

CITY COUNCIL MEETING AGENDA
Monday, March 3rd, 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 February 17th, 2025
 - B. Consideration to Approve Committee of the Whole Minutes from February 17th, 2025
 - C. Consideration to Approve Bills Payable
 - D. Consideration to Approve a Liquor License Renewal for Rustic Ridge Golf Course

6. Old Business
 - A. Consideration of Second Reading of Ordinance #2025-07 Updating the City Sanitary Sewer Rates
 - B. Consideration of Motion to Suspend the Rules and waive the third reading as required by Iowa Code Section 380.3 of Ordinance #2025-06 to allow for a vote for final passage
 - C. Consideration of Final Reading and Passage of Ordinance 2025-06 Updating Franklin Park to Sanctuary Gardens
 - D. Consideration to approve amended IAQC Transit Study Join Agreement with the Cities of Bettendorf, Davenport, Eldridge and LeClaire

7. New Business
 - A. Consideration to approve 2025 Street Closure Request from the Eldridge-North Scott Chamber for the Moonlight Chase and Eldridge Summer Festival event
 - B. Consideration of First Reading of Ordinance #2025-05 Shared Use Paths
 - C. Consideration of First Reading of Ordinance #2025-08 Updating Deduct Meter Policy
 - D. Consideration of Resolution #2025-07 Approving the Planned Residential Overlay Development Plan for Grunwald Grove 2nd Addition

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, 17th, 2025, at 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 February 17, 2025.

Council Members Present: Adrian Blackwell, Brian Dockery and Scott Campbell.
Dan Collins and Ryan Iossi were not present. Quorum was met.

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Letty Goslowsky, Erin Gentz, Dale Grunwald, Marty O'Boyle, Zach Howell, Craig Gehrls, Mary Gehrls and Jen Umland

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

Mayor's Agenda

Motion by Campbell to approve City Council Minutes from February 3, 2025. Second by Dockery. Motion was approved unanimously by voice vote.

Motion by Campbell to approve Committee of the Whole Minutes from February 3, 2025. Second by Dockery. Motion was approved unanimously by voice vote.

Motion by Blackwell to approve the bills payable in the amount of \$204,849.24. Second by Campbell. Motion was approved unanimously by voice vote.

Motion by Campbell to approve a Liquor License Renewal for Rolling Meadow. Second by Dockery. Motion was approved unanimously by voice vote.

Motion by Campbell to approve re-Appointing Jill Dewulf to the Park Board for a five-year term (5) to expire on 02-28-2030. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Dockery to approve appointing Marcie Ordaz to the Community Center Board for a term to expire on 06-01-2025. Second by Campbell. Motion was approved unanimously by voice vote.

Old Business

Motion by Dockery to approve Resolution 2025-05 Approving the Designation of SLFRF Funds. Second by Campbell. Roll call vote indicated Blackwell (Aye), Campbell (Aye) and Dockery (Aye).

Motion by Dockery to approve cost-sharing proposal for the Community Center Façade Repair for the Council to pay 50% and the Community Center Board to pay 50% with the Community Center Board to select the contractor from the two bids. Second by Campbell. Motion was approved unanimously by voice vote.

Motion by Campbell to approve the Grow Quad Cities Service Level Agreement for a term of one year, commencing on July 1st, 2025, through July 1st, 2026. Second by Blackwell. Motion was approved unanimously by voice vote.

Motion by Dockery to approve FY25 RIADA (Rock Island Arsenal Defense Alliance) Contribution in the amended amount of \$5,000. Second by Campbell. Motion was approved unanimously by voice vote.

New Business

Motion by Dockery to Open Public Hearing at 7:24pm for the consideration of approval of plans, specifications, form of contract, and estimated total cost of the South 1st Street Cold In-Place Improvements Project bid. Second by Campbell. Roll call vote indicated Blackwell (Aye), Campbell (Aye) and Dockery (Aye).

Craig Gehrls asked questions regarding traffic control during the construction. Mr. Gehrls also asked about rocks in certain areas and any chance of changing the type of rocks to improve the area aesthetically. His last question was regarding the area looking like a county road and concerns of speeding and if anything was going to be done about that.

Zach Howell with Shive-Hattery spoke stating there will be at least one open lane throughout the construction.

Zach also said he's guessing the reasoning of the different rocks is due to drainage and that the road project won't be addressing or touching any part of the ditches. Regarding the speeding, the gravel will be gone, it won't be a curb and the shoulders will be paved.

There were no more public comments.

Motion by Dockery to Close Public Hearing at 7:28pm for the consideration of approval of plans, specifications, form of contract, and estimated total cost of the South 1st Street Cold In-Place Improvements Project bid. Second by Campbell. Roll call vote indicated Blackwell (Aye), Campbell (Aye) and Dockery (Aye).

Motion by Blackwell to approve Resolution 2025-06 Awarding a Contract for the South 1st Street Cold In-Place Improvements Project to Manatt's Inc. in the amount of \$1,092,424.80. Second by Dockery. Roll call vote indicated Blackwell (Aye), Campbell (Aye) and Dockery (Aye).

Motion by Dockery to approve the First Reading of Ordinance 2025-07 Updating the City Sanitary Sewer Rates. Second by Campbell. Roll call vote indicated Blackwell (Aye), Campbell (Aye) and Dockery (Aye).

Motion by Campbell to approve the First Reading of Ordinance 2025-06 Updating Franklin Park to Sanctuary Gardens. Second by Blackwell. Roll call vote indicated Blackwell (Aye), Campbell (Aye) and Dockery (Aye). Dockery requested if there are no comments received from now until the next meeting can the second reading be the final and the third waived. Staff and Mayor approved this request, if no comments will have been made.

Assistant City Administrator requested the First Reading of Ordinance 2025-05 Setting Seasonal Operation Dates for City Bike Paths to be placed on the next agenda and the Council agreed.

Motion by Dockery to approve Resolution 2025-04 Approving Final Acceptance of Public Improvements for the RILCO Project. Second by Campbell. Roll call vote indicated Blackwell (Aye), Campbell (Aye) and Dockery (Aye).

Board/Staff Activities

City Administrator – Advised security cameras and door locks are installed in almost all public buildings, the others waiting are due to weather and should be next week. Asked if the Council wanted the Wetlands Delineation Report to be presented. Council said if there is no charge they would like it to be presented.

Assistant City Administrator – Advised security cameras in parks will be done probably next week.

City Clerk – None

Police Chief – Gave an update on the open Police position and that testing will be March 8th at North Scott High School.

Motion by Dockery to adjourn at 7:48pm. Second by Blackwell. Motion was approved unanimously by voice vote.

Respectfully submitted

Frank King
Mayor

Letty Goslowsky
Finance Manager/City Clerk

City of Eldridge City Committee of the Whole Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open Committee of the Whole session at the Eldridge Community Center at 6:03 pm on February 17, 2025.

Council Members Present: Brian Dockery, Scott Campbell and Adiran Blackwell. Dan Collins and Ryan Iossi were not present.

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Letty Goslowsky, Marty O'Boyle and Erin Gentz

Mayor King advised of a change in the Agenda, New Business A. Goal Setting Discussion will be held a later time possibly in March or April, as parties Bettendorf Mayor Bob Gallagher & City Administrator Decker Ploehn were not able to attend.

Motion by Dockery to approve the modified agenda. Second by Campbell. Motion approved by unanimous voice vote.

Old Business

Discussions continued regarding the FY Tax Levy and the FY 2026 Budget for the City of Eldridge. City Administrator Nevada Lemke advised council she made the requested changes of making the Tax Levy 8.11 and reduced the Wage and subsequent wage related from 4% to 3.5%, and how that affected the budget balance. Pros and cons were evaluated and discussed as well as future projects and needs of the City.

Throughout the COW meeting the Council asked various financial questions, clarification and answers were provided by both the City Administrator and Assistant City Administrator Jeff Martens.

Motion by Dockery to adjourn at 6:58pm. Second by Blackwell. Motion was approved unanimously by voice vote.

Respectfully Submitted by Letty Goslowsky, Finance Manager/City Clerk

BILLS PAYABLE

CHECK #	DEPT	FUND	VENDOR	DESCRIPTION	AMOUNT
1153	INS REIMB	820 5-001-6183	EBS - EMPLOYEE BENEFIT SYST	PSF INS CLAIM FUNDING	\$ 227.64
155527	VEH MAINT	001 5-299-63322	CNH CPTL/KUNAU IMPLEMENT	LAMP ASSEMBLY X2	\$ 86.68
155527	VEH MAINT	001 5-299-63322	CNH CPTL/KUNAU IMPLEMENT	SCRW JACK/SEAL/SFTY CHAI	\$ 964.62
155528	SALES TAX	122 5-499-6491	VISIT QUAD CITIES	QTRLY FUNDING 1/1 - 3/31	\$ 750.00
155529	STREETS	001 5-210-6310	A&A AC & REFRIG	CITY SHOP ICE MACH	\$ 62.50
155530	FINANCE	001 5-620-6340	ACCESS SYSTEMS LEASING	CH COPIER LEASE	\$ 120.77
155531	STREETS	001 5-210-6310	AMAZON CAPITAL SVCS	CH LABEL MAKER	\$ 194.40
155531	ADMIN	001 5-611-6601	AMAZON CAPITAL SVCS	2 ADM LAPTOP-CC RWRDS \$2300	\$ 4.76
155531	FINANCE	001 5-620-6506	AMAZON CAPITAL SVCS	CH BATHR TRASH CAN	\$ 39.42
155531	FINANCE	001 5-620-6506	AMAZON CAPITAL SVCS	PORT CABLE	\$ 15.75
155531	FINANCE	001 5-620-6506	AMAZON CAPITAL SVCS	WORKSTATION HEADSET	\$ 123.98
155531	FINANCE	001 5-620-6506	AMAZON CAPITAL SVCS	FOLDERS/DRY ERASE BRD/HOOKS	\$ 109.58
155531	GEN EQUIP REPL	002 5-210-6713	AMAZON CAPITAL SVCS**	CC/LINDQ FORD - PW TRK RUN BRDS	\$ 648.72
155531	SEWER	610 5-815-6310	AMAZON CAPITAL SVCS	SEWER LABEL MAKER	\$ 194.40
155532	ADMIN	001 5-611-6601	AMER LEGAL PUBLISHING	2025 CODE EDIT SUPPL PGS	\$ 1,844.71
155533	VEH MAINT	001 5-299-63322	ASCENDANCE TRUCKS EA IA	M22 SAFETY AIR VALVE	\$ 23.63
155533	VEH MAINT	001 5-299-63322	ASCENDANCE TRUCKS EA IA	AIR HOSE/CLAMP HEAT EXCHANGER	\$ 540.72
155533	VEH MAINT	001 5-299-63322	ASCENDANCE TRUCKS EA IA	SYNTH AUTO TRAN FLUID	\$ 300.72
155533	VEH MAINT	001 5-299-63322	ASCENDANCE TRUCKS EA IA	HOSE ASSEMBLIES	\$ 171.05
155533	VEH MAINT	001 5-299-63322	ASCENDANCE TRUCKS EA IA	HIGH CURRENT RELAY	\$ 91.90
155534	FINANCE	001 5-620-6373	CENTRAL SCOTT TELEPHONE	PHONE/WIFI SVCS	\$ 11.80
155534	SEWER	610 5-815-6373	CENTRAL SCOTT TELEPHONE	PHONE/WIFI SVCS	\$ 10.00
155535	VEH MAINT	001 5-299-6504	CERTIFIED LABORATORIES	AEROSOL/FUEL SURCHARGE	\$ 217.51
155536	STREETS	001 5-210-6310	CINTAS CORPORATION	CITY SHOP - MAT CLEANING SVCS	\$ 82.62
155536	ADMIN	001 5-611-6310	CINTAS CORPORATION	CH - MAT CLEANING SVCS	\$ 53.98
155537	VEH MAINT	001 5-299-63322	CNH CPTL/KUNAU IMPLEMENT	RED SWITCH COVER	\$ 24.48
155538	ROAD USE	110 5-210-6532	COMPASS MINERALS AMER	ROAD SALT	\$ 3,685.46
155538	ROAD USE	110 5-210-6532	COMPASS MINERALS AMER	ROAD SALT	\$ 7,210.03
155539	ARPA	315 5-210-6762	DE NOVO MARKETING	WEBSITE REDEVELOP PROJECT	\$ 4,166.50
155541	VEH MAINT	001 5-299-6332	EASTERN IOWA TIRE	SQUAD UNIT TIRES	\$ 1,363.00
155543	SEWER	610 5-815-6490	GRAINGER	GLASSWARE DETERGENT	\$ 88.06
155545	VEH MAINT	001 5-299-63323	HENDERSON PRODUCTS INC	HYD MOTOR	\$ 437.09
155545	VEH MAINT	001 5-299-63323	HENDERSON PRODUCTS INC	BEARINGS	\$ 38.95
155546	SEWER	610 5-815-6332	INTERSTATE ALL BATTERY CNTR	POLARIS RANGER BATTERY	\$ 134.95
155547	VEH MAINT	001 5-299-6332	KIMBERLY DAVENPORT	CAP-RADIO	\$ 22.35
155548	VEH MAINT	001 5-299-63323	LAWSON PRODUCTS INC.	PLOW BOLTS	\$ 285.10
155548	VEH MAINT	001 5-299-63323	LAWSON PRODUCTS INC.	STEEL FLAT WASHER	\$ 25.85
155548	VEH MAINT	001 5-299-6504	LAWSON PRODUCTS INC.	NUTS/CABLE TIES/SCREWS/WASHERS	\$ 463.34
155549	STREETS	001 5-210-6512	LOGAN CONTR SUPPLY INC.	BUFFER	\$ 329.00
155550	STREETS	001 5-210-6310	MENARDS	DOOR CLOSER	\$ 62.99
155550	STREETS	001 5-210-6310	MENARDS	MENARDS	\$ 191.68
155550	SEWER	610 5-815-6320	MENARDS	CLEANING SUPPLIES	\$ 11.15
155550	SEWER	610 5-815-6320	MENARDS	PAPER TOWELS	\$ 20.85
155551	VEH MAINT	001 5-299-6332	MERSCHMAN HARDWARE	MISC FASTENERS	\$ 1.60
155552	SNOW REMV	001 5-250-6535	MICHAEL TODD & CO. INC.	SNOW FENCE	\$ 2,452.94
155553	VEH MAINT	001 5-299-6504	MID-AMER RESEARCH CHEMICAL	ORANGE TERPENE TAR REMOVER	\$ 595.63
155554	STREETS	001 5-210-6371	MIDAMERICAN ENERGY CO	105 E LC SIGN SHOP	\$ 629.14
155554	STREETS	001 5-210-6371	MIDAMERICAN ENERGY CO	105 E LECLAIRE	\$ 134.15
155554	STREETS	001 5-210-6371	MIDAMERICAN ENERGY CO	105 E LC OFFICE	\$ 860.72
155554	ST LIGHT	001 5-230-6371	MIDAMERICAN ENERGY CO	305 N 3RD LIGHT	\$ 537.44
155554	ST LIGHT	001 5-230-6371	MIDAMERICAN ENERGY CO	2951 S 9TH AVE SIREN	\$ 10.74
155554	FINANCE	001 5-620-6371	MIDAMERICAN ENERGY CO	313 N 3RD	\$ 70.49
155554	FINANCE	001 5-620-6371	MIDAMERICAN ENERGY CO	301 N 3RD ST UNIT 1	\$ 64.06
155554	FINANCE	001 5-620-6371	MIDAMERICAN ENERGY CO	309 N 3RD ST UNIT 3	\$ 31.91
155554	SEWER	610 5-815-6371	MIDAMERICAN ENERGY CO	601 TRAILS RD	\$ 5,940.05
155554	SEWER	610 5-815-6371	MIDAMERICAN ENERGY CO	601 TRAILS RD	\$ 2,529.07
155556	VEH MAINT	001 5-299-6504	MIDWEST WHEEL	SHEILD WASH/GREASE/ADHES	\$ 104.20
155557	STREETS	001 5-210-6512	MSTS RECIEVABLES LLC	WAX COMPOUND	\$ 134.76
155558	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	IGNITION COIL	\$ 65.56
155558	VEH MAINT	001 5-299-6332	NAPA AUTO PARTS	ENGINE OIL FILTER	\$ 8.44

155558	VEH MAINT	001 5-299-63323	NAPA AUTO PARTS	WIPERS/MARKER KITS	\$ 138.00
155558	VEH MAINT	001 5-299-63323	NAPA AUTO PARTS	HOSE FITTINGS	\$ 25.24
155558	SEWER	610 5-815-6332	NAPA AUTO PARTS	AIR/OIL FILTER	\$ 48.98
155558	SEWER	610 5-815-6332	NAPA AUTO PARTS	ENGINE OIL FILTER	\$ 8.44
155559	VEH MAINT	001 5-299-63323	NOTT COMPANY	NIPPLE & ASSEMBLY	\$ 183.17
155559	SEWER	610 5-815-6332	NOTT COMPANY	ASSEMBLY HOSE/CONES/FULL REEL	\$ 458.98
155559	SEWER	610 5-815-6332	NOTT COMPANY	CONES/FULL REEL/HOSE	\$ 351.29
155560	VEH MAINT	001 5-299-6504	O'REILLY AUTO PARTS	MICRO FUSE	\$ 11.58
155561	SEWER	610 5-815-6332	P & K MIDWEST INC	BUSHING AND RETURNED SEAL KIT	\$ (502.35)
155561	SEWER	610 5-815-6332	P & K MIDWEST INC	OIL/AIR/FUEL FILTERS	\$ 150.96
155561	SEWER	610 5-815-6332	P & K MIDWEST INC	HYUDRAULICS/SEAL KIT	\$ 1,785.19
155565	SALES TAX	122 5-499-6491	QC CHAMBER OF COMM	FY25 RIADA CONTRIBUTION	\$ 5,000.00
155566	STREETS	001 5-210-6373	QUAD CITIES TAS	AFTR HRS ANSWERING SVCS	\$ 30.56
155566	SEWER	610 5-815-6373	QUAD CITIES TAS	AFTR HRS ANSWERING SVCS	\$ 30.53
155567	SEWER	610 5-815-6181	QUAD CITY SAFETY INC.	KRUSE - BOOTS - CLOTH ALLOW	\$ 106.20
155569	STREETS	001 5-210-6331	RIVER VALLEY COOP	PREM DYED DIESEL	\$ 699.83
155569	STREETS	001 5-210-6331	RIVER VALLEY COOP	#1 DYED DIESEL	\$ 753.30
155570	POLICE	001 5-110-6506	RNJS DISTRIBUTION INC.	PD/CH WATER	\$ 11.75
155570	POLICE	001 5-110-6506	RNJS DISTRIBUTION INC.	WATER COOLER RENTAL	\$ 3.00
155570	FINANCE	001 5-620-6506	RNJS DISTRIBUTION INC.	PD/CH WATER	\$ 11.75
155570	FINANCE	001 5-620-6506	RNJS DISTRIBUTION INC.	WATER COOLER RENTAL	\$ 3.00
155571	ROAD USE	110 5-210-6407	SHIVE-HATTERY ENGINEERS	LC ROAD CORRIDOR STDY - FINAL	\$ 1,320.00
155571	SALES TAX	121 5-750-6407	SHIVE-HATTERY ENGINEERS	NS 5TH ST SUBDIVISION	\$ 2,336.00
155571	SALES TAX	121 5-750-6407	SHIVE-HATTERY ENGINEERS	S 1ST ST OVERLAY	\$ 34,010.00
155571	SALES TAX	121 5-750-6730	SHIVE-HATTERY ENGINEERS	TOWNSEND FARMS 12TH & 13TH	\$ 5,441.80
155572	STREETS	001 5-210-6310	STAPLES	RETURN - SHOP TOWELS	\$ (108.52)
155572	ADMIN	001 5-611-6310	STAPLES	TRASH BAGS/PENS	\$ 25.92
155572	ADMIN	001 5-611-6310	STAPLES	PRINTER INK/LGL PADS/KITCH SUPP	\$ 305.52
155572	FINANCE	001 5-620-6506	STAPLES	STAMP	\$ 24.07
155572	FINANCE	001 5-620-6506	STAPLES	3 HOLE PUNCH/RPT CVR/PENS	\$ 38.01
155572	FINANCE	001 5-620-6506	STAPLES	DUSTER/STAPLES/LAMINATNG POUCH	\$ 65.94
155572	SEWER	610 5-815-6506	STAPLES	PENCILS	\$ 7.56
155572	SEWER	610 5-815-6506	STAPLES	PRINTER INK	\$ 27.56
155573	STREETS	001 5-210-6181	THEISEN SUPPLY INC	BAETKE - CLOTH ALLOW	\$ 94.98
155573	STREETS	001 5-210-6181	THEISEN SUPPLY INC	NAGLE - CLOTH ALLOW	\$ 233.89
155574	VEH MAINT	001 5-299-63322	TITAN MACHINERY	WINDOW KIT/REAR AND MIDDLE	\$ 453.25
155575	INSPECTIONS	001 5-170-6373	VERIZON WIRELESS	CELLULAR SVCS	\$ 0.96
155575	STREETS	001 5-210-6373	VERIZON WIRELESS	CELLULAR SVCS	\$ 242.96
155575	FINANCE	001 5-620-6373	VERIZON WIRELESS	CELLULAR SVCS	\$ 0.96
155575	SEWER	610 5-815-6373	VERIZON WIRELESS	CELLULAR SVCS	\$ 103.91
155576	POLICE	001 5-110-6331	WEX BANK	FUEL PURCHASES	\$ 2,925.34
155576	INSPECTIONS	001 5-170-6331	WEX BANK	FUEL PURCHASES	\$ 51.09
155576	STREETS	001 5-210-6331	WEX BANK	FUEL PURCHASES	\$ 1,327.82
155576	SEWER	610 5-815-6331	WEX BANK	FUEL PURCHASES	\$ 345.89
ACH	SPLIT	SPLIT	PAYROLL 3/1	PAYROLL 3/1	\$ 96,213.67
TOTAL:					\$ 194,421.57

