

CITY COUNCIL MEETING AGENDA
Monday, August 21, 2023, 7:00 PM
Eldridge City Hall · 305 N 3rd St· Eldridge, IA

Swearing in ceremony for Officer Chad Huettman at 7:00 p.m.

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment

5. Mayor's Agenda
 - A. Consideration to Approve City Council Minutes from August 7, 2023
 - B. Consideration to Approve Bills Payable
 - C. Consideration to Approve a Temporary 5-Day Liquor License effective 09/16/2023 – 09/20/2023 for Eldridge/North Scott Chamber of Commerce for Octoberfest event

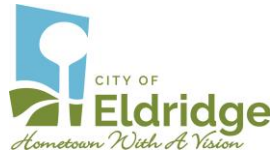
6. Old Business
 - A. Consideration of Third and Final Reading of Ordinance 2023-16 Adding Title A, Chapter Twenty – Civil Service Employee Residency Requirements to the Eldridge City Code
 - B. Consideration of Third and Final Reading of Ordinance 2023-17 Amending Title A, Chapter Three, Section 5.02 – Authority, of the Eldridge City Code to include a spending authorization limit of \$5,000 for Department Heads on general engineering costs for projects directly related to daily operations or public facility improvement planning
 - C. Consideration of Second Reading of Ordinance 2023-19 amending Title D, Chapter Two, Section 28 I-1 Light Industrial District to Update Principal Permitted Uses
 - D. Consideration of Second Reading of Ordinance 2023-20 Amending Title D, Chapter Two, Section 29 I-2 General Industrial District updating Principal Permitted Uses
 - E. Consideration of Second Reading of Ordinance 2023-21 for Rezoning of Lots 23,24,25 and 26 of Grunwald Grove 2nd Addition from the R-3 Multiple Family Residential District to Planned Residential Overlay District
 - F. Consideration of Authorizing the Eldridge Police Department to Purchase and Upfit New Squad for Patrol Fleet out of Community Policing Funds at a Cost of \$61,664.12 to Replace the Squad that was Removed from the Patrol Fleet and assigned to the K-9 Unit
 - G. Discussion on the lease agreement and proposed renewal terms with the Scott County Library

7. New Business
 - A. Consideration of Authorizing a proposal from LL Pelling Co. for 2023 Sealcoat Work in the amount of \$87,744.60, with \$56,243.70 funded out of Road Use for N. 12th Street and Lincoln Road, and \$31,500.90 funded out of Sales Tax for the lot at Sheridan Meadows.
 - B. Open Public Hearing on the proposed Amendment No. 5 to the Eldridge Unified Urban Renewal Plan
 - C. Close Public Hearing on the proposed Amendment No. 5 to the Eldridge Unified Urban Renewal Plan
 - D. Consideration of Resolution 2023-31 determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Bernie Peeters

Councilman Brian Dockery
Councilman Daniel Collins



necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 5 to the Eldridge Unified Urban Renewal Plan

- E. Consideration of First Reading of Ordinance 2023-22 for the division of revenues under Section 403.19, Code of Iowa, for Amendment No. 5 to the Eldridge Unified Urban Renewal Plan
- F. Open Public Hearing on the proposed Lincoln-LeClaire Urban Renewal Plan
- G. Close Public Hearing on the proposed Lincoln-LeClaire Urban Renewal Plan
- H. Consideration of Resolution 2023-32 determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Lincoln-LeClaire Urban Renewal Plan
- I. Consideration of First Reading of Ordinance 2023-23 for the division of revenues under Section 403.19, Code of Iowa, for Lincoln-LeClaire Urban Renewal Plan
- J. Open Public Hearing on the proposal to enter into a Development Agreement with RILCO, Inc. and GRT Eldridge Property, LLC.
- K. Close Public Hearing on the proposal to enter into a Development Agreement with RILCO, Inc. and GRT Eldridge Property, LLC.
- L. Consideration of Resolution 2023-33 approving and authorizing execution of a Development Agreement by and among the City of Eldridge, RILCO, Inc., and GRT Eldridge Property, LLC.

8. Activity Reports

- A. Police Department
- B. City Administrator
- C. City Clerk

9. Closed Session per Iowa Code 21.5(1)c. To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation

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

10. Potential Action as a Result of Closed Session

11. Adjournment

Next City Council Meeting: Tuesday, September 5th, 7:00pm at Eldridge City Hall Council Chambers

City of Eldridge City Council Meeting Minutes

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

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

Presiding: Mayor Frank King

Also Present: Marty O'Boyle, James Weiss, Jim Skadal, Joe Zrostlik, Trevor Grim, Jeffrey McDaniel, Brian Wessel, Joe Sisler, Martha Nieto, Ashley Lacey, Nevada Lemke, Jeff Martens, and Mark Ridolfi.

Motion by Blackwell to approve the agenda. Second by Peeters. Motion was approved unanimously by voice vote.

Public Comment

James Weiss spoke about concerns with the new sidewalk waiver for Eldridge properties. He believes we should look back at properties that have a waiver and reevaluate whether we should have them install a sidewalk. He also feels that we should revisit the tax breaks given to companies coming into Eldridge.

Mayor's Agenda

Motion by Blackwell to approve City Council Minutes from July 17, 2023. Second by Cheek. Motion was approved unanimously by voice vote.

Motion by Collins to approve the bills payable in the amount of \$547,160.09. Second by Peeters. Motion was approved unanimously by voice vote.

Motion by Dockery to approve a Temporary 5-Day Liquor License effective 08/16/2023 – 08/20/2023 for Cabos Cantina & Grill for the "Music in the Park" event. Second by Peeters. Motion was approved unanimously by voice vote.

Old Business

Motion by Peeters to approve the Third and final Reading of Ordinance 2023-15 Amending Title D, Chapter One, Section 19.12 – Sidewalks, of the Eldridge City Code, to include public and municipal districts and to address sidewalk assessment waivers for existing industrial parks. Second by Collins. Roll call vote indicated Blackwell (Aye), Cheek (Aye), Collins (Aye), Dockery (Aye), and Peeters (Aye).

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

Motion by Dockery to Open Public Hearing for the Sale of a parcel of land located in the NE¼ NE¼ of Section 26, T79N, R3E of the 5th P.M. in the City of Eldridge to Bankland LLC. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Dockery to Close Public Hearing for the Sale of a parcel of land located in the NE¼ NE¼ of Section 26, T79N, R3E of the 5th P.M. in the City of Eldridge to Bankland LLC. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Dockery to approve Resolution 2023-25 Approving the Sale of a parcel of land located in the NE¼ NE¼ of Section 26, T79N, R3E of the 5th P.M. in the City of Eldridge to Bankland LLC with the change of the purchase price from \$1 to \$10. Second by Peeters. Roll call vote indicated Blackwell (Aye), Cheek (Aye), Collins (Aye), Dockery (Aye), and Peeters (Aye).

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

Motion by Dockery to table the Second Reading of Ordinance 2023-18 Amending Title A, Chapter Twelve, Section 28.00 – Policy on Serving Alcohol at Events Within City Limits to include a provision requiring event hosts and organizers to assume responsibility for ensuring vendors have the appropriate licensures to sell alcoholic beverages. Second by Peeters. Roll call vote indicated Blackwell (Aye), Cheek (Nay), Collins (Nay), Dockery (Aye), and Peeters (Aye).

New Business

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

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

Motion by Dockery to Open Public Hearing for Rezoning of Lots 23,24,25 and 26 of Grunwald Grove 2nd Addition from the R-3 Multiple Family Residential District to Planned Residential Overlay District. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Dockery to Close Public Hearing for Rezoning of Lots 23,24,25 and 26 of Grunwald Grove 2nd Addition from the R-3 Multiple Family Residential District to Planned Residential Overlay District. Second by Cheek. Motion was approved unanimously by voice vote.

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

Motion by Dockery to approve Resolution 2023-26 Waiving Fees For the 2023-24 Student Built Home. Second by Peeters. Roll call vote indicated Blackwell (Aye), Cheek (Aye), Collins (Aye), Dockery (Aye), and Peeters (Aye).

Motion by Peeters to approve Resolution 2023-27 Approving the Final Plat of American Acres 2nd Addition. Second by Cheek. Roll call vote indicated Blackwell (Aye), Cheek (Aye), Collins (Aye), Dockery (Aye), and Peeters (Aye).

Motion by Dockery to approve Resolution 2023-28 Approving the Final Plat of CRST 1st Addition. Second by Cheek. Roll call vote indicated Blackwell (Aye), Cheek (Aye), Collins (Aye), Dockery (Aye), and Peeters (Aye).

Motion by Dockery to approve the Sidewalk Assessment Waiver for Ethodd Properties LLC subject to being recorded at the County level. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Dockery to approve the Sidewalk Assessment Waiver for RKJL, LLC, subject to being recorded at the County level. Second by Peeters. Motion was approved unanimously by voice vote.

Motion by Cheek to Open Public Hearing for Awarding a Contract for the 2023 Eldridge Street Patching Plan Project #1. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Dockery to Close Public Hearing for Awarding a Contract for the 2023 Eldridge Street Patching Plan Project #1. Second by Peeters. Motion was approved unanimously by voice vote.

Motion by Blackwell to approve Resolution 2023-29 Awarding a Contract for the 2023 Eldridge Street Patching Plan Project #1 to Centennial Contractors Inc. Second by Cheek. Roll call vote indicated Blackwell (Aye), Cheek (Aye), Collins (Aye), Dockery (Aye), and Peeters (Aye).

