



CITY COUNCIL MEETING AGENDA
Monday, January 13th, 2025, 7:00 PM
Eldridge Community Center · 400 S 16th Ave · Eldridge, IA

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

5. Mayor's Agenda
 - A. Consideration to Approve City Council Minutes from December 16th, 2024
 - B. Consideration to Approve Bills Payable
 - C. Proclamation for "National Mentoring Month" for the month of January
 - D. Consideration of Approving City Appointments 2025
 - E. Consideration to Approve a Liquor License Renewal for The Fun Station

6. Old Business
 - A. Consideration of Third and Final Reading of Ordinance 2024-15 Rezoning 206 & 208 S. 5th Street to R-3 Multiple Family Residential with a Planned Residential Overlay

7. New Business
 - A. Consideration of First Reading of Ordinance 2025-01 Amending Eldridge City Code Title D, Chapter 10 Post-Construction Stormwater Management Regulations
 - B. Open Public Hearing for adding Planned Residential Overlay District in Grunwald Grove 2nd Addition
 - C. Close Public Hearing for adding Planned Residential Overlay District in Grunwald Grove 2nd Addition
 - D. Consideration of First Reading of Ordinance 2025-02 Amending Eldridge City Code Title D, Chapter 2 adding a Planned Residential Overlay District in Grunwald Grove 2nd Addition Lots 23, 24, 25, & 26 currently zoned R-3 Multiple Family Residential District
 - E. Consideration of First Reading of Ordinance 2025-03 Amending Eldridge City Code Title D, Chapter 2 Adding Solar Gardens as a permitted use in all districts and adding Solar Farms as a permitted use in I-1 Light Industrial District
 - F. Consideration of First Reading of Ordinance 2025-04 Amending Eldridge City Code Title D, Chapter 2 Zoning by adding Section 44 "Solar Energy Systems"
 - G. Consideration to approve Resolution 2025-01 Naming City Depositories
 - H. Consideration to approve proposal from Shive Hattery in the amount of \$42,500 to develop a sewer masterplan
 - I. Discussion and Consideration of disposal of surplus Public Works equipment
 - J. Consideration of a proposed rental fee/room charge for City Council meetings to be paid from the City General Fund to the Community Center

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

9. Adjournment

Next Regular City Council Meeting: Monday, January 27th, 2025, at 7:00pm at Eldridge Community Center

Mayor Frank King
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Scott Campbell

Councilman Brian Dockery
Councilman Daniel Collins

City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open session at Eldridge Community Center at 7:00 pm on December 16, 2024.

Council Members Present: Dan Collins, Adrian Blackwell, Brian Dockery, Scott Campbell, and Ryan Iossi.
Presiding: Mayor Frank King

Also present: Nevada Lemke, Jeff Martens, Martha Nieto, Letty Goslowsky, Larry Schroeder, Marilyn Ralfs, Dolores Ranson, Lynn Snyder, Jay Sherwood, Beth Bredow, Dan Belk, Amelia Duncan, Erin Gentz, Clint Biekert, Mickey Blake, Dennis Blake, Mike Lacher, Connie Shannon, Dale Grunwald, Marty O'Boyle, Colin Woods, Jim Perkins, Ryan Windmiller & Tony Cavanaugh

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

Public Comment

Several residents expressed their concerns to the Council regarding the Detention Ponds HOA member additional charges. They also presented several options that they felt would alleviate this issue. Another resident questioned the rezoning of 206 & 208 5th St. to an R3.

Mayor's Agenda

Motion by Iossi to approve City Council Minutes from December 2, 2024. Second by Collins. Motion was approved unanimously by voice vote.

Motion by Blackwell to approve Joint City Council & Community Center Board Minutes from December 2, 2024. Second by Campbell. Motion was approved unanimously by voice vote.

Motion by Campbell to approve the bills payable in the amount of \$290,807.54. Second by Collins. Motion was approved unanimously by voice vote.

Old Business

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

Discussion and review of the policies related to the responsibility for and maintenance of detention ponds throughout the City. Assistant Administrator Martens summarized the memo he sent out to the Council on the current City of Davenport and City of Bettendorf stormwater utility fee structure and ownership of ponds. He let the Council know that the current wording in the Ordinance is confusing and needs to be amended. The Council thanked Martens for his time and research, and all agreed that more research is needed to handle this in the best way possible. Martens agreed to contact some HOAs for their current fee structures and prepare a memo for the next meeting.

New Business

Motion by Dockery to approve Setting 2025 City Council Meeting Dates. Second by Campbell. Motion was approved unanimously by voice vote.

Motion by Dockery to approve Setting 2025 Committee of the Whole Meeting Dates. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by lossi to approve appropriating remaining ARPA funds in the amount of \$22,000.48 with the recommendation to have the City Administrator negotiate with DeNovo a lower cost and have the Utility Board contribute funds above this amount Second by Blackwell. Motion was approved unanimously by voice vote.

Board/Staff Activity Reports

City Administrator Lemke - expressed her appreciation to the Eldridge Police Department and the Scott County Sheriff's Office for the staff's Active Intruder training.

Seth Porter informed Administrator Lemke during an insurance review meeting that the City's position with the current carriers is very positive and that the plan is to maintain that status quo. Renewals are not available yet so for budget purposes the city should look at the recommended standard 10 percent increase.

The post-election challenge for the union was denied by the State. The City Attorney will continue to explore additional communication with the State in the next week or two.

The Moller closing is scheduled for Friday and 1:00 pm – Terracon is currently finalizing their evaluations to provide that report.

Council training with the City Attorney is scheduled for January 29th at 4:30 pm.

The Utility Board approved the Utility Administrator Manager position. This position was offered and accepted by Sadie Wagner. She will be on a six-month Administrative Management training plan.

Townsend Farms Recreational Trail is now open to the public.

City Clerk Nieto - Training with Letty Goslowsky is going well and on schedule.

Tony Cavanaugh Police Report – SRO Garret Jahns was presented with the Lancer Pride Honoree Certificate by the School Board.

The annual Shop With A Cop was very successful. Seven children were able to participate.

Motion by Dockery to adjourn the meeting at 8:42 p.m. . Second by lossi. Motion was approved unanimously by voice vote.

Frank King
Mayor

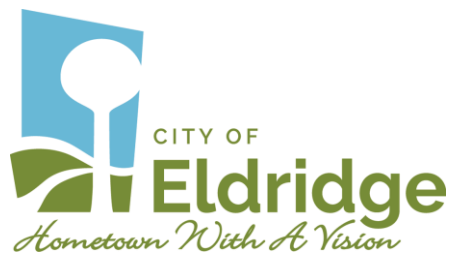
Martha Nieto
City Clerk

BILLS PAYABLE					
CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	AMOUNT
1098	ADMIN	001 5-611-6601	ADP INC	TIME & ATTENDANCE/PAYROLL FEES	\$ 187.69
1099	POLICE	001 5-110-6150	EBS - EMPLOYEE BENEFIT SYSTMS	INS TPA ADMIN FEES	\$ 145.70
1099	INSPECTIONS	001 5-170-6150	EBS - EMPLOYEE BENEFIT SYSTMS	INS TPA ADMIN FEES	\$ 12.14
1099	VEH MAINT	001 5-299-6150	EBS - EMPLOYEE BENEFIT SYSTMS	INS TPA ADMIN FEES	\$ 85.01
1099	VEH MAINT	001 5-299-6150	EBS - EMPLOYEE BENEFIT SYSTMS	INS TPA ADMIN FEES	\$ 12.15
1099	VEH MAINT	001 5-599-6150	EBS - EMPLOYEE BENEFIT SYSTMS	INS TPA ADMIN FEES	\$ 24.30
1099	ADMIN	001 5-611-6150	EBS - EMPLOYEE BENEFIT SYSTMS	INS TPA ADMIN FEES	\$ 17.01
1099	ADMIN	001 5-611-6150	EBS - EMPLOYEE BENEFIT SYSTMS	INS TPA ADMIN FEES	\$ 25.12
1099	SEWER	610 5-815-6150	EBS - EMPLOYEE BENEFIT SYSTMS	INS TPA ADMIN FEES	\$ 68.83
1099	INS REIMB	820 5-001-6183	EBS - EMPLOYEE BENEFIT SYSTMS	PSF INS CLAIM FUNDING	\$ 689.55
1099	INS REIMB	820 5-001-6183	EBS - EMPLOYEE BENEFIT SYSTMS	PSF INS CLAIM FUNDING	\$ 2,483.43
1099	INS COBRA	820 5-820-6151	EBS - EMPLOYEE BENEFIT SYSTMS	COBRA INS FUNDING	\$ 56.00
1099	INS COBRA	820 5-820-6151	EBS - EMPLOYEE BENEFIT SYSTMS	COBRA INS FUNDING	\$ 31.83
1100	DEBT SVC	200 5-815-6402	UMB BANK NA	2015 GO BOND BANK FEE	\$ 250.00
155260	ADMIN	001 5-611-6310	SPRINGFIELD ELECTRIC SUPPLY	COM CNTR LED PROJECT	\$ 757.05
155261	POLICE	001 5-110-6599	10-41 INCORPORATED	SVC AGRMNT - DEV, CRISIS MNGMT	\$ 800.00
155262	POLICE	001 5-110-6150	DELTA DENTAL	LTD INS PREM	\$ 204.78
155262	POLICE	001 5-110-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 44.00
155262	POLICE	001 5-110-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 530.26
155262	INSPECTIONS	001 5-170-6150	DELTA DENTAL	LTD INS PREM	\$ 26.23
155262	INSPECTIONS	001 5-170-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 4.00
155262	INSPECTIONS	001 5-170-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 52.50
155262	STREETS	001 5-210-6150	DELTA DENTAL	LTD INS PREM	\$ 111.55
155262	STREETS	001 5-210-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 24.00
155262	STREETS	001 5-210-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 406.92
155262	VEH MAINT	001 5-299-6150	DELTA DENTAL	LTD INS PREM	\$ 9.85
155262	VEH MAINT	001 5-299-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 2.00
155262	VEH MAINT	001 5-299-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 26.55
155262	VEH MAINT	001 5-599-6150	DELTA DENTAL	LTD INS PREM	\$ 22.64
155262	VEH MAINT	001 5-599-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 4.00
155262	VEH MAINT	001 5-599-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 88.68
155262	ADMIN	001 5-611-6150	DELTA DENTAL	LTD INS PREM	\$ 22.08
155262	ADMIN	001 5-611-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 2.80
155262	ADMIN	001 5-611-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 62.08
155262	FINANCE	001 5-620-6150	DELTA DENTAL	LTD INS PREM	\$ 40.90
155262	FINANCE	001 5-620-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 7.30
155262	FINANCE	001 5-620-6150	DELTA DENTAL	VOL STD	\$ 12.00
155262	FINANCE	001 5-620-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 69.30
155262	SEWER	610 5-815-6150	DELTA DENTAL	LTD INS PREM	\$ 114.13
155262	SEWER	610 5-815-6150	DELTA DENTAL	BASIC LIFE INS PREM	\$ 20.51
155262	SEWER	610 5-815-6150	DELTA DENTAL	VOL STD	\$ 12.00
155262	SEWER	610 5-815-6150	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 361.94
155262	INS COBRA	820 5-820-6151	DELTA DENTAL	DENTAL/VISION INS PREM	\$ 121.64
155263	POLICE	001 5-110-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 6,605.30
155263	INSPECTIONS	001 5-170-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 382.70
155263	STREETS	001 5-210-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 4,691.80
155263	VEH MAINT	001 5-299-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 430.91
155263	VEH MAINT	001 5-599-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 861.82
155263	ADMIN	001 5-611-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 603.27
155263	FINANCE	001 5-620-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 1,255.59
155263	SEWER	610 5-815-6150	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 6,815.69
155263	INS COBRA	820 5-820-6151	WELLMARK BLUE CROSS	HEALTH INS PREM	\$ 1,013.90
155264	STREETS	001 5-210-6440	200 EAST 90TH STREET LLC	REISSUED DEC RENT CHECK	\$ 1,992.67
155265	ADMIN	001 5-611-6013	ASHCRAFT JEFF	PARK BOARD ATTENDANCE	\$ 180.00
155267	ADMIN	001 5-611-6013	TRICIA CAMPBELL	PARK BOARD ATTENDANCE	\$ 180.00
155268	ADMIN	001 5-611-6013	DE WULF JILL	PARK BOARD ATTENDANCE	\$ 150.00
155269	ADMIN	001 5-611-6012	DONAUBAUER KARL	P&Z BOARD ATTENDANCE	\$ 120.00
155270	ADMIN	001 5-611-6012	FERGUSON DEAN	P&Z BOARD ATTENDANCE	\$ 120.00
155272	ADMIN	001 5-611-6013	HALVERSON DEAN	PARK BOARD ATTENDANCE	\$ 90.00
155273	ADMIN	001 5-611-6012	HARBOUR TERRY	P&Z BOARD ATTENDANCE	\$ 30.00
155275	ADMIN	001 5-611-6012	LAPLANTE SCOTT	P&Z BOARD ATTENDANCE	\$ 90.00
155276	ADMIN	001 5-611-6012	MARTIN MICHAEL	P&Z BOARD ATTENDANCE	\$ 60.00
155277	ADMIN	001 5-611-6012	MERRICK BRAD	P&Z BOARD ATTENDANCE	\$ 90.00
155280	ADMIN	001 5-611-6012	VITTORIO JENNIFER	P&Z BOARD ATTENDANCE	\$ 150.00
155281	STREETS	001 5-210-6440	200 EAST 90TH STREET LLC	WAREHOUSE STORAGE - RENT	\$ 1,992.67
155282	STREETS	001 5-210-6310	A & A AIR COND & REFRIG	NOV 24 - CITY SHOP - ICE MACH	\$ 62.50
155282	STREETS	001 5-210-6310	A & A AIR COND & REFRIG	DEC 24 - CITY SHOP - ICE MACH	\$ 62.50
155283	POLICE	001 5-110-6725	ACCESS SYSTEMS LEASING	PD COPIER LEASE	\$ 396.11
155283	STREETS	001 5-210-6373	ACCESS SYSTEMS LEASING	CITY SHOP COPIER LEASE	\$ 113.86
155283	FINANCE	001 5-620-6340	ACCESS SYSTEMS LEASING	CITY HALL COPIER LEASE	\$ 195.89
155285	STREET LIGHTING	001 5-230-6371	ALLIANT ENERGY CO.	STREET LIGHTS	\$ 429.95
155285	STREET LIGHTING	001 5-230-6371	ALLIANT ENERGY CO.	SIREN	\$ 31.73
155285	SEWER	610 5-815-6371	ALLIANT ENERGY CO.	IND PARK LIFT STATION	\$ 267.44
155286	SANITATION	001 5-290-6497	ALLIED SERVICES LLC	GARBAGE/RECYCL SVCS	\$ 33,852.00
155287	POLICE	001 5-110-6599	ALWAYS CLEAN LLC	JANITORIAL SVCS	\$ 300.00
155287	STREETS	001 5-210-6310	ALWAYS CLEAN LLC	JANITORIAL SVCS	\$ 300.00
155287	ADMIN	001 5-611-6310	ALWAYS CLEAN LLC	JANITORIAL SVCS	\$ 300.00
155288	POLICE	001 5-110-6181	AMAZON CAPITAL SERVICES	PUBLIC SAFETY WATCH CAP	\$ 11.39
155288	POLICE	001 5-110-6506	AMAZON CAPITAL SERVICES	CHRISTMAS WRAPPING SUPPLIES	\$ 8.98
155288	STREETS	001 5-210-6310	AMAZON CAPITAL SERVICES	FLAGS (MIDAM COMM GRANT)	\$ 498.05
155288	VEH MAINT	001 5-299-63322	AMAZON CAPITAL SERVICES	BATTERIES	\$ 8.75
155289	FINANCE	001 5-620-6414	AMERICAN LEGAL	ONLINE CITY CODE ANNUAL FEE	\$ 495.00
155291	GEN EQUIP	002 5-210-6713	ASPEN EQUIPMENT COMPANY	2024 F250 SNOW PLOW	\$ 8,337.66
155292	STREETS	001 5-210-6250	BENSON BROCK	MILEAGE 150 @ 0.67 CDL TESTING	\$ 100.50
155292	STREETS	001 5-210-6250	BENSON BROCK	MILEAGE 400 @ 0.67 CDL CLASS	\$ 268.00