CREDIT CARDS					
DEPT	EMPLOYEE	FUND	VENDOR	DESCRIPTION	AMOUNT
FINANCE	ASHLEY LACEY	001-5-620-6506	FP MAILING SOLUTIONS	INK FOR POSTAGE MACH	\$348.50
STREETS	ASHLEY LACEY	001-5-210-6310	100BULBS.COM	LIGHTBULBS FOR CITY SHOP	\$391.02
ADMIN	ASHLEY LACEY	001-5-611-6601	WIX.COM	ANNUAL WEBSITE HOST FEE	\$462.24
FINANCE	AMBER LINDLE	001-5-620-6508	USPS	CERT MAIL TO IRS - NIETO	\$9.96
COMM POL	ANDREW LELIG	008-5-110-6602	ELLIES ACRYLICS	K-9 STICKERS (PROMO)	\$216.00
COMM POL	ANDREW LELIG	008-5-110-6602	TRUPANION	MONTHLY K-9 INS PREM	\$122.97
POLICE	ANDREW LELIG	001-5-110-6727	STREICHER'S	FORCE-FORCE MARKING RND	\$167.22
POLICE	ANDREW LELIG	001-5-110-6210	IA POLICE CHIEFS ASSN	ANNUAL MEMBERSHIP FEE	\$125.00
POLICE	BRENDA KIEL	001-5-110-6508	USPS	CASE # POSTAGE X3	\$10.65
STREETS	BRIAN WESSEL	001-5-210-6310	FARM & FLEET	SHOP VAC FILTER	\$24.99
COMM POL	JACOB COSTAS	008-5-110-6602	HITS TRAINING CONSULT	K-9/COURTROOM TRAINING	\$185.27
SALES TAX	JEFFERY MARTENS	121-5-750-6752	AMAZON	ROLLING T.V. STAND	\$84.35
SALES TAX	JEFFERY MARTENS	121-5-750-6752	SAMS CLUB	T.V. FOR COUNCIL MTGS	\$799.00

COMM DEV	JEFFERY MARTENS	001-5-599-6240	IACMA	IMMI CONFERENCE - MARTENS	\$350.00
ADMIN	JEFFERY MARTENS	001-5-611-6240	IACMA	IMMI CONFERENCE - LEMKE	\$350.00
STREETS	JEFFREY WHITE	001-5-210-6310	FARM & FLEET	EPOXY PUTTY	\$5.49
STREETS	JEFFREY WHITE	001-5-210-6499	LOWES	STP 2 DBL WALL MAILBOX W POST	\$139.96
VEH MAINT	K. SCHNECKLOTH	001-5-299-63323	ALL PRO TRUCK PARTS	UNIT #35 OIL PAN	\$263.60
VEH MAINT	K. SCHNECKLOTH	001-5-299-63322	BAUER BUILT	UNIT #36 STEER TIRE	\$1,011.54
STREETS	LUKE NAGLE	001-5-210-6512	NTE 5433	WIRE SET; DBL HOOK RATCHET	\$114.95
STREETS	LUKE NAGLE	001-5-210-6512	NTE 5433	EXCHG RCVR TUBE/ADAPTER	\$3.00
FINANCE	NEVADA LEMKE	001-5-620-6373	APPLE.COM	XTRA CELL STORAGE CHG	\$1.06
INSPECTIONS	RAY NEES	001-5-170-6230	DRURY INN WDM	LODGING/TRAINING	\$279.98
SEWER	TONY RUPE	610-5-815-6230	ISU EXTENSION STORE	CAT 3T PESTICIDE RENEW - RUPE	\$65.00
STREETS	TONY RUPE	001-5-210-6250	ISU EXTENSION STORE	CAT 3T PESTICIDE RENEW - WESSEL	\$65.00
ADMIN	ADMIN	001 5-611-6240	FIRST CENTRAL STATE BANK	DEBIT ADJ REVERSAL - PREV STMNT	\$54.41
CREDIT CARDS:					\$5,651.16
BILLS PAYABLE:					\$ 194,421.57
GRAND TOTAL:					\$ 200,072.73



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Tri-Sports, Inc.	Rustic Ridge Golf Course	(563) 285-8119		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1151 East Iowa Street		Eldridge	Scott	52748
MAILING ADDRESS	CITY	STATE	ZIP	
1151 East Iowa Street	Eldridge	Iowa	52748	

Contact Person

NAME	PHONE	EMAIL
Heath Christians	(563) 271-3341	heathchristians@yahoo.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0036643	Class C Retail Alcohol License	12 Month	Submitted to Local Authority
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS	
Mar 1, 2025	Feb 28, 2026		

STATUS

Submitted to Local Authority

OK to approve
[Signature]
 #100

SUB-PERMITS

Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
William Wohlford	Bettendorf	Iowa	52722	Vice President	50.00	Yes
Sandra Wohlford	Eldridge	Iowa	52748	Secretary	0.00	Yes
Rustic Ridge	Eldridge	Iowa	52748	President	50.00	Yes
Patricia Wohlford	Bettendorf	Iowa	52722	Treasurer	0.00	Yes

Insurance Company Information

INSURANCE COMPANY

IMT Insurance Co

POLICY EFFECTIVE DATE

Mar 1, 2025

POLICY EXPIRATION DATE

Feb 28, 2026

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE



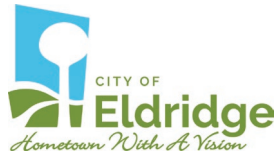
State of Iowa

Alcoholic Beverages Division

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



ORDINANCE 2025-07

AN ORDINANCE REPEALING SECTIONS OF TITLE C, CHAPTER TWO OF THE ELDRIDGE CITY CODE, AND ADOPTING NEW SECTIONS 3.00 AND 3.01 ESTABLISHING NEW SEWER RATES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One. The portions of Section 3.00, Chapter Two, Title C, are hereby repealed and the following new language for Section 3.00 is hereby adopted.

3.00 Residential rates. Sewer rates for all single residential properties including property owned by any religious organization and used as a church, synagogue, or other place of worship, shall be based upon average water consumption as billed in the months of January February and March according to the schedule below. A single residential property is defined as a single-family home, an individual townhouse or row house, an apartment within a larger building, a mobile home or any grouping of rental rooms using a common bathroom. All residential users shall be charged the same rate regardless of the location where wastewater is treated.

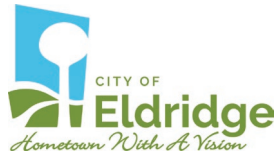
<u>Rate</u>	<u>Usage</u>
\$0.91/100 gallons	0 to 90,000 gallons
\$0.79/100 gallons	Over 90,000 gallons
\$40.55	Minimum billing

The bill, as determined by the average consumption described above, shall become effective with the April 1st billing of each year, and remain in effect until April 1st of the following year. Prior to April 1st of each year, average consumption shall be recalculated to determine if the residential customer's bill should be adjusted. Properties connected to sewer, but without metered water consumption, shall be subject to the minimum billing amount.

Section Two. The portions of Section 3.01, Chapter Two, Title C, of the Eldridge City Code are repealed and the following portion of Section 3.01 is hereby adopted.

3.01 Commercial and Industrial Rates. Sewer Rates for non-residential users, including schools, shall be based upon monthly water consumption. All nonresidential rates shall be charged the same rate regardless of the location wastewater is treated.

<u>Rate</u>	<u>Usage</u>
\$0.91/100 gallons	0 to 90,000 gallons
\$0.79/100 gallons	Over 90,000 gallons
\$40.55	Minimum billing



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 and become effective on April 1st, 2025.

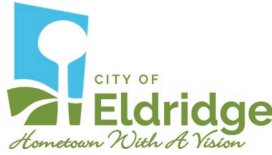
PASSED AND APPROVED THIS 17TH DAY OF MARCH, 2025.

Attest:

Mayor, Frank King

Leticia Goslowsky, 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 2025-06

UPDATING THE NAME OF FRANKLIN PARK TO SANCTUARY GARDENS

AN ORDINANCE AMENDING TITLE B PUBLIC ORDER, CHAPTER SEVEN PARK RULES, SECTION 6.00 ACTIVITIES PROHIBITED ON SANCTUARY GARDENS OF THE ELDRIDGE CITY CODE, REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section 1.00. Section 6.00, Chapter Seven, Title B of the Eldridge City Code is amended by removing the following language.

§ 6.00 ACTIVITIES PROHIBITED ON FRANKLIN PARK.

The following activities are prohibited on the property described as Lot 9, Block 1, Original Town of the city, also known as Franklin Park:

- (A) Use of metal detectors, ground penetrating radar, probes and other methods that might be used to attempt to locate a burial site; and
- (B) Excavation for the purpose of locating and opening a burial site.

Section 2.00. Section 6.00, Chapter Seven, Title B of the Eldridge City Code is amended by adding the following language.

§ 6.00 ACTIVITIES PROHIBITED ON SANCTUARY GARDENS.

The following activities are prohibited on the property described as Lot 9, Block 1, Original Town of the city, also known as Sanctuary Gardens:

- (A) Use of metal detectors, ground penetrating radar, probes and other methods that might be used to attempt to locate a burial site; and
- (B) Excavation for the purpose of locating and opening a burial site.

Section 3.00. All ordinances, or parts of ordinances, in conflict with this ordinance are hereby repealed.

Section 4.00. This ordinance shall take effect upon passage and publication according to law. Passed and approved this 3rd day of March 2025.

Attest:

Mayor, Frank King

Leticia Goslowski, City Clerk

Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery



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

**AN AGREEMENT AMONG
THE CITIES OF AND BETTENDORF, DAVENPORT, ELDRIDGE, AND LECLAIRE, IOWA**

This agreement, is entered into by the cities of Bettendorf, Davenport, Eldridge and LeClaire (the “Cities”) for match participation related to application for Iowa Department of Transportation (DOT) State Transit Assistance (STA) Special Project funds, and on award, the holding and administering a contract for a planning study of the Scott County Area Passenger Transportation Study.

WHEREAS, the parties hereto are desirous and capable of entering into an agreement to match STA Special Project funds, administer the grant and procure services specified herein.

THEREFORE, THE PARTIES HERETO agree to the following terms and conditions:

- A. The Cities find a public benefit to exist in procuring a region-wide passenger transportation planning study. The Cities intend to pay for such study through a combination of STA Special Project funds and local matching funds. Upon award of the STA Special Project funds, the City of Davenport shall enter into a contract with a firm for the provision of a passenger transportation planning study of the Scott County, Iowa area (the “Contract”). The City of Davenport will work with the other signatory cities in good faith. The Contract is intended to be funded by STA Special Project funds in an amount not to exceed \$125,000 and local match funds as set forth in paragraph B.
- B. Match funding for the Contract will be provided entirely by the cities of Bettendorf, Davenport, Eldridge and LeClaire. These funds shall be transmitted to the City of Davenport for an awarded STA Special Project grant and shall be non-federal dollars. The total local match of \$125,000 shall be split by the Cities in amounts not to exceed:
 - 1. City of Bettendorf, Iowa -- \$32,133
 - 2. City of Davenport, Iowa -- \$83,470
 - 3. City of Eldridge, Iowa -- \$5,527
 - 4. City of LeClaire, Iowa -- \$3,870
- C. City of Davenport will collect, hold, and account for these funds separately.
- D. In no instance shall City of Davenport make payment for the Contract using any federal or state grant dollars, or other funds not specified under this agreement.
- E. If any section, provision, or part of this agreement shall be found to be invalid or unconstitutional, such judgment shall not affect the validity of the agreement as a whole or any section, provision, or part thereof not found to be invalid or unconstitutional.
- F. This agreement may be amended by mutual written consent of the participants to this agreement.

The undersigned agree with the terms of the agreement as written above:

City of Eldridge, Iowa

By: _____
Mayor or Designee

Date _____



February 20, 2025

Eldridge City Council
305 N. Third Street
Eldridge, IA 52748

Dear Council Members:

On behalf of the Moonlight Chase and Summer Festival Committees, I would like to request the following dates and times for street closures:

Summer Festival Kickoff Concert & Kiddie parade

Friday, July 11, 2025 4:00pm – 10:00pm

(The event runs from 5:30 pm - 9:00pm. The requested time includes set up and clean up.)

2nd Street from Davenport Street to Franklin Street

Moonlight Chase

July 12, 2025 5:00pm – last race participant

Highlighted in green: Race Course, see attached.

(The race route remains the same as years past.)

Summer Festival

Saturday, July 12, 2025 10:00am – 11:30pm

Highlighted in yellow: 2nd Street Post Office Parking Lot to Donahue Street, Davenport Street from 1st Street to 3rd Street and Franklin Street from alley behind Maloney's to 3rd Street)

Summer Festival Parade

Saturday, July 12, 2025 10:00am – 1:00 pm (Parade start time 11am)

Highlighted in orange: Parade route is the same as the 2024 route. Line up begins on Franklin and will extend North on N. 6th Avenue. Parade floats will disperse as they approach 1st Street from Davenport Street.

Thank you for your consideration.

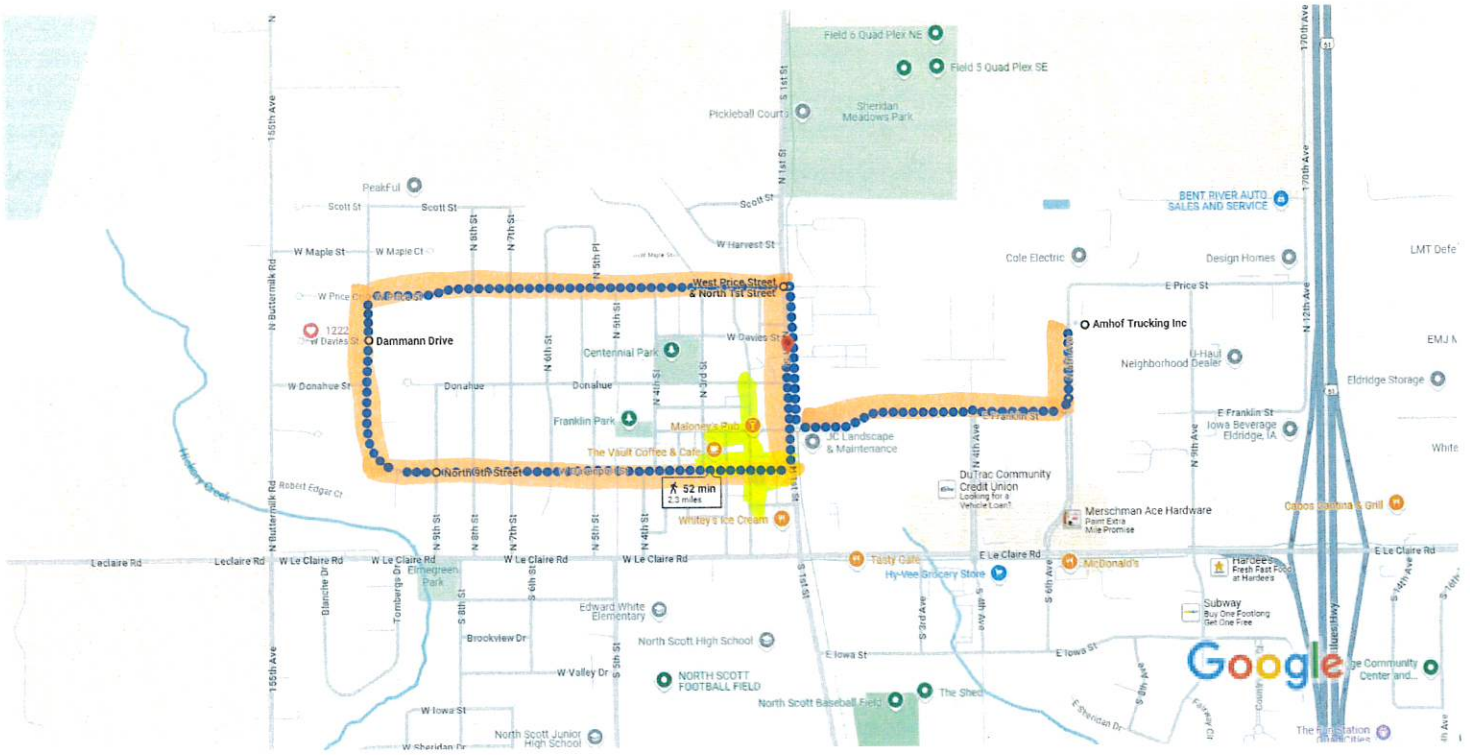
A handwritten signature in cursive script, appearing to read "Tabitha Kramer".

Tabitha Kramer
Executive Director

Amhof Trucking Inc, 651 N Walk 2.3 miles, 52 min
6th Ave, Eldridge, IA 52748 to N 1st St, Iowa 52748



Eldridge Summer Festival



Map data ©2025 500 ft

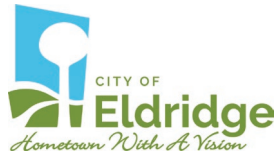


via E Franklin St

52 min
2.3 miles

Mostly flat





ORDINANCE 2025-05

SHARED USE PATHS

AN ORDINANCE AMENDING TITLE B PUBLIC ORDER, CHAPTER ONE TRAFFIC, OF THE ELDRIDGE CITY CODE, REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section 1.00. Section 4.08 Bicycle Paths, Chapter One Traffic, Title B Public Order of the Eldridge City Code is amended by removing the following language.