Motion by Dockery to Open Public Hearing for Awarding a Contract for the 2023 Eldridge Street Patching Plan Project #2. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Dockery to Close Public Hearing for Awarding a Contract for the 2023 Eldridge Street Patching Plan Project #2. Second by Cheek. Motion was approved unanimously by voice vote.

Motion by Blackwell to approve Resolution 2023-30 Awarding a Contract for the 2023 Eldridge Street Patching Plan Project #2 to Eastern Iowa Excavating and Concrete LLC. Second by Cheek. Roll call vote indicated Blackwell (Aye), Cheek (Aye), Collins (Aye), Dockery (Aye), and Peeters (Aye).

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

Motion by Blackwell to Authorize Purchase of Mower for Streets Department at a cost of \$5,820 out of Budgeted Item in Road Use Fund for Dump Truck and move Remaining Funds to General Equipment Replacement for future Dump Truck purchase. Second by Cheek. Motion was approved unanimously by voice vote.

Motion by Dockery to Authorize Martens to research other communities for Permitted Uses in Zoning District Ordinances. Second by Blackwell. Motion was approved unanimously by voice vote.

Activity Reports

Public Works – Wessel let the council know that on August 17 & 18th, resurfacing will be redone on W Donahue and N 8th St that was done last year, but the company had a machine malfunction. Public Works will be working on a new list of Capital Improvements for street projects in the future.

City Administrator – ADP went live, and employees are getting into it and putting their time in. The Y @ Work program started on August 1st. A meeting was had with URA taxing agencies and went well.

City Clerk – We are working to send out W-9 to our vendors that we pay \$600+ to send out 1099's at the end of the year, to be in compliance with the IRS. We currently have ACH vendors taking withdrawals out of the account and we apply it to the system with a g/l entry, we will be creating vendors for them and inputting them under the vendor. We have also created a file on Fileshare to save the backups for what and why journal entries are being processed.

Motion by Dockery to go into closed session at 9:35 p.m. Second by Blackwell. Motion approved by unanimous voice vote.

The City Council of Eldridge, Iowa resumed open session at the Eldridge City Hall at 11:00 p.m.

Dockery made a motion to adjourn at 11:01 p.m., noting no action was taken on either of the closed session items. Second by Collins. Motion was approved unanimously by voice vote.

Frank King
Mayor

Ashley Lacey
Billing Clerk

Bills for 8/7/23

ACCESS SYSTEMS LEASING	\$	233.77
AHLERS & COONEY P.C.	\$	6,758.00
AMAZON CAPITAL SERVICES	\$	48.94
BROOKS LAW FIRM P.C.	\$	3,743.00
CINTAS CORPORATION	\$	88.16
CLS MUDJACKING	\$	1,000.00
COBRA	\$	17.50
COMMERCIAL PRINTERS	\$	65.00
DAKOTA SUPPLY GROUP	\$	774.00
DARE IOWA	\$	100.00
DMB SALES	\$	126.12
ELDRIDGE LUMBERYARD INC.	\$	23.01
ELDRIDGE VOL. FIRE DEPT.	\$	102,141.84
ENGELBRECHT BROTHERS	\$	71,943.30
GRAINGER	\$	1,370.98
IA DEPT TRANSPORTATION	\$	1,275.00
IOWA LAW ENFORCEMENT ACADEMY	\$	150.00
IOWA LEAGUE OF CITIES	\$	75.00
IOWA PRISON INDUSTRIES	\$	2,100.20
KIESLER POLICE SUPPLY	\$	1,126.92
KINGS MATERIAL INC	\$	144.34
LAWSON PRODUCTS INC.	\$	184.64
MENARDS	\$	11.31
MERSCHMAN HARDWARE	\$	247.70
MIDAMERICAN ENERGY COMPANY	\$	10,058.74
MIDWEST WHEEL	\$	7.44
MILLS CHEVROLET	\$	244.54
MRA	\$	375.00
NORTH CENTRAL LABORATORIES	\$	84.81
OFFICE SPECIALISTS	\$	233.27
PLUMB SUPPLY	\$	82.81
QUAD CITIES CHAMBER OF COMMERCE	\$	9,995.16
QUAD CITIES TAS	\$	64.01
QUAD CITIES WINWATER CO	\$	285.33
RIVER CITIES MANAGEMENT	\$	1,886.50
RIVER VALLEY COOPERATIVE	\$	1,368.96
RIVER VALLEY TURF	\$	73.53
RIVERSTONE GROUP INC	\$	2,764.60
RNJS DISTRIBUTION INC.	\$	26.45
SAFETY KLEEN	\$	230.90
SCOTT COUNTY SHERIFFS DEPT.	\$	250.00
SHIVE-HATTERY ENGINEERS	\$	95,096.49
SISLER, JOE	\$	222.70
THEISEN SUPPLY INC	\$	65.54
TWIN-STATE ENG. & CHEM.	\$	154.48
VERIZON WIRELESS	\$	1,144.15
WEX BANK	\$	5,266.85

AUXIANT	\$	3,245.24
DELTA DENTAL	\$	1,381.56
UNUM LIFE INSURANCE	\$	583.32
WELLMARK BLUE CROSS	\$	18,279.51
PAYROLL 7/22/2023	\$	95,722.99
PAYROLL 8/5/2023	\$	104,216.48
TOTAL	\$	547,160.09