155293	ADMIN	001 5-611-6213	BI-STATE REGIONAL COMM	MEMBER DUES 1/1-3/31/25	\$ 987.25
155294	STREETS	001 5-210-6181	BLAINS FARM AND FLEET	MORRIS - CLOTH ALLOW	\$ 54.18
155295	VEH MAINT	001 5-299-6421	BUSINESS RADIO SALES & SVC INC.	RADIO AND PARTS	\$ 1,016.84
155296	FINANCE	001 5-620-6373	CENTRAL SCOTT TELEPHONE	TELEPHONE/WIFI SVCS	\$ 887.60
155296	SEWER	610 5-815-6373	CENTRAL SCOTT TELEPHONE	TELEPHONE/WIFI SVCS	\$ 257.00
155297	STREETS	001 5-210-6310	CINTAS CORPORATION	CLEANING SVC - FLOOR MATS	\$ 82.62
155297	STREETS	001 5-210-6310	CINTAS CORPORATION	CLEANING SVC - FLOOR MATS	\$ 82.62
155297	ADMIN	001 5-611-6310	CINTAS CORPORATION	CLEANING SVC - FLOOR MATS	\$ 53.98
155299	VEH MAINT	001 5-299-63322	COBRA GRAPHICS	DOOR DECALS	\$ 62.80
155300	FINANCE	001 5-620-6408	CONTINENTAL WESTERN GROUP	GEN INSURANCE	\$ 985.60
155300	SEWER	610 5-815-6408	CONTINENTAL WESTERN GROUP	GEN INSURANCE	\$ 246.40
155301	STREETS	001 5-210-6181	CRITICAL TOOL	PPE - GLOVES	\$ 7.58
155302	VEH MAINT	001 5-299-63322	CUMMINS SALES AND SERVICE	OIL PAN/GASKET/PLUG	\$ 943.30
155303	SALES TAX	121 5-750-6752	DOORS INC	CITY SHOP - LOCKS/KEYPAD CONV.	\$ 990.00
155304	ADMIN	001 5-611-6601	DSI MEDICAL SERVICES INC.	RANDOM SELECT. TESTING	\$ 194.00
155304	ADMIN	001 5-611-6601	DSI MEDICAL SERVICES INC.	PRE-EMPLOY TEST - GOSLOWSKY	\$ 47.50
155306	FINANCE	001 5-620-6414	NORTH SCOTT PRESS/EA IA PUB	CITY COUNCIL POSTINGS	\$ 843.37
155307	VEH MAINT	001 5-299-63322	EASTERN IOWA TIRE	4 TIRES UNIT 87	\$ 596.00
155308	VEH MAINT	001 5-299-63322	FOUR WINDS RECREAT. PROD	TOOLBOX TRUCK 37	\$ 275.00
155309	FINANCE	001 5-620-6508	FRANCOTYP-POSTALIA INC.	POSTAGE MACHINE	\$ 227.70
155310	VEH MAINT	001 5-299-63322	GILLESPIE AUTO ELECTRIC INC	UNIT 32 - ALT #8206	\$ 80.00
155313	POLICE	001 5-110-6470	HUMANE SOC OF SCOTT CO	BOARDING FEES	\$ 200.00
155314	ADMIN	001 5-611-6407	ISG I&S GROUP INC.	PUB FACILITIES PROJECT	\$ 3,000.00
155315	VEH MAINT	001 5-299-6504	LAWSON PRODUCTS INC.	TOOLS	\$ 713.65
155315	VEH MAINT	001 5-299-6504	LAWSON PRODUCTS INC.	5 20 AMP MINI FUSE	\$ 7.50
155315	VEH MAINT	001 5-299-6504	LAWSON PRODUCTS INC.	5 7.5 AMP MINI FUSE	\$ 22.94
155318	STREETS	001 5-210-6310	MENARDS	CITY SHOP DRINKING FTN PARTS	\$ 42.35
155318	STREETS	001 5-210-6310	MENARDS	HVAC DUCT RPMT BACK SHOP	\$ 85.31
155318	VEH MAINT	001 5-299-63322	MENARDS	TARP FOR STREET SWEEPER	\$ 17.74
155318	VEH MAINT	001 5-299-63322	MENARDS	BATTERY CHARGER STREET SWEEPER	\$ 15.25
155318	SEWER	610 5-815-6310	MENARDS	CLEANING SUPPLIES SPOTLIGHTS	\$ 78.56
155319	STREETS	001 5-210-6310	MERSCHMAN HARDWARE	FORK LIFT PROPANE/GARBAGE BAGS	\$ 47.98
155319	STREETS	001 5-210-6310	MERSCHMAN HARDWARE	EXTENSION CORD FOR SHOP FOUNTA	\$ 10.99
155319	STREETS	001 5-210-6310	MERSCHMAN HARDWARE	FASTENERS	\$ 36.13
155319	VEH MAINT	001 5-299-6504	MERSCHMAN HARDWARE	TUBE HEAT SHRINK ASST	\$ 3.59
155319	VEH MAINT	001 5-299-6504	MERSCHMAN HARDWARE	KN9F FACE MASKS; SPRAYPAINT	\$ 44.94
155319	VEH MAINT	001 5-299-6504	MERSCHMAN HARDWARE	FASTENERS	\$ 2.37
155319	VEH MAINT	001 5-599-6506	MERSCHMAN HARDWARE	CORD FOR PROJECTOR FOR MEETING	\$ 44.99
155320	STREETS	001 5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE SIGN SHOP	\$ 339.28
155320	STREETS	001 5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE	\$ 55.43
155320	STREETS	001 5-210-6371	MIDAMERICAN ENERGY COMPANY	105 E LECLAIRE OFC	\$ 502.78
155320	STREET LIGHTING	001 5-230-6371	MIDAMERICAN ENERGY COMPANY	305 N 3RD LIGHT	\$ 537.58
155320	STREET LIGHTING	001 5-230-6371	MIDAMERICAN ENERGY COMPANY	2951 S 9TH AVE SIREN	\$ 10.74
155320	FINANCE	001 5-620-6371	MIDAMERICAN ENERGY COMPANY	313 N 3RD	\$ 48.79
155320	FINANCE	001 5-620-6371	MIDAMERICAN ENERGY COMPANY	301 N 3RD	\$ 33.33
155320	FINANCE	001 5-620-6371	MIDAMERICAN ENERGY COMPANY	309 N 3RD	\$ 26.70
155320	SEWER	610 5-815-6371	MIDAMERICAN ENERGY COMPANY	601 TRAILS RD	\$ 6,001.20
155320	SEWER	610 5-815-6371	MIDAMERICAN ENERGY COMPANY	601 TRAILS RD	\$ 1,444.31
155322	VEH MAINT	001 5-299-63322	MIDWEST WHEEL	ROOFTOP MOUNT - 101 - FORD	\$ 370.27
155322	VEH MAINT	001 5-299-63322	MIDWEST WHEEL	KIT CORE GROUP 9B VALVE	\$ 115.50
155322	VEH MAINT	001 5-299-63323	MIDWEST WHEEL	RND TWIST LADDER BUNGEE	\$ 416.50
155322	VEH MAINT	001 5-299-63323	MIDWEST WHEEL	TWIST LADDER CAM. SPIDER BUNGE	\$ 218.87
155323	VEH MAINT	001 5-299-63322	MILLS CHEVROLET	SL-N-HARNESS UNIT 104	\$ 20.82
155324	VEH MAINT	001 5-299-6332	MOLO PETROLEUM LLC	FULL SYNTH MOTOR OIL	\$ 795.11
155324	VEH MAINT	001 5-299-63322	MOLO PETROLEUM LLC	FULL SYNTH MOTOR OIL	\$ 1,749.24
155324	VEH MAINT	001 5-299-6504	MOLO PETROLEUM LLC	ANTIFREEZE; DIESEL EXH FLUID	\$ 249.76
155325	SEWER	610 5-815-6490	NORTH CENTRAL LABS	WASTEWATER TESTING - ROUTINE	\$ 82.20
155326	VEH MAINT	001 5-299-63323	NOTT COMPANY	4050-15P COUPLER	\$ 368.63
155327	ROAD USE	110 5-210-6532	OSSIAN INC	FUSION 55 (PER GALLON)	\$ 5,873.22
155329	POLICE	001 5-110-6319	PER MAR SECURITY SVCS	PD SVC AGREEMENT 1/1 - 1/31/25	\$ 41.67
155331	STREETS	001 5-210-6373	QUAD CITIES TAS	AFTER HRS ANSWERING SVC	\$ 32.28
155331	SEWER	610 5-815-6373	QUAD CITIES TAS	AFTER HRS ANSWERING SVC	\$ 32.28
155333	STREETS	001 5-210-6331	RIVER VALLEY COOPERATIVE	DIESEL	\$ 512.69
155333	STREETS	001 5-210-6331	RIVER VALLEY COOPERATIVE	DIESEL	\$ 551.09
155334	POLICE	001 5-110-6506	RNJS DISTRIBUTION INC.	CITY HALL/PD WATER	\$ 16.00
155334	FINANCE	001 5-620-6506	RNJS DISTRIBUTION INC.	CITY HALL/PD WATER	\$ 16.00
155335	VEH MAINT	001 5-299-63322	SADLER POWER TRAIN	GASKET	\$ 5.78
155336	POLICE	001 5-110-6413	SCOTT CO SHERIFFS DEPT.	BOOKING FEE	\$ 75.00
155337	POLICE	001 5-110-6506	SECRETARY OF STATE	SANDERS - NOTARY APPL	\$ 30.00
155338	POLICE	001 5-110-6319	SHARED IT INC	MANAGED IT SVCS	\$ 594.35
155338	STREETS	001 5-210-6373	SHARED IT INC	MANAGED IT SVCS	\$ 236.28
155338	FINANCE	001 5-620-6373	SHARED IT INC	MANAGED IT SVCS	\$ 313.65

