a result of my physical condition or resulting from my participation in any athletic activities, sports programs, the use of any equipment, exercise, or other activities. I expressly acknowledge on behalf of myself and my heirs that I assume the risk for any and all injuries and illnesses, which may result from my participation in these activities. I hereby release and discharge the Quad Cities YMCA, its agents, servants, and employees from any and all claims for injury, illness, death, loss or damage which may suffer as a result of my participation in these activities.

Signature \_\_\_\_\_ Date \_\_\_\_\_



### IN IOWA

**Bettendorf Family YMCA**  
3800 Tanglefoot Lane  
Bettendorf, IA 52722  
563.359.9622

**Utica Ridge YMCA**  
4885 Utica Ridge Rd  
Davenport, IA 52807  
563.345.4244

**R. Richard Bittner YMCA \*\*NEW\*\***  
630 E. 4th Street  
Davenport, IA 52801  
563-322-7171

**North Family YMCA**  
624 W. 53rd St.  
Davenport, IA 52806  
563.391.7771

**West Family YMCA**  
3503 W. Locust St.  
Davenport, IA 52804  
563.386.4414

**Maquoketa Area Family YMCA**  
500 E Summit St.  
Maquoketa, IA 52060  
563.652.6566

**YMCA Camp Abe Lincoln**  
1624 W. Front St.  
Blue Grass, IA 52726  
563.381.3053

**North Scott YMCA \*\*Coming Soon\*\***  
Eldridge, Iowa



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

# The Y @ Work: HEALTHY LIVING FOR EMPLOYEES OF

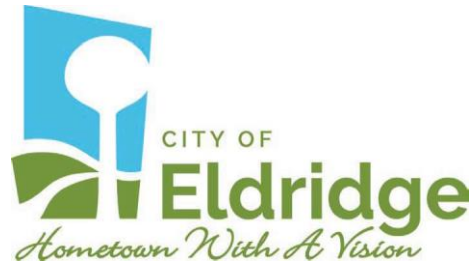


**QUAD CITIES FAMILY YMCA**

[www.qcymca.org](http://www.qcymca.org)







To: Mayor and City Council  
From: Nevada Lemke, City Administrator  
Re: ADP Time & Attendance Software  
Date: 06/02/23

The City received a quote for ADP Time & Attendance Software. The pricing provided for the software is a monthly cost, and there are no contracts or cancellation fees with ADP. It is a stand-alone software program that will work with our current payroll system. The software will allow us to digitize our timesheets without requiring employees to clock in and out daily. It is a web-based timesheet option. The pricing provided is as follows:

Software Cost:

- 1-9 Employees is a base of \$49.95 per month
- + \$2.60 per employee over 9

Total:

- \$231.95 for 79 Employees

Mayor Frank King  
Councilman Adrian Blackwell

Councilman Bruce Cheek  
Councilman Daniel Collins

Councilman Bernie Peeters  
Councilman Brian Dockery



IN THE BUSINESS OF YOUR SUCCESS™




# ADP® Time & Attendance

Your people are your biggest asset – and their labor can represent your biggest expense. Don't leave the accuracy and reliability of your company payroll records to chance. With ADP® Time & Attendance, you get access to industry-leading technology as well as ADP experts to help get your system up and running with minimal disruption to your business. The result: a complete “punch-to-paycheck” service that delivers fast, flexible, secure and accurate time collection, payroll and HR administration.

## ADP® Time & Attendance: Complete, Easy, Secure

ADP Time & Attendance is integrated with RUN Powered by ADP® so there's no need for multiple logins or passwords. And since the solution is hosted in the cloud, there's no software to install or additional computer hardware to maintain. All you need to get started is an Internet connection and Web browser.

### Key features include:

- **Flexible data collection options.** There's no need to fill out, track and store timesheets or punch cards. Employees enter time and attendance information in a manner that best fits your organization:
  - **Web timesheet.** With access to a Web browser, employees can enter hours via an online timesheet or use the Web clock to capture in/out time. This is an ideal solution for companies whose employees travel frequently or work remotely. The system enables such employees to submit and track their hours from any browser.
  - **Timeclock.** Allow employees to swipe an ID badge, enter a PIN, or insert a finger to clock in and out quickly. Whether you need direct, modem, Ethernet or Wi-Fi communication – or touch screen capability – ADP can provide a timeclock that meets your needs and your budget.
  - **Mobile device.** Employees and managers can now complete time-sensitive tasks on the go, such as entering time, approving timecards, viewing schedules, viewing paid time off balances, requesting time off, and approving or denying time off.
- **State of the art security.** ADP Time & Attendance is hosted at ADP's secure data center, with robust network security measures including 24/7 monitoring of unauthorized access attempts and industry-leading firewall protection.
- **Enhanced payroll efficiency.** ADP Time & Attendance applies your payroll policies and then instantly calculates the hourly totals including overtime. Managing by exception, you put an end to tedious tasks like repetitive data entry, time spent correcting errors and waiting for approvals. Your supervisors can reduce payroll preparation time, spot trends quickly and proactively address attendance issues before they negatively impact your work environment.
- **Greater accuracy.** By eliminating manual calculation of hours worked and re-keying, with its possibility for error, ADP Time & Attendance improves the accuracy of your time and attendance data.
- **Improved labor insight.** Easily analyze labor costs and make better business decisions with the following standard reports: timecard, payroll, attendance, schedule, and weekly/monthly hours of service for Affordable Care Act (ACA) reporting.