BILLS PAYABLE

POLICE	001 5-110-6725	ACCESS SYSTEMS LEASING	PD COPIER LEASE	\$342.85
ADMINISTRATION	001 5-611-6601	ADP INC	PROCESSING CHARGES	\$142.17
STREET LIGHTS	001 5-230-6371	ALLIANT ENERGY CO.	UTILITES	\$413.45
STREET LIGHTS	001 5-230-6371	ALLIANT ENERGY CO.	UTILITES	\$23.05
SEWER	610 5-815-6371	ALLIANT ENERGY CO.	UTILITES	\$20.40
POLICE	001 5-110-6599	AMAZON CAPITAL SERVICES	GLOVES	\$99.90
STREETS	001 5-210-6373	AMAZON CAPITAL SERVICES	LUKE SCREEN PROTECTOR	\$5.49
FINANCE	001 5-620-6506	AMAZON CAPITAL SERVICES	CLOSED SESSION USB'S	\$104.99
COMMUNITY POLICING	008 5-110-6602	AMAZON CAPITAL SERVICES	K9	\$108.49
COMMUNITY POLICING	008 5-110-6602	AMAZON CAPITAL SERVICES	K9 DOG HOUSE	\$98.99
SEWER	610 5-815-6320	ANTHONY RUPE	BATTERY CHARGER/ MAINTEN PARTS	\$85.85
POLICE	001 5-110-6331	AQUA-TECH CAR WASH	FLEET CAR WASH	\$115.00
ARPA	315 5-210-6762	AXON ENTERPRISE INC	TASERS HOLSTERS	\$14,621.00
ADMINISTRATION	001 5-611-6213	BI-STATE REGIONAL COMM	MANAGERS/ADMIN MEETING MALONEY	\$17.88
POLICE	001 5-110-6250	CALIBRE PRESS	SCHWERTMAN - ON CHILD PREDATOR	\$495.00
FINANCE	001 5-620-6373	CENTRAL SCOTT TELEPHONE	WIFI TELEPHONE	\$867.56
SEWER	610 5-815-6373	CENTRAL SCOTT TELEPHONE	WIFI TELEPHONE	\$257.00
STREETS	001 5-210-6310	CINTAS CORPORATION	MATS	\$45.48
POLICE	001 5-110-6240	COSTAS JACOB	COSTAS JACOB	\$80.00
POLICE	001 5-110-6240	COSTAS JACOB	K9 SCHOOL	\$80.00
SALES TAX	121 5-750-6727	DAVENPORT ELECTRIC CONTRACT CO	INSTAL WIRE MESH LIGHT POLES	\$2,085.00
STREET LIGHTS	001 5-230-6371	ELDRIDGE ELECT. UTILITY	STREET LIGHTS	\$3,570.84
STREETS	001 5-210-6310	ELDRIDGE WELDING	1 PC 1/8 X 2 1/2 X 2 1/2 42	\$73.90
FINANCE	001 5-620-6506	FRANCOTYP-POSTALIA INC.	INK FOR POSTAGE MACHINE	\$145.99
POLICE	001 5-110-6412	GENESIS OCCUPATIONAL HEALTH	HUETTMAN	\$187.00
SEWER	610 5-815-6320	GRAINGER	WRENCHES	\$27.95
COMMUNITY POLICING	008 5-110-6599	HY-VEE NORTH SCOTT	Fritos NNO	\$193.80
SEWER	610 5-815-6440	IOWA DEPARTMENT OF NATURAL RESOURCES	LAB CERTIFICATION RENEWAL	\$1,600.00
COMMUNITY POLICING	008 5-110-6599	IOWA DEPT. OF JUSTICE	PROPERTY SEIZED - 10%	\$139.60
TRAFFIC	001 5-240-6509	IOWA PRISON INDUSTRIES	WARNING SIGNS	\$256.08
TRAFFIC	001 5-240-6509	IOWA PRISON INDUSTRIES	SCHOOL SPEED LIMIT	\$519.20
ADMINISTRATION	001 5-611-6310	KINGS MATERIAL INC	CITY HALL LANDSCAPE	\$360.00
SEWER	610 5-815-63311	LAWSON PRODUCTS INC.	SILICONE HOSE CLAMP	\$40.67
SEWER	610 5-815-6310	MENARDS	WRENCH	\$26.63
SEWER	610 5-815-6320	MENARDS	DOOR CLOSER	\$56.35
VEHICLE MAINTENANCE	001 5-299-63322	MIDWEST WHEEL	PARTS	\$336.97
VEHICLE MAINTENANCE	001 5-299-6504	MOLO PETROLEUM LLC	SEWER CONVEYER OLD WORLD BLUE	\$218.40
SEWER	610 5-815-63311	MOLO PETROLEUM LLC	HAVOLINE CONVENTIONAL	\$262.20
SEWER	610 5-815-6350	MOLO PETROLEUM LLC	SEWER CONVEYER OLD WORLD BLUE	\$306.00
VEHICLE MAINTENANCE	001 5-299-6332	NAPA AUTO PARTS	UNIT 511 EXPANSION VALVE	\$27.00
VEHICLE MAINTENANCE	001 5-299-6332	NAPA AUTO PARTS	UNIT 110 AIR & OIL FILTER	\$23.22
VEHICLE MAINTENANCE	001 5-299-6332	NAPA AUTO PARTS	UNIT 110 WIPERS	\$42.02
VEHICLE MAINTENANCE	001 5-299-6332	NAPA AUTO PARTS	UNIT 103 SENSOR	\$32.77
VEHICLE MAINTENANCE	001 5-299-63322	NAPA AUTO PARTS	UNIT 88 SUSP KIT	\$135.21
VEHICLE MAINTENANCE	001 5-299-6504	NAPA AUTO PARTS	SHOP SUPPLIES	\$13.96
FINANCE	001 5-620-6414	NORTH SCOTT PRESS	CITY COUNCIL	\$449.95
POLICE	001 5-110-6506	OFFICE SPECIALISTS	EPD - BAG COPY PAPER	\$67.75
ROAD USE	110 5-210-6752	PLEASANT VALLEY REDI-MIX INC	4000 COMM EXT	\$860.00
ADMINISTRATION	001 5-611-6310	PRECISION AIR	WORK ON AC AT EPD	\$153.00
STREETS	001 5-210-6310	PREMIER PEST MANAGEMENT	GEN PEST	\$12.50
SEWER	610 5-815-6230	QC ANALYTICAL SERVICES LLC	WASTEWATER CONFERENCE	\$600.00
SEWER	610 5-815-6490	QC ANALYTICAL SERVICES LLC	E COLI TESTING	\$267.00
SEWER	610 5-815-6310	QUAD CITIES WINWATER CO	DIGESTER VALVE REPLACEMENT	\$1,060.00
SANITATION	001 5-290-6497	REPUBLIC SERVICES #400	GARBAGE SERVICES	\$32,161.85
STREETS	001 5-210-6331	RIVER VALLEY COOPERATIVE	DIESEL	\$1,307.65
ROAD USE	110 5-210-6534	RIVERSTONE GROUP INC	BUTTERMILK RD	\$466.96
ROAD USE	110 5-210-6534	RIVERSTONE GROUP INC	VARIOUS 3/4 DOWN COMM	\$453.18
POLICE	001 5-110-6599	RNJS DISTRIBUTION INC.	WATER COOLER	\$12.80
FINANCE	001 5-620-6506	RNJS DISTRIBUTION INC.	WATER COOLER	\$12.80
STREETS	001 5-210-6499	ROOF TOP SEDUMS LLC	FERTILIZER	\$400.00
COMMUNITY POLICING	008 5-110-6599	SCOTT COUNTY ATTORNEY'S OFFICE	PROPERTY SEIZED - 25%	\$349.00
ADMINISTRATION	001 5-611-6601	SCOTT COUNTY TREASURER	PROPERTY TAX - 931535001	\$676.00
ADMINISTRATION	001 5-611-6601	SCOTT COUNTY TREASURER	PROPERTY TAX - 931533001	\$624.00
POLICE	001 5-110-6319	SHARED IT INC	IT SERVICES	\$646.50
STREETS	001 5-210-6373	SHARED IT INC	IT SERVICES	\$203.65
FINANCE	001 5-620-6373	SHARED IT INC	IT SERVICES	\$269.75
SEWER	610 5-815-6373	SHARED IT INC	IT SERVICES	\$137.55
SEWER	610 5-815-6230	STATE HYGENIC LABORATORY	RUPE SHL ANNUAL LAB SYMPOSIUM	\$100.00
ADMINISTRATION	001 5-611-6601	TSS	RANDOM TESTING & NEW HIRE TESTING	\$437.50

SEWER	610 5-815-6310	TWIN-STATE ENG. & CHEM.	BUCCANEER PLUS	\$54.25
FINANCE	001 5-620-6508	U.S. POST OFFICE	POSTAGE	\$500.00
POLICE	001 5-110-6181	UNIFORM DEN INC.	SCHWERTMAN	\$110.00
POLICE	001 5-110-6181	UNIFORM DEN INC.	SISLER	\$238.40
POLICE	001 5-110-6181	UNIFORM DEN INC.	SISLER	\$25.50
INSPECTIONS	001 5-170-6373	VERIZON WIRELESS	CITY CELLULAR	\$41.31
STREETS	001 5-210-6373	VERIZON WIRELESS	CITY CELLULAR	\$190.89
FINANCE	001 5-620-6373	VERIZON WIRELESS	CITY CELLULAR	\$41.31
SEWER	610 5-815-6373	VERIZON WIRELESS	CITY CELLULAR	\$168.94
POLICE	001 5-110-6331	WEX BANK	FUEL	\$4,423.68
STREETS	001 5-210-6331	WEX BANK	FUEL	\$1,778.83
SEWER	610 5-815-6331	WEX BANK	FUEL	\$579.33
ADMINISTRATION	001 5-611-6310	WILFORD CONSTRUCTION	OFFICE ENTRY REMODEL	\$8,716.09
SPLIT	SPLIT	DELTA DENTAL	INSURANCE PREMIUMS	\$1,614.77
SPLIT	SPLIT	UNUM LIFE INSURANCE COMPANY OF AMERICA	INSURANCE PREMIUMS	\$780.87
SPLIT	SPLIT	WELLMARK BLUE CROSS	INSURANCE PREMIUMS	\$22,531.15
SPLIT	SPLIT	PAYROLL	PAYROLL	\$94,434.16
SPLIT	SPLIT	AUXIANT	CLAIM FUNDING	\$11,466.17

CREDIT CARDS

ANDREW LELIG	008-5-110-6599	DOMINO'S	PIZZA FOR GTSB EVENT	\$44.68
ANDREW LELIG	008-5-110-6602	RAY ALLEN	HARNESS FOR K-9	\$92.58
ANDREW LELIG	008-5-110-6602	ELITE K-9 INC	K-9 BALLISTIC VEST	\$1,247.31
ANDREW LELIG	008-5-110-6602	PETSMART	K-9 SUPPLIES	\$112.32
ASHLEY LACEY	001-5-611-6310	AMERICAN LOCKSETS	CITY HALL SECURE ENTRANCE LOCK & FOBS	\$754.32
ASHLEY LACEY	001-5-611-6601	WALMART	REIMBURSED PURCHASE -	\$23.04
BRENDA KIEL	001-5-110-6506	SAM'S CLUB	OFFICE SUPPLIES	\$29.66
BRENDA KIEL	001-5-110-6508	COMMERCIAL PRINTERS	SHIPPING FOR TEST BOOKS	\$13.61
BRENDA KIEL	001-5-110-6727	GALLS	UNLOCK KITS	\$497.96
GARRETT JAHNS	001-5-110-6181	ZAZZLE	BUSINESS CARDS - CLOTHING ALLOWANCE	\$31.70
JEFFERY MARTENS	001-5-611-6240	IOWA LEAGUE OF CITIES	REGISTRATION FOR ANNUAL CONFERENCE	\$230.00
JEFFREY WHITE	001-5-210-6512	THE HOME DEPOT	BACKPACK SPRAYER	\$319.93
JODY COFFMAN	001-5-611-6310	SAM'S CLUB	PAPER TOWELS, HAND TOWELS, PLATES	\$75.94
JOSEPH SISLER	001-5-110-6181	GALLS	CLOTHING ALLOWANCE	\$106.29
KEITH SCHNECKLOTH	001-5-299-63322	FARM & FLEET - DAVENPORT	BRAKE CLEAN & GREASE	\$83.64
MARTHA NIETO	001-5-620-6212	IA SECRETARY OF STATE	NOTARY APP & STAMP FOR ASHLEY LACEY	\$30.00
NEVADA LEMKE	001-5-620-6506	AMAZON	MONITOR STANDS FOR CITY CLERK OFFICE	\$57.76
NEVADA LEMKE	001-5-620-6506	AMAZON	COFFEE POT AND COASTERS - CITY HALL	\$73.71
NEVADA LEMKE	001-5-620-6506	KEURIG	COFFEE FOR CITY HALL BREAK ROOM	\$40.22
NEVADA LEMKE	001-5-611-6240	QUAD CITIES CHAMBER OF COMMERCE	ANNUAL QC CHAMBER REPORT EVENT REG	\$100.00
SADIE WAGNER	610-5-815-6310	AG SPRAY - RETURN	RETURN - TAX ADJUSTMENT	-\$2.54
SADIE WAGNER	001-5-611-6601	B2B PRIME - AMAZON	BUSINESS PRIME ANNUAL MEMBERSHIP	\$499.00
SADIE WAGNER	001-5-620-6212	IA SECRETARY OF STATE	NOTARY APPLICATION & STAMP	\$30.00
			BILLS PAYABLE	\$218,130.35
			CREDIT CARD	\$4,491.13
			TOTAL	\$222,621.48



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
ELDRIDGE NORTH SCOTT CHAMBER OF COMMERCE	Eldridge Chamber of Commerce	(563) 285-9965		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
210 West Franklin Street		Eldridge	Scott	52748
MAILING ADDRESS	CITY	STATE	ZIP	
210 West Franklin Street	Eldridge	Iowa	52748	

Contact Person

NAME	PHONE	EMAIL
Tabbitha Kramer	(563) 285-9965	tabbitha@northscottchamber.om

License Information

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

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS

SUB-PERMITS

Special Class C Retail Alcohol License

PRIVILEGES

Outdoor Service

*OK to approve
C. Kramer 4/11/15 #110*



State of Iowa

Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Nonprofit entity which has a principal office in the State of Iowa.