155338	SEWER	610 5-815-6373	SHARED IT INC	MANAGED IT SVCS	\$ 158.90
155339	ADMIN	001 5-611-6407	SHIVE-HATTERY ENGINEERS	HICKORY CREEK POND	\$ 3,920.00
155339	ROAD USE	110 5-210-6771	SHIVE-HATTERY ENGINEERS	2024 PATCHING PRJ & LINCOLN RD COUNTS	\$ 839.54
155339	SALES TAX	121 5-750-6407	SHIVE-HATTERY ENGINEERS	2024 PROJECTS	\$ 1,169.50
155339	SALES TAX	121 5-750-6727	SHIVE-HATTERY ENGINEERS	1ST & LECLAIRE INTERSECTION	\$ 11,965.80
155339	SALES TAX	121 5-750-6730	SHIVE-HATTERY ENGINEERS	TOWNSEND FARMS TRAIL	\$ 6,702.30
155340	VEH MAINT	001 5-599-6610	STAPLES	SIGNS HOLDER	\$ 119.94
155340	FINANCE	001 5-620-6506	STAPLES	FOLDERS	\$ 50.95
155340	FINANCE	001 5-620-6506	STAPLES	POST ITS/PENCILS	\$ 50.76
155340	FINANCE	001 5-620-6506	STAPLES	PAPER PRODUCTS	\$ 222.61
155340	FINANCE	001 5-620-6506	STAPLES	CITY HALL OFC SUPPLIES	\$ 710.27
155341	ADMIN	001 5-611-6310	SUPERIOR PLUMBING INC	KITCHEN SINK REPAIR	\$ 347.64
155342	SALES TAX	121 5-750-6752	TERRACON CONSULTANTS INC	ENV SITE ASSESSMENT - PROP PURCHASE	\$ 2,367.99
155342	ARPA	315 5-210-6762	TERRACON CONSULTANTS INC	ENV SITE ASSESSMENT - PROP PURCHASE	\$ 632.01
155343	GEN EQUIP	002 5-210-6713	THEISEN SUPPLY INC	TOOL BOX	\$ 869.99
155344	VEH MAINT	001 5-299-63322	THOMPSON TRUCK & TRAILER	CONNECTOR INJ CTRL REG	\$ 58.16
155344	VEH MAINT	001 5-299-63322	THOMPSON TRUCK & TRAILER	FUEL/WTR SEPARATOR FILTER	\$ 345.76
155344	VEH MAINT	001 5-299-63322	THOMPSON TRUCK & TRAILER	PIPE - WATERLINE	\$ 227.39
155344	VEH MAINT	001 5-299-63322	THOMPSON TRUCK & TRAILER	LIGHT CLEARANCE, LED AM	\$ 66.66
155344	VEH MAINT	001 5-299-63322	THOMPSON TRUCK & TRAILER	SWITCH POWER MIRROR	\$ 67.27
155344	VEH MAINT	001 5-299-63322	THOMPSON TRUCK & TRAILER	90 DEGREE ELBOW PTC	\$ 24.89
155345	FINANCE	001 5-620-6402	TYLER TECHNOLOGIES	ECHECK RETURN FEES 1/1-3/31	\$ 35.00
155345	FINANCE	001 5-620-6402	TYLER TECHNOLOGIES	ECHECK RETURN FEES 4/1-6/30	\$ 15.00
155345	SALES TAX	121 5-750-6490	TYLER TECHNOLOGIES	ERP PRO 10 MIGRATION PROJECT	\$ 8,640.00
155346	POLICE	001 5-110-6181	UNIFORM DEN INC.	SANDERS - CLOTH ALLOW	\$ 89.20
155346	POLICE	001 5-110-6181	UNIFORM DEN INC.	COSTAS - CLOTH ALLOW	\$ 29.50
155346	POLICE	001 5-110-6181	UNIFORM DEN INC.	SANDERS - CLOTH ALLOW	\$ 11.98
155347	INSPECTIONS	001 5-170-6373	VERIZON WIRELESS	CELLULAR SVCS	\$ 41.47
155347	STREETS	001 5-210-6373	VERIZON WIRELESS	CELLULAR SVCS	\$ 278.10
155347	FINANCE	001 5-620-6373	VERIZON WIRELESS	CELLULAR SVCS	\$ 41.47
155347	SEWER	610 5-815-6373	VERIZON WIRELESS	CELLULAR SVCS	\$ 144.43
155348	INSPECTIONS	001 5-170-6331	WEX BANK	FUEL PURCHASES	\$ 48.18
155348	INSPECTIONS	001 5-170-6331	WEX BANK	FUEL PURCHASES	\$ 2,598.44
155348	STREETS	001 5-210-6331	WEX BANK	FUEL PURCHASES	\$ 835.29
155348	SEWER	610 5-815-6331	WEX BANK	FUEL PURCHASES	\$ 279.45
155349	STREETS	001 5-210-6181	WHITE JEFF	J. WHITE - GLASSES REPAIR	\$ 100.00
155350	LEGAL SVCS	001 5-640-6411	WRIGHT LAW OFFICE P.C.	OCT 24 LEGAL SVCS	\$ 11,320.00
155351	VEH MAINT	001 5-299-63322	ZARNOOTH BRUSH WORKS INC.	TUBE BROOM/GUTTER BROOM	\$ 1,266.00
ACH	SPLIT	SPLIT	PAYROLLS 12/21 & 1/2	PAYROLLS 12/21 & 1/2	\$ 212,020.94
TOTAL					\$ 385,722.82

CREDIT CARDS					
DEPT	EMPLOYEE	FUND	VENDOR	DESCRIPTION	AMOUNT
ROAD USE	AMBER LINDLE	110-5-210-6727	USPS	ST OF IA - DUMP TRUCK TITLE NAME CHG	\$10.72
GEN EQUIP	AMBER LINDLE	002-5-210-6713	USPS	ST OF IA - DUMP TRUCK TITLE APPLICATION	\$5.36
FINANCE	AMBER LINDLE	001-5-620-6508	USPS	LPL FINANCIAL OFFICE - CERT MAIL	\$5.86
POLICE	ANDREW LELIG	001-5-110-6602	TRUPANION	K-9 MONTHLY INS PREM	\$122.97
POLICE	BRENDA KIEL	001-5-110-6599	DOLLAR GENERAL	OFC XMAS DEC	\$41.73
POLICE	BRENDA KIEL	001-5-110-6599	NAT'L BAND & TAG	PET TAGS	\$75.48
POLICE	JACK SCHWERTMAN	001-5-110-6181	SP ZERO9 SOLUTIONS	SANDERS - CLOTH ALLOW	\$91.98
POLICE	JACOB COSTAS	001-5-110-6181	BLAUER MANUFACTURING	COSTAS - CLOTH ALLOW	\$149.08
INSPECTIONS	JEFFERY MARTENS	001-5-170-6506	SAMS CLUB	2 - 32" LG MONITORS FOR INSPECTOR	\$298.00
STREETS	KEITH SCHNECKLOTH	001-5-210-6250	ISU EXTENSION	SCHNECKLOTH - PESTICIDE APPL CLASSES	\$100.00
STREETS	KEITH SCHNECKLOTH	001-5-210-6250	ISU EXTENSION	KRUSE - PESTICIDE APPL CLASS	\$50.00
VEH MAINT	KEITH SCHNECKLOTH	001-5-299-6504	DIGI KEY CORP	ELEC CONN. RECEPTACLE PLUG	\$15.02
VEH MAINT	KEITH SCHNECKLOTH	001-5-299-63322	SOURCE ONE PARTS CNTR	LAMBDA SENSOR	\$159.99
VEH MAINT	KEITH SCHNECKLOTH	001-5-299-63322	SOURCE ONE PARTS CNTR	TUBE EXTENSIONS, HEAT SHIELD, DOSER CLNT	\$308.23
VEH MAINT	KEITH SCHNECKLOTH	001-5-299-63322	DALES BILLET SALES	EGR VALVE	\$1,645.95
VEH MAINT	KEITH SCHNECKLOTH	001-5-299-63322	FARM & FLEET DVNPR	BATTERY - UNIT #23	\$199.99
POLICE	LEON SPATARU	001-5-110-6240	JIMMY JOHNS	TRAINING - MEALS	\$8.53
POLICE	LEON SPATARU	001-5-110-6240	CHICK-FIL-A	TRAINING - MEALS	\$8.00
POLICE	LEON SPATARU	001-5-110-6240	QUALITY INN	TRAINING - LODGING	\$70.88
POLICE	LEON SPATARU	001-5-110-6240	KWIK STAR	TRAINING - MEALS	\$3.49
FINANCE	LETTY GOSLOWSKY	001-5-620-6211	GOVERNMENT FIN OFF	GFOA ANNUAL MEMBRSHIP DUES	\$170.00
POLICE	MAHLAN SHARF	001-5-110-6181	SP ZERO9 SOLUTIONS	SHARF - CLOTH ALLOW	\$160.97
VEH MAINT	MITCH MORRIS	001-5-299-6504	FARM & FLEET DVNPR	CHAIN & CABLE LUBE; PAINT; ANTI-SIEZE	\$112.25
FINANCE	NEVADA LEMKE	001-5-620-65061	ZOOM	SOFTWARE SUBSCRIPTION - ANN FEE	\$149.90
FINANCE	NEVADA LEMKE	001-5-620-6373	APPLE	MONTHLY STORAGE FEE- CELL PHONE/LEMKE	\$1.06
FINANCE	NEVADA LEMKE	001-5-620-65061	ADOBE	ANNUAL SOFTWARE SUBSCRIPTION FEE	\$239.88
INSPECTIONS	RAY NEES	001-5-170-6506	AMAZON	RECHARGEABLE HEADLAMP BATTERIES	\$44.92
SEWER	TONY RUPE	610-5-815-6181	APPAREL BUS	CITY SWEATSHIRTS	\$125.90
SEWER	TONY RUPE	610-5-815-6332	CLEANIT SUPPLY	VEHICLE FIRST AID KITS - SEWER	\$64.08
VEH MAINT	TONY RUPE	001-5-299-63322	CLEANIT SUPPLY	VEHICLE FIRST AID KITS - PW	\$320.30
SEWER	TONY RUPE	610-5-815-6506	ADOBE	ANNUAL SOFTWARE SUBSCRIPTION FEE	\$165.23
CREDIT CARDS:					\$4,925.75
BILLS PAYABLE:					\$ 385,722.82
GRAND TOTAL:					\$390,648.57



Proclamation for National Mentoring Month

WHEREAS, January is National Mentoring Month: an annual campaign to raise awareness of and celebrate the powerful impact of mentoring relationships, recruit new mentors, and encourage institutions to integrate quality mentoring into their policies, practices; and

WHEREAS, the City of Eldridge, Iowa recognizes the contributions of volunteer mentors, who link youth to economic and social opportunity, while also strengthening our community; and

WHEREAS, mentoring programs like **Big Brothers Big Sisters of the Mississippi Valley** make our state and communities stronger by enabling impactful relationships that provide invaluable support networks; and

WHEREAS, youth development experts agree that mentoring encourages positive youth development and smart daily behaviors, such as finishing homework and having healthy social interactions, and has a positive impact on the growth and success of a young person; and

WHEREAS, mentoring programs generally have a significant, positive impact on youth academic achievement, school connectedness and engagement, and educational success, which can lead to outcomes such as improved attendance, grades, and test scores, and classroom behavior; and

WHEREAS, mentors can help young people set career goals, and can help connect mentees to industry professionals to train for and find jobs; and

WHEREAS, effective mentoring of underserved and vulnerable populations of young people helps them confront challenges and enjoy improved mental health and social-emotional well-being; and

WHEREAS, mentoring programs have been found to positively impact many aspects of mental wellbeing, including reducing unhealthy coping mechanisms, improving interpersonal relationships, and reducing parental stress; and

WHEREAS, young people with a mentor are more likely to enroll in college, to participate in sports or extra-curricular activities, to hold a leadership position in a club or sports team, and to volunteer regularly, and less likely to start using drugs;

WHEREAS, mentoring is an innovative, evidence-based practice and, uniquely, is both a prevention and intervention strategy that can support young people of all demographics and backgrounds in all aspects of their lives; and

WHEREAS, despite the benefits of mentoring, one young person of every three is growing up without a mentor, which means a third of the youth of the United States are growing up without someone outside of the home to offer real life guidance and support; and

WHEREAS, this “mentoring gap” demonstrates the need for collaboration among the private, public, and nonprofit sectors to increase resources for relationship-centric supports for youth in communities, schools, and workplaces;

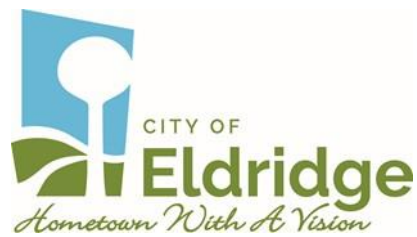
NOW, THEREFORE, I, Frank King, Mayor of the City of Eldridge, Iowa, do hereby proclamation January 2025, as National Mentoring Month in the City of Eldridge.

