

CITY COUNCIL MEETING AGENDA
Monday, December 4, 2023, 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 November 20, 2023
 - B. Consideration to Approve Special City Council Minutes from November 13, 2023 and November 28, 2023
 - C. Consideration to Approve Bills Payable
 - D. Consideration to Approve a Liquor License Renewal for Big 10 Mart #27
 - E. Consideration to Approve a Liquor License Renewal for Big 10 Mart #25

6. New Business
 - A. Consideration of Resolution 2023-50 Approving Final Acceptance of Public Improvements for Grunwald Grove 1st Addition
 - B. Consideration to Approve a Sewer Bill Adjustment for R&L Carriers due to an irrigation line break to reduce the bill from \$11,540 down to their normal usage for this month of \$79.05

7. Adjournment

Next City Council Meeting: Monday, December 18th, 7:00pm at Eldridge Community Center

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 November 20, 2023.

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

Presiding: Mayor Frank King

Also Present: Cindy Sisler, Bonnie Wheeler, Cynthia Cowlin, Nanny Case, R. Scott Case, Marty O'Boyle, Bryan Tallyn, Cody Hankey, Jared Haring, Ryan Iossi, Kelly & Megyn Thompson, Randy Schwanz, Nikki Iossi, Maria Peters, Matt Wadlow, Lindsey Fausett, Fred & Julie Tingle, Eric Shepherd, Dustin Henningsen, Greg & Jessica Freeman, Tony Rupe, Jim Doty, Carolyn & Larry Bjustrom, Dylan Jones, Scott Camyden, Steffen Nass, Daniel Reese, & Tisha Bouselot.

Motion by Peeters to approve the agenda by moving item 4 after item 5 and removing 7B from the agenda until more information is obtained. Second by Dockery. Motion was approved unanimously by voice vote.

Mayor's Agenda

Motion by Cheek to approve City Council Minutes from November 6, 2023. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Peeters to approve the bills payable for \$539,994.15 Second by Dockery. Motion was approved unanimously by voice vote.

Public Comment

Cindy Sisler, Dylan Jones, Matt McClain, Randy Schwanz, Tisha Bouselot, Matt Lovewell, Scott Case, Jessica Freeman, Daniel Reese, Greg Freeman, Fred Tingle, Bonnie Wheeler, & Cindy Cowlin all spoke about Chief Joe Sisler and his integrity, and how they would like to see him brought back to work. Many spoke of their disappointment in the slander that has been going around about Sisler.

Bouselot also spoke about a realtor who reached out to each council member asking if they had any reservations about the Vape Shop that is opening in Eldridge, the realtor got no response from any council member. She noted we need more transparency.

Old Business

Motion by Peeters to approve the renewal of the draft lease agreement with the Scott County Library, Dockery noted a few things to look at before presenting this, the delinquent payments in paragraphs 2 and 17, charge 9% per year, but others 18% per year, may need to be changed. Paragraph 3, possession, this is irrelevant because they already are tenants of the building. Paragraph 8E, it should be an additional term of 5 years, not 25. Paragraph 10C, currently the legislature does not charge a personal property tax, but if they were to reactivate them, they would have to pay on their behalf. Paragraph 13-Indemnity, we need to add that the city is additionally insured. Paragraph 14C if the damage is over 50% it is the landlord's discretion to rebuild or not. Paragraph 16A number 3, we need to add without

preapproval. Clarification on number 25 was asked for. Second by Dockery Motion was approved unanimously by voice vote.

Motion by Blackwell to approve hiring a new patrol officer to fill a pending full-time vacancy. Second by Collins. Motion was approved unanimously by voice vote.

New Business

Motion by Dockery to table the first Reading of Ordinance 2023-24 Amending Title D, Chapter 3, Flood Plain Management of the Eldridge City Code to adopt the new FEMA FIRM Map Panels and to amend the requirements for the elevation of equipment as recommended by the DNR Model Ordinance. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Dockery to approve the Sidewalk Assessment Waiver for GRT Eldridge Property, LLC (RILCO). Second by Peeters. Motion was approved with a 4-1 voice vote.

Motion by Dockery to approve Street Assessment Waiver for GRT Eldridge Property, LLC (RILCO) with the road having to be put in by the end of 2026. Second by Peeters. Motion was approved unanimously by voice vote.