• **Increased productivity through self-service.**

Authorized users can view their own information online, 24 hours a day. Supervisors and managers can access their own information as well as that of employees who report to them. In addition, with online help and easy-to-use online training tutorials at your fingertips, you and your employees can get answers to questions in minutes while quickly taking advantage of new features as they become available.

• **Convenient time off tracking.** ADP Time & Attendance can calculate time off based on your company's policies so employees can view balances and request time off from a computer or mobile device at any time.

• **Affordable Care Act (ACA) tracking.** ADP Time & Attendance provides weekly and monthly average hours of service reports, making it easier for you to track hours against ACA thresholds and make scheduling adjustments as necessary.

• **Easier scheduling.** ADP Time & Attendance helps you ensure your employees are where they should be with a simple and effective scheduling solution that offers powerful filtering, editing and auditing capabilities.

### Reduce Your Labor Costs, Enhance Your Efficiency

When you automate your time and attendance function you can achieve substantial savings in time and productivity...

- Eliminate manual timesheets or punch cards
- Consistently and accurately apply company pay policies
- Minimize errors arising from manual calculations and re-keying of information

### How Much Time Could You Save?

Use this sample Return on Investment formula to estimate how much time and money you could save with ADP® Time & Attendance.

Time Savings <sup>1</sup>	<b>\$416.04</b> (40 minutes per week per manager)
Improved Accuracy Savings <sup>1</sup>	<b>\$2,262.00</b> (1.2% of total payroll)
Total Annual Savings	<b>\$2,678.04 / year</b>
ADP® Time & Attendance	<b>\$74.00 / month</b>
Total Annual Cost	<b>\$888.00 / year</b>
Annual Return on Investment	<b>\$1,790.04 / year</b>

Annual savings is based on the following data: one manager, 25 hourly employees, bi-weekly pay frequency, \$12.00 manager's hourly rate; 40 average hours worked per employee per pay period, and \$7.25 average employee hourly rate.

<sup>1</sup> Nucleus Research, 2010

**To learn how we can help you, please contact**

**Annie Markovich | 412.274.8783 | [Annie.Markovich@ADP.com](mailto:Annie.Markovich@ADP.com)**

The regular meeting of the Eldridge Electric and Water Utility Board was called to order at 5:00 P.M. on May 16, 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 Anderson, second by Skadal to approve the agenda All ayes.

Motion by O'Brien, second by Steward to approve the minutes from May 2, 2023. All ayes.

FINANCIAL – Motion by Kroeger to approve bills payable in the amount of \$158,653.79, second by Steward. All ayes.

ELECTRIC – Rowe gave an update on the PCA.

The Board discussed increasing Electric rates and decided to nothing at this time but keep an eye on it quarterly.

The Board considered Resolution 2023-04 E&W Wage Increase. Kroeger asked for the resolution to be rewritten for only one year instead of two years and bring it back to the next meeting.

There were two outages. The first one was on 5-7-23 the entire system went down from 6:28 pm to 7:17 pm. The cause was MEC and affected 2824 customers. The Second was 5-10-23 at 315 W Oak St from 12:15 pm to 12:50 pm. The cause was a dig in and affected 25 customers.

Department update: The crew is working on URD Maintenance. A streetlight pole was hit at LeClaire and 6<sup>th</sup> Ave on May 9<sup>th</sup>. Border States tested all of our poly-phase metering. Rowe updated the Board on the transformer supply chain issues they are experiencing.

WATER- Water testing was done on April 11 & 12 at 8 locations. All passed.

Department update: The crew installed a sampling station at Blackhawk and S 16<sup>th</sup> Ave. They also started one on E LeClaire Rd. ISG toured the water plant on May 11<sup>th</sup>. Grunwald Grove 2<sup>nd</sup> addition water main was completed and passed all water tests.

ADMINISTRATION-

Department update: The WTO job position was posted on the City's Facebook page. Interviews have been scheduled for May 19<sup>th</sup>.

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

Jody Coffman  
Billing Clerk