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Tabbitha Kramer	Eldridge	Iowa	52748	Director	0.00	Yes

Insurance Company Information

INSURANCE COMPANY

Founders Insurance Company

POLICY EFFECTIVE DATE

Sep 16, 2023

POLICY EXPIRATION DATE

Sep 21, 2023

DRAM CANCEL DATE

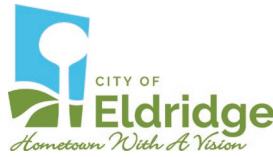
OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



ORDINANCE 2023-16

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

Section One.

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

RESIDENCY REQUIREMENTS FOR CIVIL SERVICE EMPLOYEES.

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

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

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

PASSED AND APPROVED THIS 21 DAY OF AUGUST, 2023.

Attest:

Mayor, Frank King

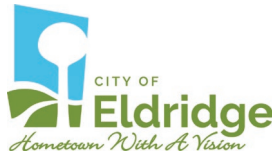
Martha Nieto, City Clerk

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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



ORDINANCE 2023-17

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

Section One.

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

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

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

Section Two.

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

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

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

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

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

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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



PASSED AND APPROVED THIS 21 DAY OF AUGUST, 2023.

Attest:

Mayor, Frank King

Martha Nieto, City Clerk

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

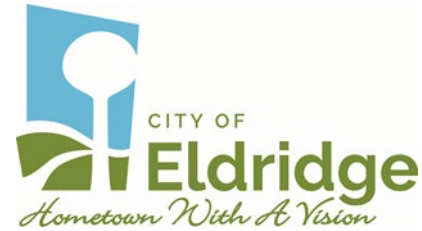
Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery

City of Eldridge

MEMORANDIUM



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

Plan and Zone Commission:

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

28.00 I-1 LIGHT INDUSTRIAL DISTRICT.

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

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

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

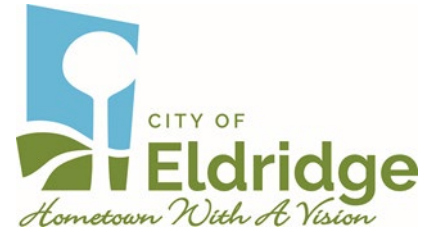
Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery

City of Eldridge

MEMORANDIUM



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

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

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

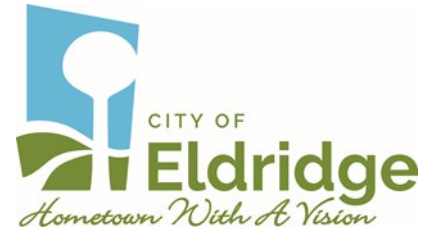
28.03 PROHIBITED USES. The following uses are specifically prohibited in the "I-1" Light Industrial District:

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

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

City of Eldridge

MEMORANDIUM



28.05 LOT AREA, LOT WIDTH AND YARD REQUIREMENTS.

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

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

Lot Width: None

Front Yard Depth: 25 ft.

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

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

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

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

29.00 I-2 GENERAL INDUSTRIAL DISTRICT.

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

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

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

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

B. Cement block manufacture;

C. Concrete and asphalt mixing plants;

D. Drop forge;

E. Foundry;

D. Meat packing, but not stockyard and slaughterhouse;

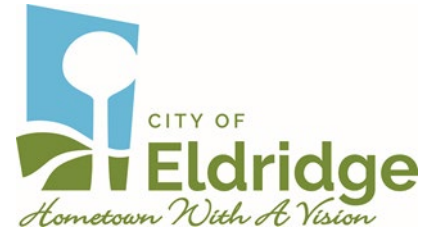
F. Planning mill and saw mill;

G. Stamping mill and other metal working processes;

H. Grain storage and processing;

City of Eldridge

MEMORANDIUM



I. Wood products manufacturing;

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

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

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

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

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

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

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

C. Cement, lime, or gypsum manufacture;

D. Chemical and petroleum refining;

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

F. Transmission towers

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

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

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

~~J. Landfill~~

~~K. Recycle yards~~

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

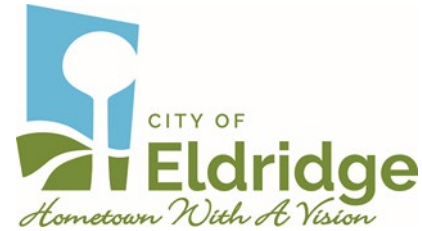
~~M. Outdoor storage facilities: All such storage areas shall be screened from view of roadways by at least 7' solid decorative fencing. Storage area must be on a dust free durable surface. Areas used for the storage of wheeled equipment such as semi-trailers, campers, boats, hauling trailers, etc. shall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

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

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

City of Eldridge

MEMORANDIUM



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

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

29.05 LOT AREA, LOT WIDTH AND YARD REQUIREMENTS.

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

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

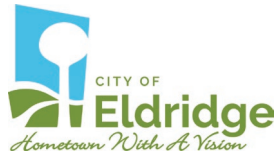
Lot Width: None

Front Yard Depth: 25 ft.

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

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

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



ORDINANCE 2023-19

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

Section One.

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

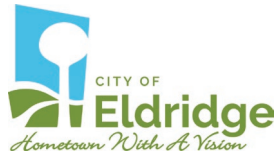
- A. Automobile and motor vehicle repair garage doing major repair;
- B. Bottling works;
- C. Contractor's shop and enclosed storage yards;
- D. Environmental agency approved fertilizer blending plants, liquid and dry, and sale of feed or fuel;
- E. Grain elevator and associated enclosed warehouses;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

Section Two.

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



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

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

Section Three.

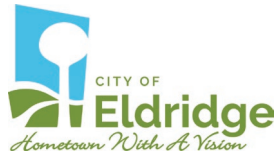
Title D, Chapter Two, Section 28.02 PERMITTED USES ON REVIEW is amended by removing the following language:

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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



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

Section Four.

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

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

Section Five.

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

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

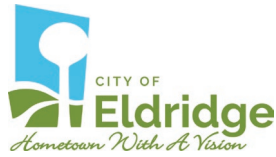
Section Six.

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

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

Section Seven.

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



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

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

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

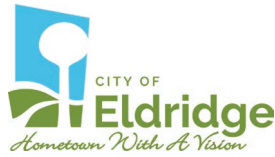
PASSED AND APPROVED THIS 5TH DAY OF SEPTEMBER, 2023.

Attest:

Mayor, Frank King

Martha Nieto, City Clerk

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



ORDINANCE 2023-20

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

Section One.

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

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

Section Two.

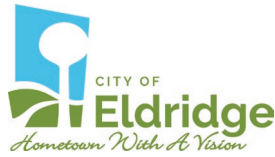
Title D, Chapter Two, Section 29.01 PRINCIPAL PERMITTED USES is amended by adding the following language:

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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



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

Section Three.

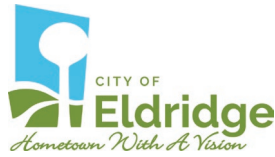
Title D, Chapter Two, Section 29.02 PERMITTED USES ON REVIEW is amended by removing the following language:

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

Section Four.

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

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



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

C. Cement, lime, or gypsum manufacture;

D. Chemical and petroleum refining;

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

F. Transmission towers

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

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

I. Parking lots, public and private;

J. Landfill

K. Recycle yards

L. Rail storage yards and transfer stations

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

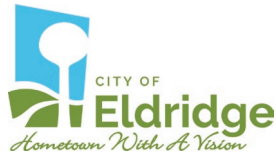
Section Five.

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

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

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

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



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

Attest:

Mayor, Frank King

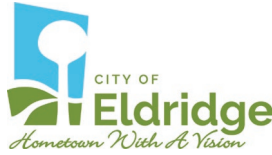
Martha Nieto, City Clerk

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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery



ORDINANCE 2023-21

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

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

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

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

Maximum density shall not exceed that of the underlying district.