§ 4.08 BICYCLE PATHS.

It shall be unlawful to operate a motorized vehicle, including, but not limited to, cars, trucks, snowmobiles, all-terrain vehicles (ATVs) and motorized scooters upon designated bicycle paths. This prohibition shall not apply to motorized wheelchairs, emergency response vehicles and city-owned maintenance vehicles.

Section 2.00. Section 4.08 Bicycle Paths, Chapter One Traffic, Title B Public Order of the Eldridge City Code is amended by adding the following language.

§ 4.08 SHARED USE PATHS.

It shall be unlawful to operate a motorized vehicle, including, but not limited to, cars, trucks, snowmobiles, all-terrain vehicles (ATVs) and motorized scooters upon designated Shared Use Paths as defined in City Code. This prohibition shall not apply to motorized wheelchairs, emergency response vehicles and city-owned maintenance vehicles.

Section 3.00. Section 6.00 Snow Emergency, Section 6.08 Bicycle Paths, Chapter One Traffic, Title B Public Order of the Eldridge City Code is amended by removing the following language.

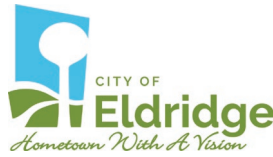
§ 6.08 BICYCLE PATHS.

It shall be the responsibility of the city to promptly remove snow and/or ice from designated bicycle paths around the city.

Section 4.00. Section 6.00 Snow Emergency, Section 6.08 Bicycle Paths, Chapter One Traffic, Title B Public Order of the Eldridge City Code is amended by adding the following language.

§ 6.08 SHARED USE PATHS.

Shared Use Paths are closed from December 1 through March 15 or when accumulation of snow, ice or water exists on the surface of the trail.



Section 5.00. Section 10 Shared Use Paths, Chapter One Traffic, Title B Public Order of the Eldridge City Code is added with the following language.

§ 10.00 SHARED USE PATHS.

§ 10.01 PURPOSE.

The purpose of this section is to define Shared Use Paths and establish when they are closed for maintenance.

§ 10.02 DEFINITION.

SHARED USE PATH. A multi-use trail that's physically separated from motorized traffic. Shared Use Paths can be used by pedestrians, bicyclists, and other non-motorized users.

§ 10.03 MAINTENANCE.

A Shared Use Path will be closed when debris exists on the surface of the trail that needs to be cleared by the Public Works Department, during maintenance or repairs, or at other times such as the trail may be closed by the order of the Public Works Director.

Section 6.00. All ordinances, or parts of ordinances, in conflict with this ordinance are hereby repealed.

Section 7.00. This ordinance shall take effect upon passage and publication according to law. Passed and approved this 7th day of April 2025.

Attest:

Mayor, Frank King

Leticia Goslowski, 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"/> _____

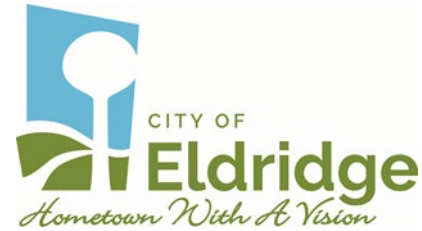
Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Ryan Iossi
Councilman Brian Dockery

City of Eldridge

MEMORANDIUM



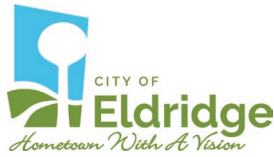
To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Deduct Meter Ordinance Update
Date: 3/3/25

Mayor and City Council,

The City Utility Billing System is set up to bill sewer customers a rate that is based on the amount of water they purchase.

There are users of water, mostly in industrial areas, that purchase water that does not enter the city sewer system because it is used for production of a product or some other use.

Our current ordinances do not specifically address this issue. This ordinance update puts a formal system in place to fairly accommodate these users.



ORDINANCE 2025-08

DEDUCT METER POLICY

AN ORDINANCE AMENDING TITLE C PUBLIC WORKS, CHAPTER TWO SEWER RATES, SECTION 3.01 COMMERCIAL AND INDUSTRIAL RATES OF THE ELDRIDGE CITY CODE, REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section 1.00. Section 3.01, Chapter Two, Title C of the Eldridge City Code is amended by removing the following language.

§ 3.01 COMMERCIAL AND INDUSTRIAL RATES.

Sewer rates for non-residential users, including schools, shall be based upon monthly water consumption. All non-residential rates shall be charged the same rate regardless of the location wastewater is treated.

Rate	Usage
\$0.91/100 gallons	0 to 90,000 gallons
\$0.79/100 gallons	Over 90,000 gallons
\$40.55	Minimum billing

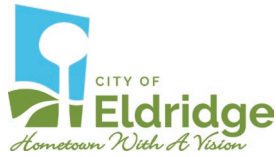
Section 2.00. Section 3.01, Chapter Two, Title C of the Eldridge City Code is amended by adding the following language.

§ 3.01 COMMERCIAL AND INDUSTRIAL RATES.

- (A) Sewer rates for non-residential users, including schools, shall be based upon monthly water consumption. All non-residential rates shall be charged the same rate regardless of the location where wastewater is treated.
- (B) A non-residential user may be using water for production, or other purposes, that results in water purchased not entering the City sewer system. At their option and expense, they can install a separate deduct meter system approved by both the sewer and water superintendents to monitor this consumption.

Rate	Usage
\$0.91/100 gallons	0 to 90,000 gallons
\$0.79/100 gallons	Over 90,000 gallons
\$40.55	Minimum billing

Section 3.00. All ordinances, or parts of ordinances, in conflict with this ordinance are hereby repealed.



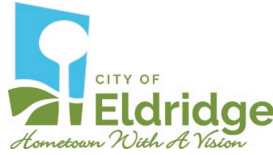
Section 4.00. This ordinance shall take effect upon passage and publication according to law. Passed and approved this 7th day of April 2025.

Attest:

Mayor, Frank King

Leticia Goslowski, 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 2025-07

A Resolution Approving the Planned Residential Overlay Development Plan for Grunwald Grove 2nd Addition

WHEREAS, the Development Plan for the Planned Residential Overlay for Grunwald Grove 2nd Addition has been submitted by Grunwald Land Development L.C., owner and developer of the property, and

WHEREAS, the Development Plan for the Planned Residential Overlay has been found to be substantially in accord with the development requirements of the City of Eldridge and has been approved by the Eldridge Planning and Zoning Commission on February 27, 2025, now therefore

BE IT RESOLVED that the City Council of the City of Eldridge hereby approves the Development Plan for the Planned Residential Overlay for Grunwald Grove 2nd Addition.

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

Attest:

Mayor, Frank King

City Clerk, Leticia Goslowsky

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"/> _____

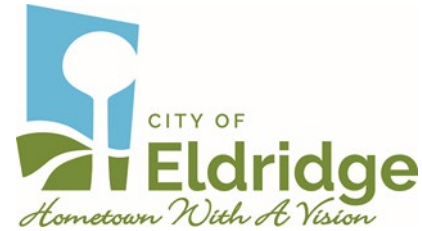
Mayor Frank King
Councilman Adrian Blackwell

Councilman Scott Campbell
Councilman Daniel Collins

Councilman Brian Dockery
Councilman Ryan Iossi

City of Eldridge

MEMORANDIUM



To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Nonprofit Signage
Date: 3/3/25

Grunwald Land Development has submitted the attached Plan for your consideration.

That City Staff and City Engineer has reviewed the Development Plan and finds it to be substantially in accordance with City Code and recommends approval.

The Planning and Zoning Commission review this Development Plan at their meeting on February 27, 2025 and unanimously approved it.

The setback distances around the exterior of the development match or exceed the setback distances of the adjacent development with 25' at the front, 25' on the sides and 30' or more at the rear. You will see that the interior front and rear interior yards are less than required by city code in a R-3 Multiple Family Residential District but are allowed in a Planned Residential Overlay District. As a reminder there is no minimum front and rear setback in a Planned Residential Overlay District except where adjacent to another district.

The interior driveways and storm water infrastructure are all privately owned. Parking space requirements of two spaces per dwelling are met with a two-car attached garage at each dwelling.

Each lot averages 5,000 square feet and the minimum for multifamily in an R-3 Multiple Family District would be 2,500 square feet. There is no minimum lot size in a Planned Residential Overlay District but they are meeting the R-3 requirement in this case.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS AND DETAIL DRAWINGS OF THE CITY OF ELDRIDGE, IOWA.
- ALL EXISTING UTILITIES SHOWN WERE LOCATED PARTIALLY IN THE FIELD AND PARTIALLY FROM REVIEW OF EXISTING PUBLIC RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD LOCATION OF ALL EXISTING UNDERGROUND LINES PRIOR TO ANY CONSTRUCTION IN THESE AREAS. ANY DAMAGE DONE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT A COST OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE PLANS AND SPECIFICATIONS AND THE EXISTING FIELD CONDITIONS.
- SANITARY SEWER WYES ARE LOCATED AS SHOWN BY DIMENSION FROM THE NEAREST DOWNSTREAM MANHOLE. THE LATERALS SHALL BE 6 INCH DIAMETER AND SHALL EXTEND TO THE EASEMENT LINE. THE END OF EACH LATERAL SHALL BE MARKED AS REQUIRED BY THE SPECIFICATIONS.
- ALL WATER SERVICES SHALL BE 1 INCH DIAMETER TYPE K COPPER TUBING WITH A MINIMUM OF 5 FEET OF COVER. SERVICES FOR THE SINGLE FAMILY LOTS SHALL BE INSTALLED AS NEAR TO THE CENTER OF EACH LOT AS POSSIBLE. SERVICES FOR MULTI-FAMILY LOTS SHALL BE AS SHOWN ON THE PLAN SHEET.
- ALL STORM SEWER INLETS THAT RECEIVE DRAINAGE FROM EXPOSED EARTH AREAS SHALL BE PROTECTED FROM INTAKE OF ERODED SOIL WITH COMPOST FILTER SOCK OR OTHER ACCEPTABLE INLET PROTECTION MEASURES. THE INLET PROTECTION SHALL BE MAINTAINED ACCORDING TO THE PROJECT SWPPP.
- THE CONTRACTOR SHALL PREVENT SILT AND DEBRIS FROM ENTERING STORM AND SANITARY SEWERS AND SHALL REMOVE ANY SUCH MATERIAL THAT ENTERS THE SEWERS. NO ADDITIONAL PAYMENT WILL BE MADE FOR THIS WORK.
- THE CONTRACTOR SHALL PROVIDE A DEPRESSED CURB AT ALL PROPOSED PEDESTRIAN RAMP LOCATIONS.
- EROSION CONTROL FABRIC SHALL BE A NON-WOVEN GEOTEXTILE SUCH AS MIRAFI 140N OR EQUAL.

SITE NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE LOCATION OF ALL PROPOSED IMPROVEMENTS, INCLUDING ROUGH AND FINISHED ELEVATIONS AND ALL OTHER PROPOSED IMPROVEMENTS INDICATED ON THE DRAWINGS. THESE SITE PLANS PROVIDE THE GENERAL SIZE AND LOCATION OF THE PROPOSED BUILDING. REFER TO THE ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR THE ACTUAL BUILDING SIZE AND DIMENSIONS. THE BUILDING SHALL NOT BE CONSTRUCTED FROM THESE SITE PLANS OR DIGITAL FILES THAT ARE EXPORTED FROM THESE PLANS.
- REMOVE ALL STRUCTURES, FOUNDATIONS, WALLS, PAVEMENTS, AND ALL OTHER ITEMS IN CONFLICT WITH PROPOSED IMPROVEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS.
- THE LOCATION OF EXISTING UTILITIES IN CONSTRUCTION AREAS SHALL BE FIELD VERIFIED BY THE CONTRACTOR BY CONTACTING IOWA ONE CALL AT 1-800-292-8989 OR THE INDIVIDUAL UTILITIES NOT PARTICIPATING IN THE ONE CALL SYSTEM. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED. ANY REPAIR OR RELOCATION REQUIRED, AS A RESULT OF DAMAGE BY CONSTRUCTION ACTIVITIES SHALL BE AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL PAY UTILITY PERMIT AND/OR INSPECTION FEES.
- UTILITY TRENCHES WITHIN PAVEMENT AREAS SHALL BE BACKFILLED WITH APPROVED COMPACTED GRANULAR BACKFILL.
- ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE ADOPTED PLUMBING CODE, CURRENT VERSION.
- ALL ELECTRIC SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, CURRENT VERSION.
- TOPSOIL SHALL BE STRIPPED TO A DEPTH OF 6 INCHES WITHIN ALL PROPOSED BUILDING AND PAVEMENT AREAS AND STOCKPILED ON SITE FOR USE IN LANDSCAPE AREAS (COORDINATE WITH OWNER). IF ACCEPTABLE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE IT TO A DEPTH OF 6 INCHES.
- TOPSOIL SHALL BE LOAMY IN NATURE, FREE FROM HARD CLODS, STIFF CLAY, SOD, STONES, ROOTS, STICKS, AND OTHER DEBRIS OVER 1 INCH IN SIZE. TOPSOIL SHALL BE FREE OF TOXIC MATERIALS AND SHALL HAVE A pH RANGE BETWEEN 5.5 AND 7.0.
- ALL EXCESS MATERIALS NOT USED FOR CONSTRUCTION OF THE PROJECT SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
- PROPOSED CONTOURS ARE INTENDED TO PROVIDE A MIN. 1% SLOPE IN PAVEMENT AREAS AND 2% IN TURFED AREAS. CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING A SMOOTH UNIFORM DRAINING SURFACE THAT DOES NOT CREATE PONDING WATER OR SHARP BREAKS. CONTOURS OR ELEVATIONS THAT WILL NOT PROVIDE SUCH SURFACE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY. IF THERE IS A CONFLICT BETWEEN SPOT ELEVATIONS AND CONTOURS, THE CONTOURS SHALL GOVERN.
- ADJUST ALL EXISTING AND REMAINING UTILITY FRAMES, GRATES, AND COVERS TO PROPOSED GRADES AND ELEVATIONS.
- EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, THE DETAILS IN THESE PLANS, AND THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (CURRENT EDITION).
- THE EROSION CONTROL SHOWN ON THIS SET OF PLANS SHALL BE CONSIDERED THE MINIMUM ACCEPTABLE FOR THIS PROJECT. THERE MAY BE ADDITIONAL EROSION CONTROL REQUIRED DUE TO THE VARIOUS CONSTRUCTION TECHNIQUES, WHICH MAY BE USED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AND MAINTAINING ALL THE RUNOFF FROM THE SITE, IN A MANNER WHICH KEEPS ALL SILT ON SITE.
- AN EXISTING N.P.D.E.S PERMIT IS IN PLACE FOR GRUNWALD GROVE. THE CONSTRUCTION OF A PROPOSED MULTI-FAMILY DEVELOPMENT CONSTRUCTION WAS INCLUDED AS A PART OF THAT PERMIT. NO ADDITIONAL N.P.D.E.S PERMIT IS ANTICIPATED FOR THIS PROJECT.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF BUILDING, OR PROPERTY LINES UNLESS OTHERWISE NOTED. ALL RADII ARE TO FACE OF CURB.
- GRASS, CONCRETE, PAVEMENT, OR MULCH. THE CONTRACTOR SHALL COORDINATE SUBGRADE ELEVATIONS TO ALLOW FOR PAVEMENT, CONCRETE OR MULCH DEPTHS.
- ALL DISTURBED AREAS NOT WITHIN PAVEMENT & LANDSCAPE AREAS SHALL BE SEEDED PER THE SPECIFICATIONS. THE AREAS INDICATED TO BE SEEDED ON THIS PLAN ARE ESTIMATED DISTURBED AREAS. DISTURBED AREAS OUTSIDE OF THOSE INDICATED SHALL BE SEEDED REGARDLESS OF THE LIMITS INDICATED.

UTILITY NOTES

- THE LOCATION OF EXISTING UTILITIES IN CONSTRUCTION AREAS SHALL BE FIELD VERIFIED BY THE CONTRACTOR BY CONTACTING THE IOWA ONE CALL SYSTEM, INC. OR THE INDIVIDUAL UTILITIES NOT PARTICIPATING IN THIS SYSTEM. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED. ANY REPAIR OR RELOCATION REQUIRED, AS A RESULT OF DAMAGE BY CONSTRUCTION ACTIVITIES SHALL BE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PAY UTILITY PERMIT AND/OR INSPECTION FEES.
- UTILITY TRENCHES WITHIN PAVEMENT AREAS SHALL BE BACKFILLED WITH APPROVED COMPACTED GRANULAR BACKFILL PER SUDAS.
- ALL ELECTRIC SHALL BE IN ACCORDANCE WITH THE 2005-NATIONAL ELECTRIC CODE (INTERNATIONAL ELECTRICAL CODE SERIES), 2005-INTERNATIONAL CODE COUNCIL ELECTRICAL CODE, (ADMINISTRATIVE PROVISIONS)
- ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER. REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
- THE DRAWINGS INDICATE THE BEST KNOWLEDGE OF THE OWNER AND ENGINEER/ARCHITECT ON THE GENERAL LOCATION AND NATURE OF THE EXISTING AND OR PROPOSED UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION. EXPLORATORY EXCAVATIONS AT THE SITE TO DETERMINE INSITU LOCATIONS WERE NOT CONDUCTED. QUALITY LEVEL C IN ACCORDANCE WITH CI/ASCE 38-02, STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA, WAS UTILIZED. REGARDLESS OF THE LEVEL OF INVESTIGATION, THE UTILITIES SHOWN SHOULD NOT BE CONSIDERED A WARRANTY OR GUARANTEE OF ACTUAL PRESENCE OR LOCATION AND THE CONTRACTOR REMAINS RESPONSIBLE FOR THE LOCATION, VERIFICATION, AND PROPER NOTIFICATION OF POTENTIAL UTILITIES

QUALITY LEVELS:

QUALITY LEVEL A - PROVIDES THE HIGHEST LEVEL OF ACCURACY. BY LOCATING OR POTHOLOG UTILITIES IN ADDITION TO QUALITY LEVELS B, C, AND D TASKS. THE LOCATED UTILITY INFRASTRUCTURE IS SURVEYED AND MAPPED TO DEVELOP PLAN AND PROFILE INFORMATION.

QUALITY LEVEL B - INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND RECORDING THE INFORMATION THROUGH A SURVEY METHOD. IN ADDITION TO QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL C - INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. IN ADDITION TO QUALITY LEVEL D TASKS.

QUALITY LEVEL D - INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS, THAT MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICE MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASE, CONSTRUCTION PLANS, ETC. DATABASES, CONSTRUCTION PLANS, ETC.