Mayor Frank King

Mayor Frank King
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Daniel Collins

Councilman Scott Campbell
Councilman Brian Dockery



2025 City Appointments – January 13th, 2025

Appointment by the Mayor

Mayor Pro Tem	Dan Collins
Chief of Police	Andrew Lellig
Fire Chief	Keith Schneckloth

Appointment by City Council

City Administrator	Nevada Lemke
Assistant City Administrator	Jeff Martens
*Zoning Enforcement Official	
City Clerk/Finance Manager	Letty Goslowsky
Director of Public Works	Tony Rupe
Facilities, Parks, Arborist, Streets, Sewer	
Chief Building Official	Ray Nees
Building, HVAC, Plumbing, Electrical	
City Engineer	Zach Howell, Shive Hattery
City Attorney	Allison Wright, Wright Law QC
Scott County Emergency Management Agency	Dan Collins
Official City Depositories and Maximums	As per Resolution 2025-01
Davenport Airport Commission Board of Adjustment	Frank King

Council Member Liaisons

Utility Board	Ryan Iossi
Community Center Board	Dan Collins
Park Board	Scott Campbell
Plan & Zone Commission/Board of Adjustment	Brian Dockery
Economic Development Advisory Board	Adrian Blackwell/Brian Dockery

City Council Committees

Finance/Investment	Brian Dockery	Dan Collins
Personnel	Dan Collins	Scott Campbell
Public Safety	Dan Collins	Ryan Iossi
Public Works	Ryan Iossi	Adrian Blackwell
Committee of the Whole	All	

Mayor Frank King
Councilman Adrian Blackwell

Councilman Ryan Iossi
Councilman Daniel Collins

Councilman Scott Campbell
Councilman Brian Dockery



Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
EDWARDS ENTERTAINMENT QUAD CITIES, LLC	The Fun Station Quad Cities	(319) 540-0921		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
400 South 14th Avenue		Eldridge	Scott	52748
MAILING ADDRESS	CITY	STATE	ZIP	
P.O. Box 11036	Cedar Rapids	Iowa	52410	

Contact Person

NAME	PHONE	EMAIL
Nick Edwards	(319) 540-0921	nick@gofunstation.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0047914	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

[Signature]
AJL approved.

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Jan 27, 2025	Jan 26, 2026	

SUB-PERMITS

Class C Retail Alcohol License



Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Nick Edwards	Cedar Rapids	Iowa	52403	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY
HDI Global Specialty SE

POLICY EFFECTIVE DATE
Nov 30, 2024

POLICY EXPIRATION DATE
Nov 30, 2025

DRAM CANCEL DATE

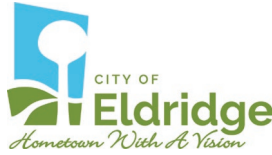
OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



ORDINANCE 2024-15

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 know as parcel 931507317, 206 S. 5th Street and parcel 931507002, 208 S. 5th Street and described as follows:

PARCEL NUMBER 931507317. MEADOW VIEW ESTATES 1ST ADD Lot: 017 MEADOW VIEW ESTATESONLY 82' ELY 110' LOT, and;

PARCEL NUMBER 931507002. MEADOW VIEW ESTATES 1ST ADD Lot: 018 MEADOW VIEW ESTATESLOT 18 & PT LOT 17 &PT NE NE (1.70A) COMNW COR LOT 17 MEADOW VIEW ESTATES: S 272'-WLY 277.49'-N 272'-N 277.49' TO PT OF BEG.

The property is currently zoned **R-1 Single Family Residential and R-2 Two-Family Residential** and is being rezoned to **R-3 Multiple Family Residential with a Planned Residential Overlay**.

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 6TH DAY OF JANUARY, 2025.

Attest:

Mayor, Frank King

Martha Nieto, City Clerk

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

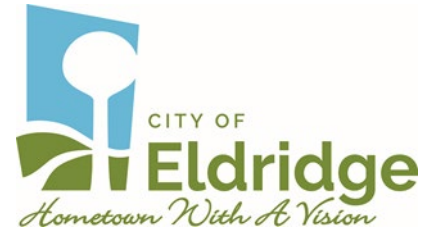
Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery

City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Consideration of rezoning and preliminary plat for Lancer Run
Date: subdivision 11/18/24

The North Scott School District is seeking a rezoning of parcels 931507317, known as 206 S. 5th Street and 931507002, known as 208 S. 5th Street:

PARCEL NUMBER 931507317. MEADOW VIEW ESTATES 1ST ADD Lot: 017 MEADOW VIEW ESTATES ONLY 82' ELY 110' LOT, and;

PARCEL NUMBER 931507002. MEADOW VIEW ESTATES 1ST ADD Lot: 018 MEADOW VIEW ESTATES LOT 18 & PT LOT 17 & PT NE NE (1.70A) COM NW COR LOT 17 MEADOW VIEW ESTATES: S 272'-WLY 277.49'-N 272'-N 277.49' TO PT OF BEG.;

from R-1 Single Family Residential and R-2 Two-Family Residential to R-3 Multiple Family Residential with a Planned Residential Overlay.

The Planned Residential Overlay will allow the development flexibility in the front yard setbacks to accommodate the required 31' street and 60' ROW in the preliminary plat. All setbacks abutting adjoining properties meet the underlying districts' original requirements as specified in City Code. City staff have reviewed the rezoning request, planned residential overlay request and preliminary plat and have found them to be in accordance with City Code and recommends approval of this request. These changes also follow the Future Land Use Map included in the City's Comprehensive Plan.

Following this memo are a current zoning map with these parcels highlighted, the future land use map, the applications, and the submitted preliminary plat. A sample of the letter sent to abutting properties is also included along with City Code pertaining to Planned Residential Overlays.

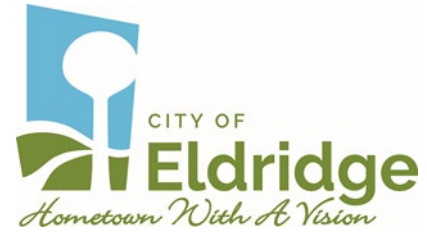
The Planning and Zoning Commission unanimously approved the rezoning request and preliminary plat at their meeting on November 14, 2024. Due to traffic concerns they are recommending adding a condition to the rezoning stating that an apartment building could not be constructed on this parcel.

Mayor Frank King
Councilman Adrian Blackwell

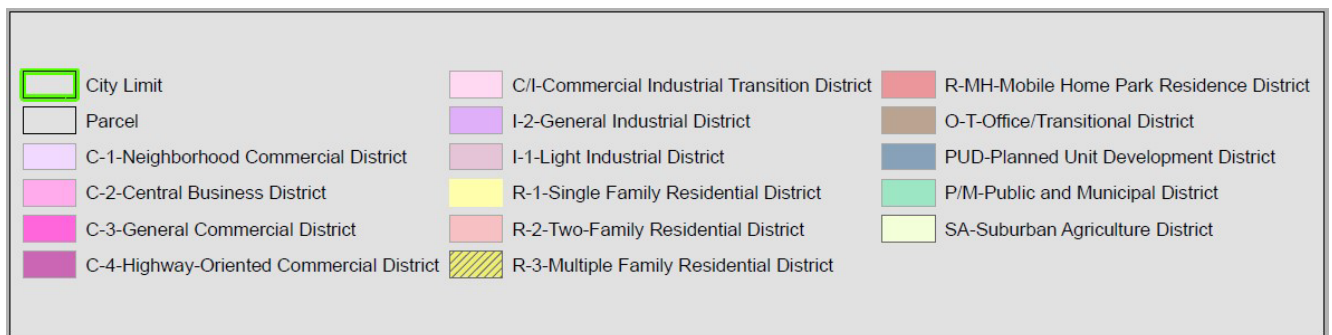
Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi

City of Eldridge MEMORANDIUM



Current zoning on these parcels:

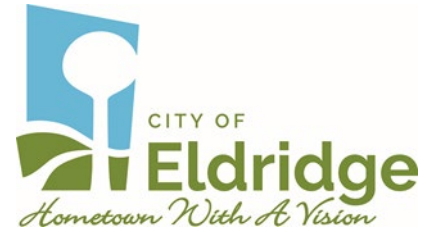


Mayor Frank King
Councilman Adrian Blackwell

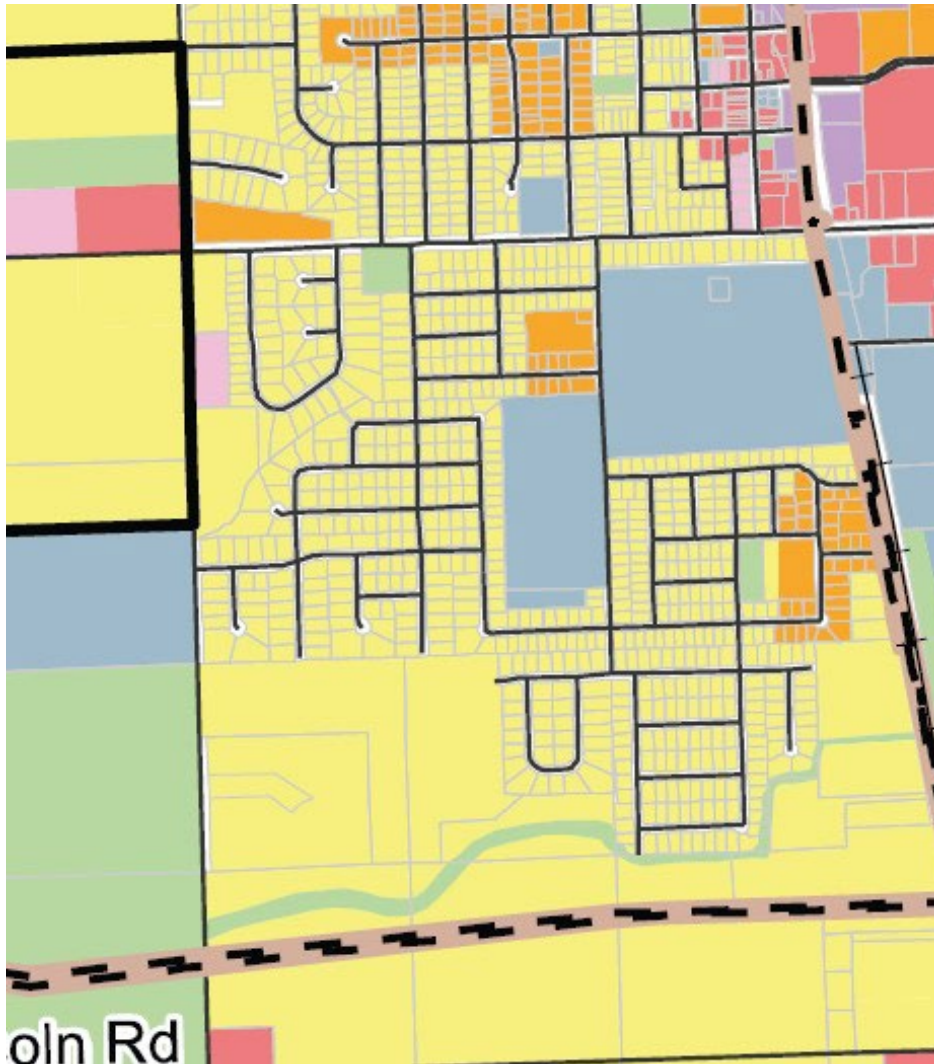
Councilman Scott Campbell
Councilman Daniel Collins




Councilman Brian Dockery
Councilman Ryan Iossi

City of Eldridge MEMORANDIUM



Future land use map indicating these parcels as high density residential:



-  Low Density Residential
-  High Density Residential
-  Institutional

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi



REZONING APPLICATION

Plan and Zone Commission

Property Address 206 S. 5th Street & 208 S. 5th Street
Rezoning Request From R-1/R-2 Single/Two-Family To R-3 Multiple Family Residential
Legal Description of Property See attached legal description

Applicant Name North Scott Community School District
Address 251 E. Iowa Street, Eldridge, IA 52748
Phone Number 563-285-9081
Email Address _____
Main Contact Person Joe Stutting

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

Signature of Applicants (s) 

Intended property use Single family homes and four-plex villas.
(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>156</u>	Date Filed	<u>10/31/2024</u>
Payment Method		<u>Check 8865</u>	Meeting Date	<u>11/14/2024</u>
Courtesy Letters Sent		<u>11/7/2024</u>		

LEGAL DESCRIPTION

THE NORTH 82 FEET OF THE EASTERLY 110 FEET OF LOT 17 MEADOW VIEW ESTATES FIRST ADDITION TO THE TOWN OF ELDRIDGE, IOWA; AND

LOTS 17 AND 18 IN MEADOW VIEW ESTATES FIRST ADDITION TO THE TOWN OF ELDRIDGE, SCOTT COUNTY, IOWA; EXCEPT THAT PART OF LOT 17 COVEYED TO FIRST BAPTIST CHURCH OF APLINGTON, APLINGTON, IOWA, BY WARRANTY DEED DATED OCTOBER 19, 1971 AND FILED OCTOBER 28, 1971 AS DOCUMENT NO. 13811-71 AND MORE PARTICULARLY DESCRIBED AS THE NORTH 82 FEET OF THE EASTERLY 110 FEET; AND

PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 17 OF MEADOW VIEW ESTATES FIRST ADDITION TO THE TOWN OF ELDRIDGE, IOWA; THENCE SOUTH 00°18' WEST 272.0 FEET; THENCE WEST 277.49 FEET; THENCE NORTH 00°18' EAST 272.0 FEET; THENCE EAST 277.49 FEET TO THE POINT OF BEGINNING;

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



Planned Residential Overlay Application for P&Z Commission

Property Address 206 S. 5th Street & 208 S. 5th Street
 Underlying Zoning R-3 Multi-Family Residential
 Legal Description of Property See Attached Legal Description