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

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

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

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



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

Attest:

Mayor, Frank King

Martha Nieto, City Administrator

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



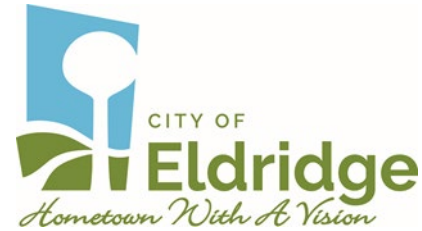
Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery

City of Eldridge

MEMORANDIUM



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

Mayor and City Council:

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

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

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

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

Below are 4 exhibits:

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



REZONING APPLICATION Plan and Zone Commission

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

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

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

Signature of Applicants (s) Dale Grunwald

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

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

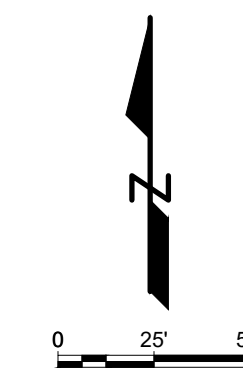
For office use only			
Filing Fee Paid	\$	<u>150</u>	Date Filed <u>7/25/2023</u>
Payment Method		<u>Check #1570</u>	Meeting Date <u>8/3/2023</u>
Courtesy Letters Sent		<u>✓</u>	

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

SET BACKS: R-3

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

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



**PRELIMINARY
NOT FOR
RECORDING**

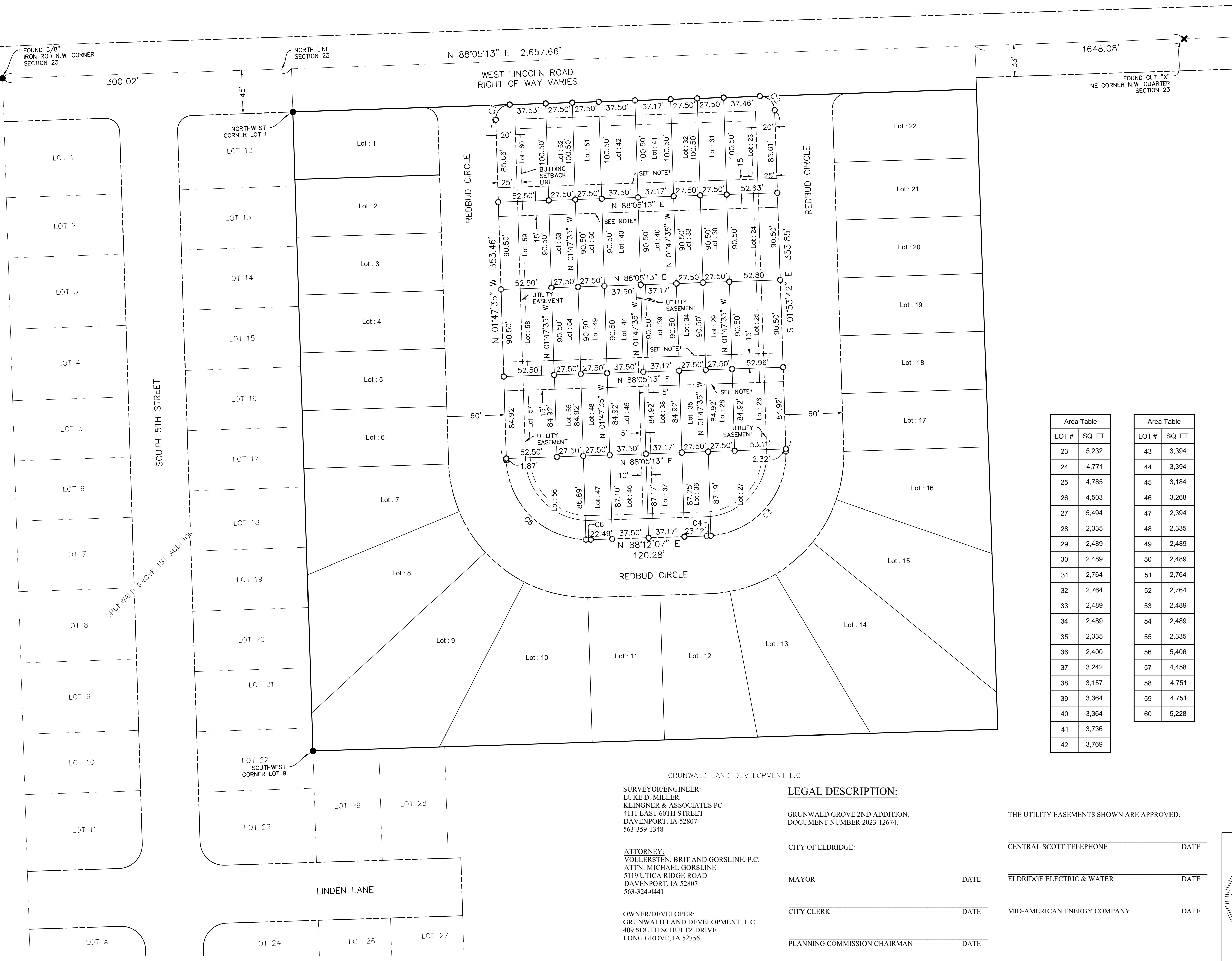
LEGEND

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

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

AREA TABLE

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



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

Curve Table

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

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

GENERAL NOTES

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

GRUNWALD LAND DEVELOPMENT L.C.

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

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

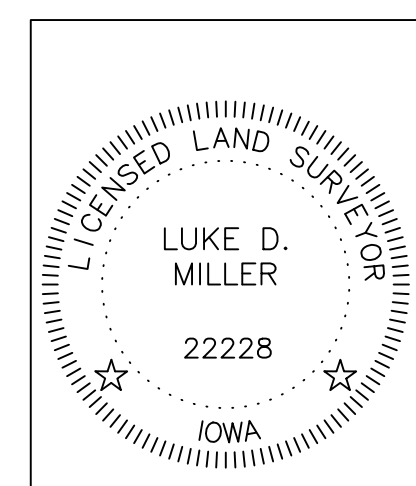
OWNER/DEVELOPER:
GRUNWALD LAND DEVELOPMENT, L.C.
409 SOUTH SCHULTZ DRIVE
LONG GROVE, IA 52756

LEGAL DESCRIPTION:

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

CITY OF ELDRIDGE:
MAYOR _____ DATE _____
CITY CLERK _____ DATE _____
PLANNING COMMISSION CHAIRMAN _____ DATE _____

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



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

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

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REVISION HISTORY

NO.	DESCRIPTION	DATE	APP.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

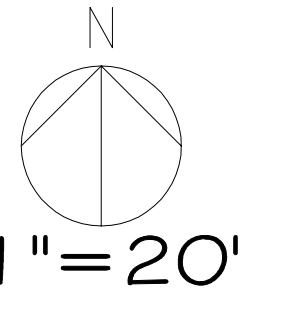
PLANNED RESIDENTIAL OVERLAY DISTRICT
GRUNWALD LAND DEVELOPMENT, L.C.
409 SOUTH SCHULTZ DRIVE
LONG GROVE, IOWA 52756