EROSION CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EXAMINED BY THE CONTRACTOR EACH WEEK AND AFTER EACH RAINFALL. EACH MEASURE SHALL BE MAINTAINED OR IF NEEDED, REPLACED, SO IT WILL FUNCTION AS ORIGINALLY DESIGNED.
- ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED (WHERE POSSIBLE) PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE OR OTHER CONTROLS WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURE MAY BE INSTALLED AND SEEDING COMPLETED.
- DIVERSION DITCHES, BERMS, SILT FENCE, AND OTHER SEDIMENT CONTROL MEASURES ARE RECOMMENDED AND ALLOWED TO BE USED INTERCHANGEABLY OR IN COMBINATION WITH EACH OTHER DEPENDING ON FUNCTIONALITY, CONTRACTOR PREFERENCE, SITE CONDITIONS, CONSTRUCTION PHASING AND OTHER PROJECT CONSTRAINTS.
- AT THE CONCLUSION OF THE GRADING OPERATIONS, THE ENTIRE SITE THAT WAS DISTURBED SHALL BE PERMANENTLY SEEDED WITH A MIXTURE THAT IS COMPATIBLE WITH THE APPLICATION AND DATE. PERMANENT SEED MIX AND FERTILIZER RATE SHALL BE ACCORDING TO SUDAS SPECIFICATION SECTION 9010 UNLESS OTHERWISE SPECIFIED BY THE OWNER. SEEDING IS AN EROSION CONTROL MEASURE AND SHALL BE MAINTAINED AS SPECIFIED ABOVE.
- IN LIEU OF SEEDING, FERTILIZING AND MULCHING. THE CONTRACTOR HAS THE OPTION TO HYDRAULIC OR PNEUMATIC SEED THE DISTURBED AREAS. THE EMULSION MIX AND APPLICATION RATE MUST BE SUBMITTED FOR APPROVAL PRIOR TO PERFORMING THE WORK.
- EROSION CONTROL MATTING SHALL CONTAIN WOOD FIBER AND HAVE A PHOTODEGRADABLE NETTING ON BOTH SIDES. ON SLOPES HIGHER THAN 10 FEET OR STEEPER THAN 3 TO 1, MATTING SHALL BE WOOD EXCELCLIOR. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ACCEPTABLE PRODUCT - FUTERRA ENVIRONET BY PROFILE PRODUCTS.
- FOR ALL DISTURBED AREAS WITHIN EXISTING CITY RIGHT OF WAY, HYDROMULCH SHALL BE APPLIED IN ACCORDANCE WITH CURRENT CITY SPECIFICATIONS.
- SOIL STABILIZATION: STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. IN DROUGHT-STRICKEN AREAS AND AREAS THAT HAVE RECENTLY RECEIVED SUCH HIGH AMOUNTS OF RAIN THAT SEEDING WITH FIELD EQUIPMENT IS IMPOSSIBLE AND INITIATING VEGETATIVE STABILIZATION IMMEDIATELY IS INFEASIBLE. ALTERNATIVE STABILIZATION MEASURES MUST BE EMPLOYED AS SPECIFIED BY THE DEPARTMENT. IN LIMITED CIRCUMSTANCES, STABILIZATION MAY NOT BE REQUIRED IF THE INTENDED FUNCTION OF A SPECIFIC AREA OF THE SITE NECESSITATES THAT IT REMAIN DISTURBED.
- A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR THIS PROJECT AND ADDRESSES THE REQUIREMENTS OF GOOD ENGINEERING PRACTICE AND OF PART IV OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO.2. A COPY OF THIS SWPPP MUST BE RETAINED ON THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION. THE RETAINED COPY MUST BE AMENDED, REVISED AND UPDATED AS NEEDED THROUGHOUT THE PROJECT'S PROGRESSION. ALL PROVISIONS, AMENDMENTS, REVISIONS AND UPDATES OF THE SWPPP MUST BE IMPLEMENTED BY THE FACILITY AS A CONDITION OF THE GENERAL PERMIT.
- EROSION AND SEDIMENT CONTROLS: UNLESS INFEASIBLE, THE FOLLOWING MEASURES SHALL BE IMPLEMENTED AT ALL SITES: UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS AND DIRECT STORM WATER TO VEGETATED AREAS TO BOTH INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION. THE PERMITTEE(S) SHALL MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL. "INFEASIBLE" SHALL MEAN NOT TECHNOLOGICALLY POSSIBLE, OR NOT ECONOMICALLY PRACTICABLE AND ACHIEVABLE IN LIGHT OF THE BEST INDUSTRY PRACTICES. "UNLESS INFEASIBLE, PRESERVE TOPSOIL" SHALL MEAN THAT, UNLESS INFEASIBLE, TOPSOIL FROM ANY AREAS OF THE SITE WHERE THE SURFACE OF THE GROUND FOR THE PERMITTED CONSTRUCTION ACTIVITIES IS DISTURBED SHALL REMAIN WITHIN THE AREA COVERED BY THE APPLICABLE GENERAL PERMIT NO. 2 AUTHORIZATION. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE INTENDED FUNCTION OF A SPECIFIC AREA OF THE SITE DICTATES THAT IT BE COMPACTED. PRESERVING TOPSOIL IS NOT REQUIRED WHERE THE INTENDED FUNCTION OF A SPECIFIC AREA OF THE SITE DICTATES THAT THE TOPSOIL BE DISTURBED OR REMOVED. THE PERMITTEE(S) SHALL CONTROL STORM WATER VOLUME AND VELOCITY TO MINIMIZE SOIL EROSION IN ORDER TO MINIMIZE POLLUTANT DISCHARGES AND SHALL CONTROL STORM WATER DISCHARGES, INCLUDING BOTH PEAK FLOWRATES AND TOTAL STORM WATER VOLUME, TO MINIMIZE CHANNEL AND STREAM BANK EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. AN AFFIDAVIT SIGNED BY THE PERMITTEE(S) MAY BE SUBMITTED TO DEMONSTRATE COMPLIANCE.

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		RIGHT OF WAY LINE
		CENTERLINE
		EASEMENT
		BUILDING SETBACK
		CONSTRUCTION LIMITS
		FENCE LINE
		CHAIN LINK FENCE
		FENCE W/ SQUARE POSTS
		STREAM
		STRUCTURE
		PAVEMENT MARKINGS
		EDGE OF PAVEMENT
		CURB AND GUTTER
		RAILROAD TRACKS
		WATER LINE
		FIRE PROTECTION
		GAS LINE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		OVERHEAD TELEPHONE
		UNDERGROUND TELEPHONE
		CABLE TELEVISION
		FIBER OPTIC
		COMMUNICATION LINE
		STORM SEWER
		SANITARY SEWER
		FORCE MAIN
		COMBINED SEWER
		IRRIGATION SYSTEM
		MAST ARM SIGNAL (3 SIGNALS)
		MAST ARM SIGNALS (2 SIGNALS)
		UTILITY TRAFFIC SIGN
		SIGN
		MANHOLE
		STORM WATER INLET
		CATCH BASIN
		CLEANOUT
		CULVERT
		BOX CULVERT
		WATER VALVE
		FIRE HYDRANT
		POST INDICATOR VALVE
		WATER METER
		GAS VALVE
		GAS METER
		TELEPHONE PEDESTAL
		CABLE TV PEDESTAL
		ELECTRIC METER
		UTILITY POLE
		LIGHT STANDARD
		LIGHT POLE
		GUY WIRE
		SUMMIT / HIGH POINT
		CONTOURS
		INDEX CONTOURS
		DIRECTION OF DRAINAGE
		SPOT ELEVATION
		DECIDUOUS SHRUB
		DECIDUOUS TREE
		CONIFEROUS SHRUB
		CONIFEROUS TREE

ABBREVIATIONS

FL	FLOWLINE ELEVATION
TC	TOP OF CURB ELEVATION
GL	GUTTER LINE ELEVATION
TG	TOP OF GRATE ELEVATION
STA	STATION
FES	FLARED END SECTION
SWI	STORM WATER INLET
FFE	FINISH FLOOR ELEVATION
HP	HIGH POINT
LP	LOW POINT
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
DS	DOWNSPOUT

	REBAR SET
	REBAR FOUND
	REBAR "SQUARE"
	STONE
	IRON PIPE
	CHISELED PLUS
	SPIKE
	RIGHT OF WAY MARKER
	RAILROAD SPIKE
	AXLE
	CONCRETE MONUMENT
	MAG NAIL
	SURVEY CONTROL POINT

	A/C UNIT
	AREA DRAIN
	ELECTRIC JUNCTION BOX
	TRANSFORMER
	MAILBOX
	MONITORING WELL
	SPRINKLER
	VENT PIPE
	WARNING POST



NOTE
UTILITY INFORMATION IS FOR THE CONVENIENCE OF THE CONTRACTOR. BEFORE CONSTRUCTION BEGINS THE CONTRACTOR SHALL CONTACT IOWA ONE CALL AT 1-800-292-8989 AND INDIVIDUAL UTILITY COMPANIES NOT INCLUDED IN THIS SYSTEM, FOR THE PRESENCE AND LOCATION OF UTILITIES.

KLINGNER & ASSOCIATES, P.C.
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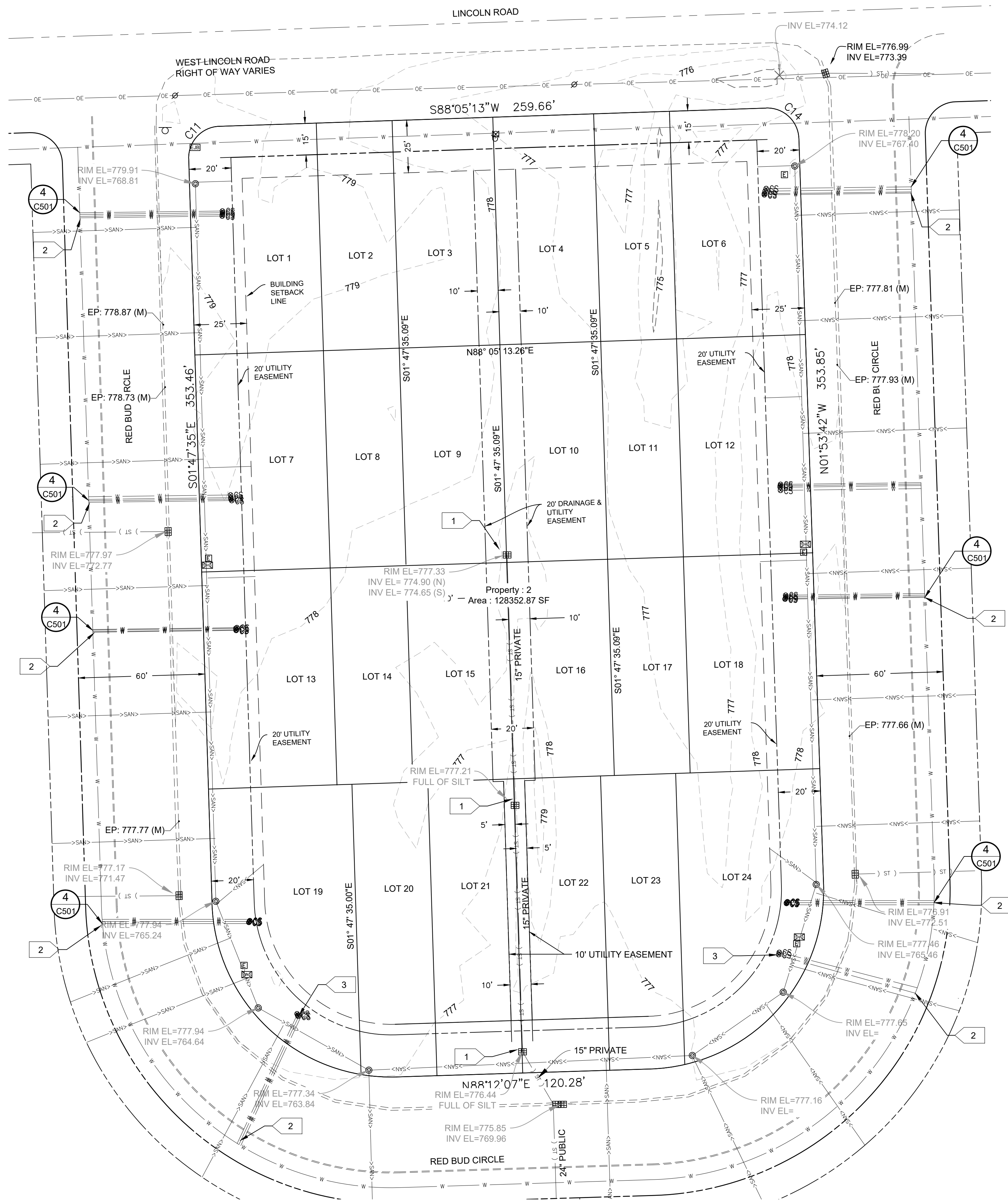
ISSUED FOR: 02/14/2025
CITY REVIEW
PRELIMINARY NOT FOR CONSTRUCTION

GRUNWALD MULTI-FAMILY DEVELOPMENT
GRUNWALD DEVELOPMENT L.C.
409 SOUTH SHULTZ DRIVE
LONG GROVE, IOWA 52756

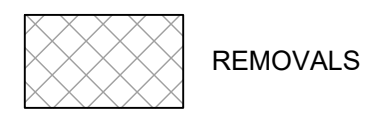
Non-Reduced Sheet Size: 22" x 34"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
DDR	DDR
FIELD DAM/ASR	FIELD BOOK
CHECKED CSW	CHECKED DATE
	02/14/2025

SHEET TITLE
GENERAL NOTES & LEGEND
PROJECT NO. 21-6118
DRAWING ISSUED DATE: 02/14/2025
SHEET
G001



DEMO LEGEND



DEMO KEY NOTES

- 1 REMOVE SILT FROM STRUCTURE AND STORM SEWER PIPE
- 2 REMOVE UNUSED WATER SERVICES. SERVICES TO BE CUT OUT AND THE MAIN SLEEVED UNDER GUIDANCE FROM THE ELDRIDGE WATER UTILITY
- 3 REMOVE CURB STOPS AND BOXES. SALVAGE TO THE ELDRIDGE WATER UTILITY

DEMO NOTES

1. REMOVE ALL EXISTING PAVEMENTS, STRUCTURES, CURBS, LANDSCAPING AND ALL OTHER EXISTING SITE FEATURES IN CONFLICT WITH PROPOSED IMPROVEMENTS UNLESS CALLED OUT FOR PRESERVATION ON THIS SHEET.
2. UTILITY LOCATIONS INDICATED ON THIS SHEET ARE APPROXIMATIONS AND ARE NOT INTENDED TO SERVE IN LIEU OF LOCATES PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. COORDINATE UTILITY REMOVALS AND/OR RELOCATIONS WITH THE RESPECTIVE UTILITY COMPANIES AND THE OWNER.
4. DEMOLITIONS SHALL INCLUDE REMOVAL AND PROPER DISPOSAL OF MATERIALS. CONTRACTOR TO PAY ALL PERMIT AND DISPOSAL FEES.

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 GRUNWALD DEVELOPMENT L.C.
 409 SOUTH SHULTZ DRIVE
 LONG GROVE, IOWA 52756**

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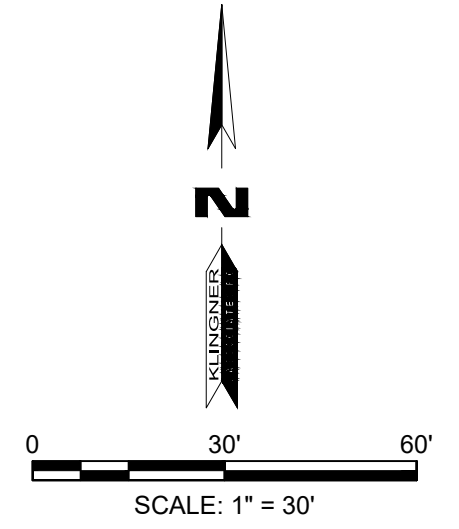
DESIGNED DDR	DRAWN DDR
FIELD DAM/ASR	FIELD BOOK TK/14-15
CHECKED CSW	CHECK DATE 02/14/2025

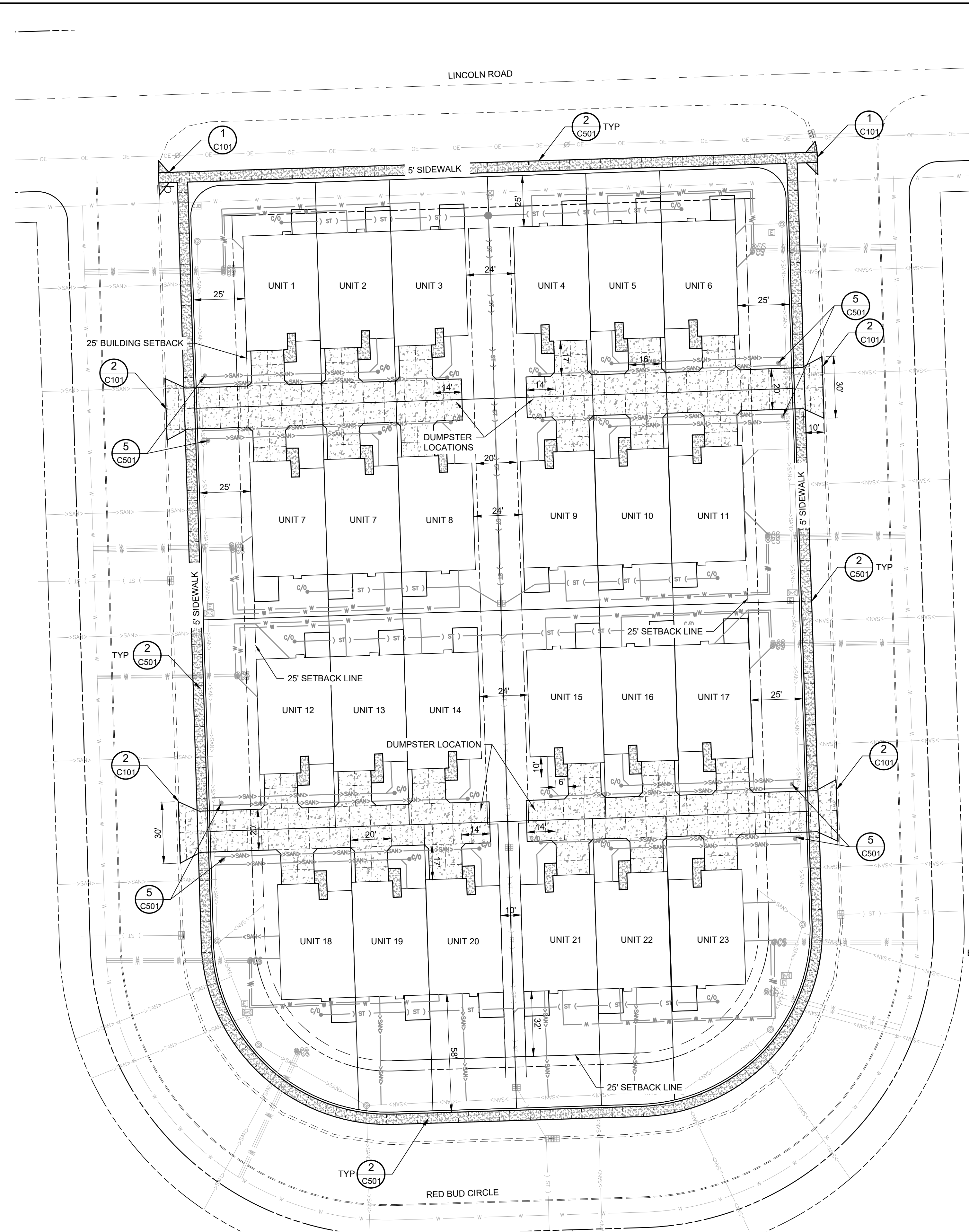
SHEET TITLE
EXISTING CONDITIONS & SITE DEMOLITION PLAN