Applicant Name North Scott Community School District
 Address 251 E. Iowa Street, Eldridge, IA 52748
 Phone Number 563-285-9081
 Email Address _____
 Main Contact Person Joe Stutting

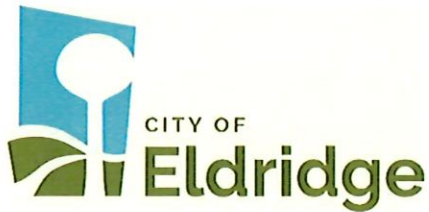
Title Holder's (If different than applicant)
 Name _____
 Address _____
 Phone Number _____

Signature of Applicants (s) 

Intended property use Single family homes and four-plex villas.
 (please be specific)

Please provide:
 A map showing the property location and surrounding zoning

For office use only			
Filing Fee Paid	\$	<u>N/A</u>	Date Filed <u>10/31/2024</u>
Payment Method		<u>—</u>	Meeting Date <u>11/14/2024</u>
Courtesy Letters Sent		<u>11/7/2024</u>	



PRELIMINARY PLAT APPLICATION

Plan and Zone Commission

Subdivision Name Lancers Run

Subdivision Location 206 & 208 S. 5th Street

Current Zoning R-1/R-2 Residential Proposed Zoning R-3 Multi-Family Residential

Number of Lots 14

Developer Name North Scott Community School District
Address 251 E. Iowa Street, Eldridge, IA 52748
Phone Number 563-285-9081
Email Address _____
Main Contact Person Joe Stutting

Engineer Firm Townsend Engineering
Contact Chris Townsend
Address 2224 E. 12th Street, Davenport, IA 52803
Phone Number 563-386-4236
Email chris@townsendengineering.net

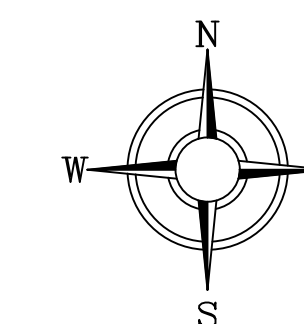
Name of person filing application  Date 10-31-24

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

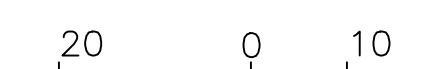
For office use only			
Filing Fee Paid	\$	<u>221</u>	Date Filed <u>10/31/2024</u>
Payment Method		<u>Check 8505</u>	Meeting Date <u>11/14/2024</u>

LANCERS RUN SUBDIVISION

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



GRAPHIC SCALE



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

- AREA OF SUBDIVISION - TOTAL: 120,352 S.F., OR 2.763 ACRES +/-
- OWNER: NORTH SCOTT COMMUNITY SCHOOL DISTRICT
208 S. 5TH STREET
ELDRIDGE, IOWA
- SURVEYOR: JERRY D. ROGERS
2224 EAST 12TH STREET
DAVENPORT, IOWA 52803
PH: (563) 386-4236
- ATTORNEY: TBD

NOTES

- ALL STREET RIGHTS OF WAY TO BE DEDICATED TO THE CITY OF ELDRIDGE.
- SIDEWALKS WILL BE INSTALLED ON THE LOTS AT THE TIME OF HOME CONSTRUCTION. LOT ONE AND OUTLOT A SHALL HAVE SIDEWALKS INSTALLED AT TIME OF ACCEPTANCE.
- ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF ELDRIDGE.
- AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF ELDRIDGE, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES.
- BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ELDRIDGE STANDARD SPECIFICATIONS.
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- NO PART OF THIS SUBDIVISION LIES WITHIN THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP #19163C0215G, EFFECTIVE DATE MARCH 23, 2021.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1 AND R-2. REZONE TO R-3 (WITH A PLANNED RESIDENTIAL OVERLAY, REDUCING FRONT SETBACK OF LOTS 5-12 REDUCED FROM 25 FEET TO 20 FEET) IS REQUESTED WITH THIS DEVELOPMENT.
- OUTLOT A IS TO BE OWNED AND MAINTAINED BY A HOME OWNER'S ASSOCIATION.
- SUMP PUMP MAINS AND SUBDRAIN TO BE INSTALLED, 6" MINIMUM.
- OVERLAND FLOW FROM PROPOSED DETENTION SHALL NOT NEGATIVELY IMPACT ADJOINERS HOUSES.

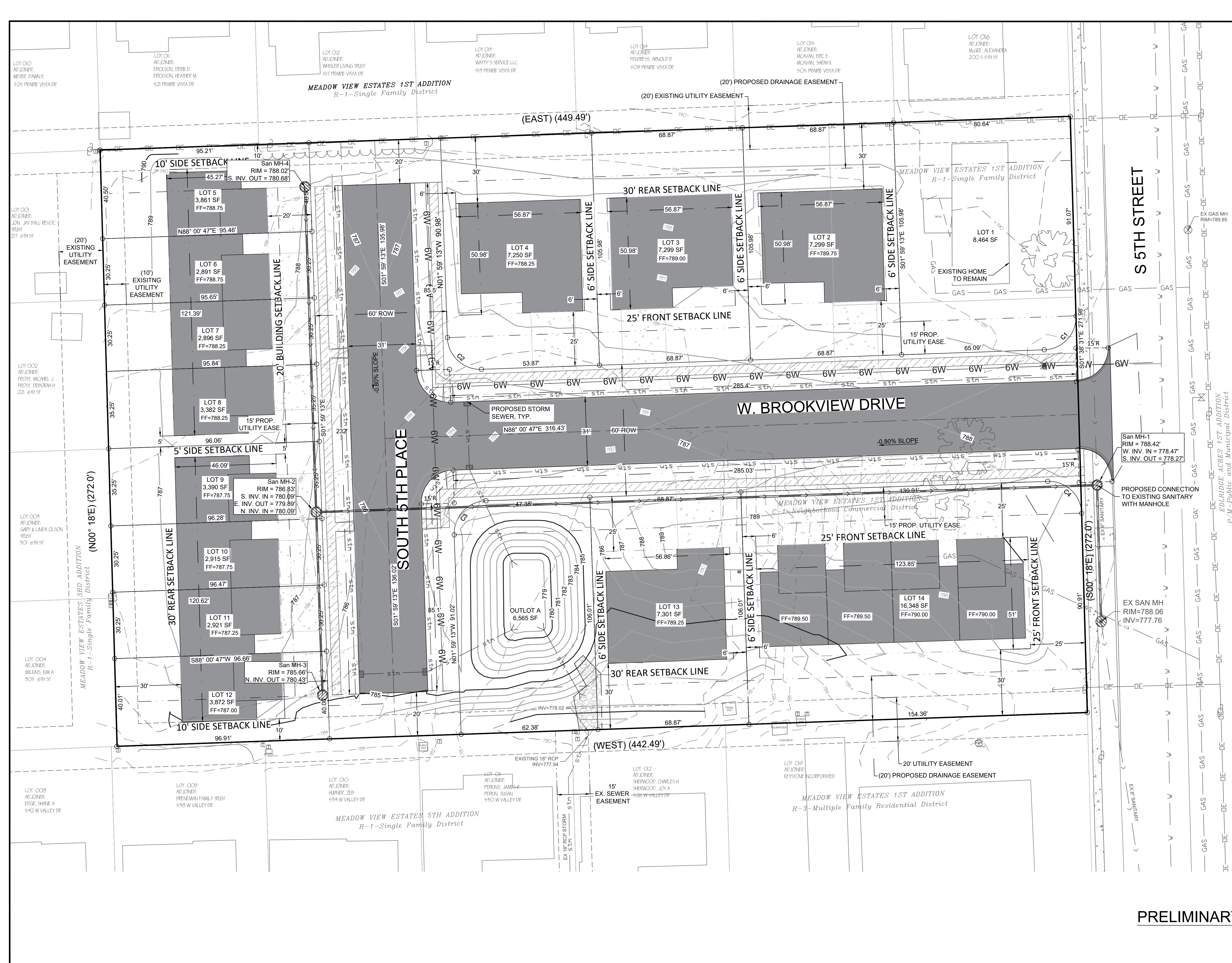
THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

ACREAGE OF SUBDIVISION	
TOTAL ACREAGE OF SUBDIVISION	2.76 ACRES
14 LOTS	1.84 ACRES
OUTLOT A	0.15 ACRES

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

Curve Table					
Curve #	Length (ft)	Radius (ft)	Chord Length (ft)	Chord Direction	Delta
C1	23.472	15.00	21.15	S43° 11' 08"W	089° 39' 18"
C2	23.562	15.00	21.21	N46° 59' 13"W	090° 00' 00"
C3	23.562	15.00	21.21	N43° 00' 47"E	090° 00' 00"
C4	23.652	15.00	21.28	S46° 48' 52"E	090° 20' 42"

PRELIMINARY PLAT, NOT TO BE RECORDED



DATE: 10/31/24
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

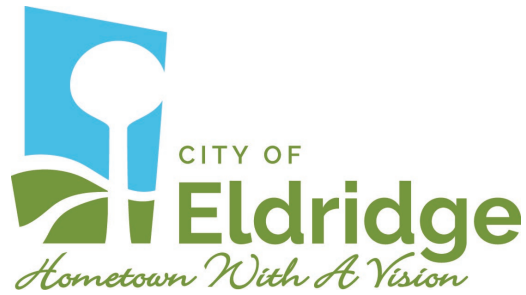
DRAWN BY: PAR
CHECKED BY: CRT
DRAWING LOCATION: S: NORTH SCOTT SCHOOLS/5TH STREET SUBDIVISION

NO.	REVISIONS: DESCRIPTION	DATE

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

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

SHEET NO. 1 of 1



305 N. Third Street, P. O. Box 375
Eldridge, Iowa 52748-0375
(563) 285-4841
(563) 285-7376 fax

November 7, 2024

XXXXXXXX

XXXXXXXX

Eldridge, Iowa 52748


















To whom it may concern:

This is a courtesy letter from the City of Eldridge informing you that a property adjacent to your property has submitted a rezoning request that will be considered at a public Planning and Zoning Commission meeting scheduled for Thursday, November 14th, 2024, at Eldridge City Hall at 6:00 p.m. The property includes parcel numbers 931507317, known as 206 S. 5th Street and 931507002, known as 208 S. 5th Street and are shown on the included map. The request is to rezone from R-1 Single Family Residential and R-2 Two-Family Residential to R-3 Multiple Family Residential. If you have any questions, feel free to contact me at the City Offices.

Sincerely,

Jeff Martens
Assistant City Administrator/Zoning Official
City of Eldridge, Iowa



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

§ 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 §§ 20.00, 21.00 and 22.00 of this chapter, 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 §§ 20.00, 21.00 and 22.00 of this chapter, 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 §§ 20.00, 21.00 and 22.00 of this chapter 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 §§ 20.00, 21.00 and 22.00 of this chapter are hereby made underlying zones to be used for partial regulation of the rezoned tract. Each tract shall be at least 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 § 23.13 of this chapter 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 §§ 20.01, 21.01 and 22.01 of this chapter depending on the underlying zoning.

§ 23.03 PERMITTED USES ON REVIEW.

Same as §§ 20.02, 21.02 and 22.02 of this chapter 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 §§ 20.03, 21.03 and 22.03 of this chapter depending on the underlying zoning.

§ 23.07 FRONT YARD.

None required except where adjacent to non-planned residence zones, then the requirements of §§20.04(B), 21.04(B) and 22.04(B) of this chapter 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 §§20.04(B), 21.04(B) and 22.04(B) of this chapter 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 §§20.04(B), 21.04(B) and 22.04(B) of this chapter 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 15% 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 Title D, Chapter 1 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 Title D, Chapter 1, §§ 11.00 through 15.00. The development shall contain those items listed in §30.00 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 \$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 re-established by a new zoning procedure as stated in §§ 18.01 through 18.07 of this chapter.

§ 23.14 SCHEDULE.

In addition to the information in §30.00 of this chapter, the development plan shall include a development schedule indicating the stages and dates of actual development. If the development becomes more than 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.

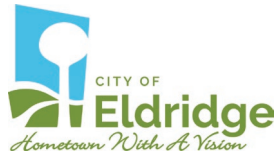
§ 23.15 ALTERNATIVES.

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.

(A) Upon completion of development, the Zoning Enforcement Officer shall notify the City Council. The City Council shall, upon its consideration and agreement, pass a final resolution determining that the development is complete.

(B) Any questions as to permitted development occurring after passage of the final resolution shall be applied for to the Board of Adjustment in accordance with normal Board procedures. The Board shall decide if the proposal is in compliance with the intent and spirit and continued practical usefulness of the plans and requirements of the planned residential district and may approve amendments as it may deem necessary.



ORDINANCE 2025-01

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

Section one.

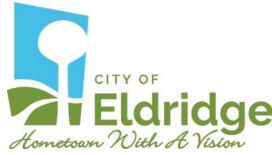
Title D, Chapter Two, § 9.00 RESPONSIBILITIES, (D), (2) is amended by removing the following language:

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

Section two.

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

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



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

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

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

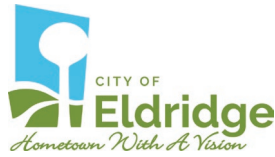
PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY, 2024.