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

DESIGNED	DRAWN
JLR	JLR
FIELD	FIELD BOOK
CHECKED	CHECK DATE
LDM	

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

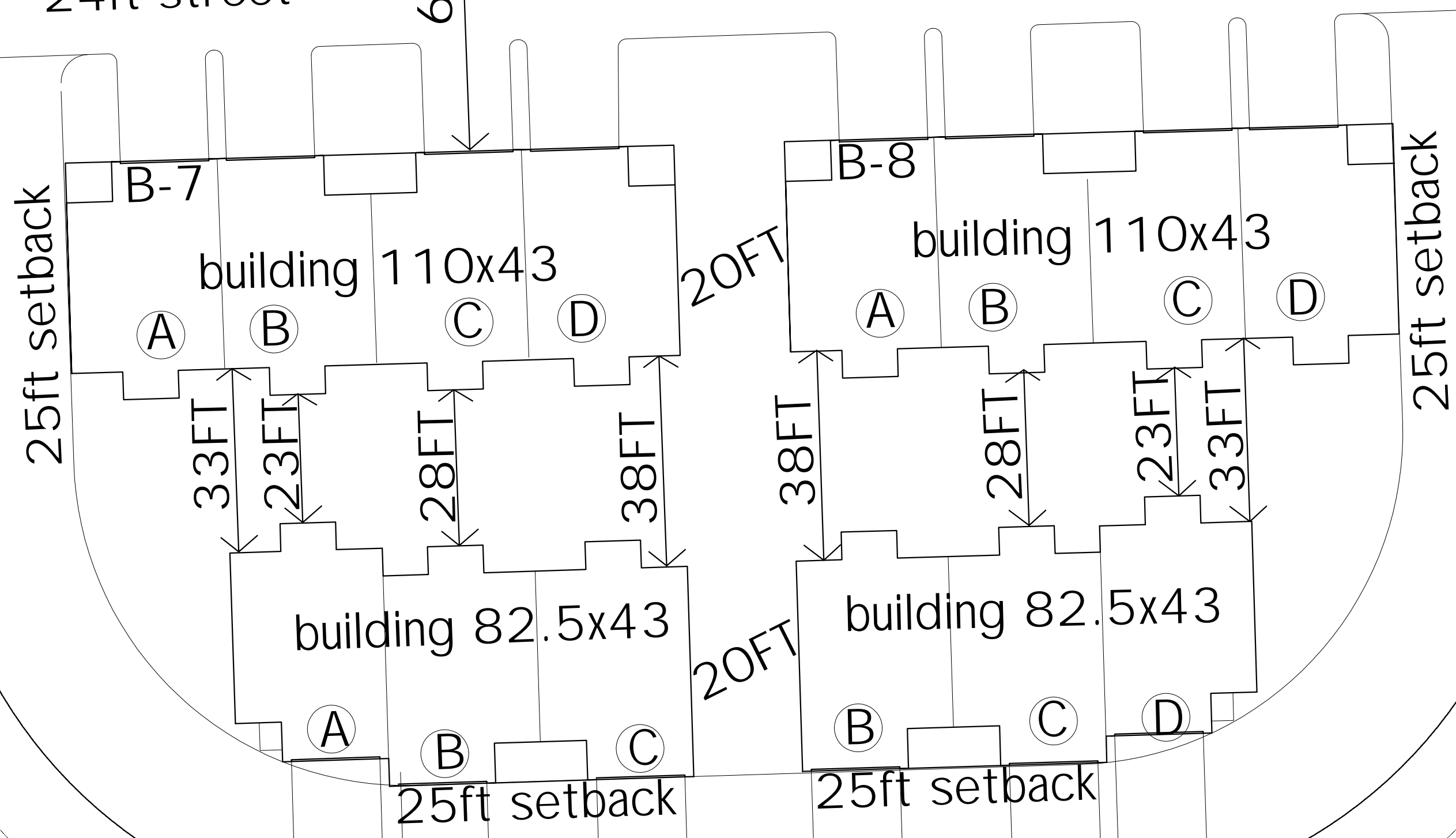
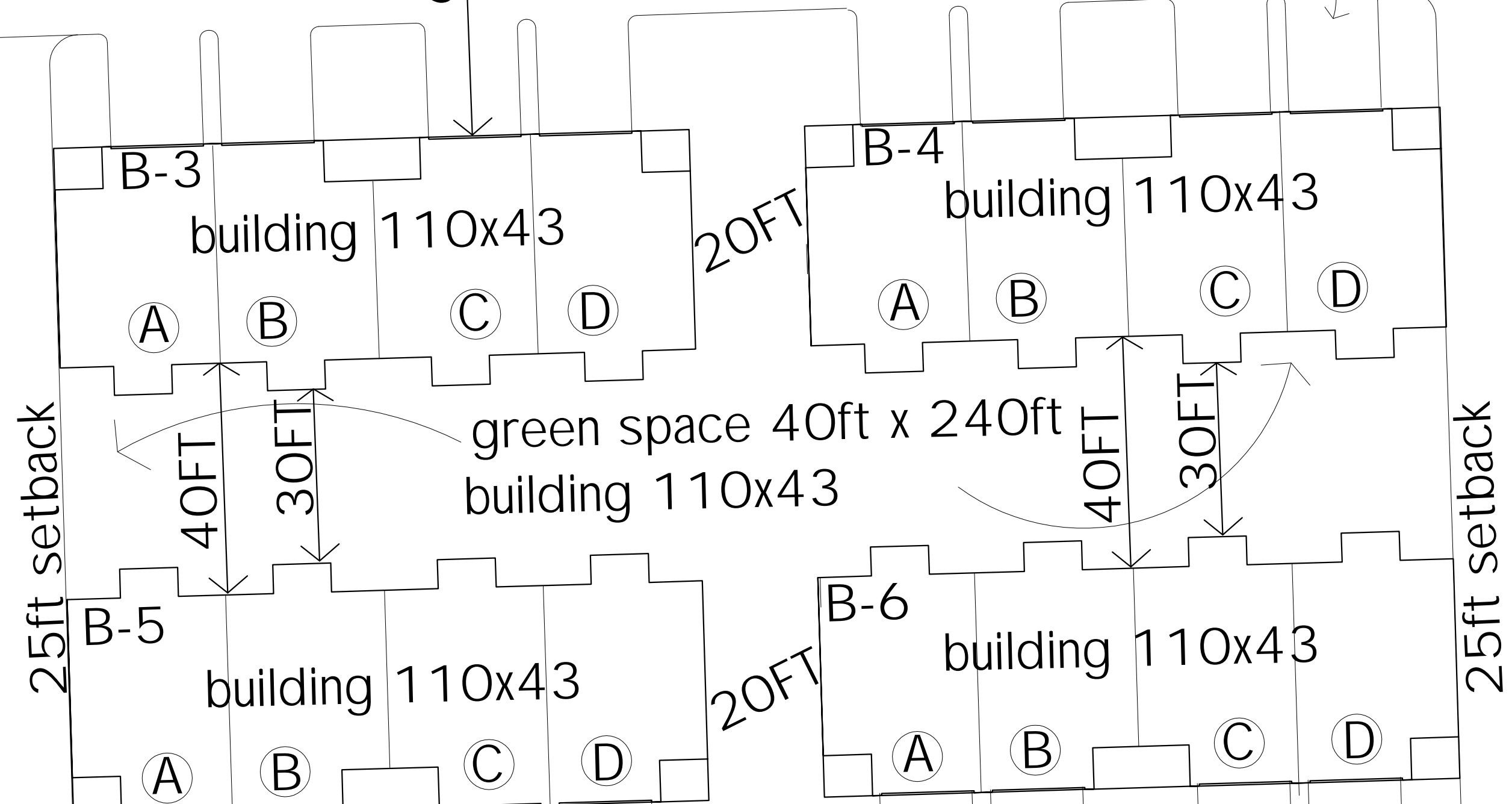
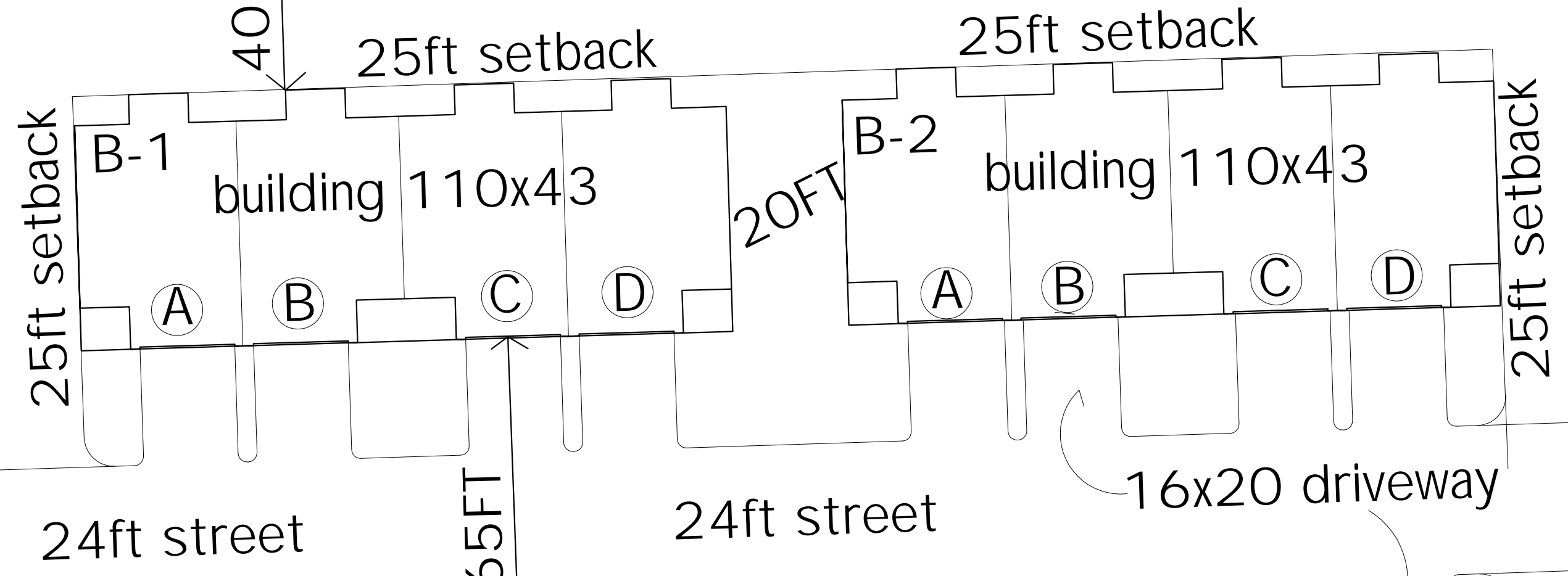
WEST LINCOLN ROAD



REDBUD CIRCLE

REDBUD CIRCLE

REDBUD CIRCLE



23.00 PLANNED RESIDENTIAL OVERLAY DISTRICTS.

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

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

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

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

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

23.04 MINIMUM LOT AREA. None required.

23.05 MINIMUM LOT WIDTH. None required.

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

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

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

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

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

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

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

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

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

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

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

23.16 COMPLETED PROJECT.

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

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



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

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



Estimate

#4600

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

07/27/2023

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

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

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

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

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





Estimate

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205 N High St
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 United States
 641-227-2222
 sales@keltetekinc.com

07/27/2023

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





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07/27/2023

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





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





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





Estimate

#4600

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

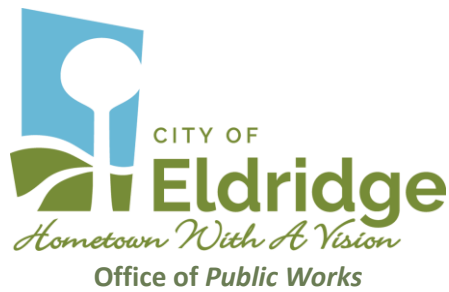
07/27/2023

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

Subtotal	\$20,907.12
Shipping Cost	\$0.00
Tax (%)	\$0.00
Total	\$20,907.12

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





August 18, 2023

To: Mayor & City Council

From: Brian Wessel

Re: 2023 Sealcoat Project

The Street Department received a proposal for sealcoat projects that are recommended for completion in this current fiscal year.