PROJECT NO.
21-6118
 DRAWING ISSUED DATE:
02/14/2025
 SHEET

CD101

- BENCHMARKS:**
1. "A" IN U.S.A. ON FIRE HYDRANT EAST SIDE OF REDBUD CIRCLE AT LOTS 17&18
 2. "A" IN U.S.A. ON FIRE HYDRANT SOUTHEAST CORNER OF WEST LINCOLN ROAD & REDBUD CIRCLE
 3. "A" IN U.S.A. ON FIRE HYDRANT, 1ST HYDRANT EAST OF REDBUD CIRCLE SOUTH SIDE OF WEST LINCOLN ROAD
 4. "A" IN U.S.A. ON FIRE HYDRANT, SOUTH SIDE OF REDBUD CIRCLE AT LOTS 11 & 12
 5. "A" IN U.S.A. ON FIRE HYDRANT SOUTHEAST CORNER OF WEST LINCOLN ROAD & SOUTH 5TH STREET
 6. "A" IN U.S.A. ON FIRE HYDRANT EAST SIDE OF SOUTH 5TH STREET IN FRONT IF HOUSE #1801
 7. "A" IN U.S.A. ON FIRE HYDRANT NORTHEAST CORNER OF LINDEN LANE & SOUTH 5TH STREET



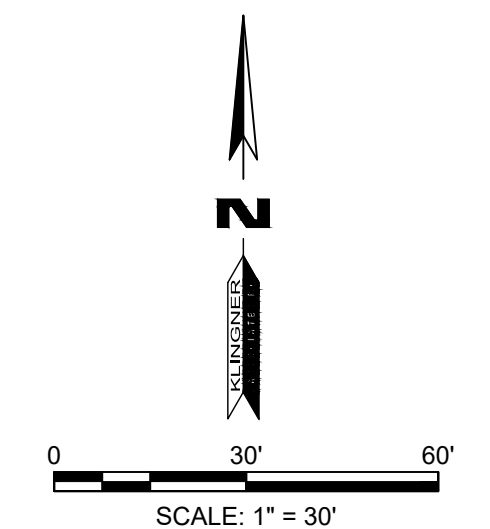
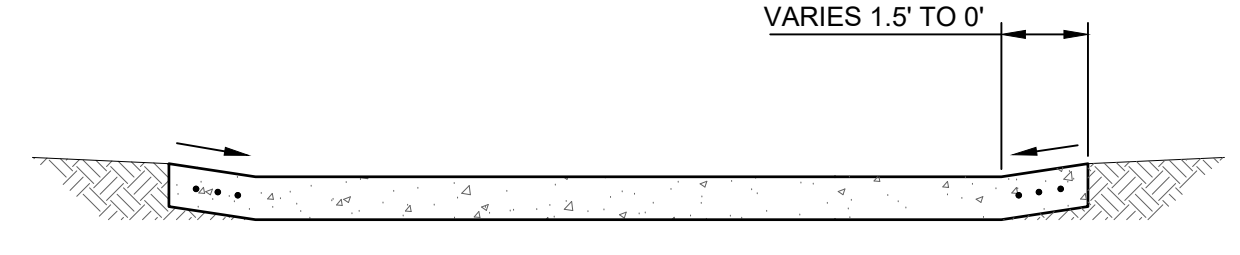
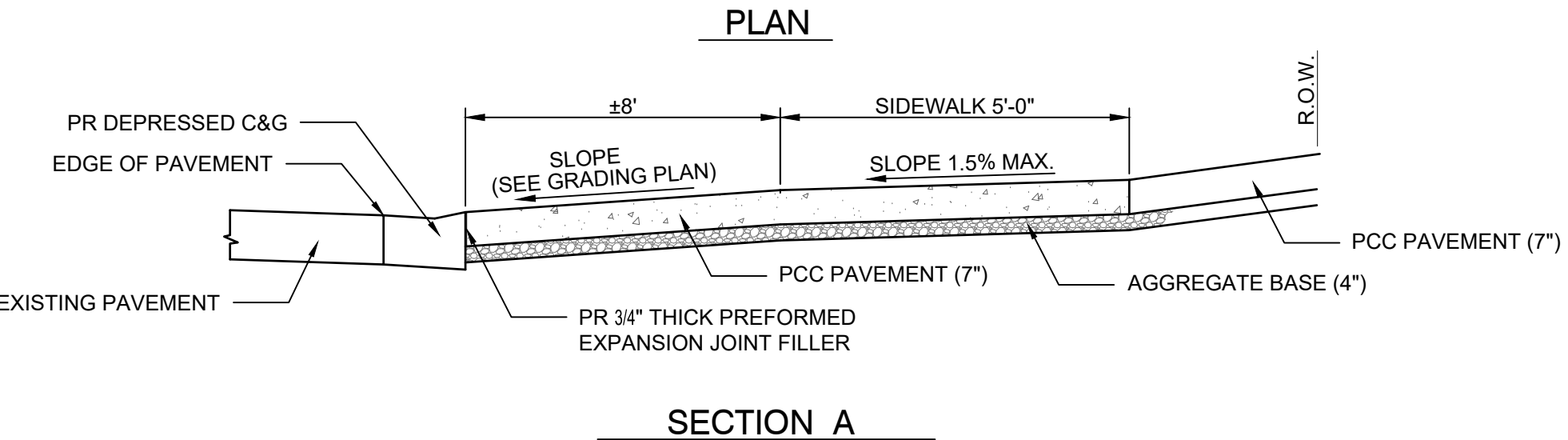
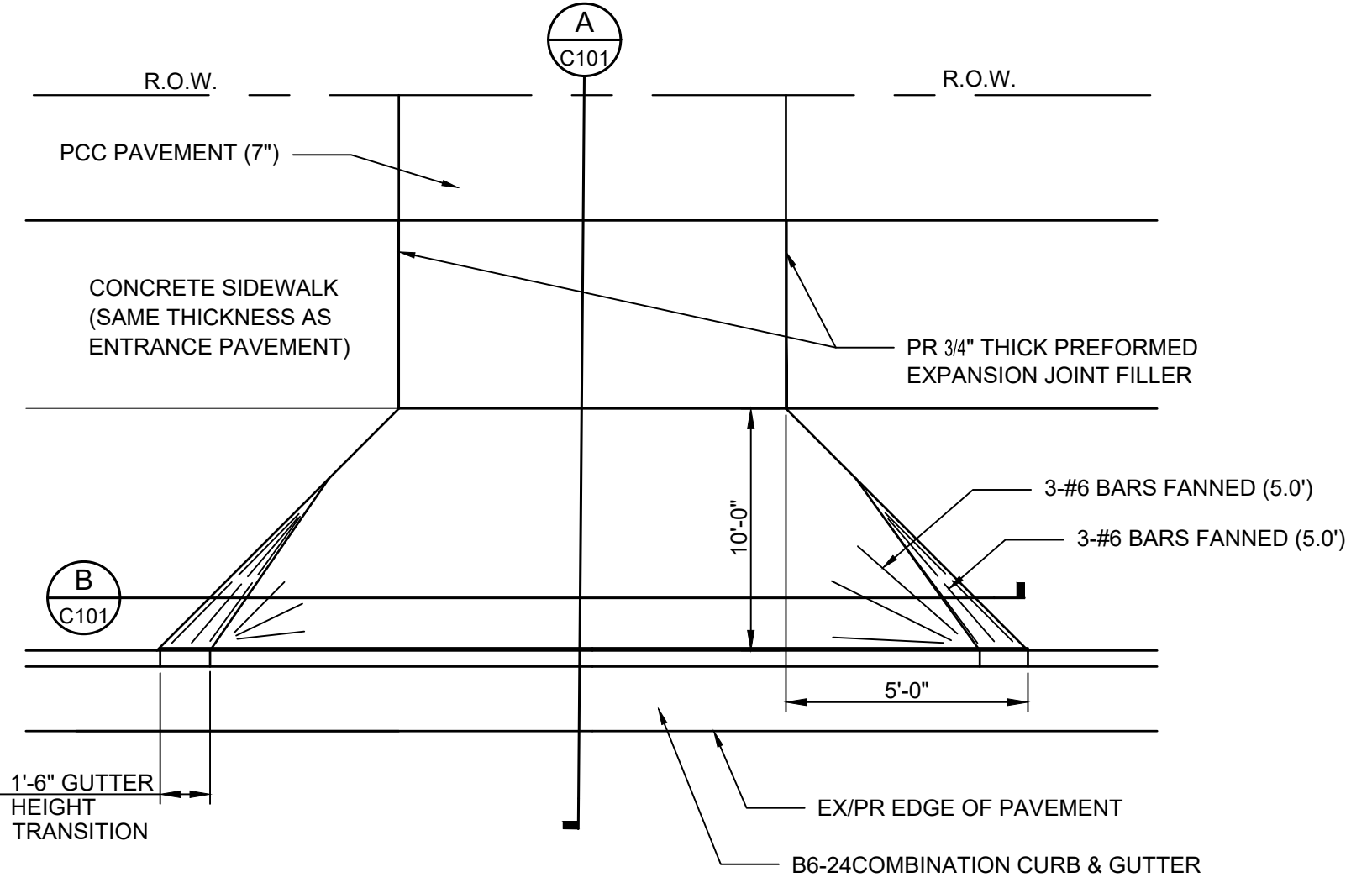
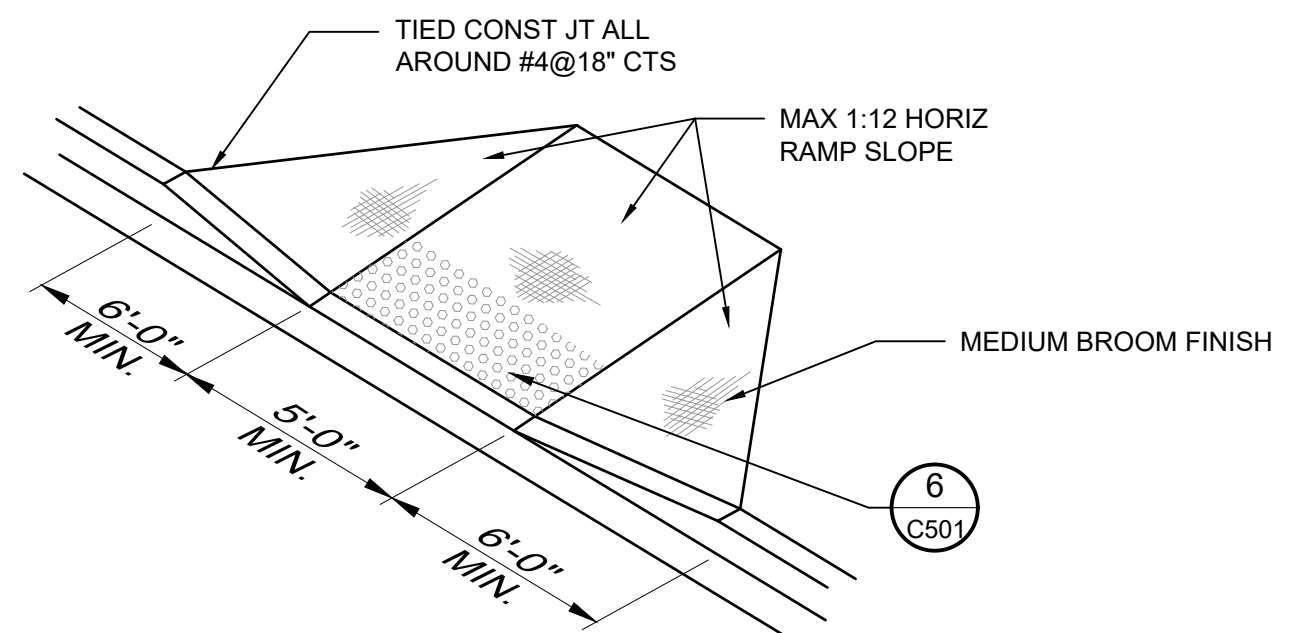


PAVEMENT JOINT LEGEND

- EJ - EXPANSION JOINT (DETAIL 1/C502)
- - - TJ - TIED JOINT (DETAIL 1/C502)
- - - SJ - SAWED JOINT (DETAIL 1/C502)

PAVEMENT HATCH LEGEND

- [Hatch] 5" CONCRETE SIDEWALK (DETAIL 2/C501)
- [Hatch] 6.5" CONCRETE PAVEMENT (DETAIL 1/C501)



- BENCHMARKS:**
- "A" IN U.S.A. ON FIRE HYDRANT EAST SIDE OF REDBUD CIRCLE AT LOTS 17&18
 - "A" IN U.S.A. ON FIRE HYDRANT SOUTHEAST CORNER OF WEST LINCOLN ROAD & REDBUD CIRCLE
 - "A" IN U.S.A. ON FIRE HYDRANT, 1ST HYDRANT EAST OF REDBUD CIRCLE SOUTH SIDE OF WEST LINCOLN ROAD
 - "A" IN U.S.A. ON FIRE HYDRANT, SOUTH SIDE OF REDBUD CIRCLE AT LOTS 11 & 12
 - "A" IN U.S.A. ON FIRE HYDRANT SOUTHEAST CORNER OF WEST LINCOLN ROAD & SOUTH 5TH STREET
 - "A" IN U.S.A. ON FIRE HYDRANT EAST SIDE OF SOUTH 5TH STREET IN FRONT OF HOUSE #1801
 - "A" IN U.S.A. ON FIRE HYDRANT NORTHEAST CORNER OF LINDEN LANE & SOUTH 5TH STREET

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GRUNWALD MULTI-FAMILY DEVELOPMENT
GRUNWALD DEVELOPMENT L.C.
409 SOUTH SHULTZ DRIVE
LONG GROVE, IOWA 52756

Non-Reduced Sheet Size: 22" x 34"
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DESIGNED DDR	DRAWN DDR
FIELD BOOK DAM/ASR 17K14-15	CHECK DATE 02/14/2025

SHEET TITLE
SITE PLAN

PROJECT NO.
21-6118
DRAWING ISSUED DATE:
02/14/2025
SHEET
C101

LEGEND

EXISTING	PROPOSED	
		SUMMIT / HIGH POINT
		CONTOURS
		INDEX CONTOURS
		DIRECTION OF DRAINAGE
		SPOT ELEVATION
		EROSION CONTROL BARRIER (DETAILS 1/C201)
		ROCK DITCH LINER

GRADING NOTES

- 1) THE SITE SHALL BE PREPARED BY STRIPPING ALL VEGETATION, ROOTS AND ORGANIC MATERIAL FROM THE AREAS TO BE GRADED. STRIPPINGS SHALL BE STOCKPILED ON OR ADJACENT TO THE WORK SITE. STOCKPILES AND LANDSCAPING BERMS SHALL BE SEEDED OR MULCHED IMMEDIATELY AFTER PLACEMENT AND SURROUNDED BY SILT FENCE OR OTHER SEDIMENT CONTAINMENT MEASURE. STRIPPINGS SHALL BE RESPREAD ON THE GRADED AREAS TO A MINIMUM THICKNESS OF 4 INCHES AS REQUIRED BY THE NPDES PERMIT. TOPSOIL MAY BE RESPREAD AT ANYTIME DURING THE DEVELOPMENT PROCESS TO SERVE AS A SOIL STABILIZATION MEASURE.
- 2) ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE LOCATED PARTIALLY IN THE FIELD AND PARTIALLY FROM REVIEW OF EXISTING PUBLIC RECORDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT EACH UTILITY COMPANY FOR THE FIELD LOCATION OF THEIR EXISTING LINES IN OR NEARBY THE CONSTRUCTION AREA PRIOR TO BEGINNING ANY CONSTRUCTION.
- 3) ANY TREES, BRUSH, STUMPS AND FENCING MATERIALS REMOVED IN THE CLEARING OPERATIONS MAY BE BURNED (WHERE LEGALLY POSSIBLE) AND THE REMAINDER SHALL BE DISPOSED OF IN THE PROPER MANNER AT AN APPROVED OFFSITE LOCATION.
- 4) THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
- 5) THE CONTRACTOR SHALL BE AWARE THAT FIELD DRAINAGE TILE MAY EXIST IN THE AREA AND THAT EXTREME CARE SHALL BE TAKEN TO PREVENT ANY DAMAGE TO THESE SYSTEMS. ANY TILE ENCOUNTERED SHALL BE LOCATED AND A COPY PROVIDED TO THE ENGINEER. ANY DAMAGE DONE TO TILE SHALL BE REPAIRED.
- 6) PRIOR TO PLACEMENT OF ANY FILL, THE STRIPPED SITE SHALL BE SCARIFIED TO A DEPTH OF 9 INCHES AND RE-COMPACTED TO DENSITIES SPECIFIED BELOW. ANY UNSUITABLE SOILS FOUND AT THIS TIME SHALL BE DRIED AND RECOMPACTED OR REMOVED IF REQUIRED COMPACTION CANNOT BE OBTAINED.
- 7) ALL FILL MATERIAL SHALL CONSIST OF APPROVED, SUITABLE SOILS PLACED IN LOOSE LIFTS OF 9 INCHES OR LESS AND COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY. THE COMPACTION WILL BE FIELD TESTED BY A SOILS ENGINEERING CONSULTANT REPRESENTING THE OWNER.
- 8) SUBGRADES IN CUT AREAS AND IN AREAS RECEIVING LESS THAN 9 INCHES OF NEW FILL SHALL ALSO BE SCARIFIED TO A DEPTH OF ABOUT 9 INCHES, ADJUSTED IN MOISTURE CONTENT AS NEEDED AND RECOMPACTED TO AT LEAST 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.
- 9) THE CONTRACTOR SHALL SAVE AND PROTECT ALL EXISTING TREES AND MATURE VEGETATION EXCEPT THOSE WHICH FALL WITHIN THE STREET RIGHT-OF-WAYS OR GRADING EMBANKMENTS.
- 10) ENGINEERING FABRIC FOR RIP RAP AND EROSION STONE PROTECTION SHALL BE A NON-WOVEN MATERIAL SUCH AS MIRAFI 160N OR EQUAL.