The Council discussed publishing and sending out a Request for Proposal for Legal Services before we appoint a City Attorney for 2024. They will be due back by December 29, 2023. Then they will do an evaluation of the proposals, followed by interviews, and then make a recommendation to the City Council. Motion by Blackwell to approve issuing an RFQ for Legal Services for calendar year 2024. Second by Peeters. Motion was approved unanimously by voice vote.

Motion by Peeters to approve extending the free curbside yard waste collection and yard waste disposal thru December 4th, 2023. Second by Dockery. Motion was approved unanimously by voice vote.

Motion by Dockery to adjourn at 8:17 p.m. Second by Blackwell. Motion was approved unanimously by voice vote.

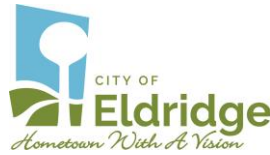
Frank King
Mayor

Martha Nieto
City Clerk

AFFORDABLE PARKING LOT SERVICES	CRACK SEALING AT TOWNSEND FARMS	\$33,920.00
ALLIANT ENERGY CO.	STREET LIGHTS	\$951.66
ALTORFER INC	400 KW GENERATOR	\$143,460.00
AMAZON CAPITAL SERVICES	SUPPLIES	\$140.48
AQUA-TECH CAR WASH	PD FLEET CARWASH	\$80.00
AUXIANT	CLAIM FUNDING	\$597.40
CALIFF & HARPER P.C.	LABOR & EMPLOYMENT - PERSONNEL	\$3,258.50
CENTRAL SCOTT TELEPHONE	TELEPHONE WIFI	\$1,127.80
CINTAS CORPORATION	MATS	\$85.52
CNH CAPITAL	KUNAU PARTS	\$69.53
COMMERCIAL PRINTERS	SHOP APPLIANCE DROPOFF SIGNAGE	\$98.90
DUBUQUE FIRE EQUIPMENT INC	FIRE EXTINGUISHER CERT	\$899.75

EASTERN IOWA EXCAVATING	PAY APP #2 PATHCHING PLAN	\$168,452.21
ELDRIDGE ELECT. UTILITY	STREET LIGHTS	\$3,570.84
ENGELBRECHT BRIAN	SQR REIMBURSEMENT	\$570.00
FEENEY MATTHEW	SQR REIMBURSEMENT	\$1,000.00
IOSSI RON	SQR REIMBURSEMENT	\$540.00
JEFF MARTENS	CONFERENCE/OFFICE BLINDS	\$158.86
KELLEY TRAVIS	SQR REIMBURSEMENT	\$1,000.00
KUNDEL MARGARET	SQR REIMBURSEMENT	\$520.00
MANATTS INC	HMA MIX	\$792.00
MENARDS	HEX KEYS	\$12.68
MICHAEL SKOCINSKI	TRAINING - DRUG RECOGNITION EXPERT (DRE)	\$781.93
MISSISSIPPI VALLEY PUMP INC	PUMP REBUILD	\$19,278.75
NAPA AUTO PARTS	SUPPLIES	\$536.11
NORTH SCOTT PRESS	CITY COUNCIL PUBLISHINGS	\$936.10
O'BRIEN KAREN	SQR REIMBURSEMENT	\$410.00
PATE BRANDON	TRAINING - DRIVER'S TRAINING WITH SCOTT CO	\$16.00
PRECISION AIR	FURNACE REPAIRS	\$64.00
QC ANALYTICAL SERVICES LLC	ECOLI TESTING	\$188.00
REPUBLIC SERVICES #400	GARBAGE SERVICES	\$32,161.85
RNJS DISTRIBUTION INC.	WATER	\$52.05
SHARED IT INC	IT SERVICES	\$1,763.50
STAPLES	OFFICE SUPPLIES	\$275.39
STATE HYGENIC LABORATORY	LAB TESTING	\$42.00
STOREY KENWORTHY	W-2 & 1099 FORMS	\$147.80
SUTTON STEVE	SQR REIBURSEMENT	\$870.00
THEISEN SUPPLY INC	BAETKE CLOTHING ALLOWANCE	\$154.96
DELTA DENTAL	DENTAL INS PREMIUMS	\$1,406.44
UNUM LIFE INSURANCE	LIFE INS PREMIUMS	\$918.68
WELLMARK BLUE CROSS	HEALTH INS PREMIUMS	\$17,496.13
PAYROLL 11/11/23	PAYROLL 11/11/23	\$94,003.27
WEX	FUEL BILL	\$4,531.02
TRUPANION	MONTHLY HEALTH INSURANCE FOR K-9	\$122.97
DIGITAL BUYER	LOCK FOR DROP BOX	\$40.03
DESIGNERY - PAYPAL	DESKTOP CALENDARS	\$14.00
J P COOKE CO	PET TAGS	\$89.35
SAMS CLUB	HALLOWEEN CANDY	\$234.45
READY PLUG	PRINTER CABLE FOR SQUAD 103	\$28.79
USPS	POSTAGE FOR CASE 2023-14238	\$6.30
ZERO9 SOLUTIONS LLC	HOLSTER	\$170.97
THE HILLMAN GROUP	WORKING SERVICE DOG TAGS PER CITY CODE	\$17.12
CANVA	MONTHLY SUBSCRIPTION - CITY AND COM CNT	\$59.70