Two of the projects would be funded out of the current Road Use budget from the street patching line item, for a total of \$56,243.70. The proposed project locations include:

North 12 th Street from East Franklin to the Gravel	\$11,901.60
Lincoln Road from South 1 st Street to Buttermilk	\$44,342.10

The remaining projects would be funded out of the current Sales Tax budget from the minor projects line item, for a total of \$31,500.90. These projects include various areas of the lot located at Sheridan Meadows Park.

Please consider these projects that are in need of repair and approval of the proposal from LL Pelling Company for a total of \$87,744.60 to complete these sealcoat projects. Let me know if there are any questions.

Thanks,

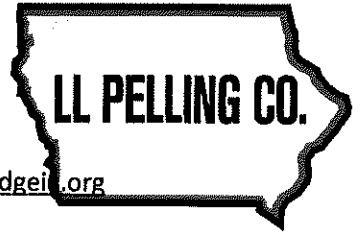
Brian Wessel

PROPOSAL

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

Phone: 563-210-7376

Email: bwessel@cityofeldridgeiowa.org



WWW.LLPELLING.COM

1425 W. Penn Street P.O. Box 230 North Liberty, Iowa 52317

(319) 626-4600 FAX (319) 626-4605

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

Page 2

Street	From	To	L (ft)	W (ft)	TYPE OF WORK (SY)		Total
					Type A	Type B	
N. 12th	E. Franklin	Gravel	A				\$ -
			B	1653	24		4,408
Sheidan park	Concrete	Hydrant	A				\$ -
			B	315	6		210
Sheidan park	Concrete	Hydrant	A				\$ -
			B	315	15		525
Sheidan park	Concrete	Hydrant	A				\$ -
			B	315	48		1,680
Sheidan park	Hydrant	Corner	A				\$ -
			B	529	61		3,585
Sheidan park	Corner	Gravel Lot	A				\$ -
			B	600	21		1,400
Sheidan park	Corner	Gravel Lot	A				\$ -
			B	105	40		467
Lincoln Rd.	S. 1st St.	Buttermilk	A				\$ -
			B	4927	30		16,423
			A				\$ -
			B				-

Summary of Work	Unit of Measure	Quantity	Unit Cost	Total
Type B Work	Square Yd	28,698	\$ 2.70	\$ 77,484.60
Cold Mix Patching	per ton	285.00	\$ 36.00	\$ 10,260.00
				\$ 87,744.60

NOTES: Billing on final units completed.

Date: 7/21/2023

Authorized Signature

Greg Eganhouse

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

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

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

Signature _____ Date _____

Signature _____ Date _____

"Committed to Excellence since 1948"

PROPOSAL

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



WWW.LLPELLING.COM

1425 W. Penn Street P.O. Box 230 North Liberty, Iowa 52317

(319) 626-4600 FAX (319) 626-4605

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

Page 1

RE: 2023 Sealcoat Work

Description of Work:

Type B Work

B. Single seal coat consisting of:

Power broom streets

Furnish and apply single seal coat of MC-3000 asphalt

Furnish, spread and roll 3/8" chips.

NOTES:

1. Billing on final units completed.

2. Cold Mix Patching amount is an *estimated* quantity. Invoice will be on actual tons placed.

*Is this project tax exempt? Yes ___ No ___. If you checked yes, please send the Iowa Construction Sales Tax Form with your signed proposal.

Authorized
Signature _____

Greg Eganhouse

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

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

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

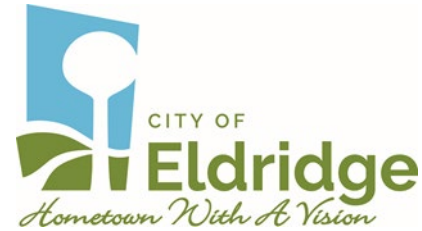
Signature _____ Date _____

Signature _____ Date _____

"Committed to Excellence since 1948"

City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Amendment No. 5 to the Eldridge Unified Urban Renewal Plan
Date: 8/21/23

Mayor and City Council,

The following is a report on the consultation held with the affected taxing entities to discuss this proposed amendment:

Tax Entity Consultation Meeting Report Tuesday, August 1, 2023, 10:00 a.m., Eldridge City Hall

The City of Eldridge invited representatives from the North Scott School District and Scott County Iowa to attend a consultation meeting concerning the proposed Amendment No. 5 to the Eldridge Unified Urban Renewal Plan and the proposed Lincoln-LeClaire Urban Renewal Plan for a proposed Lincoln-LeClaire Urban Renewal Area. Present were Nevada Lemke, City Administrator, Jeff Martens, Assistant City Administrator, Brian Dockery, City Councilman, Joe Stutting, North Scott School District Superintendent, and Todd Friemel, GRT. A representative from Scott County Iowa did not attend.

Introductions were made and the above mentioned information was presented for discussion. Martens presented maps for the current and proposed areas. After a short discussion Stutting voiced support for the amendment and plan.

The meeting was then adjourned.

Since the meeting was held no written recommendations have been received from the affected taxing entities.

RESOLUTION NO. 2023-31

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

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

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

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

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

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

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

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

Blackhawk Trail Urban Renewal Subarea (1994)

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

Amendment No. 1 Area to Unified Urban Renewal Subarea

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

And

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

And

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

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

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

Amendment No. 2 Area to Unified Urban Renewal Subarea

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

and

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

Amendment No. 3

Did not add or remove land from the Area.

Amendment No. 4

Did not add or remove land from the Area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 2. This Council further finds:

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

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

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

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

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

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and

spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

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

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

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

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

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

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

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

PASSED AND APPROVED this 21st day of August, 2023.

Mayor

ATTEST:

City Clerk

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

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

CITY OF ELDRIDGE, IOWA

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

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

INTRODUCTION

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

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

BASE VALUE

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

DESCRIPTION OF AREA

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

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

DEVELOPMENT PLAN/ZONING

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

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

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

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

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

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

No additional urban renewal projects are proposed by this Amendment.

FINANCIAL DATA

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

EFFECTIVE PERIOD

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

REPEALER AND SEVERABILITY CLAUSE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

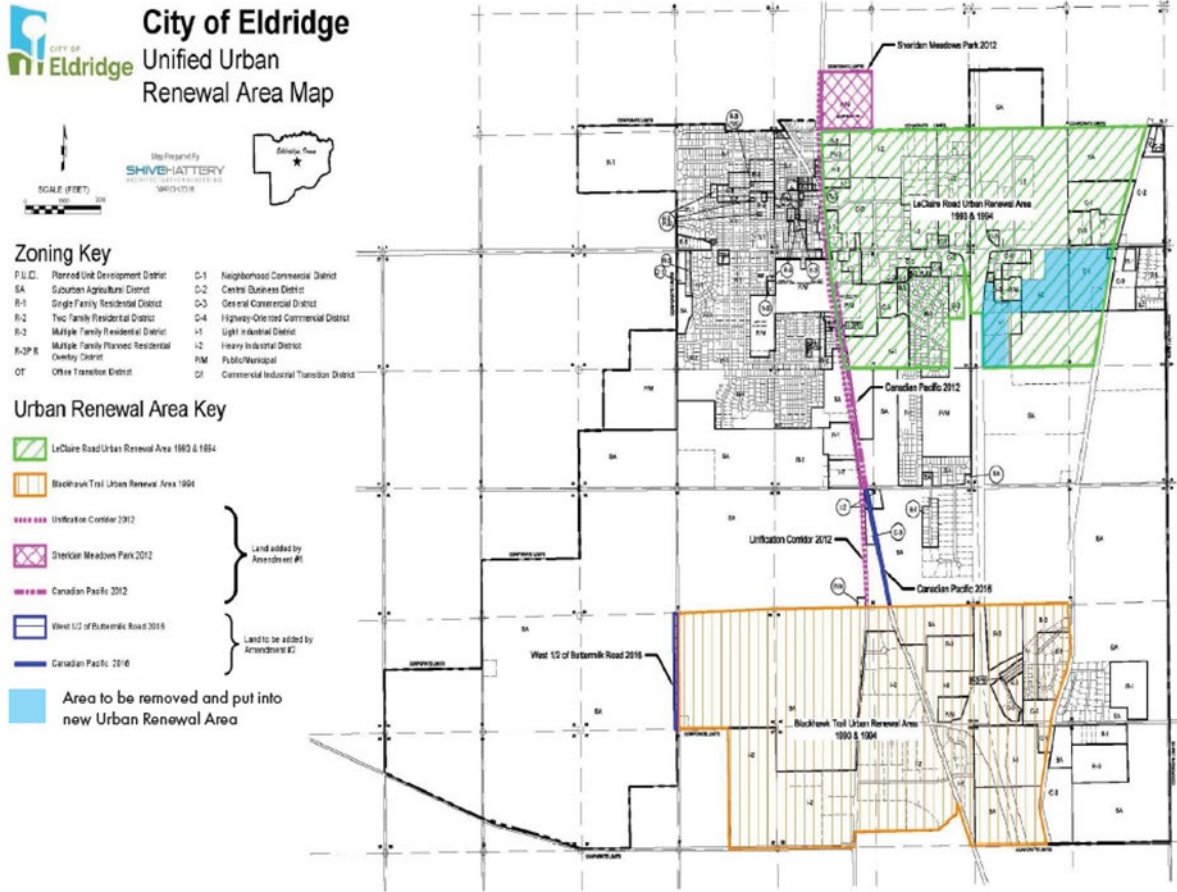
All bearings are based on the NAD83 Iowa State Planes South coordinate system. For purposes of this description the West line of Lot 1 of Meinhardt's 2nd Addition is assumed to bear North 00°24'58" West.