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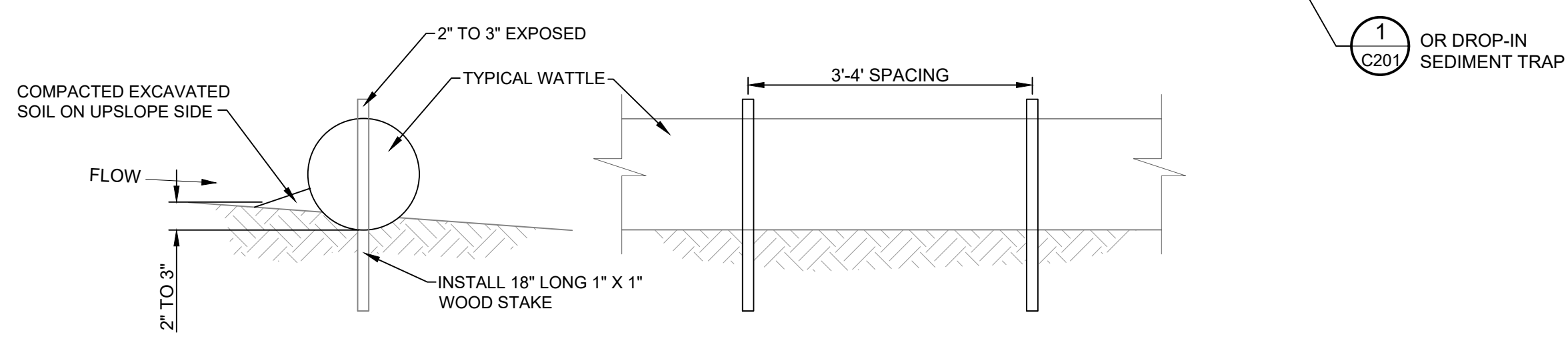
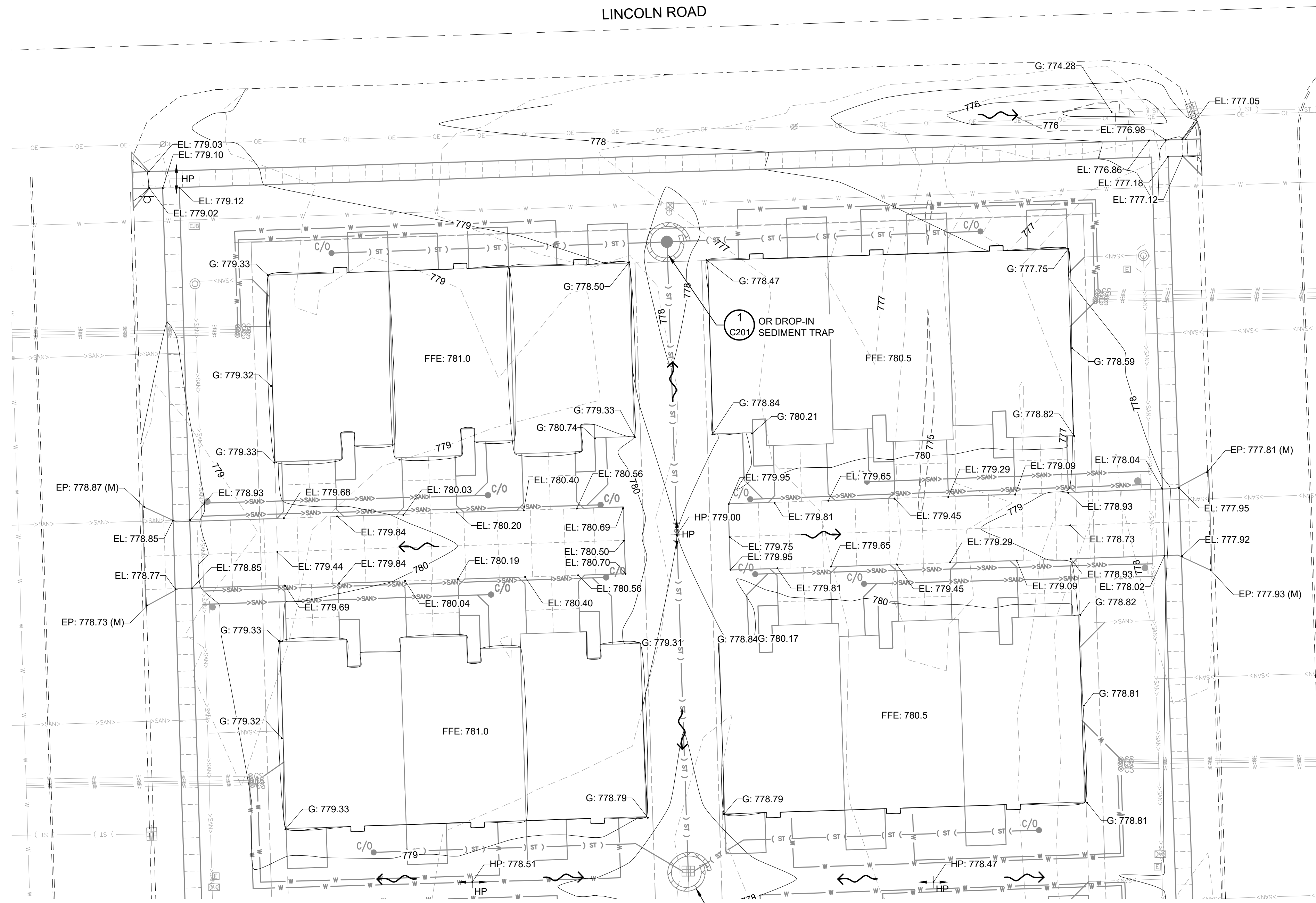
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CHECKED CSW	CHECK DATE 02/14/2025

SHEET TITLE
NORTH SITE GRADING PLAN

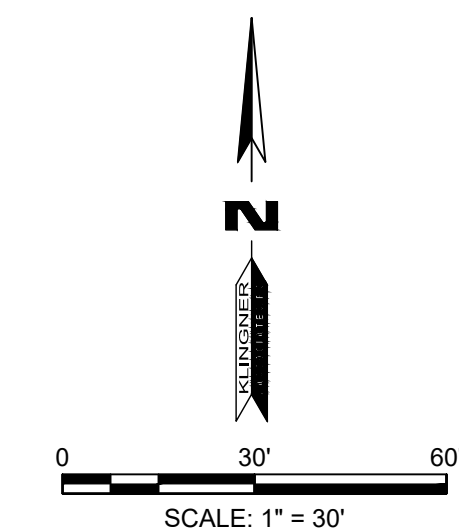
PROJECT NO.
21-6118

DRAWING ISSUED DATE:
02/14/2025

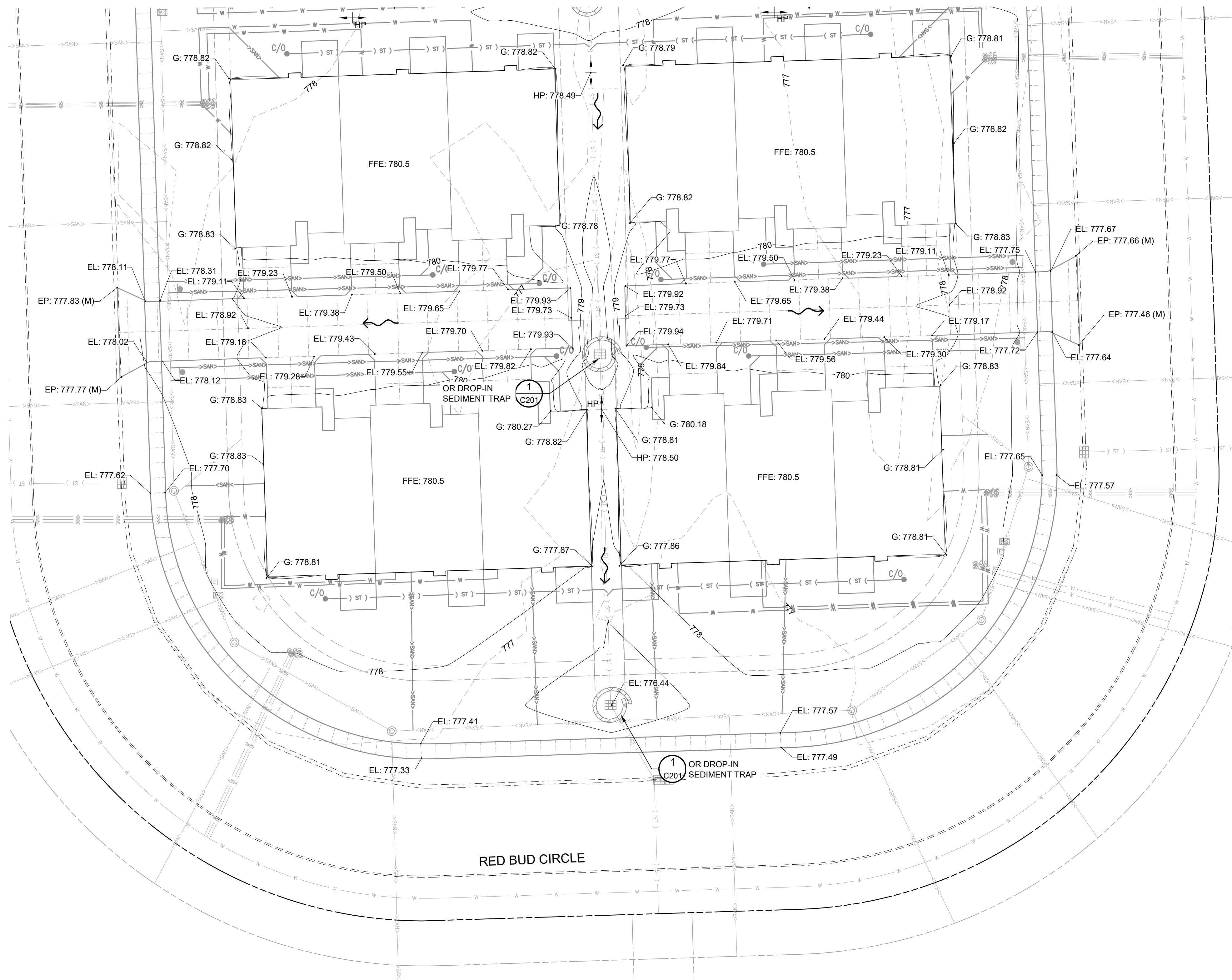
SHEET
C201



1 EROSION CONTROL WATTLE CHECK
 N.T.S.



- BENCHMARKS:**
1. "A" IN U.S.A. ON FIRE HYDRANT EAST SIDE OF REDBUD CIRCLE AT LOTS 17&18
 2. "A" IN U.S.A. ON FIRE HYDRANT SOUTHEAST CORNER OF WEST LINCOLN ROAD & REDBUD CIRCLE
 3. "A" IN U.S.A. ON FIRE HYDRANT, 1ST HYDRANT EAST OF REDBUD CIRCLE SOUTH SIDE OF WEST LINCOLN ROAD
 4. "A" IN U.S.A. ON FIRE HYDRANT, SOUTH SIDE OF REDBUD CIRCLE AT LOTS 11 & 12
 5. "A" IN U.S.A. ON FIRE HYDRANT SOUTHEAST CORNER OF WEST LINCOLN ROAD & SOUTH 5TH STREET
 6. "A" IN U.S.A. ON FIRE HYDRANT EAST SIDE OF SOUTH 5TH STREET IN FRONT IF HOUSE #1801
 7. "A" IN U.S.A. ON FIRE HYDRANT NORTHEAST CORNER OF LINDEN LANE & SOUTH 5TH STREET

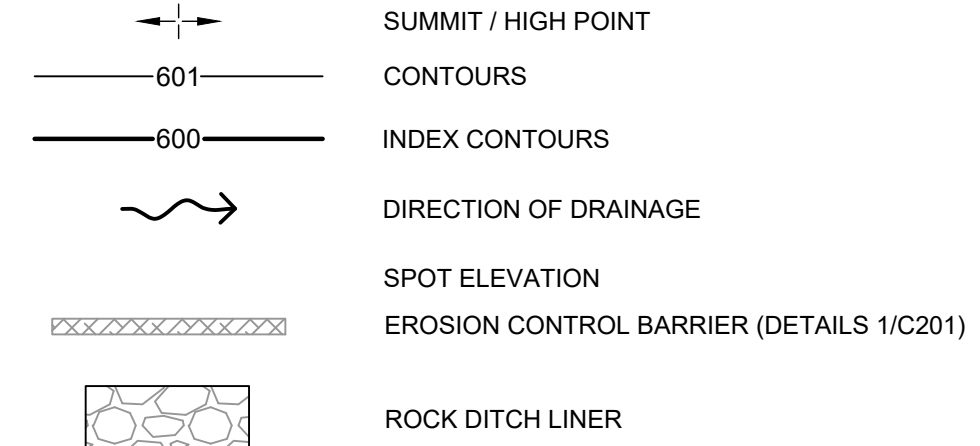
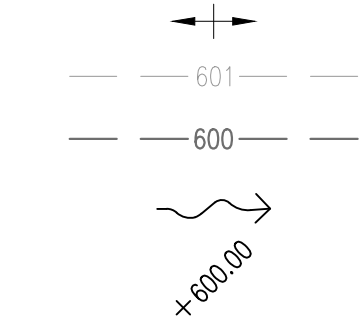


EXISTING	PROPOSED	
		SUMMIT / HIGH POINT
		CONTOURS
		INDEX CONTOURS
		DIRECTION OF DRAINAGE
		SPOT ELEVATION
		EROSION CONTROL BARRIER (DETAILS 1/C201)
		ROCK DITCH LINER