KEURIG	COFFEE FOR CITY HALL BREAK ROOM	\$177.98
SAFARILAND	HOLSTER	\$9.25
GALLS	FLASHLIGHT	\$180.49
RED WING	BOOTS - CLOTHING ALLOWANCE	\$71.92
FAIRFIELD HOTEL	FBI LEEDA - TRAINING	\$320.00
FARM & FLEET	SUPPLIES	\$72.33
BITTNER YMCA	Y @ WORK	\$85.07
USPS	IRS DOCUMENT MAILINGS	\$60.27
THEISENS	SHOES - CLOTHING ALLOWANCE	\$254.65
RIVERSIDE CASINO - 22 & VINE	LUNCH - TIF CON - LEMKE, MARTENS, NIETO	\$638.40
		\$539,994.15



SPECIAL CITY COUNCIL MEETING MINUTES

The City of Eldridge, Iowa City Council met in an open session at Eldridge City Hall at 6:04 pm on November 13, 2023.

Council Members Present: Dan Collins, Brian Dockery, Bruce Cheek, Bernie Peeters, Adrian Blackwell
Presiding Mayor Frank King

Others in Attendance: Administrator Nevada Lemke, Clerk Martha Nieto

Public: Ryan Iossi, Mark Ridolfi

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

Motion by Cheek to Approve a Cigarette/Tobacco/Nicotine/Vapor permit for Eldridge Tobacco and Vape. Second by Collins. Voice vote indicated Cheek (Aye), Dockery (Aye), Collins (Aye), Peeters (Aye) Blackwell (Nay).

Meeting Adjourned at 6:12 p.m. into Closed session pursuant to Iowa Code 21.5(1)c "To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation."

Motion by Peeters to resume the open meeting at 8:23 p.m. Second by Dockery. Motion was approved unanimously by voice vote.

Motion by Dockery to adjourn the meeting at 8:23 p.m. Second by Collins. Motion was approved unanimously by voice vote.

Submitted by Martha Nieto

City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open session at Eldridge City Hall at 5:30 pm on November 28, 2023.

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

Presiding: Mayor Frank King

Also Present: Joe & Cindy Sisler, Jaidyn Sisler, Skylar Limkemann, Grace Sisson, Sandy Nass, Nancy & Scott Case, David & Cindy Cowlin, Daniel Reese, Steffani Nass, Ashley Atkins, Matt Wadlow, Tim Doty, Stephanie & Swan Eckhardt, Mike Lodge, Fred & Julie Tingle, Scott Campbell, Bonnie & Daniel Wheeler, Dylan Jones, Matt McClean, Marie & Gerald Schadel, Lindsey Fausett, Ryan Iossi, Dustin Henningson, Martha Nieto, Jeff Martens, Jack Schwertman, Michael Skocinski, Garret Jahns, Jacob Costas, & Nevada Lemke. Ann Smisek was present via Zoom.

Motion by Dockery to approve the agenda. Second by Peeters. Motion was approved by a 4-1 voice vote.

Chief Sisler's charges are for multiple police policy violations. Chief Sisler's attorney Skylar Limkemann presented several exhibits, played sections of Officer Lellig's body, and had several members of the public testify on behalf of Chief Sisler. He also called on the following City of Eldridge Officers: Jacob Costas, Garrett Jahns, Jack Schwertman, and Michael Skocinski to speak to the Council regarding Joe Sisler as a department leader.