Attest:

Mayor, Frank King

Martha Nieto, City Clerk

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



ORDINANCE 2025-02

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

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

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

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

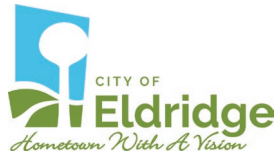
Maximum density shall not exceed that of the underlying district.

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

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

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

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



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

Attest:

Mayor, Frank King

Martha Nieto, City Administrator

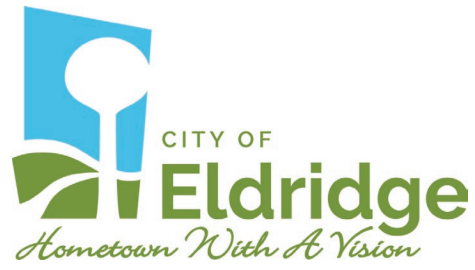
Blackwell	<input type="checkbox"/>	Yea	/	<input type="checkbox"/>	Nay	/	<input type="checkbox"/>	_____
Campbell	<input type="checkbox"/>	Yea	/	<input type="checkbox"/>	Nay	/	<input type="checkbox"/>	_____
Collins	<input type="checkbox"/>	Yea	/	<input type="checkbox"/>	Nay	/	<input type="checkbox"/>	_____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



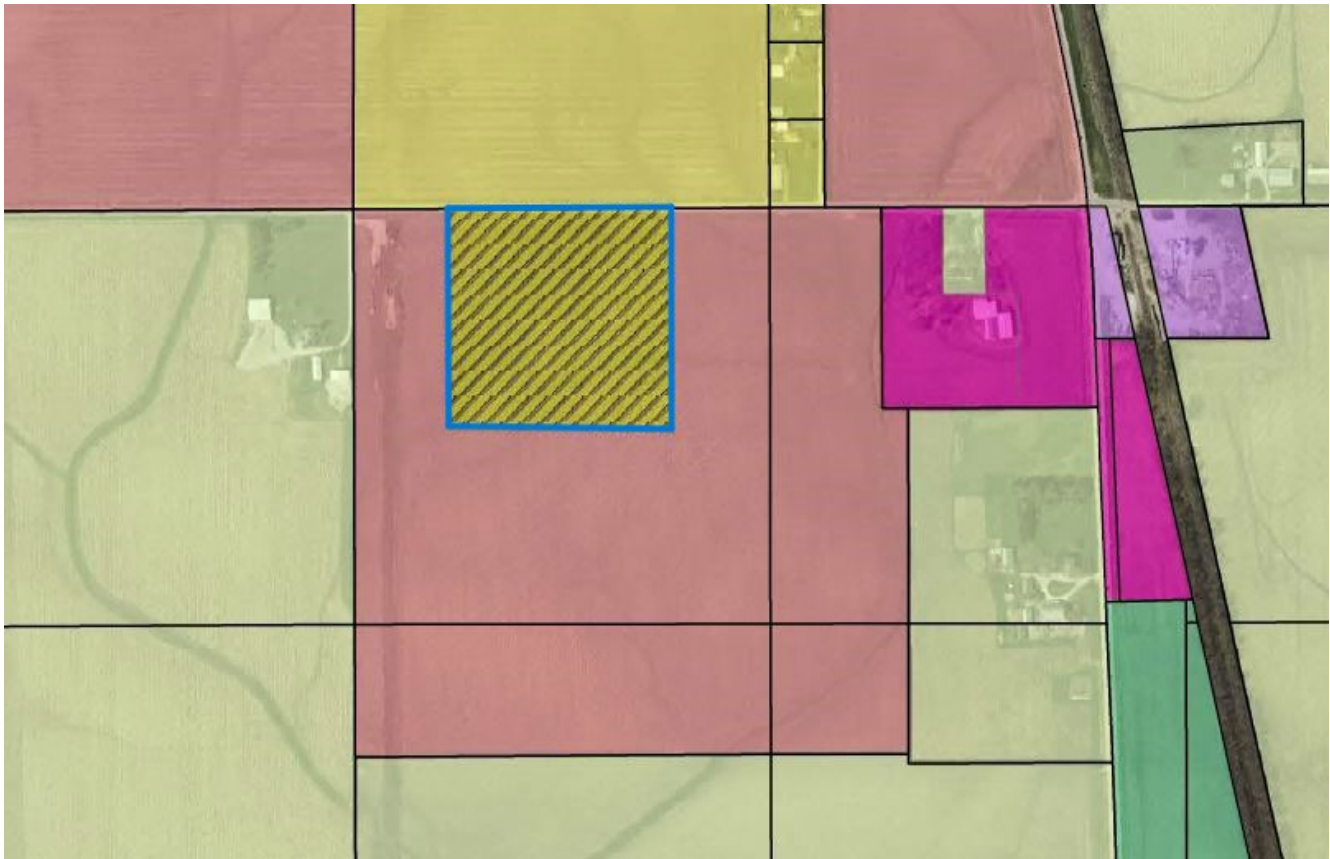
Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery



Current zoning on these parcels:



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

Karl Donaubauber
Scott LaPlante

Mike Martin
Jennifer Vittorio

Brad Merrick
Dean Ferguson

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

Email: grunwaldland@gmail.com



Planned Residential Overlay Application for P&Z Commission

Property Address Redbud Circle, inside portion

Underlying Zoning R-3

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

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

Title Holder's (If different than applicant)

Name _____

Address _____

Phone Number _____

Signature of Applicants (s) Dale Grunwald

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

Please provide:

A map showing the property location and surrounding zoning

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



PRELIMINARY PLAT APPLICATION

Plan and Zone Commission

Subdivision Name Grunwald Grove 2nd Planned Residential Overlay Addition

Subdivision Location Redbud Circle, Eldridge, IA

Current Zoning R-3 Proposed Zoning R-3

Number of Lots 24

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

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

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

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

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

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

Description: Lots 23, 24, 25 & 26 Grunwald Grove 2nd Addition
 Requestor: Grunwald Land Development L.C.
 Proprietor: Grunwald Land Development L.C.
 Surveyor: Luke D. Miller
 Survey Company: Klingner & Associates, P.C.
 Return To: Klingner & Associates, P.C.
 4111 East 60th Street, Davenport, Iowa 52807
 lmiller@klingner.com (563) 359-1348

AREA TABLE

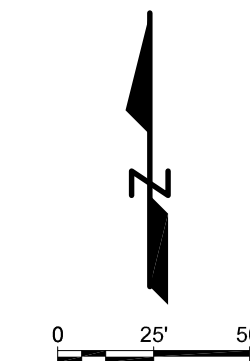
RIGHT OF WAY	0.0 AC.
LOT 1-60	2.95AC.
TOTAL	2.95 AC.

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

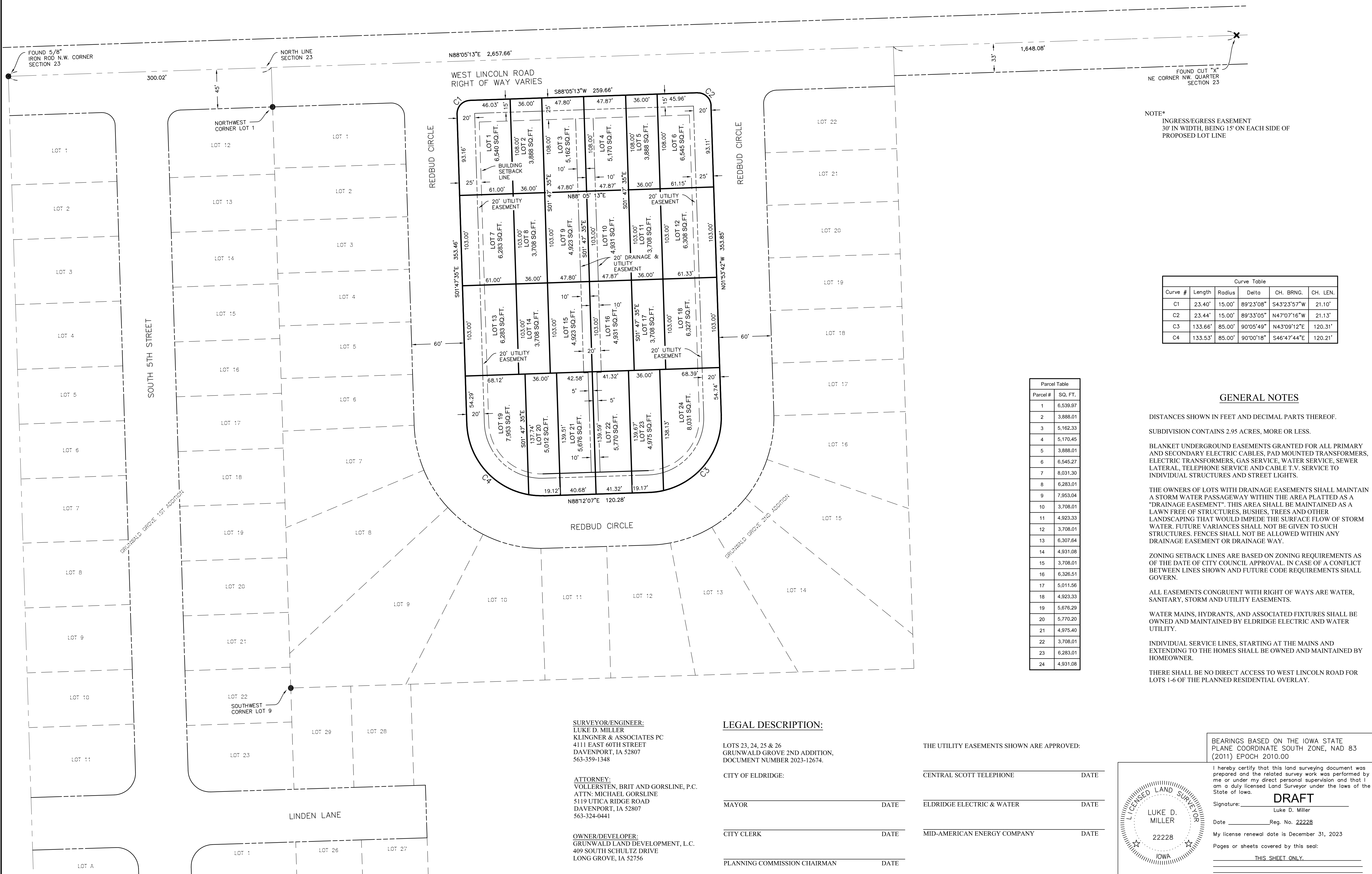
SET BACKS: R-3

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

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



**PRELIMINARY
 NOT FOR
 RECORDING**



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

REVISION HISTORY

NO.	DESCRIPTION	DATE	APP.

Curve Table

Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	23.40'	15.00'	89°23'08"	S43°23'57"W	21.10'
C2	23.44'	15.00'	89°33'05"	N47°07'16"W	21.13'
C3	133.66'	85.00'	90°05'49"	N43°09'12"E	120.31'
C4	133.53'	85.00'	90°00'18"	S46°47'44"E	120.21'

GENERAL NOTES

- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 2.95 ACRES, MORE OR LESS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
- THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORM WATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE SURFACE FLOW OF STORM WATER. FUTURE VARIANCES SHALL NOT BE GIVEN TO SUCH STRUCTURES, FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGE WAY.
- ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF A CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS SHALL GOVERN.
- ALL EASEMENTS CONGRUENT WITH RIGHT OF WAYS ARE WATER, SANITARY, STORM AND UTILITY EASEMENTS.
- WATER MAINS, HYDRANTS, AND ASSOCIATED FIXTURES SHALL BE OWNED AND MAINTAINED BY ELDRIDGE ELECTRIC AND WATER UTILITY.
- INDIVIDUAL SERVICE LINES, STARTING AT THE MAINS AND EXTENDING TO THE HOMES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER.
- THERE SHALL BE NO DIRECT ACCESS TO WEST LINCOLN ROAD FOR LOTS 1-6 OF THE PLANNED RESIDENTIAL OVERLAY.

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**FINAL PLAT
 PLANNED RESIDENTIAL OVERLAY ADDITION
 GRUNWALD LAND DEVELOPMENT, L.C.
 409 SOUTH SCHULTZ DRIVE
 LONG GROVE, IOWA 52756**

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

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

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

LEGAL DESCRIPTION:

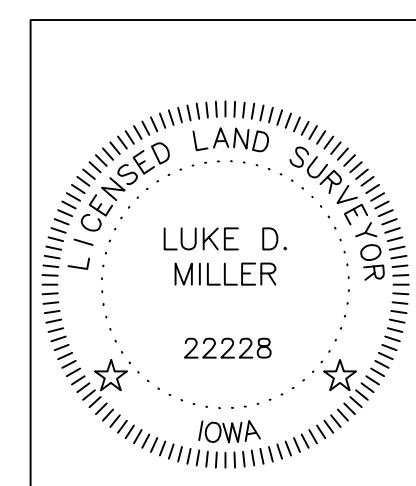
LOTS 23, 24, 25 & 26
 GRUNWALD GROVE 2ND ADDITION,
 DOCUMENT NUMBER 2023-12674.