LEGEND

EXISTING

PROPOSED



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

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REVISION HISTORY			
NO.	DESCRIPTION	DATE	APPR

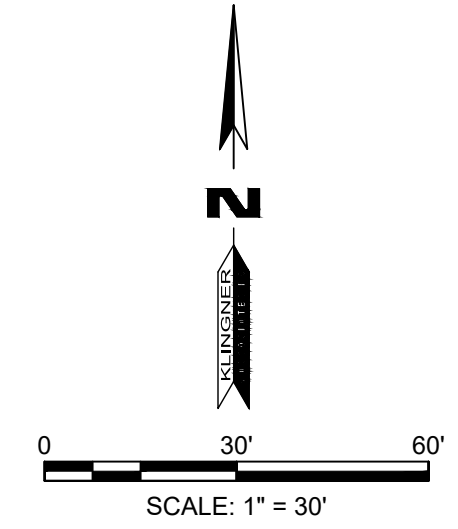
ISSUED FOR: 02/14/2025

CITY REVIEW

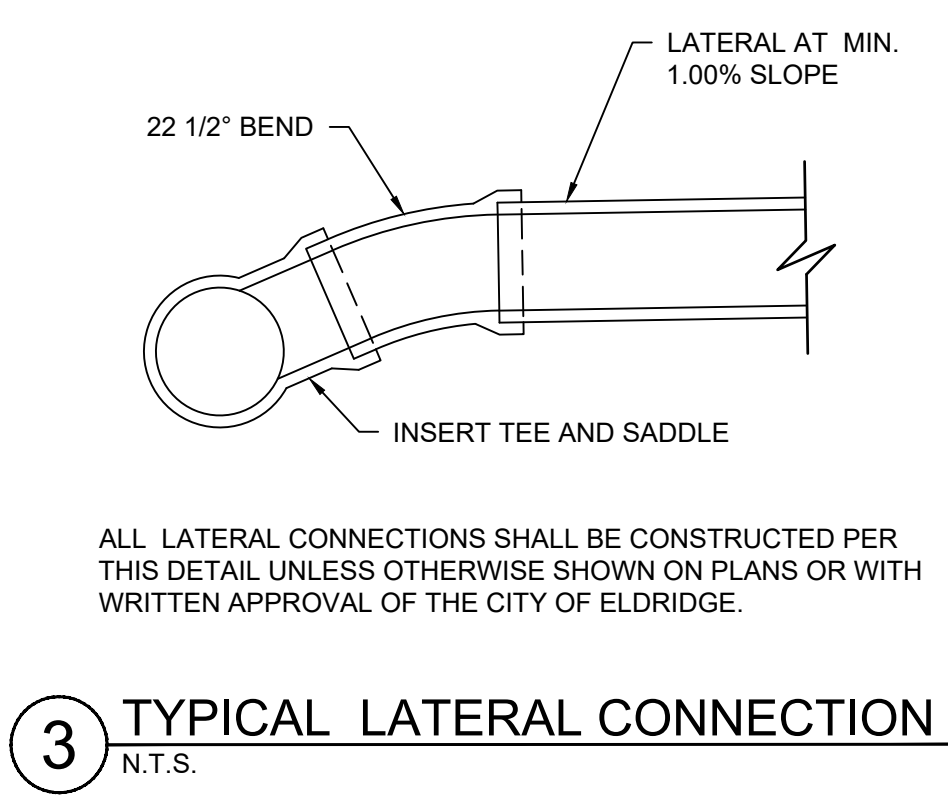
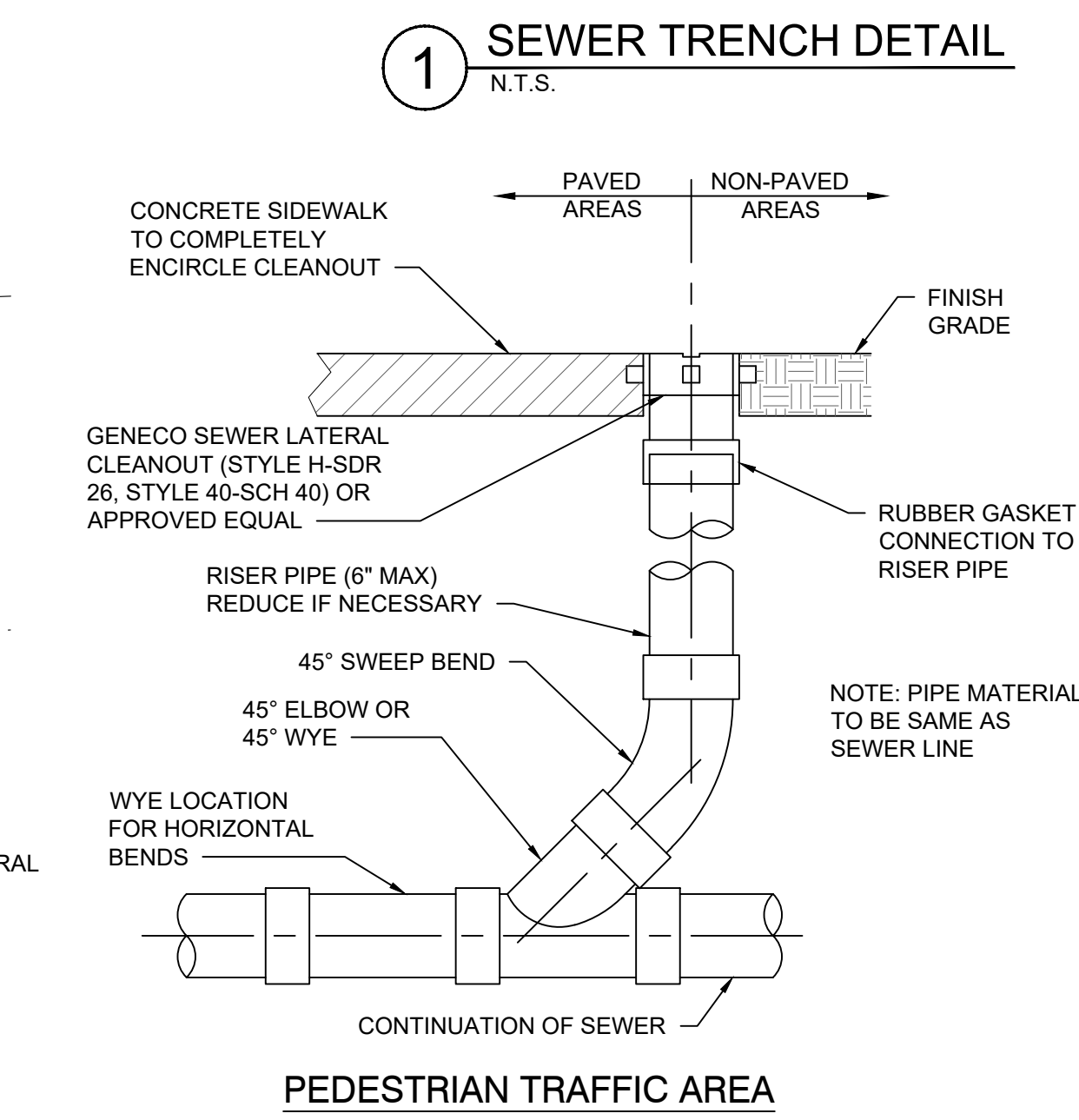
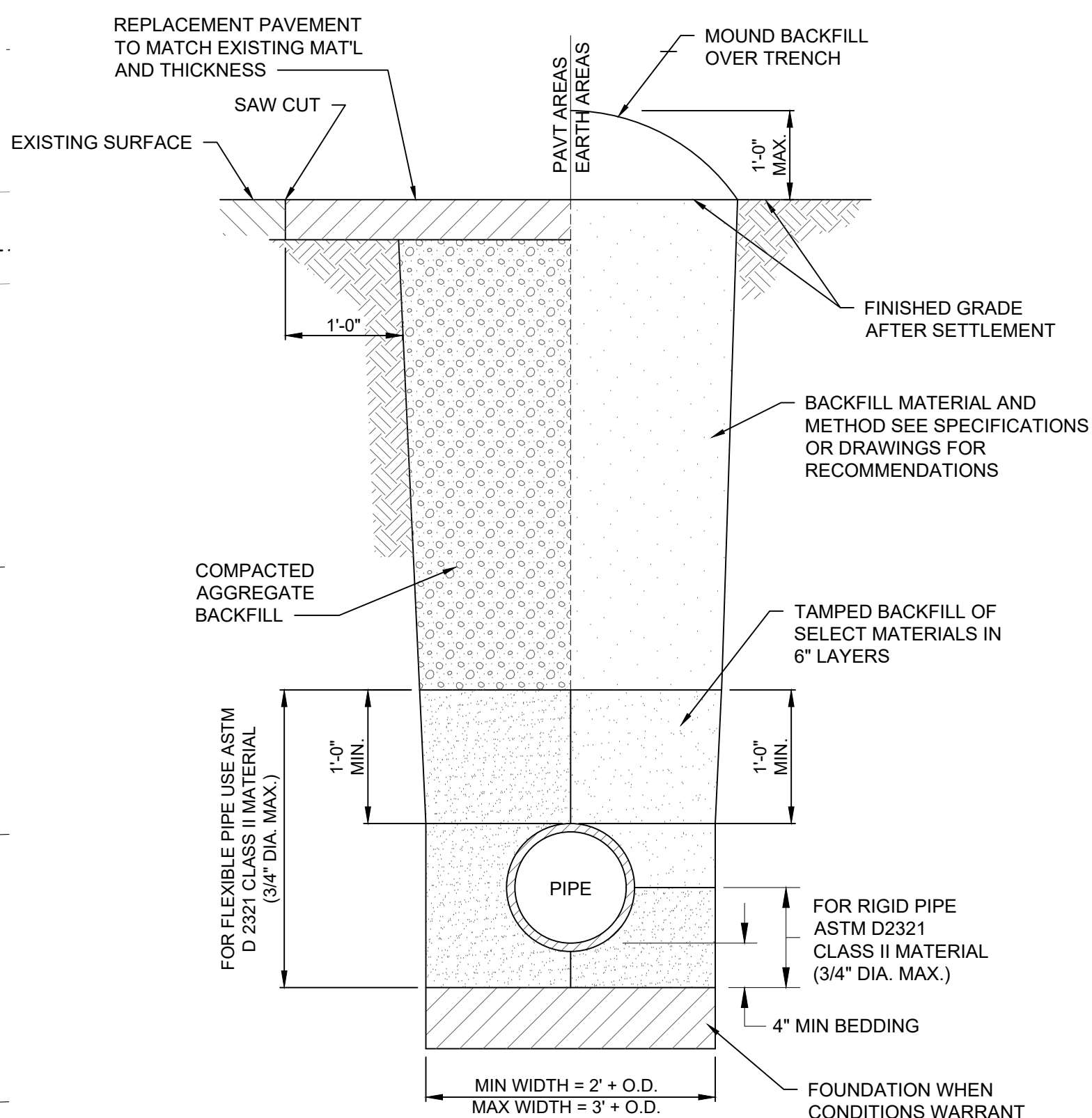
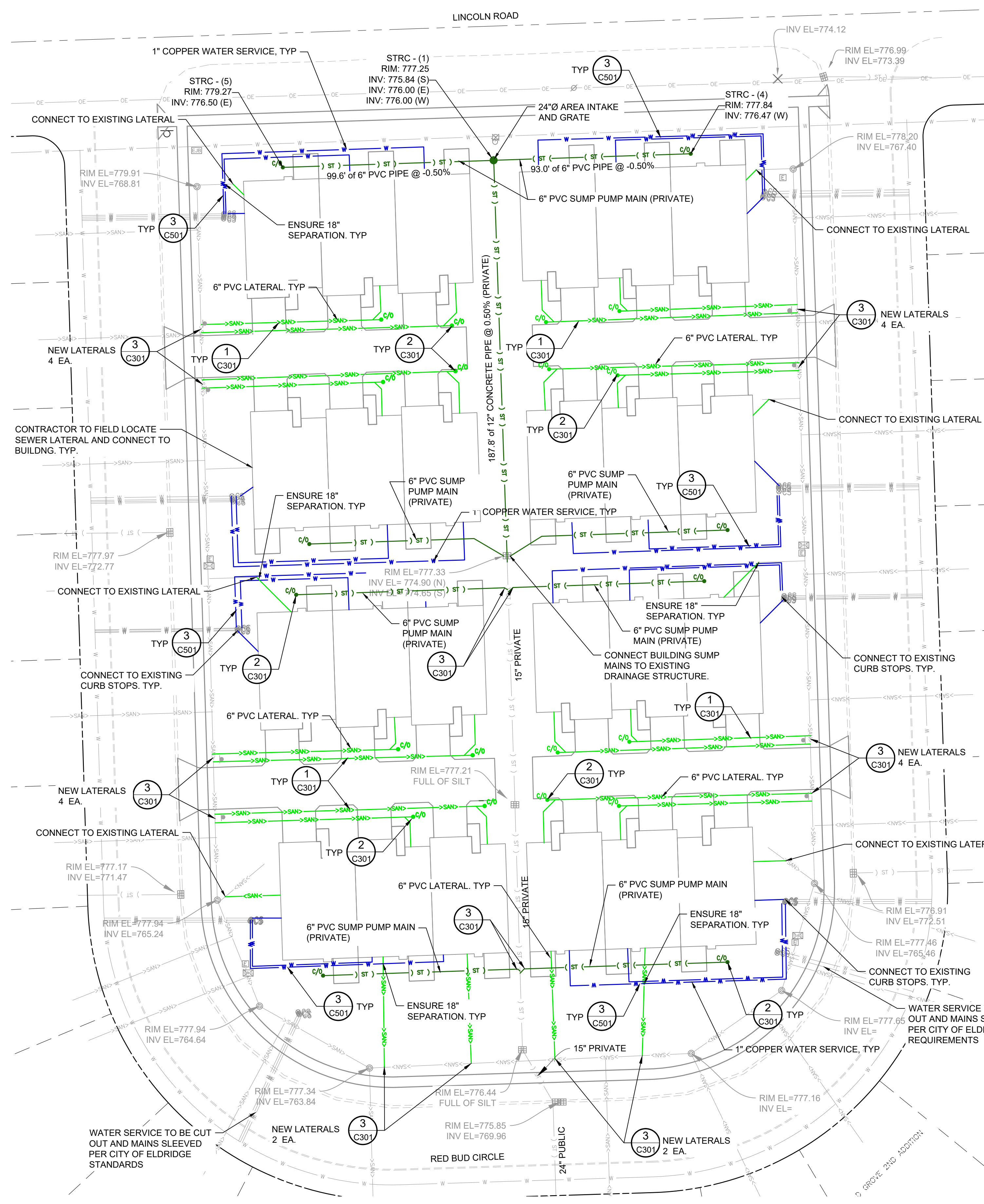
PRELIMINARY NOT FOR CONSTRUCTION

GRUNWALD MULTI-FAMILY DEVELOPMENT
GRUNWALD DEVELOPMENT L.C.
409 SOUTH SHULTZ DRIVE
LONG GROVE, IOWA 52756

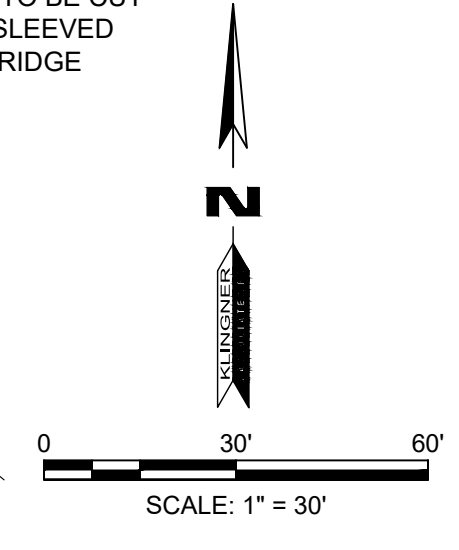
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 - "A" IN U.S.A. ON FIRE HYDRANT NORTHEAST CORNER OF LINDEN LANE & SOUTH 5TH STREET



Non-Reduced Sheet Size: 22" x 34"	
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.	
DESIGNED DDR	DRAWN DDR
FIELD DAM/ASR	FIELD BOOK 17K14-15
CHECKED CSW	CHECK DATE 02/14/2025
SHEET TITLE	
SOUTH SITE GRADING PLAN	
PROJECT NO. 21-6118	
DRAWING ISSUED DATE: 02/14/2025	
SHEET	
C202	



- BENCHMARKS:**
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 - "A" IN U.S.A. ON FIRE HYDRANT NORTHEAST CORNER OF LINDEN LANE & SOUTH 5TH STREET



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REVISION HISTORY			
MARK	DESCRIPTION	DATE	APPR

ISSUED FOR: 02/14/2025
 CITY REVIEW

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**GRUNWALD
 MULTI-FAMILY DEVELOPMENT
 GRUNWALD DEVELOPMENT L.C.
 409 SOUTH SHULTZ DRIVE
 LONG GROVE, IOWA 52756**

Non-Reduced Sheet Size: 22" x 34"	
<small>Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.</small>	
DESIGNED DDR	DRAWN DDR
FIELD DAM/ASR	FIELD BOOK 17K14-15
CHECKED CSW	CHECK DATE 02/14/2025
SHEET TITLE	

SITE UTILITY PLAN	
PROJECT NO. 21-6118	SHEET
DRAWING ISSUED DATE: 02/14/2025	C301

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REVISION HISTORY

MARK	DESCRIPTION	DATE	APPR

ISSUED FOR: 02/14/2025
 CITY REVIEW

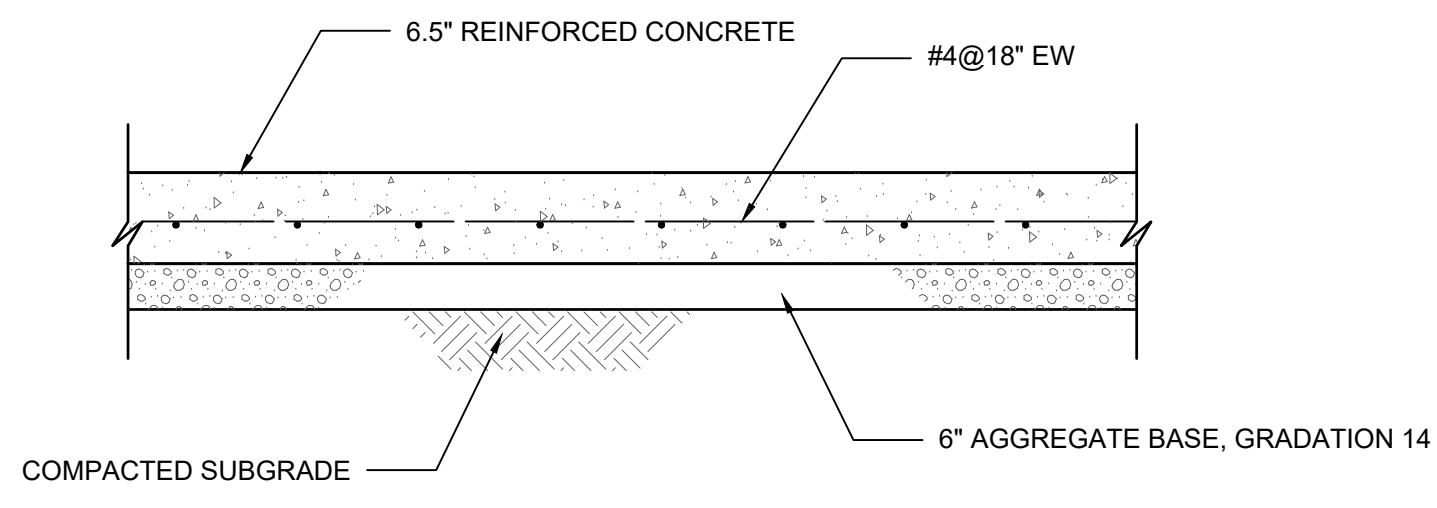
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**GRUNWALD
 MULTI-FAMILY DEVELOPMENT
 GRUNWALD DEVELOPMENT L.C.
 409 SOUTH SHULTZ DRIVE
 LONG GROVE, IOWA 52756**

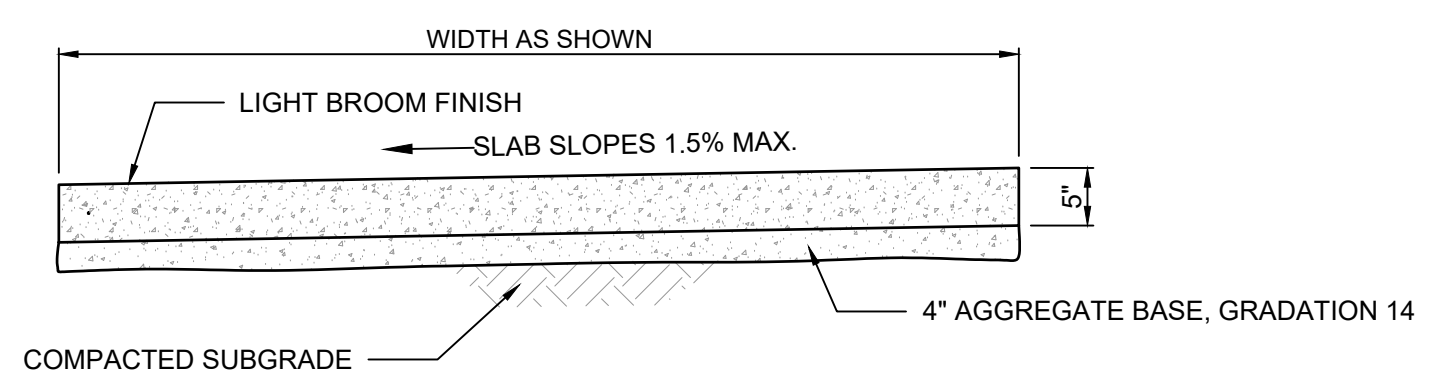
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 Reduced size plans may not conform to standard scales.