Motion by Cheek to reinstate Chief Joseph Sisler immediately. Motion died with no second.

Motion by Cheek to reinstate Chief Joseph Sisler and hold a closed session on December 6, 2023, at 5:30 p.m. Motion was amended to not reinstate but to allow Chief Sisler to come in alongside Deputy Chief Lellig to copy any personal records he may need and then hold a closed session on December 6, 2023, at 5:30 p.m. Second by Blackwell. Motion was approved unanimously by voice vote.

With no closed session and no action as a result of the Closed Session. Motion by Dockery to adjourn the meeting at 9:59 p.m. Second by Collins. Motion was approved unanimously by voice vote.



State of Iowa

Alcoholic Beverages Division

OK to approve
[Signature] #110

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
MOLO OIL COMPANY	Big 10 Mart #27	(563) 557-5703		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
450 East Le Claire Road		Eldridge	Scott	52748
MAILING ADDRESS	CITY	STATE	ZIP	
123 Southern Avenue	Dubuque	Iowa	52003	

Contact Person

NAME	PHONE	EMAIL
Wendy Einsweiler	(563) 557-5703	weinsweiler@molocompanies.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LG0000126	Class B Retail Alcohol License	12 Month	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
Jan 23, 2024	Jan 22, 2025	

SUB-PERMITS

Class B Retail Alcohol License

PRIVILEGES



State of Iowa

Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Renee Blosch						
Mark Molo	Dubuque	Iowa	52003	President	0.00	Yes
Maureen Molo	Dubuque	Iowa	52003	Vice President	0.00	Yes
Nicholas Molo	Dubuque	Iowa	52003	Secretary	0.00	Yes
Wendy Einsweiler						Yes

• Companies

COMPANY NAME	FEDERAL ID	CITY	STATE	ZIP	% OF OWNERSHIP
Molo Petroleum	55-0860452	Dubuque	Iowa	52003	100.00

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



State of Iowa

Alcoholic Beverages Division

OK to approve

[Handwritten signature] #110

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
MOLO OIL COMPANY	Big 10 Mart # 25	(563) 557-5703		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
121 South 14th Avenue		Eldridge	Scott	52748
MAILING ADDRESS	CITY	STATE	ZIP	
123 Southern Avenue	Dubuque	Iowa	52003	

Contact Person

NAME	PHONE	EMAIL
Wendy Einsweiler	(563) 557-5703	weinsweiler@molocompanies.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LG0000127	Class B Retail Alcohol License	12 Month	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
Jan 2, 2024	Jan 1, 2025	

SUB-PERMITS

Class B Retail Alcohol License

PRIVILEGES



State of Iowa

Alcoholic Beverages Division

DRAM CANCEL DATE

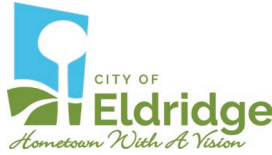
OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



RESOLUTION 2023-50s

A Resolution Approving Final Acceptance of Public Improvements for Grunwald Grove 1st Addition

WHEREAS, the above mentioned improvements were constructed as part of the development of Grunwald Grove 1st Addition, and

WHEREAS, said improvements have been constructed in accordance with the approved plans and specifications, and

WHEREAS, the city engineer has recommended final acceptance of the above mentioned improvement;

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

1. That the public improvements for Grunwald Grove 1st Addition are hereby accepted.
2. The city engineer is authorized to sign releases for any assessment waivers given to the city in connection with these public improvements.

PASSED AND APPROVED THIS 4TH DAY OF DECEMBER, 2023.

Attest:

Mayor, Frank King

City Clerk, Martha Nieto

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

Mayor Frank King
Councilman Adrian Blackwell

Councilman Bruce Cheek
Councilman Daniel Collins

Councilman Bernie Peeters
Councilman Brian Dockery

November 27, 2023

City of Eldridge
Attn: Mr. Jeff Martens
Post Office Box 375
Eldridge, IA 52748-0375

RE: Grunwald Grove First Addition

Dear Mr. Martens:

The construction on the above referenced project has been completed in general conformance with approved plans and City specifications and we recommend acceptance of the public improvements to the City. If you have any questions please call our office.

Sincerely,

SHIVE-HATTERY, INC.