CITY OF ELDRIDGE:

MAYOR _____ DATE _____
 CITY CLERK _____ DATE _____
 PLANNING COMMISSION CHAIRMAN _____ DATE _____

THE UTILITY EASEMENTS SHOWN ARE APPROVED:

CENTRAL SCOTT TELEPHONE _____ DATE _____
 ELDRIDGE ELECTRIC & WATER _____ DATE _____
 MID-AMERICAN ENERGY COMPANY _____ DATE _____



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

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

DRAFT

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

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

DESIGNED	DRAWN
FIELD	FIELD BOOK
CHECKED	CHECK DATE
LDM	

FINAL PLAT

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

12-3-2024
 SHEET
 1 OF 1

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

PUBLIC HEARING NOTICE

CITY OF ELDRIDGE

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

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

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

Jeff Martens
Assistant City Administrator

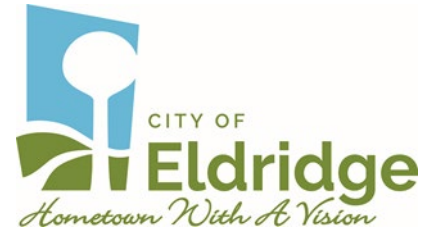
Please publish on Wednesday, Jan. 1, 2025





City of Eldridge

MEMORANDIUM



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

Mayor and City Council,

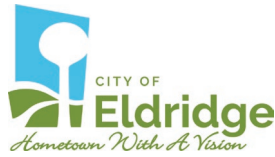
Ordinance 2025-03 Solar Gardens and Farms Permitted Uses and Ordinance 2025-04 Solar Energy Systems have been reviewed by City Staff. Portions have also been reviewed by the City Attorney.

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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi



ORDINANCE 2025-03

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

Section One.

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

(H) Solar Garden

Section Two.

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

(F) Solar Garden

Section Three.

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

(E) Solar Garden

Section Four.

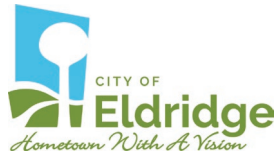
Title D, Chapter Two, R-MH Mobile Home Park Residential Districts Section 22A.01 PRINCIPAL PERMITTED USES. The following is added:

(E) Solar Garden

Section Five.

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

(E) Solar Garden



Section Six.

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

(R) Solar Garden

Section Seven.

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

(O) Solar Garden

Section Eight.

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

(Z) Solar Garden

Section Nine.

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

(G) Solar Garden

Section Ten.

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

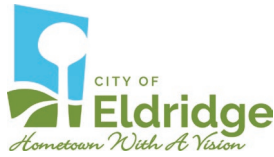
(D) Solar Garden

Section Eleven.

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

(T) Solar Garden

(U) Solar Farm



Section Twelve.

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

(N) Solar Garden

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

(C) Solar Farm

Section Thirteen.

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

Section Fourteen.

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

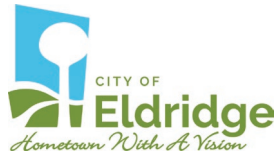
PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY, 2025.

Attest:

Mayor, Frank King

Martha Nieto, City Clerk

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



ORDINANCE 2025-04

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

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

44: SOLAR ENERGY SYSTEMS

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

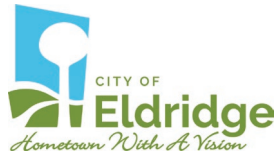
1.00 PURPOSE.

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

2.00 DEFINITIONS.

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

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

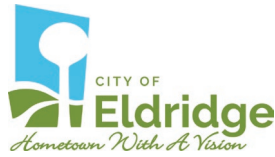


4. “Parallel roof-mount” means a roof-mount solar energy system in which the solar panels are installed parallel to the roof underneath and no more than 12” from the surface of the roof. A parallel roof-mount system must not extend beyond the roof surface underneath it.
 5. “Wall-mount” means a solar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

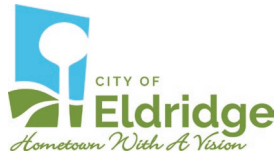
3.00 PERMITTED ACCESSORY USE.

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

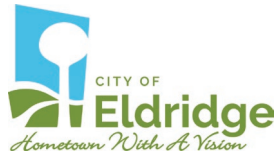
- A. Height. Solar energy systems must meet the following height requirements for accessory use:
 1. Building or roof-mounted solar energy systems shall not exceed the maximum allowed height of a structure in any zoning district.
 2. Ground or pole-mounted solar energy systems shall not exceed 12 feet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



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



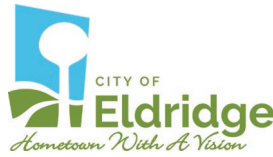
4. Reflectors. No solar energy system using an external reflector to enhance solar production shall be installed within the City limits.
 5. Solar energy systems shall have non-reflective and neutral color with no advertising or logos on system panels or supporting structure other than a small identification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



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

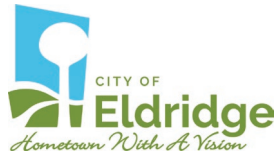
4.00 PRINCIPAL USES.

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



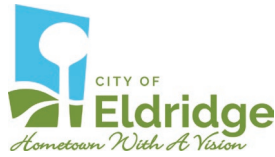
land underneath the collectors must be neatly maintained in compliance with Title B, Chapter 9 of the Code of Ordinances.

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



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

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

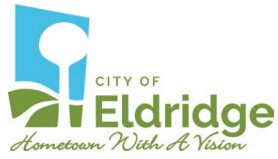


structures, property lines, rights-of-way, easements, zoning districts, service roads, floodplains, wetlands and other protected natural resources, topography, electric equipment, and all other characteristics requested by the City. The site plan shall be reviewed by City Staff and the City Engineer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

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

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

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



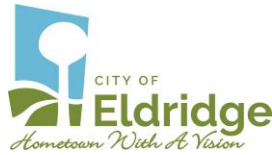
PASSED AND APPROVED THIS 3RD DAY OF FEBRUARY, 2025.

Attest:

Mayor, Frank King

Martha Nieto, City Clerk

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



RESOLUTION 2025-01

A Resolution Naming City Depositories

WHEREAS, the City of Eldridge has funds that must be deposited in a financial institution; and

WHEREAS, the City of Eldridge desires to authorize a variety of financial institutions for the City Clerk or City Administrator to utilize for these deposits.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Eldridge, Iowa, approves the following list of financial institutions to be depositories of the City of Eldridge funds. The City Clerk or City Administrator is hereby authorized to deposit the City’s funds in amounts not to exceed the maximum approved for each respective financial institution as set out below.

<u>Depository Name</u>	<u>Home Office</u>	<u>Maximum Balance</u>
Wells Fargo	Davenport, IA	\$2,000,000
Blackhawk Bank	Princeton, IA	\$2,000,000
Northwest Bank	Davenport, IA	\$1,000,000
First Central State Bank	Dewitt, IA	\$10,000,000
Dewitt Bank and Trust	Dewitt, IA	\$2,500,000
Bank of the West	Davenport, IA	\$1,000,000
First Trust and Savings	Wheatland, IA	\$2,000,000
DuTrac Credit Union	Dubuque, IA	\$2,000,000

PASSED AND APPROVED THIS 13th DAY OF JANUARY, 2025.

Attest:

Mayor, Frank King

City Clerk, Martha Nieto

- Blackwell Yea Nay Absent
- Dockery Yea Nay Absent
- Collins Yea Nay Absent
- Campbell Yea Nay Absent
- Iossi Yea Nay Absent

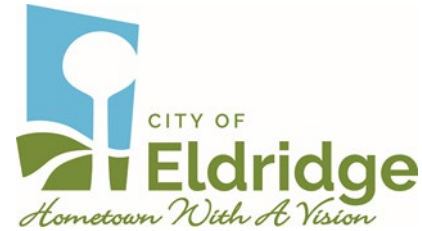
Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery

City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Sewer Master Plan
Date: 1/13/25

Mayor and City Council,

On a staff level we began receiving greater interest in our southwest industrial development area and other areas unserved by utilities. Questions have been asked by developers about timelines and costs to provide utilities to these areas. City staff do not currently have the resources available to answer these questions which results in developers passing Eldridge over for other areas.

The Utility Board is currently contracting with ISG to complete a water study for the City that will allow the water department to answer these questions.

We are asking the City Council to approve \$42,500 to allow Shive Hattery to develop a masterplan for the sewer department that would provide them with this same level of information.

In addition to the southwest industrial development area we are seeing interest in residential development east of Fellner's Addition on Lincoln Road.

It would be a great help for future planning and development to know the best location for sewer lift stations city-wide.

PROFESSIONAL SERVICES AGREEMENT

ATTN: Nevada Lemke
CLIENT: City of Eldridge, IA
305 N. Third Street
PO Box 375
Eldridge, IA 52748-0375

PROJECT: City of Eldridge Sewer Masterplan

PROJECT LOCATION: Eldridge, IA

DATE OF AGREEMENT: January 8, 2025

We look forward to assisting the City of Eldridge by providing engineering services for the above referenced project. This Work Authorization Agreement is being prepared in accordance with the existing Engineering Services Contract between the City of Eldridge and Shive-Hattery, Inc, dated April 10, 2024. Included in this Work Authorization is a general description of the work and a scope of services that Shive-Hattery, Inc. will provide to assist the City with the Project.

PROJECT DESCRIPTION

Shive-Hattery(S-H) will provide Sewer Master planning services to the City of Eldridge, Iowa with a focus on the available and planned capacity for residential/commercial growth and industrial growth.

The purpose of the wastewater system study is to provide a planning level document that identifies current and future system capacity allocated to residential / commercial service as well as future industrial service. The study will be summarized in a document that can be referenced to respond to inquiries for industrial development as well as referenced in City discussions and decisions.

SCOPE OF SERVICES

We will provide the following services for the project:

1. Hold a Kick-Off Meeting with the City to discuss the study's goals, scope, schedule, workshops and deliverables.
2. Review last three (3) years of operating data for the major system components including Buttermilk Lift Station and South Slope Wastewater Treatment Plant (WWTP).
3. From the Buttermilk Conveyance System design as well as the South Slope WWTP design, summarize:
 - a. Hydraulic design capacity of the Buttermilk Conveyance System as well as hydraulic and loading design capacity of South Slope WWTP.
 - b. Drainage basins planned land use and design flows used for the Buttermilk Conveyance system.
 - c. South Slope WWTP Permit
4. Evaluate and identify reserve capacity in the system.
5. Evaluate recent WWTP trends including recent discussion with IDNR that might impact discharge permit requirements and pretreatment requirements.
6. Evaluate and summarize recent growth trends in the City and project residential sewer needs.
7. Summarize current City ordinance with respect to sewer flow and loading rates and surcharges.



8. Hold a Planning Workshop with City staff to:
 - a. Discuss planning area.
 - b. Discuss findings of the capacity evaluation.
 - c. Planning level allocation of current reserve capacity for residential / commercial growth and allocation to industrial growth. Allocations are anticipated to include hydraulic capacity as well as loading capacity.
 - d. Target planning capacity for residential / commercial development and industrial development.
 - e. Target sewer strength limits, as compared to residential, that may be acceptable from an industrial user.
 - f. Discuss and select capacity utilization threshold(s) to trigger capital improvements.
 - g. Review and revise, as appropriate, planning area, planned land use of the Buttermilk Conveyance drainage basins.
 - h. Summarize conclusion of the workshop.
9. Based on the workshop, revise planning area, planned land use, target allocations, and projected flows and loadings and capital improvement thresholds. Develop planning level capital improvements, as appropriate, to meet the targeted capacity and develop a planning level timeline for improvements.
10. Develop planning level concept for expanding South Slope WWTP that generally aligns with the capital improvements.
11. Hold a Review Workshop with the City to review capacities, capital improvements, and general timeline for capital improvements. Based on discussions, refine targets and capital improvements plan, as appropriate.
12. Summarize the study in a Planning Report that includes:
 - a. Executive Summary
 - b. Buttermilk Conveyance Drainage Basins and Planned Land Use
 - c. Existing System Capacity, Reserve Capacity, and Allocations
 - d. Future Capacity Allocation Targets
 - e. Pretreatment Targets and Triggers
 - f. Future Capital Improvements
13. Hold a meeting to discuss the draft Planning Report, gain comments and input.
14. Address comments as appropriate and submit final Planning Report to the City.

Anticipated Meetings and Workshops:

- Kick-Off Meeting
- Planning Workshop
- Review Workshop
- Draft Report Meeting

Deliverables:

- Draft Existing System Summary and Exhibits
- Draft Planning Summary and Exhibits
- Draft and Final Planning Report

CLIENT RESPONSIBILITIES

It will be your responsibility to provide the following:

- 1. Identify a Project Representative with full authority to act on behalf of the Client with respect to this project. The Client Project Representative shall render decisions in a timely manner in order to avoid delays of Shive-Hattery’s services.
- 2. Legal, accounting, and insurance counseling services or other consultants, including geotechnical, or vendors that may be necessary. The Client shall coordinate these services with those services provided by Shive-Hattery.
- 3. Provide to Shive-Hattery any available drawings, survey plats, testing data and reports related to the project, either hard copy or electronic media. Electronic media is preferred.
- 4. Unless specifically included in the Scope of Services to be provided by Shive-Hattery, the Client shall furnish tests, inspections, permits and reports required by law, regulation or code including but not limited to hazardous materials, structural, mechanical, chemical, air pollution and water pollution tests.
- 5. Provide Shive-Hattery personnel unlimited access to the site as required.

SCHEDULE

We will begin our services upon receipt of this Agreement executed by you which will serve as a notice to proceed.