DESIGNED DDR	DRAWN DDR
FIELD DAM/ASR	FIELD BOOK TK/14-15
CHECKED CSW	CHECK DATE 02/14/2025

SHEET TITLE
SITE DETAILS
 PROJECT NO.
 21-6118
 DRAWING ISSUED DATE:
 02/14/2025
 SHEET
C501

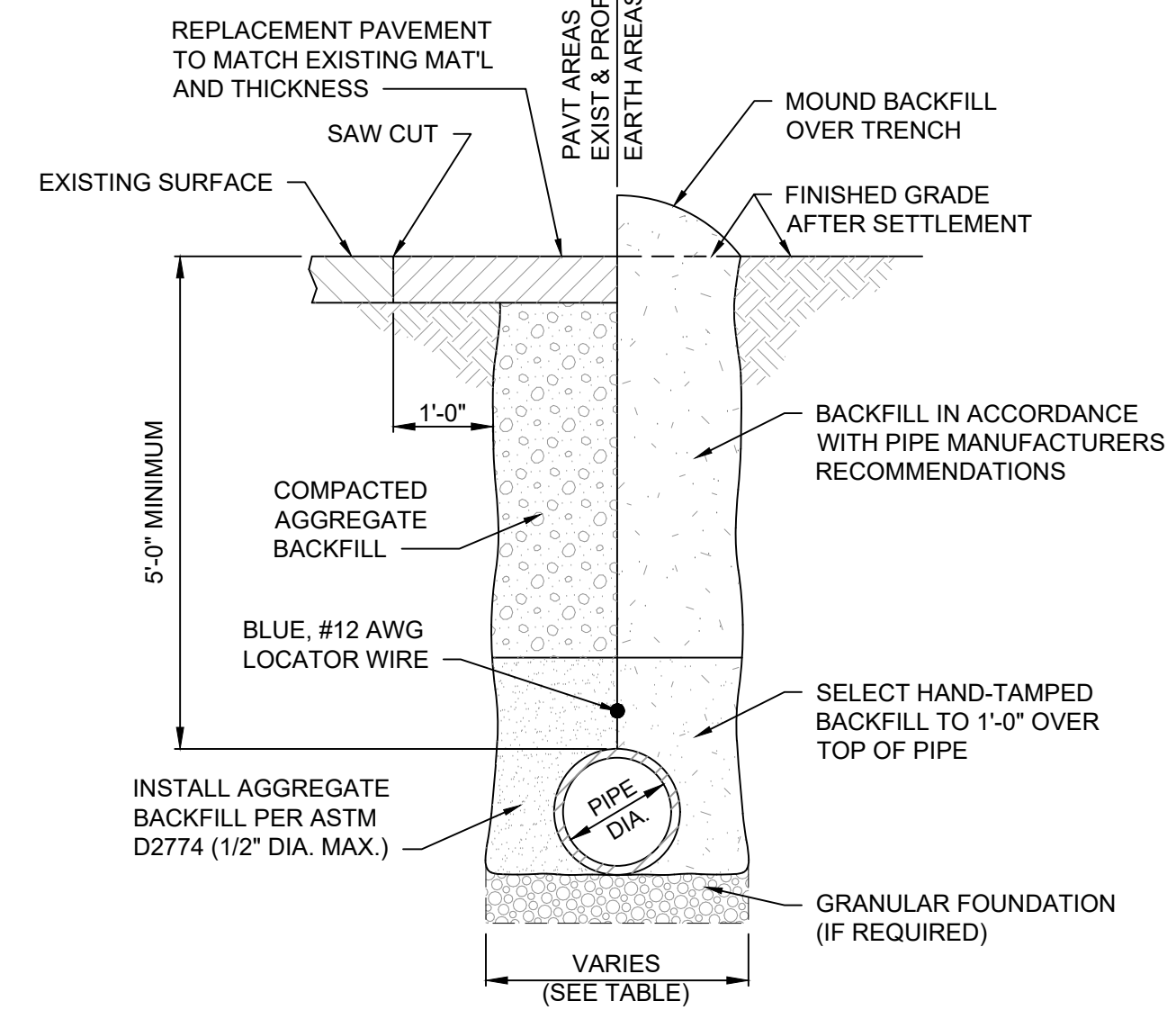


1 CONCRETE PAVING DETAIL
 N.T.S.



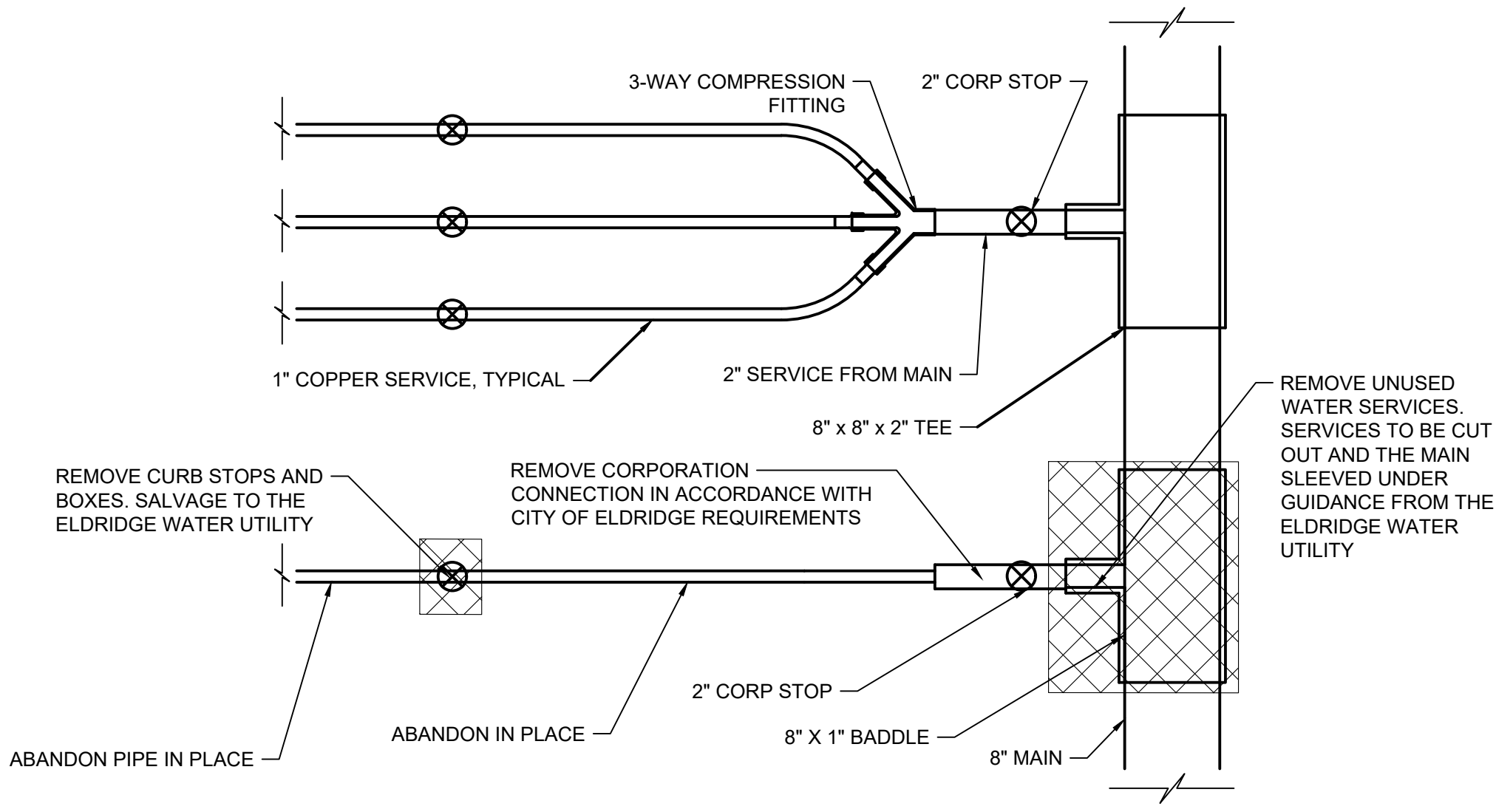
NOTES:
 ALL SIDEWALK JOINTS SHALL BE TOOLED OR EDGED, MAX. SPACING = WIDTH OF SIDEWALK.
 1/2" EXP. JTS. W/ POLYURETHANE SEALER AT MAX. 50' INTERVALS.
 SEE PLAN FOR SIDEWALK WIDTH.
 MAXIMUM LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.

2 TYPICAL SIDEWALK
 N.T.S.



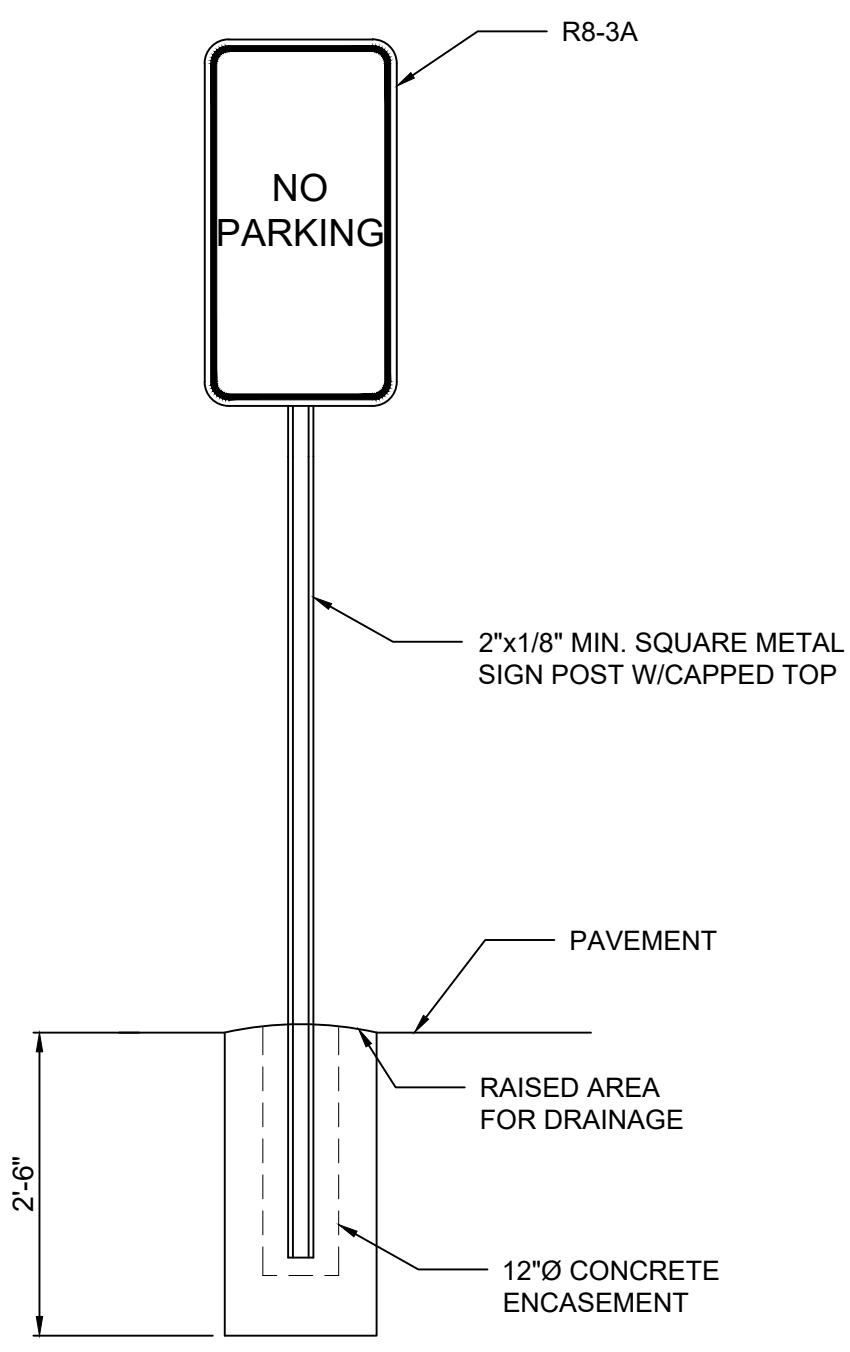
TRENCH WIDTHS		
PIPE DIA.	MAXIMUM	MINIMUM
2"	26"	10"
4"	28"	12"
6"	30"	14"
8"	32"	16"
10"	34"	18"
12"	36"	20"
24"	56"	32"

3 WATER PIPE INSTALLATION
 N.T.S.



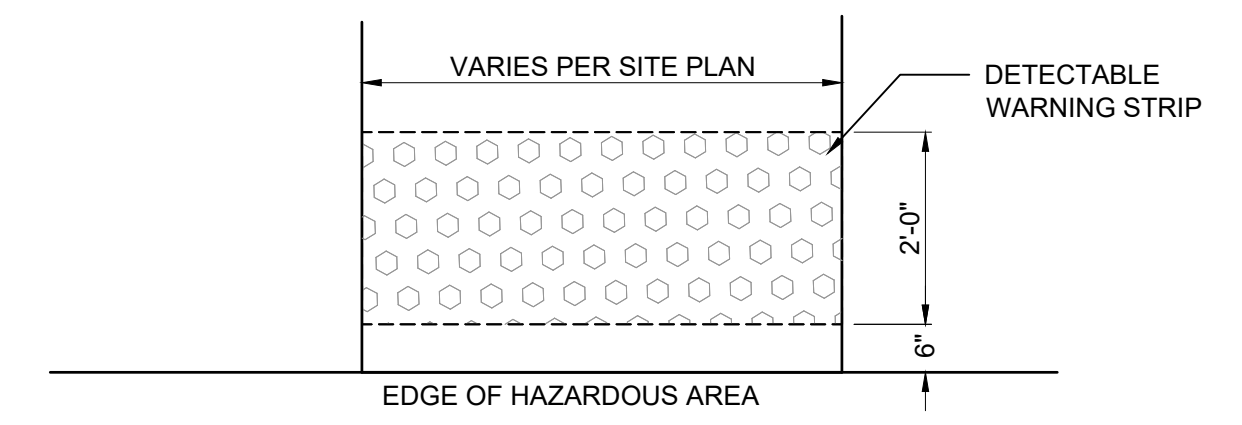
4 MULTI-FAMILY WATER SERVICE DETAIL
 N.T.S.

NOTE: ALL MATERIALS AND SERVICE CONFIGURATIONS TO BE IN ACCORDANCE WITH CITY OF ELDRIDGE REQUIREMENTS AND STANDARDS.



NOTE:
 SIGN DIMENSIONS AND COLORS IN ACCORDANCE WITH MUTCD CURRENT ADDITION

5 NO PARKING SIGN
 N.T.S.



DETECTABLE WARNING STRIP SPECIFICATIONS: DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9 IN. (NOMINAL), A HEIGHT OF 0.2 IN. (NOMINAL) AND A CENTER-TO-CENTER SPACING OF 2.35 IN. (NOMINAL) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES- WARNING STRIP TO BE RED.

DETECTABLE WARNING SHALL BE "CAST IRON" EAST JORDAN IRON WORKS "DURALAST" DETECTABLE WARNING PLATE POWDER COATED BRICK RED, OR EQUAL.

6 DETECTABLE WARNING STRIP
 N.T.S.

Eldridge Community Center Minutes
February 12th , 2025

The Eldridge Community Center Board meeting was called to order at 11:34 a.m. by Chairman Paul Petersen at the Eldridge Community Center.

Board Members present: Paul Petersen, Tom Bauer, Mark Gooding. Gigi Seibel was absent. Also, present Alexis Diedrich, Gage Lane, and Nevada Lemke.

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

Petersen made a motion to approve the minutes from January 8th, 2025. Bauer seconded. All Ayes. Motion Carried.

Bauer made a motion to approve the Bills Payable as presented in the report in the amount of \$25,214.76. Second by Gooding. All Ayes. Motion carried.

End of Month/Manager's Report –

Presented by Diedrich. They had a decent January compared to the past two years. Dierich showed the calendar for February with all events, they have a Valentines skate on Friday, February 14, 2025. Alen Sheperd bingo, North Scott Chamber Mixer, and North Scott Trap Club Events All Happened this month all events had a great turn out. They will also have their Presidents Day skate on February 17th, 2025. Dierich informed us that the North Scott Trap club rental rate will be increased for next years event due to price increases Happening going into 25/26 Year. March Calendar is in the works and will be posted at the end of February. Their Spring break hours will be posted and happing the week of the 17th – 21st of March, as well as their St. Patrick's Day skate.

Customer Evaluations –

21 good evaluations have been received.

Old Business – None to report

New Business:

A. Estimates for siding repairs:

Approved by Gooding, seconded by Bauer All Ayes, Motion carried. The Community center Board Approved the bid for the siding repair, The bids have also been added to the City Council Agenda for their consideration of contribution. The community center Managers will contact the contractor's and move forward with the repair.

- B. FY26 Budget: The 2026 budget was presented by Lemke all went well. Approved by Bauer, seconded by Gooding Motion carried.
- C. Follow up discussion on Council meeting items: Lemke informed us of the follow-up from the City Council Meeting discussion for the Council to start paying for their city meetings. The Council voted against payment.
- D. Discussion of rental cancellation:
- E. The Community Center has a cancellation policy and some updated needed to be added going forward with contract and bookings. The Community Center Has an event who cancelled their event and wanted to use deposit to move to a another booked event payment. The Community Center will present new updated contracts in next meeting.
- F. Retail Spreadsheet: Bauer took the floor and discussed a new spreadsheet based on the community center expenses to show more of a breakdown of what was spent for the month on all expenses and revenue. The community center management will start the spreadsheet and present at the March meeting.

Personnel: Nothing to report.

Petersen made a motion at 12:55 pm to adjourn the meeting, seconded by Bauer. All Ayes. Motion Carried.

The next meeting will be Wednesday, March 13th, 2025, at 11:30am

Respectfully submitted,

Gage Lane

Assistant Community Center Manager

City of Eldridge Park Board



The regular meeting of the Eldridge Park Board was called to order at 6:30 P.M. on February 18, 2025, at City Hall.

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

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

Motion by Halverson, second by DeWulf to approve the minutes from the January 14, 2025, meeting. Motion approved unanimously by voice vote.

Motion by DeWulf, second by LaPlante to approve bills payable in the amount of \$5,581.83. Motion approved unanimously by voice vote.

Old Business-

Motion by LaPlante, second by DeWulf to approve appointing Derek Lingle to a one-year contract to run the concession stand. Motion approved unanimously by voice vote.

Lacey provided a RecDesk update, the site is live, and new things are being added and opened to the public each week.

New Business-

Rupe provided the board with a map of CIP projects; the board then narrowed it down to the top three projects they would like to see taken care of this year. Bathrooms at the remaining parks, a walking path at Hickory Creek, and reconstruction of the Lion's Shelter at Sheridan Meadows.

The board was also present with the FY26 budget. DeWulf asked if there would be any carryover from this fiscal year. Lacey will check with Lemke and let the board know.

Motion by Halverson, second by LaPlante to adjourn the meeting at 7:53 pm. Motion approved unanimously by voice vote.

Respectfully submitted,
Ashley Lacey, Billing Clerk

Name	Check #	GL #	GL Description	GL Amount
MERSCHMAN HARDWARE	155423	004-5-430-6310	STORAGE TOTE	\$25.98
RECDESK LLC	155438	004-5-430-6601	RECDESK SUBSCRIPTION	\$5,300.00
MIDAMERICAN ENERGY COMPANY	155470	004-5-430-6371	851 N 1ST ST	\$136.87
P & K MIDWEST INC	155505	004-5-430-6310	CHAIN SAW CHAINS	\$60.98
RIVER VALLEY COOPERATIVE	155513	004-5-430-6310	TORDON RTU	\$58.00

Total **\$5,581.83**

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 February 18, 2025, at Eldridge City Hall.

The board members present were Michael Bristley, Abby Petersen, Mark Goodding, and Jeff Hamilton. Racheal Padavich was absent. Also present were Cegan Long, Collin Wilson, Marty O'Boyle, Nevada Lemke, and Ashley Lacey.

Public Comment – none.

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

Motion by Petersen to approve Utility Board Minutes from February 4, 2025. Second by Gooding. All Ayes. Motion Carries.

Financial & Administrative-

- A. Motion by Petersen to Approve Bills Payable in the amount of \$74,391.28. Second by Hamilton. All Ayes. Motion Carries.
- B. A discussion was held about the FY26, if board members would like to discuss it more in-depth they may stop into city hall and go over it more thoroughly.
- C. Motion by Hamilton to approve upgrading the AMR System. Second by Petersen. All Ayes. Motion Carries.
- D. Department Update – Training is on schedule for Sadie Wagner, a memo was sent out to the board. Wagner is at the IAMU Energy Conference this week. Stanley Consultants sent a professional service agreement, they did a rate study and a CIP planning project for the Electric Department, and they are still finishing it up. They will be reviewing applications for interconnection agreements. We would be a passthrough, as we would pay Stanley, but the applicant would pay us. Some applications are pending for the schools. John Burmeister has the revenue requirements analysis; he is just waiting for the approved budget for the water. Once it is finished it will be sent, and water rates can be analyzed. The equipment sale for the two trucks ended today.

Electric Department

- A. Outages – none.
- B. Motion by Gooding to approve Resolution 2025-04 E&W Adopting Electric Reliability Plan. Second by Petersen. All Ayes. Motion Carries.

- C. Department update – The department was working on the rebuilding lines on Sheridan Drive but has had to hold off due to the weather but should be back at it next week.

Water Department

- A. Water Main Breaks – none.
- B. Motion by Gooding to approve moving Ordinance 2025-XX forward to Council on Deduct Meter Policy. Second by Petersen. All Ayes. Motion Carries.
- C. Department Update – Given by Water Superintendent Cegan Long – Long attended a water conference from 2/10-2/12, while he was at the conference the other water operators did a lot of maintenance items that have needed to be taken care of. Climb Engineers came in and looked at a compressor, it was killing the pressure, so they replaced an electric air dryer with a desiccant air dryer and the pressure is working well. The HVAC system was new to the water plant in 2016, costing \$169,000, signing the new service agreement they will come this spring they will come in and do an entire diagnostic test.

Motion by Petersen to adjourn the meeting at 5:33 p.m. Second by Gooding. All Ayes. Motion Carries.

Ashley Lacey

Billing Clerk



**Eldridge Planning and Zoning Commission
February 27, 2025, 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 February 27, 2025. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Dean Ferguson, Mike Martin, Jennifer Vittorio and Scott LaPlante. Brad Merrick was absent. Also present were Jeff Martens and Dale Grunwald.

The minutes from the January 16, 2025, meeting were presented for approval. Motion by Ferguson to approve the minutes as presented. Seconded by Vittorio. Motion carried 5-0 by voice vote.

Donaubaauer asked Martens to present the Development Plan for the Grunwald Grove 2nd Addition Planned Residential Overlay. Martens stated that City Staff and the City Engineer reviewed the Development Plan and found it to be substantially in accordance with City Code and recommends approval.

He stated the setback distances around the exterior of the development match or exceed the setback distances of the adjacent development with 25' at the front, 25' on the sides and 30' or more at the rear. You will see that the interior front and rear interior yards are less than required by city code in a R-3 Multiple Family Residential District but are allowed in a Planned Residential Overlay District. As a reminder there is no minimum front and rear setback in a Planned Residential Overlay District except where adjacent to another district.

The interior driveways and storm water infrastructure are all privately owned. Parking space requirements of two spaces per dwelling are met with a two-car attached garage at each dwelling.

Each lot averages 5,000 square feet and the minimum for multifamily in an R-3 Multiple Family District would be 2,500 square feet. There is no minimum lot size in a Planned Residential Overlay District but they are meeting the R-3 requirement in this case. There is not increase in density over a standard R-3 district.

The board asked the developer a few clarifying questions. Martin made a motion to approve the Development Plan as presented. LaPlante seconded the motion. The motion was carried 5-0 by voice vote.

Martin made a motion to adjourn the meeting at 6:30 p.m. Seconded by Ferguson.
Motion carried 5-0 by voice vote.

Karl Donaubaueer Mike Martin Brad Merrick Jennifer Vittorio
Scott LaPlante Dean Ferguson