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

EXHIBIT B
MAP OF PROPERTY REMOVED BY AMENDMENT NO. 5



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



02220695-1\10436-064

ORDINANCE NO. 2023-22

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

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

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

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

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

WHEREAS, territory now has been removed from the Eldridge Unified Urban Renewal Area through the adoption of Amendment No. 5 to the Eldridge Unified Urban Renewal Plan by resolution on August 21, 2023; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

And

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

And

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

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

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

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

d) Amendment No. 5 Area means that portion of the City of Eldridge, State of Iowa, described in Amendment No. 5 to the Eldridge Unified Urban Renewal Plan for the Eldridge Unified Urban Renewal Area approved by resolution on the 21st day of August, 2023, which Amendment No. 5 **removes** from the Eldridge Unified Urban Renewal Area the lots and parcels located within the area legally described as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND APPROVED this 18 day of September, 2023.

Mayor

ATTEST:

City Clerk

Read First Time: August 21, 2023

Read Second Time: September 5, 2023

Read Third Time: September 18, 2023

PASSED AND APPROVED: _____, 2023.

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

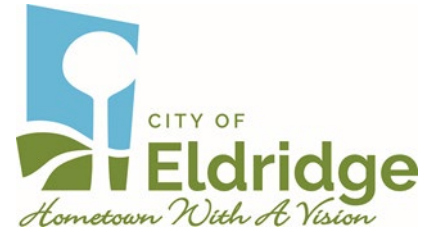
City Clerk, City of Eldridge, State of Iowa

(SEAL)

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City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Lincoln-LeClaire Urban Renewal Plan
Date: 8/21/23

Mayor and City Council,

The following is a report on the consultation held with the affected taxing entities to discuss this proposed plan:

Tax Entity Consultation Meeting Report Tuesday, August 1, 2023, 10:00 a.m., Eldridge City Hall

The City of Eldridge invited representatives from the North Scott School District and Scott County Iowa to attend a consultation meeting concerning the proposed Amendment No. 5 to the Eldridge Unified Urban Renewal Plan and the proposed Lincoln-LeClaire Urban Renewal Plan for a proposed Lincoln-LeClaire Urban Renewal Area. Present were Nevada Lemke, City Administrator, Jeff Martens, Assistant City Administrator, Brian Dockery, City Councilman, Joe Stutting, North Scott School District Superintendent, and Todd Friemel, GRT. A representative from Scott County Iowa did not attend.

Introductions were made and the above mentioned information was presented for discussion. Martens presented maps for the current and proposed areas. After a short discussion Stutting voiced support for the amendment and plan.

The meeting was then adjourned.

Since the meeting was held no written recommendations have been received from the affected taxing entities.

The following is an excerpt from the Planning and Zoning Commission minutes from Thursday, August 3, 2023, 6:00 p.m. at Eldridge City Hall confirming the conformity of this plan to the Eldridge Comprehensive Plan:

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

RESOLUTION NO. 2023-32

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 2. This Council further finds:

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

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

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

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

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

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

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

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

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

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

Section 4. That the Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Lincoln-LeClaire Urban Renewal Plan for the Lincoln-LeClaire Urban Renewal Area"; the Urban Renewal Plan for such area is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Urban Renewal Plan shall be in full force and effect from the date of this Resolution

until the Council amends or repeals the Plan. Said Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Scott County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 21st day of August, 2023.

Mayor

ATTEST:

City Clerk

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

**LINCOLN-LECLAIRE
URBAN RENEWAL PLAN**

for the

**LINCOLN-LECLAIRE
URBAN RENEWAL AREA**

CITY OF ELDRIDGE, IOWA

2023

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

CITY OF ELDRIDGE, IOWA

A. INTRODUCTION

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

B. DESCRIPTION OF THE URBAN RENEWAL AREA

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

C. AREA DESIGNATION

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

D. BASE VALUE

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

E. DEVELOPMENT PLAN

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

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

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

F. PLAN OBJECTIVES

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

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

G. TYPES OF RENEWAL ACTIVITIES

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

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

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

H. ELIGIBLE URBAN RENEWAL PROJECTS

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

1. Development Agreements:

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

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

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

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

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

I. FINANCIAL INFORMATION

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

J. URBAN RENEWAL FINANCING

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

A. Tax Increment Financing.

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

B. General Obligation Bonds.

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

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

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

K. PROPERTY ACQUISITION/DISPOSITION

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

L. RELOCATION

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

M. PROPERTY WITHIN AN URBAN REVITALIZATION AREA

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

N. STATE AND LOCAL REQUIREMENTS

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

O. AGRICULTURAL LAND

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

P. SEVERABILITY

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

Q. URBAN RENEWAL PLAN AMENDMENTS

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

R. EFFECTIVE PERIOD

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

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

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

EXHIBIT A
LEGAL DESCRIPTION OF URBAN RENEWAL AREA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT B
MAP OF URBAN RENEWAL AREA



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

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

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

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

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

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

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

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

DATED this ____ day of _____, 2023.

Agricultural Land Owner’s Name:

Signature: _____

Date: _____

Witness: _____

Agricultural Land Owner’s Name:

Signature: _____

Date: _____

Witness: _____

02220716-1\10436-063

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF SCOTT)

I, the undersigned City Clerk of the City of Eldridge, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2023.

City Clerk, City of Eldridge, State of Iowa

(SEAL)

ORDINANCE NO. 2023-23

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

WHEREAS, the City Council of the City of Eldridge, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 2023-32 passed and approved on the 21st day of August, 2023, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Lincoln-LeClaire Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND APPROVED this 18th day of September, 2023.

Mayor

ATTEST:

City Clerk

Read First Time: August 21, 2023

Read Second Time: September 5, 2023

Read Third Time: September 18, 2023

PASSED AND APPROVED: _____, 2023.

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

City Clerk, City of Eldridge, State of Iowa

(SEAL)

02228341-1\10436-063

RESOLUTION NO. 2023-33

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 2. That the form and content of the Agreement, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Agreement for and on behalf of the City in

substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Agreement, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement as executed.

PASSED AND APPROVED this 21st day of August, 2023.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF SCOTT)

I, the undersigned City Clerk of the City of Eldridge, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2023.

City Clerk, City of Eldridge, State of Iowa

(SEAL)

The regular meeting of the Eldridge Electric and Water Utility Board was called to order at 5:00 P.M. on August 8, 2023, at Eldridge City Hall.

Board members present were Brock Kroeger, Mike Anderson, Paula Steward, and Jim Skadal. Barb O'Brien was absent. Also, present Jake Rowe and Jody Coffman. Visitors Dan Collins, Andy Ristau, Chad Hanson, and Jay Anderson.

Public Comment- None

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

Motion by Steward second by Anderson to approve the minutes from July 18, 2023. All ayes.

FINANCIAL – Motion by Kroeger to approve bills payable in the amount of \$233,576.67, second by Skadal. All ayes.

ELECTRIC –

Representatives from CMPAS gave a presentation about the services they provided for us and what other services they offer.

Department update: The crew has completed Ivy Aces and are now installing cables in Grunwald Grove. They are also installing new services. Gabe has given his notice and his last day will be 8-10-23.

WATER- Water testing was done on 7-11-23 at locations. All passed.

KLM completed their inspection.

ISG was here last week and worked with the Water Department on training and troubleshooting.

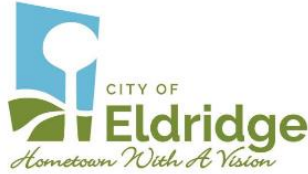
Department update: Regal Manufacturing received the regulator, we are just waiting for an official statement. Lead and copper samples are being taken and sent this week. We received a letter from the EPA wanting information about the Chlorine leak. The crew is flushing. The last safety meeting was about chlorine safety.

ADMINISTRATION-

Department update: No update

Motion by Skadal to adjourn the meeting at 6:13 P.M., second by Anderson. All ayes.

Jody Coffman
Billing Clerk



Eldridge Community Center
July 19, 2023

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

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

Seibel made a motion to approve the agenda, Jensen-Valliere seconded the motion. Motion carried.

Harris made a motion to approve the minutes from July 19, 2023, Seibel seconded. Motion carried.

Harris made a motion to approve the Bills Payable in the amount of \$35,200.05, second by Jensen-Valliere. Motion carried.

End of Month report was presented. They had a great month, doing better than they did a year ago. All events are going well.

Evaluations: None were returned.

Old Business:

1. Cameras – The cameras are expected to be installed August 21 and 22.
2. Water Heater- The water heater has been installed. We are waiting for the electrician.
3. Porte Cochere- We have received the check for repairs. Wilford Construction expects to start in two weeks.

New Business:

1. Gage asked if he could use left over material to close off the coat room to make a dressing room. The Board agreed that would be a great idea.

Manager Report:

Lexie and Gage gave an overview of all the repairs that have been done. They have scheduled a Back to School event asking for school supply donations. They have already received some donations.

Seibel made a motion at 12:00 pm to adjourn the meeting, second by Jensen-Valliere. Motion carried.