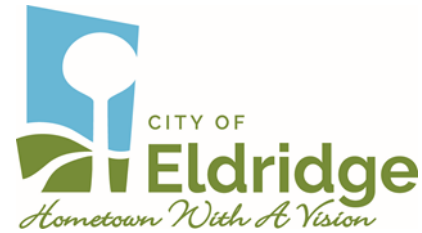
Greg Schaapveld, PE

GJS/vjw



City of Eldridge

MEMORANDIUM



To: Nevada Lemke, City Administrator
From: Tony Rupe, Wastewater Superintendent
Re: Sewer Bill
Date: 11-29-23

R&L Carriers, 300 Slopertown Road, recently had an irrigation line break in their front lawn. The water was leaking for several days and 1,404,500 gallons went into the road ditch along Slopertown Road.

Utility Manager Jacob Rowe received a voicemail today from R&L Carriers asking for an adjustment of their water and sewer bill from last month due to the irrigation break. The sewer bill for this amount of water is \$11,540.00. For reference, their sewer bill this month for normal usage is \$79.05.



**Eldridge Board of Adjustment
November 16, 2023, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Board of Adjustment meeting was called to order by Paul Hayungs at 5:57 p.m. at Eldridge City Hall on November 16, 2023. Board members present were Dean Ferguson, Paul Hayungs, Eric Gruenhagen and Bob Kuehl. Karl Donaubauber was absent. Also present were Jeff Martens and Drew Lawrence.

The minutes from the previous meeting on October 12, 2023 were presented for review. A motion was made by Kuehl to approve the minutes, seconded by Gruenhagen. Motion carried 4-0 by voice vote.

Hayungs reviewed the ground rules for Public Hearings with those present and called the Public Hearing to order at 6:00 p.m. Martens presented an overview of the application from GRT Eldridge Property, LLC to vary the setback distance at their property located at 400 S. 16th Avenue for the parking lot from 25' to 21.7'. Martens let the board know that city staff had reviewed the application and believes it meets the standard for variances and authorization set forth in city code and the staff recommended approval. He let the board know that this development was created prior to this setback distance being adopted and they were following the pattern of the previous parking lot constructed on this site. Martens also noted several other businesses in this development did not meet the current setback distances. Lawrence commented that this variance would help allow the creation of approximately 50 extra parking spaces in this lot. The Public Hearing was closed at 6:05 p.m.

After a short discussion Gruenhagen motioned to approve the variance. Second by Ferguson. Motion carried 4-0 by roll call vote.

Motion to adjourn by Ferguson at 6:09 p.m. Second by Kuehl. Motion carried.

Respectfully submitted,

Jeff Martens
Assistant City Administrator

Eric Gruenhagen

Karl Donaubauber
Dean Ferguson

Paul Hayungs
Bob Kuehl

The regular meeting of the Eldridge Electric and Water Utility Board was called to order at 5:02 P.M. on November 21, 2023, at Eldridge City Hall.

Board members present were Brock Kroeger, Mike Anderson, Barb O'Brien, Paula Steward, and Jim Skadal. Also, present Jacob Rowe and Jody Coffman. Visitors Nevada Lemke.

Public Comment- None

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

Motion by Steward, second by O'Brien to approve the minutes from November 7, 2023. All ayes.

FINANCIAL – Motion by Kroeger to approve bills payable in the amount of \$52,269.18, second by Steward. All ayes.

ELECTRIC – There was an outage on 11/16/23 at E Lincoln Rd. the Gold Course Lift Station., form 6:35 am to 7:20 am. The cause was wildlife contact. One customer was affected. A second outage was reported. 11/18/23 at the same address from 7:45am to 8:30 am. The cause was wildlife contact. One customer was affected.

Rowe updated the Board on the PCA.

Department update: The crew has been setting up streetlights in the Grunwald addition. The crew changed out a 3-phase pole by the Coop. They have also been installing new services. D. Eagle started on 11/20/23.

WATER- The Board discussed the second phase of the rate increase for the water department. Rowe will bring a Resolution to the Board at the next meeting.

Department update: The crew has been repairing hydrants. They did the last hydrant flushing. We are still waiting for the DNR response on the lost lead samples. The crew will be doing a PFAS test.

ADMINISTRATION-

Department update: Rowe gave an update on the CMPAS contract.

Motion by Anderson to adjourn the meeting at 5:21 P.M., second by O'Brien. All ayes.