- We will complete our services within three (3) to four (4) months after we receive the countersigned Agreement.

COMPENSATION

Description	Fee Type	Fee	Estimated Expenses	Total
Scope of Services	Fixed Fee	\$42,500	Included	\$42,500
TOTAL		\$42,500	Included	\$42,500

Fee Types:

- Fixed Fee - We will provide the Scope of Services for the fee amounts listed above.

Expenses:

- Included - For Fixed Fee Type, expenses have been included in the Fee amount. For Hourly Fee Types, expenses will be reimbursed in accordance with our Reimbursable Expense Fee Schedule in effect at the time that the expense is incurred.

The terms of this proposal are valid for 30 days from the date of this proposal.

AGREEMENT

This proposal shall become the Agreement for Services when accepted by both parties. Wet signatures, digital signatures, electronic signatures or acceptance communicated by mail or e-mail from one party to another, are deemed acceptable for binding the parties to the Agreement. The Client representative signing this Agreement warrants that he or she is authorized to enter into this Agreement on behalf of the Client.

Thank you for considering this proposal. We look forward to working with you. If you have any questions concerning this proposal, please contact us.

Sincerely,
SHIVE-HATTERY, INC.



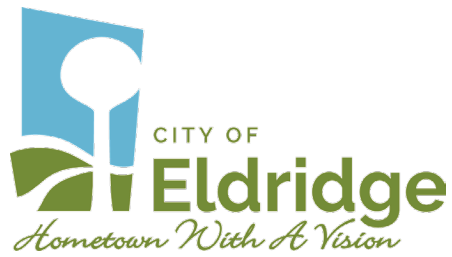
Shane Oyler, Managing Director
soyler@shive-hattery.com

AGREEMENT ACCEPTED AND SERVICES AUTHORIZED TO PROCEED

CLIENT: City of Eldridge, IA

BY: _____ **TITLE:** _____
(signature)

PRINTED NAME: _____ **DATE ACCEPTED:** _____



January 7, 2024

Mayor and City Council,
Utility Board,

The City is in possession of three used trucks that have been replaced. Since Public Works had such good results last quarter selling their Street Sweeper on the municipal sales website Purplewave we would like to post the following vehicles for sale there at the earliest opportunity.

Public Works

Truck # 1- 2006 Chevy Silverado 1500 4WD with 81,200 miles

Utility Department

Truck # 2- 2010 Chevy Silverado 2500HD 4WD with an 8' Western snowplow and has 92,919 miles

Truck # 3- 2014 Ford F250 4WD with an 8' Western snowplow and has 64,490 miles

Please let me know if it is okay to proceed and list them on Purplewave.

Thank you,

Jeff Martens
Assistant City Administrator

The regular meeting of the Board of Trustees of the Eldridge Electric and Water Utility Board was called to order at 5:00 p.m. on December 17, 2024, at Eldridge City Hall.

Board members present were: Michael Bristley, Abby Petersen, and Jeff Hamilton. Mark Gooding and Racheal Padavich were absent. Also present: Cegan Long, Marty O'Boyle, Julie Daniels, Beth Campbell, Katie Pins, Larry Lenny Larson, Ryan Iossi, Nevada Lemke, and Ashley Lacey.

Public Comment – Katie Pins, Julie Daniels, and Beth Campbell spoke about the need for fluoride in the system.

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

Motion by Hamilton to approve Utility Board Minutes from December 3, 2024. Second by Petersen. All Ayes. Motion Carries.

Financial & Administrative-

- A. Motion by Petersen to Approve Bills Payable in the amount of \$153,236.38. Second by Hamilton. All Ayes. Motion Carries.
- B. Motion by Petersen to approve Resolution 2024-15 E&W Adopting an Investment Policy for the Eldridge Electric and Water Utility. Second by Hamilton. Roll call vote indicated Hamilton (Aye), Petersen (Aye), and Bristley (Aye). Motion Carries.
- C. Motion by Hamilton to approve Resolution 2024-14 E&W Approving the Regularly Scheduled Meeting Dates for the 2025 Calendar Year. Second by Petersen. Roll call vote indicated Petersen (Aye), Bristley (Aye), and Hamilton (Aye). Motion Carries.
- D. Motion by Petersen to approve Resolution 2024-16 E&W Adopting the Eldridge Purchasing Policy & Procedure Manual. Second by Hamilton. Roll call vote indicated Bristley (Aye), Hamilton (Aye), and Petersen (Aye). Motion Carries.
- E. Motion by Petersen to approve the Utility cost-sharing portion for the website for up to \$22,000. Second by Hamilton. All Ayes. Motion Carries.
- F. Department Update – The staff participated in an Active Shooter on December 10, 2024, put on by the Eldridge Police Department. The board will also be participating in a training course on January 29th at 4:30 for council and board member training, it should be about an hour and a half.

Electric Department

- A. No outages
- B. No updates at this time

Water Department

- A. No Water Main Breaks
- B. Water Test Results- Bac-t for November all passed
- C. Update on Water Department Projects from Lenny Larson, ISG Engineering
 - a. Short Circuiting in the clear well and they recommend an inspection
 - b. Chlorine Gas that he spoke of at the last meeting.
 - c. Well #2—Have a Geotech engineer drill a core through the concrete pad around the well to ensure there is no void under the pad.
 - d. Working on population and water projections with the growth so they can talk through the scenarios to make sure it meets the city's needs.
 - e. Iowa American Water is going to be sending water quality information over to see if it would be a good system for a backup for blending.
- D. The board discussed that the water operator purchased 5 more months of fluoride for the system after a valve leak, therefore they could come back to the discussion on not adding additional fluoride to the water system until mid-February. Long stated the Iowa DNR Notification requirements for fluoridation would be a 90-day notice.
- E. The board discussed paying Registration and training expenses for a Public Works Employee to attend the winter water conference for CEUs to maintain certification, the board decided to pass at this time as there are other ways for the employee to get his CEUs.
- F. Department Update – Long spoke of the implementation of the ultrasonic meters, they had a bit of a reading error, but after talking to Steve from VanWert they discussed them and how they work and seem to be the way to go. Fire Alarms were tested and passed.

Motion by Petersen to adjourn the meeting at 6:16 p.m. Second by Hamilton. All Ayes. Motion Carries.

Ashley Lacey

Billing Clerk

City of Eldridge Park Board



The regular meeting of the Eldridge Park Board was called to order at 6:31 P.M. on December 11, 2024, at City Hall.

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

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

Motion by DeWulf, second by T. Campbell to approve the minutes from the November 12, 2024, meeting. Motion approved unanimously by voice vote.

Motion by T. Campbell, second by DeWulf to approve bills payable in the amount of \$11,834.85. Motion approved unanimously by voice vote.

Old Business-

Lacey presented the board with pictures of the new pad and pergola at Sanctuary Gardens. She also showed them a sign and a quote. The board also decided they would like to get pricing on a rock to be engraved for the graves found there.

Ashcraft also gave an update on a strategy meeting; city staff will be putting out an RFI for the concession stand. Lacey will sit through a few meetings about software for scheduling the ball diamonds. Motion by DeWulf, second by T. Campbell to approve a scheduling platform for up to \$6,000. Motion approved unanimously by voice vote. Ashcraft also mentioned that they had reached out to the YMCA about incorporating some of our summer programs, but at this time they were not interested.

Motion by T. Campbell, second by DeWulf to adjourn the meeting at 7:19 pm. Motion approved unanimously by voice vote.

Respectfully submitted,
Ashley Lacey, Billing Clerk

Name	GL Description	Amount
DUBUQUE FIRE EQUIPMENT INC	PARKS FIRE EXTINGUISHER CERT	\$59.00
AMAZON CAPITAL SERVICES	PET WASTE BAGS	\$179.96
SHACKS LLC	PORTA POTTY RENTAL	\$125.00
LOGAN CONTR SUPPLY INC.	AIR HOSE	\$107.62
MENARDS	HICKORY PARK IRRIGATION PUMP	\$5.89
SHACKS LLC	PORTA POTTY RENTAL	\$125.00
SHACKS LLC	PORTA POTTY RENTAL	\$125.00
CLS MUDJACKING	S CONCESS. 4 PLEX MUDJACKING	\$1,200.00
STAPLES	PARKS TP	\$104.98
SHACKS LLC	PORTA POTTY RENTAL	\$125.00
MIDAMERICAN ENERGY COMPANY	851 N 1ST ST	\$37.40
IHRIG WORKS LLC	SANCTUARY GAZEBO PAD	\$9,640.00
		\$11,834.85

Jeff Ashcraft
Jill DeWulf

Trish Campbell

Dean Halverson
Scott LaPlante



**Eldridge Planning and Zoning Commission
December 19, 2024, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Plan and Zone Commission met in open session in Eldridge City Hall at 6:00 p.m. on December 19, 2024. The meeting was called to order at 6:02 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Jennifer Vittorio, Dean Ferguson, Brad Merrick and Scott LaPlante. Mike Martin was absent. Also present were Jeff Martens, Brian Dockery and Dale Grunwald.

The minutes from the November 14, 2024, meeting was presented for approval. Donaubaauer corrected the spelling on a name and Martin had called in an additional comment that he had made during the meeting and asked it be added. Motion by Merrick to approve the minutes as amended. Seconded by Ferguson. Motion carried 5-0 by voice vote.

Donaubaauer asked Martens to present the application and Planned Residential Overlay plat for Grunwald Grove 2nd Addition. Martens presented the request and confirmed that it was substantially in accordance with City Code. Merrick asked the developer a few clarifying questions. LaPlante made a motion to approve the overlay plat. Vittorio seconded the motion. The motion carried 5-0 by voice vote.

Martens presented a revised draft solar ordinance for review by the Commission. Martens confirmed that the staff had done a final review and an inquiry had been made to the City Attorney about adding "Solar Farms" as prohibited use in the I-2 General Industrial District. The City Attorney had confirmed that the language in the I-2 permitted use section allowed for exclusions to be made to uses in I-1 districts. Martens also said that he had become aware that solar ordinances in Missouri had been adding clauses to charge surcharge fees to solar farms per megawatt hour per year through a conversation he had with Councilman Dockery. The commission discussed this and came to a consensus that this would be a good addition to the ordinance. Ferguson made a motion to recommend approval of the ordinance with the addition of a yearly surcharge per megawatt hour at the discretion of the City Council set by resolution. Merrick seconded. Motion carried 5-0 by voice vote.

LaPlante made a motion to adjourn the meeting at 6:42 p.m. Seconded by Merrick. Motion carried 5-0 by voice vote.

Eldridge Community Center Minutes
December 11th, 2024

The Eldridge Community Center Board meeting was called to order at 11:33 a.m. by Chairman Paul Petersen at the Eldridge Community Center.

Board Members present: Paul Petersen, Tom Bauer, Mark Goodding, and Gig Seibel. Also, present Alexis Diedrich, Gage Lane, Nevada Lemke and Jeff Martens.

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

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

Goodding made a motion to approve the Bills Payable as presented in the report in the amount of \$12,467.45. Second by Seibel. All Ayes. Motion carried.

End of Month/Manager's Report –

Presented by Diedrich and Lane. They had a decent November. Diedrich informed they have been cutting back on staffing to help with cost. They also lost out on a Tuesday due to voting and the building needing to be empty. The Thankful skate had over 200 cans donated and given to the friendly house. Overall, a great turn out. Their black Friday skate was discounted and had about 120 skaters show. January they will be increasing their admission and skate rental. Winter break hours will start.

Customer Evaluations –

10 good evaluations have been received.

Old Business –

- A. CWG Risk Service Update – Lane informed the “K” rated fire extinguisher has been installed, Peterson donated Splash Guard divider, and city works installed. Extension cord running above the cooking surface/ hood area has been quoted for a circuit outlet and waiting for a date to be installed.

New Business –

- A. Follow up from joint council meeting: Lemke informed us on the next 3 Council/ Community Center joint meetings will be in June of 2025, December of 2025, and July of 2026. The meeting will be held at the Community Center at 6:00pm. The LED lighting is in the works to be installed. Will take up to 4/6 weeks to receive equipment. City Council would like an amount of Eldridge residents who use the Community Center for events / parties in the past year.

- B. Event Pricing vs. cost: Diedrich/ Lane went over what the Community Center has been changing for all events / parties. The prices for all events / non-profit will be increasing at the first of the year. Gooding made a motion to increase Admission and Rental. Bauer seconded. All Ayes, Motion carried.

- C. Venue packets to advertise/ distribute: Gooding showed the old Brochure that was made for Diedrich/ Lane to use as a Guide. A new Packet has been made and posted on The City website.

- D. Amount to charge Eldridge City Council for meetings: Diedrich Presented a breakdown for the set up/ teardown for the City Council meeting. The room rental rate is \$200.00 for 4 hours or they can start charging \$50.00 an hour. Lemke will present a proposal to the City Council at their next meeting.

- E. Discussion on rental fees: Diedrich/ Lane presented new rental rates and will start charging at the first of the year.

Personnel –
Nothing to report.

Seibel made a motion at 1:14 p.m. to adjourn the meeting, seconded by Peterson. All Ayes. Motion Carried.

The next meeting will be Wednesday, January 8th, 2025 at 11:30am

Respectfully submitted,
Gage Lane
Assistant Community Center Manager